

14344 LA RINCONADA DRIVE LOS GATOS CA 95032

NOTE TO CONTRACTOR

THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT OCCUR

GENERAL NOTES

- 1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND OTHER
- 2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS, AND SHALL CORRELATE AT THE JOB SITE ALL SUCH ITEMS. GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR (SHOWN OR INFERRED) ON THESE PLANS TO RENDER THE WORK
- 4. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.
- 5. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.
- THE ARCHITECT IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.
- THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RENDER THE WORK COMPLETE, AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOWN OR INFERRED HEREIN, THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES.
- 8. EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE SUBSTANTIALLY CORRECT AND MAY NOT DEPICT THE
- 9. ANY PROPOSED SHUT DOWN OF UTILITIES SHALL BE REGISTERED IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
- 10. ANY PROPOSED WORK THAT TAKES PLACE AFTER NORMAL BUSINESS HOURS SHALL BE MADE IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
- 11. PROVIDE ALL REQUIRED FIRE BLOCKING IN ACCORDANCE WITH SECTION 718 OF THE CURRENT ADOPTED EDITION OF C.B.C.
- 12. EXITING NOTE: THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTINGUISHABLE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND CHAPTER 11 (WHERE APPLICABLE FOR ACCESSIBILITY PURPOSE) OF THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE. THE EXIT SYSTEM SHALL MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF EXIT TRAVEL FROM ANY OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.
- 13. JOB COPIES OF THE APPROVED BUILDING PLANS, REVISIONS, AND DEFERRED SUBMITTALS SHALL BE ON-SITE DURING INSPECTIONS.

CONSTRUCTION SITE SHALL BE ENCLOSED BY 6' OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION.

NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC

A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN CONTAINER.

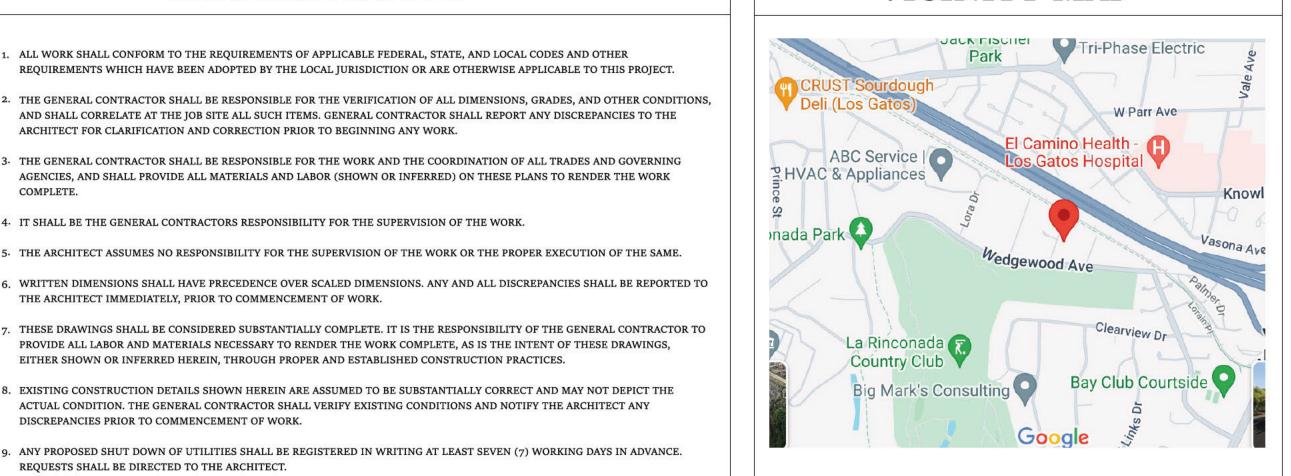
ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY

THE PROJECT SHALL HAVE A SIGNAGE VIEWABLE FROM THE PUBLIC STREET THAT INDICATES THE HOURS OF CONSTRUCTION AS: MON-FRI FROM 7:30 AM TO 6 PM, SATURDAYS FROM 9AM TO 5 PM.

SPECIAL NOTES

BEFORE YOU START CONSTRUCTION REVIEW ALL SHEETS CAREFULLY. READ THE GREEN CHECKLIST SHEETS AND THE TITLE 24 SHEETS FOR REQUIREMENTS AS RULES HAVE CHANGED AND THERE MAY BE THINGS YOU ARE NOT EXPECTING

VICINITY MAP



PARCEL MAP

SCOPE OF WORK

ADD 120 S.F. OF LIVING SPACE TO BECOME LAUNDRY ADD 908 S.F. GARAGE

APPLICABLE CODE

ALL CONSTRUCTION SHALL COMPLY WITH:

2022 CALIF. FIRE CODE 2022 CALIF. BLDG CODE

2022 CALIF. RESIDENTIAL CODE 2022 CALIF. MECH. CODE 2022 CALIF. PLUMB'G CODE

2022 CALIF. ELEC. CODE 2022 CALIF. ENERGY CODES 2022 CALIF. GREEN BUILDING CODES

ANY OTHER APPLICABLE LOCAL & STATE LAWS & REGULATIONS.

PERSONAE

OWNER

14344 LA RINCONADA DRIVE LOS GATOS CA 9503

DESIGNER MICHELLE MINER DESIGN MICHELLE MINER 18488 PROSPECT RD. #6 SARATOGA, CA 95070 SHELMINER@AOL.COM 408-396-0984

ANALYSIS

ASSESSOR'S PARCEL #	409-14-019			
LOT AREA:	21,690 S.F.			
ZONING:	R1-8			
TYPE OF CONSTRUCTION:	V-B			
OCCUPANCY RATING:	R-3, U			
EXISTING USE:	SINGLE FAMILY RES.			
SLOPE OF LOT	FLAT LOT			
FLOOD ZONE	Х			
HISTORIC	NO			
FIRE SPRINKLERS	NO			
WUI	NO			
STORIES	ONE			
<u>EXISTING</u>				
EXISTING LIVING:	1430 S.F.			
EXISTING SHED:	120 S.F.			
TOTAL EXISTING	1550 S.F.			
PROPOSED				
NEW LIVING	120 S.F.			
NEW GARAGE	908 S.F.			
TOTAL SQUARE FOOTAGE	2468 S.F.			
TOTAL COVERAGE	2468 S.F.			
MAX FAR FOR HOUSE	4772 S.F.			
MAX FAR FOR GARAGE	1150 S.F.			

MAX LOT COVERAGE

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CITY STAMP AREA

DEFERRED SUBMITTALS

SEPARATE PERMIT

(40%) 8676 S.F.

CHECKED 12/2/2024 SCALE AS SHOWN PAGE:

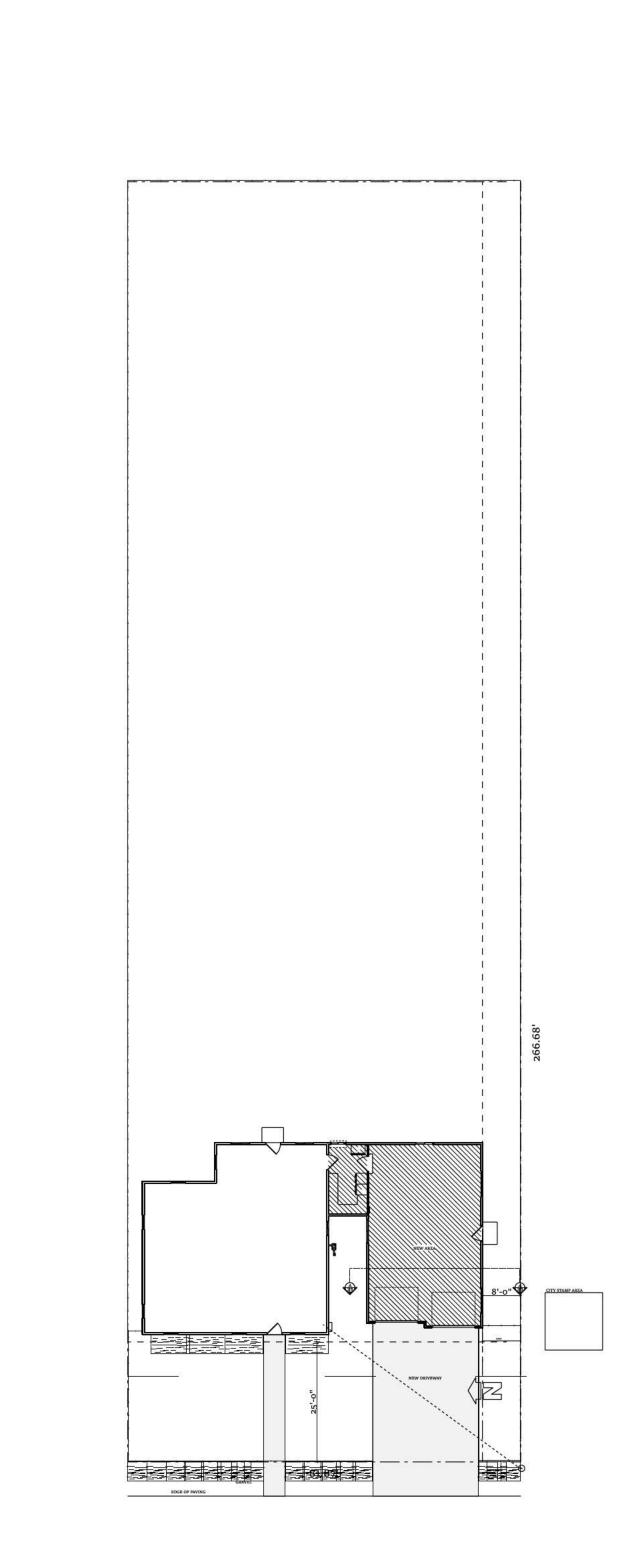
ATTACHMENT 3

DATE

DESIGNERS SIGNATURE

OF THE DESIGNER, DEVISED SOLEY FO THIS PROJECT. PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION MICHELLE MINER DESIGN

miner



SITE PLAN SCALE: 1" = 20'-0"

REV * DATE

DESIGNERS SIGNATURE

THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. DEVISED SOLEY FOR THIS PROJECT. PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION MICHELLE MINER DESIGN

michelle miner d e s i g n —— 408.396.0984 Shelminer@aol.com

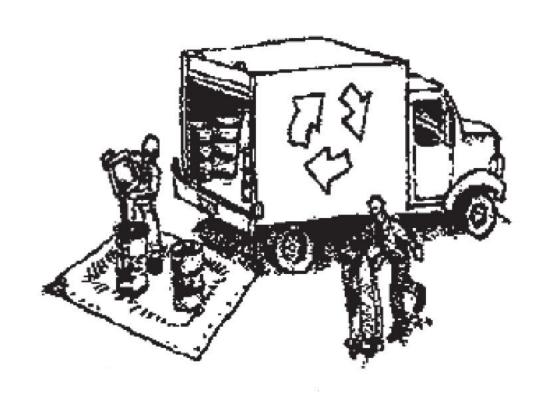


12/2/2024 SCALE AS SHOWN

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ☐ Use (but don't overuse) reclaimed water for dust control.
- ☐ Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

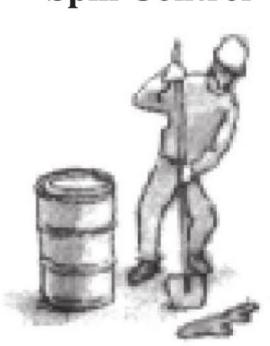
Waste Management

- ☐ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ☐ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ☐ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ☐ Keep site free of litter (e.g. lunch items, cigarette butts).
- ☐ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



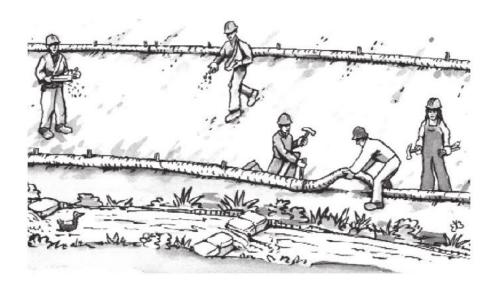
Maintenance and Parking

- Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ☐ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ☐ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ☐ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ☐ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- □ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazrd to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ☐ Schedule grading and excavation work during dry weather.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ☐ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ☐ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

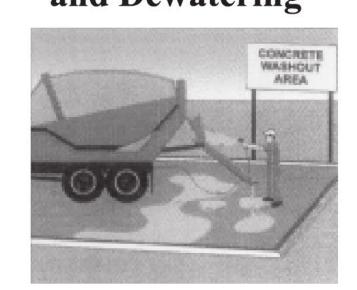
Contaminated Soils

- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
- Abandoned wells
- Buried barrels, debris, or trash.
- ☐ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not distrurbed by construction activities.

Landscaping

- ☐ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ☐ Stack bagged material on pallets and under cover.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



Concrete Management

- ☐ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ☐ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ☐ Divert run-on water from offsite away from all disturbed areas.
- ☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ☐ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



Paving

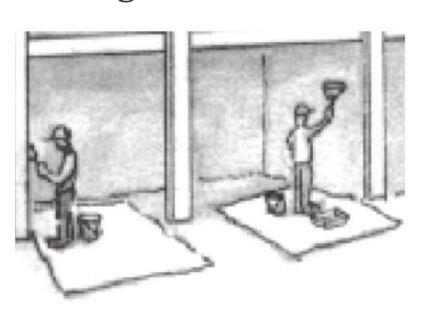
- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ☐ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

- ☐ Protect storm drain inlets during saw cutting.
- ☐ If saw cut slurry enters a catch basin, clean it up immediately.
- ☐ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible.

 Sweep up, and properly dispose of all residues.

Painting & Paint Removal



Painting Cleanup and Removal

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer.

 Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ☐ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste.

 Lead based paint removal requires a statecertified contractor.



Storm drain polluters may be liable for fines of up to \$10,000 per day!

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

construction in accordance with the California Electrical Code.

concealed areas and spaces shall be installed at the time of original construction.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the

electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required

raceways and related components that are planned to be installed underground, enclosed, inaccessible or in

location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and

RESPON. CHAPTER 3 4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. **GREEN BUILDING** When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A **SECTION 301 GENERAL** parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking **301.1 SCOPE.** Buildings shall be designed to include the green building measures specified as mandatory in space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details. the application checklists contained in this code. Voluntary green building measures are also included in the 4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less application checklists and may be included in the design and construction of structures covered by this code, than 20 sleeping units or guest rooms. but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types building's conditioned area, volume, or size. The requirements shall apply only to and/or within the of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 specific area of the addition or alteration. EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes. The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved 4.106.4.3 for application. for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section. 1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate 2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, EV chargers installed. et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating buildings, or both. Individual sections will be designated by banners to indicate where the section applies future EV charging. specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or high-rise buildings, no banner will be used. **SECTION 302 MIXED OCCUPANCY BUILDINGS** 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building 2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per shall comply with the specific green building measures applicable to each specific occupancy. dwelling unit when more than one parking space is provided for use by a single dwelling unit. 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall Exception: Areas of parking facilities served by parking lifts. comply with Chapter 4 and Appendix A4, as applicable. 4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to Chapter 4 and Appendix A4, as applicable. **DIVISION 4.1 PLANNING AND DESIGN** 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 ABBREVIATION DEFINITIONS: EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all Department of Housing and Community Development EVs at all required EV spaces at a minimum of 40 amperes. California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved **OSHPD** Office of Statewide Health Planning and Development for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. High Rise Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of Additions and Alterations parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required. CHAPTER 4 RESIDENTIAL MANDATORY MEASURES a. Construction documents shall show locations of future EV spaces. **SECTION 4.102 DEFINITIONS** 4.102.1 DEFINITIONS b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or The following terms are defined in Chapter 2 (and are included here for reference) EV chargers are installed for use. FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar 2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per pervious material used to collect or channel drainage or runoff water. dwelling unit when more than one parking space is provided for use by a single dwelling unit. WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also Exception: Areas of parking facilities served by parking lifts. used for perimeter and inlet controls. 3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. 4.106 SITE DEVELOPMENT Where common use parking is provided, at least one EV charger shall be located in the common use parking 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation area and shall be available for use by all residents or guests. and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section. When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical property, prevent erosion and retain soil runoff on the site. capacity to the required EV capable spaces. Retention basins of sufficient size shall be utilized to retain storm water on the site. 4.106.4.2.2.1 Electric vehicle charging stations (EVCS). 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1 disposal method, water shall be filtered by use of a barrier system, wattle or other method approved Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable 3. Compliance with a lawfully enacted storm water management ordinance. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. EVCS shall comply with at least one of the following options: Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) The charging space shall be located adjacent to an accessible parking space meeting the requirements of 4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 2. The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. 2. Water collection and disposal systems Exception: Electric vehicle charging stations designed and constructed in compliance with the California French drains Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater 4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following: **Exception**: Additions and alterations not altering the drainage path. 1. The minimum length of each EV space shall be 18 feet (5486 mm). 4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply 2. The minimum width of each EV space shall be 9 feet (2743 mm). equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. 3. One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4.2.2.1.3 Accessible EV spaces. 4.106.4, may adversely impact the construction cost of the project. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 4.106.4.2.3 EV space requirements 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway 1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or proximity to the location or the proposed location of the EV space. Construction documents shall identify the concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device. overcurrent protective device. Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in installed in close proximity to the location or the proposed location of the EV space, at the time of original

accordance with the California Electrical Code.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent

location shall be permanently and visibly marked as "EV CAPABLE".

protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination

WATER CLOSET

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

1.28 GAL/FLUSH

0.125 GAL/FLUSH

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code. 4.106.4.2.4 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. 4.106.4.2.5 Electric Vehicle Ready Space Signage . Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its 4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. **DIVISION 4.2 ENERGY EFFICIENCY** 4.201 GENERAL 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards. DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.303 INDOOR WATER USE 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. 4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. 4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead. 4.303.1.4 Faucets. 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. 4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle. 4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per Note: Where complying faucets are unavailable, aerators or other means may be used to achieve 4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff. FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019 PRODUCT CLASS MAXIMUM FLOW RATE (gpm) [spray force in ounce force (ozf)] Product Class 1 (≤5.0 ozf) Product Class 2 (> 5.0 ozf and ≤8.0 ozf) Product Class 3 (> 8.0 ozf) Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)] 4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code. 4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code. THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER. TABLE - MAXIMUM FIXTURE WATER USE **FIXTURE TYPE** FLOW RATE SHOWER HEADS 1.8 GMP @ 80 PSI (RESIDENTIAL) LAVATORY FAUCETS MIN. 0.8 GPM @ 20 PSI (RESIDENTIAL) LAVATORY FAUCETS IN 0.5 GPM @ 60 PSI COMMON & PUBLIC USE AREAS KITCHEN FAUCETS 1.8 GPM @ 60 PSI 0.2 GAL/CYCLE METERING FAUCETS

C = CONTRACTOR NOT APPLICABLE Y N/A RESPON. 4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS . Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations. Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/ DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4,408.2, 4,408.3 or 4,408.4, or meet a more stringent local construction and demolition waste management ordinance. Excavated soil and land-clearing debris 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN . Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. . Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste material collected will be 4. Identify construction methods employed to reduce the amount of construction and demolition waste 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both. 4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company. 4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1 4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4... 1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section. 2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle). 4.410 BUILDING MAINTENANCE AND OPERATION 4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. Operation and maintenance instructions for the following: Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major b. Roof and yard drainage, including gutters and downspouts c. Space conditioning systems, including condensers and air filters. Landscape irrigation systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. Public transportation and/or carpool options available in the area 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures 12. Information and/or drawings identifying the location of grab bar reinforcements. 4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of **DIVISION 4.5 ENVIRONMENTAL QUALITY SECTION 4.501 GENERAL** The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors. **SECTION 4.502 DEFINITIONS** 5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements. COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood. structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for

combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DATE DESIGNERS SIGNATURE Michelle Miner HE PLANS, IDEAS AND DESIGNS SHOW ON THESE DRAWINGS ARE THE PROPE PERMISSION MICHELLE MINER DESIGN

OF THE DESIGNER, DEVISED SOLEY FO THIS PROJECT. PLANS SHALL NOT BE JSED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN

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CHECKED DATE 12/2/2024 SCALE AS SHOWN JOB NO.

PAGE:

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

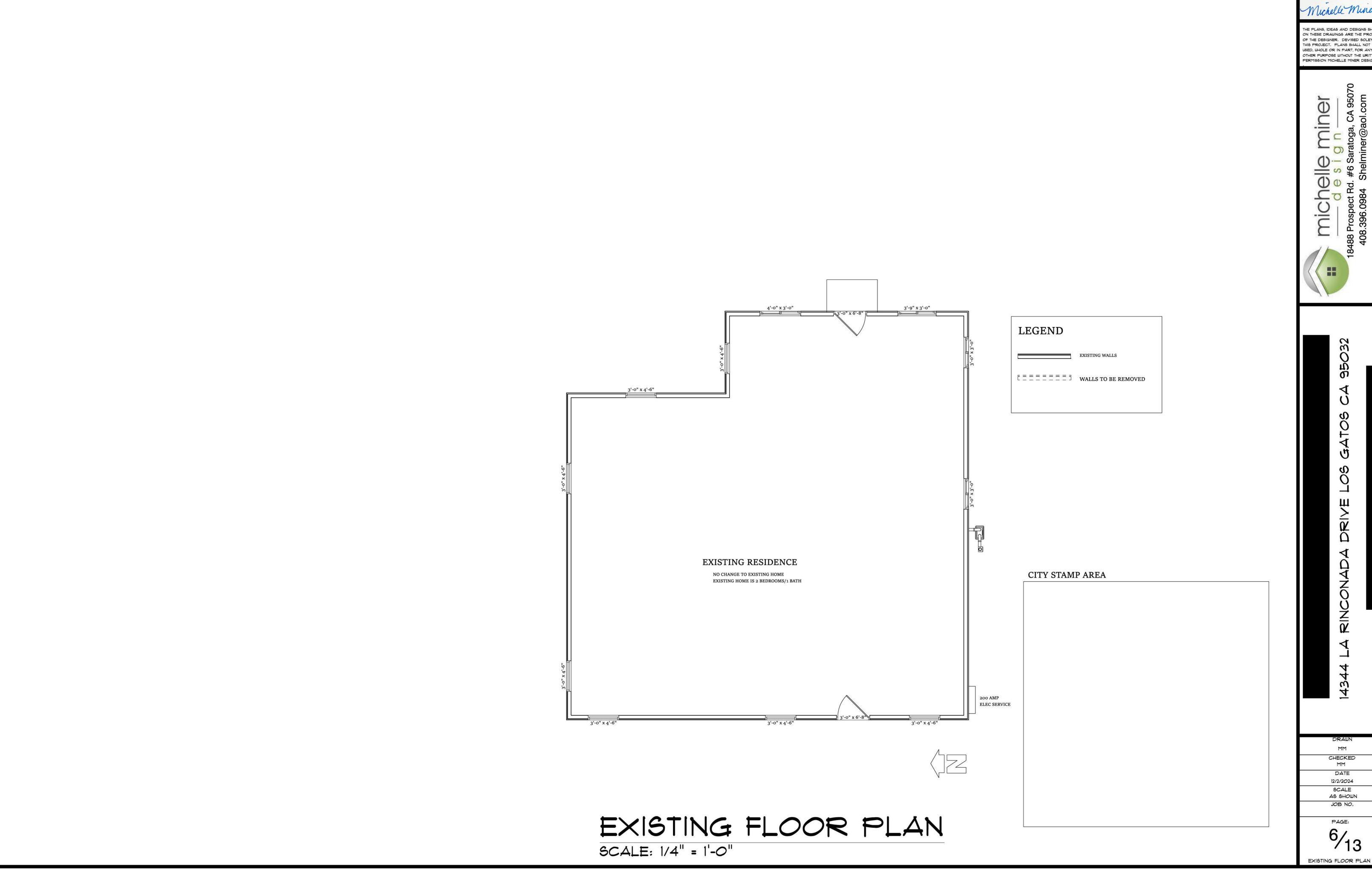
IZEOIDEITIAE	MANDAI OILI MEAG	orteo, orice		(January 2023)	RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)
Y N/A RESPON.	Y N/A RESPON.		Y N/A RESPON.		Y N/A RESPON.
PARTY	PARTY		PARTY	-	PARTY
	TABLE 4.504.2 - SEALANT VOC LIMIT	Т	[Y] □ c	TABLE 4.504.5 - FORMALDEHYDE LIMITS 1	CHAPTER 7
c MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to	(Less Water and Less Exempt Compounds in Gram	ns per Liter)	10a 11 (z. 164	MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
hundredths of a gram (g O ³/g ROC). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700	SEALANTS	VOC LIMIT		PRODUCT CURRENT LIMIT	702 QUALIFICATIONS
and 94701.	ARCHITECTURAL	250		The transfer of the second of	702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper
MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood	MARINE DECK	760		HARDWOOD PLYWOOD COMPOSITE CORE 0.05	installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or
	NONMEMBRANE ROOF	300			certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems.
PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of	200000000000000000000000000000000000000	250		PARTICLE BOARD 0.09	Examples of acceptable HVAC training and certification programs include but are not limited to the following:
product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).	ROADWAY	102.395009		MEDIUM DENSITY FIBERBOARD 0.11	State certified apprenticeship programs.
	SINGLE-PLY ROOF MEMBRANE	450		THIN MEDIUM DENSITY FIBERBOARD 2 0.13	 Public utility training programs. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.	OTHER	420		1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL	Programs sponsored by manufacturing organizations.
VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings	SEALANT PRIMERS			MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE	5. Other programs acceptable to the enforcing agency.
with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain	ARCHITECTURAL			WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH	702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the
hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).	NON-POROUS	250		93120.12.	responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or
4.503 FIREPLACES 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed	POROUS	775		2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).	other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to
woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as	MODIFIED BITUMINOUS	500		THICKNESS OF 5/16 (6 MIM).	other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be
applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.	MARINE DECK	760	Y c	DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)	considered by the enforcing agency when evaluating the qualifications of a special inspector:
4.504 POLLUTANT CONTROL	OTHER	750	Y □ C	4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California	 Certification by a national or regional green building program or standard publisher. Certification by a statewide energy consulting or verification organization, such as HERS raters, building
c 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION At the time of reach installation during attended on the construction site and until final				Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for	performance contractors, and home energy auditors.
CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component				California Specification 01350)	 Successful completion of a third party apprentice training program in the appropriate trade. Other programs acceptable to the enforcing agency.
openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.				See California Department of Public Health's website for certification programs and testing labs.	4. Other programs acceptable to the emorcing agency.
				https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.	Notes: 1. Special inspectors shall be independent entities with no financial interest in the materials or the
4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.	TABLE 4.504.3 - VOC CONTENT LIN	MITS FOR		Store Application with the following Control of the	project they are inspecting for compliance with this code.
	ARCHITECTURAL COATINGS 2,3		図 □ c	4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic	 HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).
management district rules apply:	GRAMS OF VOC PER LITER OF COATING, LES	SS WATER & LESS EXEMPT		Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)	
Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks	COMPOUNDS			The day for the first of the f	[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with
shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable.	COATING CATEGORY	VOC LIMIT		See California Department of Public Health's website for certification programs and testing labs.	this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the
Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic	FLAT COATINGS	50		https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.	particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification
compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.	NON-FLAT COATINGS	100	<u>™</u> □ c	4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.	shall be closely related to the primary job function, as determined by the local agency.
Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in	NONFLAT-HIGH GLOSS COATINGS	150	Y □ c	4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving	Note: Special inspectors shall be independent entities with no financial interest in the materials or the
units of product, less packaging, which do not weigh more than 1 pound and do not consist of more	SPECIALTY COATINGS			resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"	project they are inspecting for compliance with this code.
than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17,	ALUMINUM ROOF COATINGS	400		Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)	
commencing with section 94507.	BASEMENT SPECIALTY COATINGS	400		See California Department of Public Health's website for certification programs and testing labs.	703 VERIFICATIONS
☑ □ c 4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of	BITUMINOUS ROOF COATINGS	50			703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not
the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories	BITUMINOUS ROOF PRIMERS	350		hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.	limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific
listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss	BOND BREAKERS	350	☑ c	4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard	documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in
coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in	CONCRETE CURING COMPOUNDS	350		composite wood products used on the interior or exterior of the buildings shall meet the requirements for	the appropriate section or identified applicable checklist.
Table 4.504.3 shall apply.	CONCRETE/MASONRY SEALERS	100		formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5	
□ c 4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR	DRIVEWAY SEALERS	50		4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested	
Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of	DRY FOG COATINGS	150		by the enforcing agency. Documentation shall include at least one of the following:	
Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation	THE STATE OF THE S	g production (Product certifications and specifications.	
8, Rule 49.	FAUX FINISHING COATINGS	350		Chain of custody certifications. Product labeled and invoiced as meeting the Composite Wood Products regulation (see	
☑ □ c 4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the	FIRE RESISTIVE COATINGS	350		CCR, Title 17, Section 93120, et seq.).	
enforcing agency. Documentation may include, but is not limited to, the following:	FLOOR COATINGS	100		 Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 	
Manufacturer's product specification.	FORM-RELEASE COMPOUNDS	250		0121, CSA 0151, CSA 0153 and CSA 0325 standards.	
Field verification of on-site product containers.	GRAPHIC ARTS COATINGS (SIGN PAINTS)	500		Other methods acceptable to the enforcing agency.	
	HIGH TEMPERATURE COATINGS	420			
TABLE 4.504.1 - ADHESIVE VOC LIMIT 12	INDUSTRIAL MAINTENANCE COATINGS	250		4.505 INTERIOR MOISTURE CONTROL 4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.	
(Less Water and Less Exempt Compounds in Grams per Liter)	LOW SOLIDS COATINGS 1	120			
ARCHITECTURAL APPLICATIONS VOC LIMIT	MAGNESITE CEMENT COATINGS	450	Y □ c	4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the	
19,000 (2000) 10 (10 (2000) 10 (2000	MASTIC TEXTURE COATINGS	100		California Residential Code, Chapter 5, shall also comply with this section.	
INDOOR CARPET ADRESIVES 30	METALLIC PIGMENTED COATINGS	500	図 □ c	4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the	
CARPET PAD ADRESIVES 30	MULTICOLOR COATINGS	250		following:	
OUTDOOR CARPET ADHESIVES 150	PRETREATMENT WASH PRIMERS	420		 A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, 	
WOOD FLOORING ADHESIVES 100	PRIMERS, SEALERS, & UNDERCOATERS	100		shrinkage, and curling, shall be used. For additional information, see American Concrete Institute,	
RUBBER FLOOR ADHESIVES 60	REACTIVE PENETRATING SEALERS	350		ACI 302.2R-06. 2. Other equivalent methods approved by the enforcing agency.	
SUBFLOOR ADHESIVES 50	RECYCLED COATINGS	250		A slab design specified by a licensed design professional.	
CERAMIC TILE ADHESIVES 65	ROOF COATINGS	50	Y □ c	4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage	
VCT & ASPHALT TILE ADHESIVES 50	RUST PREVENTATIVE COATINGS	250		shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:	
DRYWALL & PANEL ADHESIVES 50	SHELLACS			Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent	
COVE BASE ADHESIVES 50	CLEAR	730		moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.	
MULTIPURPOSE CONSTRUCTION ADHESIVE 70	OPAQUE	550		2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end	
STRUCTURAL GLAZING ADHESIVES 100	SPECIALTY PRIMERS, SEALERS &	00000000000000000000000000000000000000		of each piece verified. 3. At least three random moisture readings shall be performed on wall and floor framing with documentation	
SINGLE-PLY ROOF MEMBRANE ADHESIVES 250	UNDERCOATERS	100		acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.	
OTHER ADHESIVES NOT LISTED 50	STAINS	250		Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to	
SPECIALTY APPLICATIONS	STONE CONSOLIDANTS	450		enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.	
PVC WELDING 510	SWIMMING POOL COATINGS	340		4.506 INDOOR AIR QUALITY AND EXHAUST	
CPVC WELDING 490	TRAFFIC MARKING COATINGS	100	Y □ c	4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the	
ABS WELDING 325	TUB & TILE REFINISH COATINGS	420		following:	
PLASTIC CEMENT WELDING 250	WATERPROOFING MEMBRANES	250		Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of a whole bouse ventilation system, fans must be controlled by a	
ADHESIVE PRIMER FOR PLASTIC 550	WOOD COATINGS	275		Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.	
CONTACT ADHESIVE 80	WOOD PRESERVATIVES	350		a. Humidity controls shall be capable of adjustment between a relative humidity range less than or	
SPECIAL PURPOSE CONTACT ADHESIVE 250	ZINC-RICH PRIMERS	340		equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of	
STRUCTURAL WOOD MEMBER ADHESIVE 140	GRAMS OF VOC PER LITER OF COATING, II			adjustment. b. A humidity control may be a separate component to the exhaust fan and is not required to be	
TOP & TRIM ADHESIVE 250	EXEMPT COMPOUNDS	contensation (montensation) CCT 82 (84 State CT CCTC) CTC CTM		integral (i.e., built-in)	
	2. THE SPECIFIED LIMITS REMAIN IN EFFECT	THE COUNTY OF TH		Notes:	
SUBSTRATE SPECIFIC APPLICATIONS METAL TO METAL 30	ARE LISTED IN SUBSEQUENT COLUMNS IN THE 3. VALUES IN THIS TABLE ARE DERIVED FROM	TO SECTION AND AND A SECTION AND A SECTION AND A SECTION AS A SECTION		For the purposes of this section, a bathroom is a room which contains a bathtub, shower or	
INETAL TO METAL	THE CALIFORNIA AIR RESOURCES BOARD, AI	ARCHITECTURAL COATINGS		tub/shower combination. 2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.	
T EACHOT CAINE	SUGGESTED CONTROL MEASURE, FEB. 1, 20 AVAILABLE FROM THE AIR RESOURCES BOAF	SOLD STATE OF THE		4.507 ENVIRONMENTAL COMFORT	
POROGO WATERIAL (EXCEPT WOOD)	TWANDEL THOM THE AIR RESOURCES BOAT		Y □ c	4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be	
WOOD 30				sized, designed and have their equipment selected using the following methods:	
FIBERGLASS 80				The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.	
				2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems),	
1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER,				ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential	
THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.				Equipment Selection), or other equivalent design software or methods.	
FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR				Exception: Use of alternate design temperatures necessary to ensure the system functions are	
QUALITY MANAGEMENT DISTRICT RULE 1168.				acceptable.	

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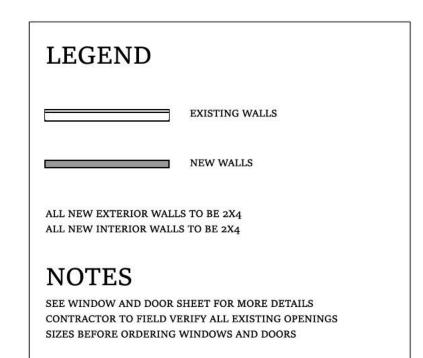
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ATTIC VENTILATION CALC'S:

120 S.F./ 150 / .58 = 2 VENTS SPACED EQ.

FOUNDATION VENTILATION CALC'S:

FOR CROSS VENTILATION. USE 6"X 14" VULCAN

SCREENED FND VENTS OR APPROVED EQ.

REPLACE ANY VENTS THAT ARE COVERED

BY NEW CONSTRUCTION

120 S.F./ 150 = 0.8 S.F.

BALANCE 50% INTAKE, 50% EXHAUST = 0.4 S.F. 0.4 S.F. (144) = 57.6 S.I. INTAKE AND 97.6 S.I. EXHAUST

32 L.F./ 1.33 = 24 BLKS 24 BLKS (3) = 72 HOLES

INTAKE DRILLED EAVE VENTS

72 (3.142)(1.563) = 353 S.I.

EXHAUST VENTS 16 LINEAR FEET OF RIDGE

& 2" CONT. SCREENED VENTS

55 LINEAR FEET (18) S.I. PER FOOT = 280 S.I. (OR GABLE VENTS OR COMBINATION)

★ DRILL ALL 2X BLOCKING W/ (3) 2 1/2" DIA. HOLES

50% OF THE REQUIRED VENTILATING AREA WILL BE PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR

DRYER MOISTURE EXHAUST DUCT TO OUTSIDE OF BUILDING WITH BACKDRAFT DAMPER, MAXIMUM COMBINED LENGTH OF 14 FEET w/ 2 ELBOWS UNLESS OTHERWISE PERMITTED BY MANUFACTURER AND APPROVED BY BUILDING OFFICIAL; MAINTAIN MIN. 36"

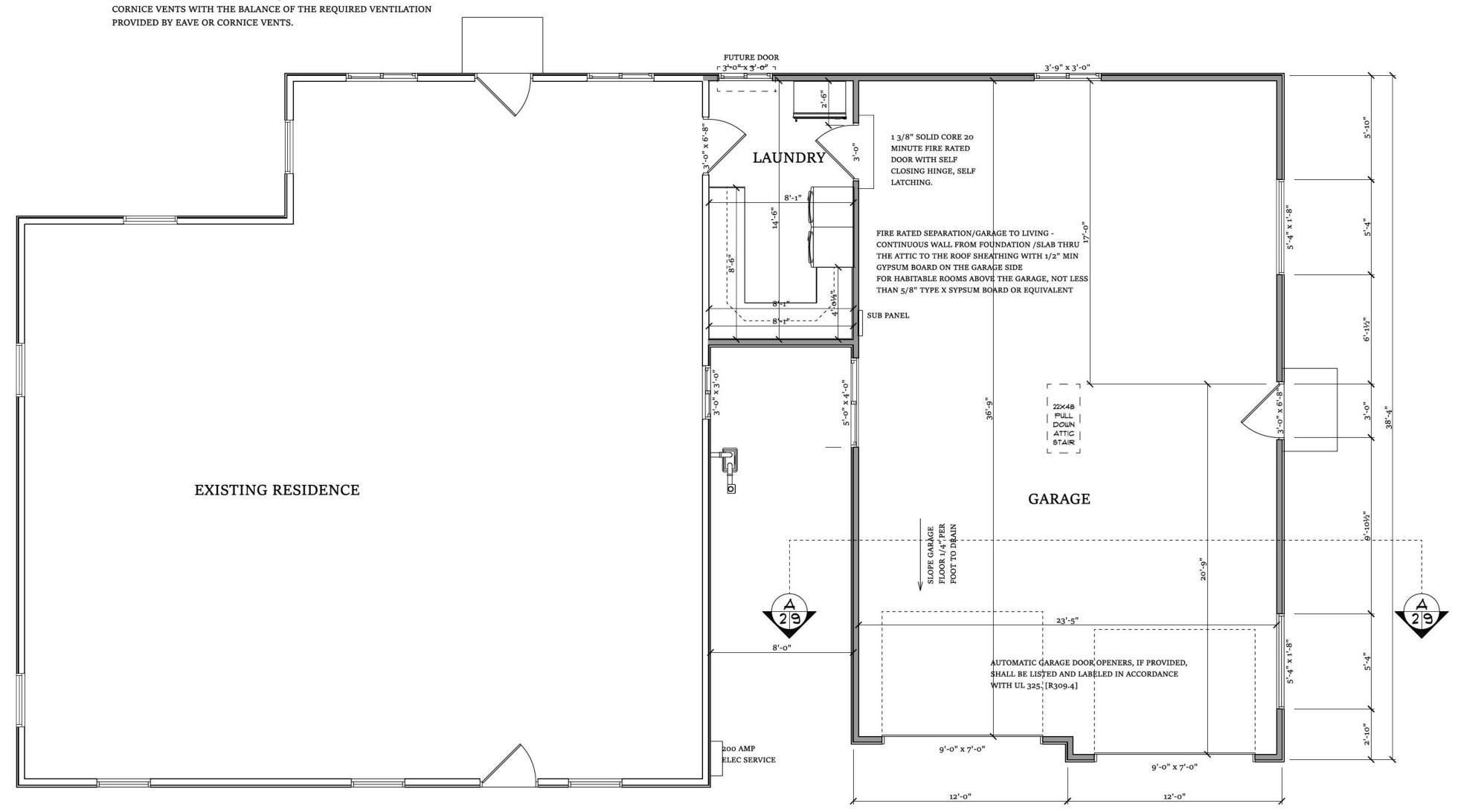
SEPARATION FROM BUILDING OPENINGS AT EXHAUST WALL VENT

PROVIDE RECESSED DRYER VENT BOX AND RECESSED WASHER HOOK UPS. SEE DETAIL 17 ON INTERIOR FINISH SHEET FOR CONCEPT. CONTRACTOR TO SELECT BOXES VERIFY LOCATION OF DRYER VENT WITH OWNERS DRYER TO INSURE PROPER INSTALL LOCATION

A) DOOR SHALL HAVE A MINIMUM CLEAR HEIGHT OF 80 INCHES, MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE B) DOOR SHALL BE READILY OPENABLE FROM THE INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. C) A SLOPE AT THE EXTERIOR LANDING SHALL NOT EXCEED 2%. CRC R311.3. D) LANDING AT THE EGRESS DOOR SHALL NOT BE MORE THAN ½ INCHES LOWER THAN THE TOP OF THE THRESHOLD. LANDING SHALL NOT BE MORE

THAN 7.75 INCHES LOWER THAN THE TOP OF THE THRESHOLD WHERE

DOOR DOES NOT SWING OVER THE LANDING. CRC R311.3.1

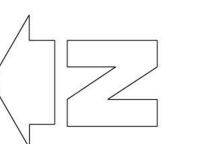


CITY STAMP AREA

EXISTING LINEAR EXTERIOR WALLS = 154' EXTERIOR WALLS TO BE REMOVED = 15' (10%)

NO WALLS REMOVED FROM FRONT OF EXISTING HOME

NEW FLOOR PLAN SCALE: 1/4" = 1'-0"

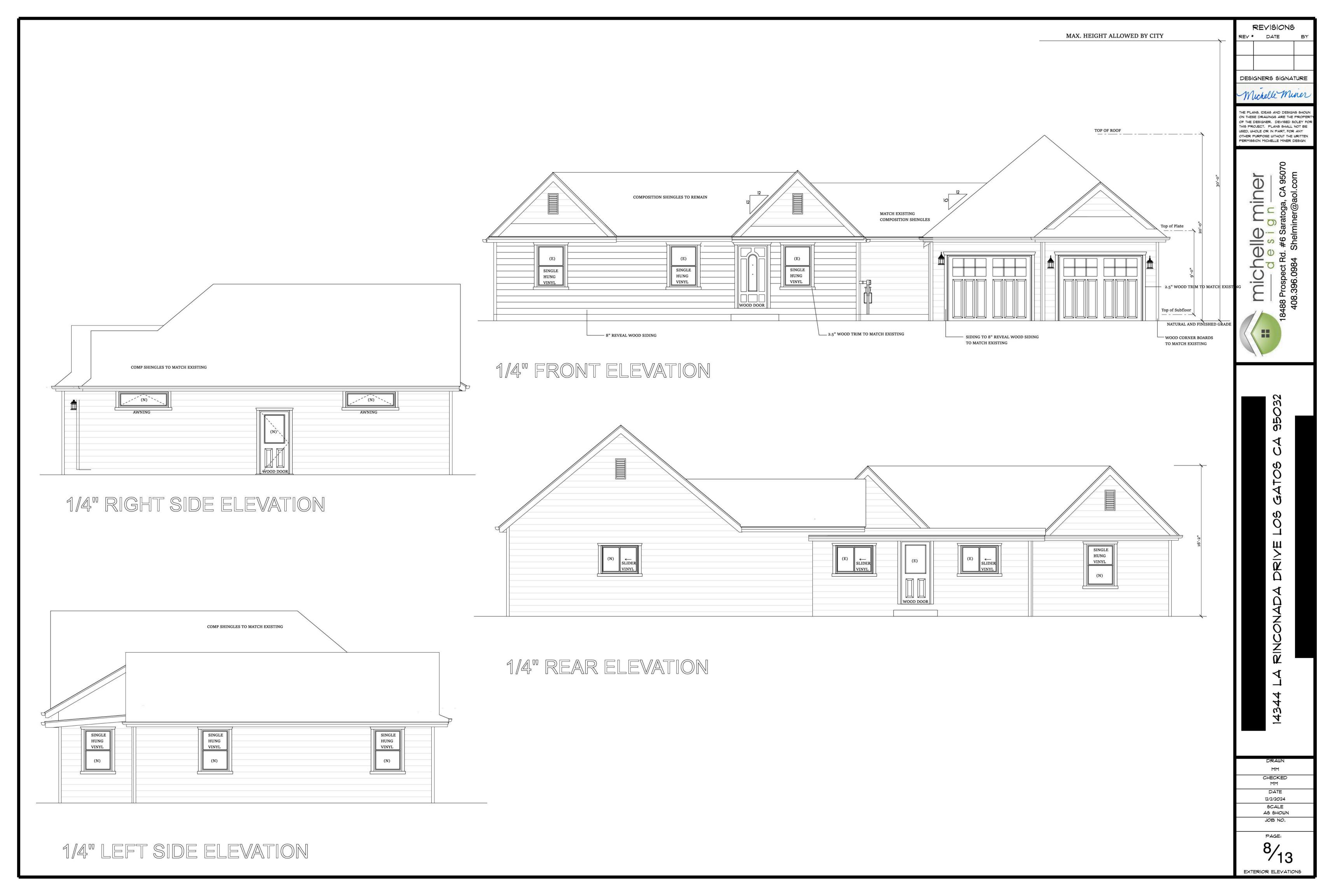


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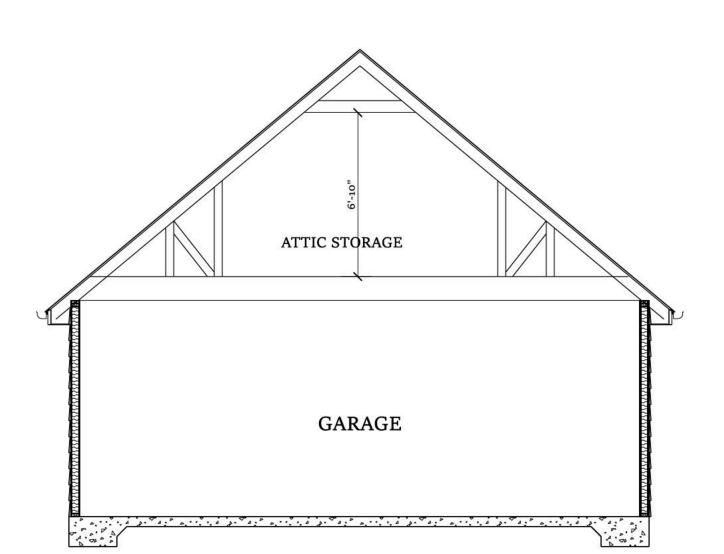
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EXISTING ROOFING COMP SHINGLES PITCH 12: 12

PITCH 12 : 12 CONTRACTOR TO VERIFY

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





ROOF PLAN NOTES

ROOFING:

CLASS "A" COMPOSITION SHINGLES, COLOR TO BE SELECTED BY OWNER.
OVER MIN.15 LB. ROOFING FELT.INSTALL PER MANUF. SPECS
ROOFING FASTENERS ARE TO BE CORROSION RESISTANT IN ACCORDANCE
WITH CRC R905.2.5

BUILT-UP ROOF, CLASS "A"

28 LB BASE PLY, ATTACHED MECHANICALLY 9" OC EDGES, AND 18" OC FIELD. INNER PLIES, 11 LB. FELT W/ MIN. 25 LB. MOPPING. 78 LB. MINERAL SURFACE CAP SHEET. MIN. SLOPE AT BUILT-UP ROOF: 1/2" PER FOOT.

(WATER TO DRAIN ONTO SLOPED ROOF.)

FLASHING & COUNTERFLASHING:

26 GAUGE STEEL, U.O.N., AS REQUIRED AT JUNCTURE OF ROOF AND VERTICAL SURFACES. SEE SHEET METAL NOTES ON NOTES SHEET

VALLEY FLASHING:

26 GAUGE GALV. STEEL OVER 15 LB. FELT. CRICKETS SIMILAR.

GUTTERS & DOWNSPOUTS:

5" GALV. STEEL GUTTER 0 OR MATCH EXISTING STYLE IF REMODEL
2 1/4" DIA ROUND GALV. STEEL DOWN SPOUTS. PROVIDE BASKET
STRAINER AND SPLASH-BLOCK AT EACH DOWNSPOUT AT GROUND LEVEL..

SKYLIGHTS:

USE VELUX RESIDENTIAL, WDMA (WINDOW AND DOOR MANUFACTURING ASSOCIATION) HALLMARK CERTIFICATION #426-H-679 (FOR VENTED) AND #426-H-675 (FOR FIXED). SEE PLAN FOR SKYLIGHT SIZE. PER CRC R308.6.9 TESTING AND LABELING: UNIT SKYLIGHTS SHALL BE TESTED BY AN APPROVED INDEPENDENT LAB, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE GRADE RATING, AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA/WDMA 101/I.S.2/NAFS.

PLUMBING VENTS:

PLUMBING WASTE VENTS SHALL TERMINATE NOT LESS THAN 10 FEEF FROM, OR NOT LESS THAN 3 FEET ABOVE AN OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT OR NOT LESS THAN 3 FEET IN EVERY DIRECTION FROM A LOT LINE, ALLEY AND STREET EXCEPTED. CPC 906.2

ROOF INSULATION NOTES:

MAINTAIN MIN 1" AIRSPACE BEIWEEN THERMAL BATT INSULATION AND ROOF SHEATHING. BAFFLE INSULATION AT VENTS AS NECESSARY.
AT FRAMING CAVITIES THAT CANNOT BE PROPERLY VENTED, FILL CAVITY WITH SPRAY-IN-PLACE MEDIUM-DENSITY SEMI-RIGID CLOSED-CELL POLYUREIHANE FOAM INSULATION. COMPLIES AS AIR BARRIER AND THERMAL INSULATION IN COMPLIANCE WITH CRC R806.5

REVISIONS
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Michelle Miner

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