The scope of services under this contract is limited to providing a "builder's set" of plans. This set of plans is sufficient to obtain a building permit; however, all materials and methods of construction necessary to complete the project are not necessarily described in this "builder's set". The implementation of the plans requires an Owner/contractor (General Contractor and Subcontractors) thoroughly knowledgeable with the applicable building codes and methods of construction. The plans and general notes delineate and describe only locations, dimensions, types of materials and general methods of assembling or fastening. They are not intended to specify particular products or other methods of any specific material, product or method.

specifications for installation. If the General Contractor or any Subcontractor performs any work in conflict with the above-mentioned laws, rules, codes, ordinances and regulations, then the contractor in violation shall bear all costs of repair arising out of the non-conforming work. A partial list of the applicable codes is as follows:

2017 County of Los Angeles Building Code (CBC)2017 County of Los Angeles Fire Code (CFC)2017 County of Los Angeles Plumbing Code (CPC)2017 County of Los Angeles Mechanical Code (CMC)2017 County of Los Angeles Electrical Code (CEC)NOTE:2017 California Green Building Standards CodeAll Codes are subject to Local Amendments

The General Contractor and every Subcontractor performing work upon or providing services and/or materials for the work is required to purchase and maintain in force "All Risk" Builders Risk Insurance prior to commencement of the work and/or furnishing labor, services and materials. Each "All Risk" policy shall be in an amount sufficient to cover the replacement value of the work being performed and/or the labor, services, and materials being supplied by the General Contractor, Subcontractors, Architect, and all professional Consultants

The General Contractor and Subcontractor shall furnish all labor, equipment, and materials necessary to complete the work indicated on the plans and required by the applicable codes. No substitutions shall be made without the Owner's written authorization. Any substitution shall be made in advance to avoid any delay in the project schedule. The General Contractor or any Subcontractor shall not make structural changes without prior written authorization from the Structural

Engineer and approval by the Architect and/or the Owner Any addition, deletion, or change in the scope of the work described by the plans and General Notes shall be by written change order only. The General Contractor shall procure the building official's approval for any change in the work.

The intent of the plans and general notes is that all labor, materials, equipment, and transportation shall be included in the work for the complete execution of the project. The Architect shall not be responsible for the means and methods of construction.

It is the Owner's (General Contractor and all Subcontractors) responsibility prior to or during construction to notify the Architect in writing of any perceived errors or omissions in the plans and general notes of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the Architect prior to the Owner or Owner's subcontractors proceeding with the work. The Owner will be responsible for any defects in construction if these procedures are not followed.

All shop drawings required by the construction documents and general notes shall be submitted to the Architect or Engineer prior to fabrication for review of compliance with the design concept. The General Contractor shall be responsible for coordinating the work between the different Subcontractors and requiring all Subcontractors to use the most current building department approved set of construction documents. The General Contractor shall arrange a pre-construction meeting to review omissions and discrepancies sufficiently in advance of construction to assure the orderly progress of the project prior to the performance of any work. All parties using these construction documents are responsible for reviewing the full content of these drawings for omissions and

discrepancies prior to the start of construction.The General Contractor and all Subcontractors shall be familiar with the following documents:a. Most recent Soils report

b. Energy compliance reportc. Structural calculationsd. Acoustical report

The General Contractor shall keep a copy of the above documents and all updates on the site at all times.

The General Contractor shall compare the existing site grades to the grades shown on the plans. Any discrepancy in elevation from the finished floor to the finished grade at the stairways and walkways shall be communicated to the Architect for review before proceeding with the work.

All Subcontractors shall perform their own cutting, fitting, and patching of materials in a workmanlike manner, without causing any damage to or conflict with other subs work. All trades shall keep the premises clean of any accumulated waste materials and rubbish caused by

their work. Subcontractors shall remove all rubbish, tools, scaffolding, and surplus materials at the completion of the work. All fixtures, equipment, glazing, floors, and other surfaces shall be left clean and ready for occupancy upon completion of the project, including sweeping or vacuuming if necessary.

The general notes refer to various professional trade association manuals and publications. The General Contractor and Subcontractors shall be familiar with and refer to the most recent trade publications relating to their work.

The General Contractor and Subcontractors shall be responsible for storing the materials on the site. The materials shall be kept secure and protected from moisture, pests, and vandals. Any damages or lost materials arising out of materials stored on site shall be the responsibility of the General Contractor or Subcontractor who stored the damaged or lost materials.

The contractor/sub-contractor will use all means necessary to protect the material of their scope of services during and after installation and to protect the work and materials of all other trades and in the event of damage immediately make all repairs and replacements necessary to the approval of the Owner and at no additional cost to the Owner.

The contractor and sub-contractor shall review the plans, details and previous work by others for satisfactory and appropriate completeness as adequate substrate for the installation of their scope of work. Report deficiencies immediately in writing to the developer/owner and architect. Failure to do so, or commencement of work without such notification will constitute an acceptance by the contractor of suitability of previous work by others.

Do not scale these plans or details.

All products will be installed in compliance with their manufacturers listed requirements, recommendations and in strict compliance with approved laboratory test reports (i.e. ICC-ES. reports, N.E.R., F.A., U.S. reports, etc.) installation will meet all requirements necessary to maintain product guarantees and warranties. Failure to satisfy manufacturers installation requirements will constitute the contractor's/sub-contractor's acceptance of products guarantee or warranty liabilities. The General Contractor and Subcontractor shall furnish all labor, equipment, and materials

necessary to complete the work indicated on the plans and required by the applicable codes. <u>ROUGH CARPENTRY</u>

A. Provide labor, material, equipment, and services necessary for installation and completion of all rough carpentry as shown on the drawings and as noted herein.

- B. See sheet containing structural general notes, bound with the drawings.
- C. Conduct all work in conformance with the California Building Code. All materials will be in compliance with the West Coast Lumber Inspection Bureau (WCLIB) and the American Plywood Association (APA) standards.
- D. Manufactured Floor and Roof Trusses
- 1. Manufacturer shall supply to the Architect/Engineer and the Building Department calculations and shop drawings for approval of design loads, configuration (2 or 3 point bearing), and shear transfer prior to fabrication. All calculations and shop drawings shall be signed by a professional engineer registered in the State wherein the project is to be built. It shall be the responsibility of the manufacturer to obtain Building Department approval of calculations and shop drawings prior to fabrication.
- Trusses shall be designed in accordance with the latest local Building Code for all loads imposed, including lateral loads and mechanical equipment loads.
- All connectors shall be ICC approved and of adequate strength to resist stresses due to the loadings involved.
- 4. Cross bridging and/or bracing shall be provided and detailed as required to adequately brace all trusses. See structural calculations.
- E. Verify all sizes and dimensions by taking field measurements prior to installation.F. Framing Practices:
- Workmanship: All members shall be framed, anchored, tied and braced so as to develop the strength and rigidity necessary for the purposes for which they are used.
- G. Protection Against Decay:
- CBC Section 2304.12.1 Wood used above ground in the locations specified in Sections 2304.12.1.1 through 2304.12.1.5, 2304.12.1.3, and 2304.12.5 shall be naturally durable wood or preservative-treated wood using water-borne preservatives, in accordance with AWPA U1 (Commodity Specifications A or F) for above-ground use as noted below:
- a. CBC Section 2304.12.1.1 <u>Joists, Girders, and Subfloor</u>. The floor assembly where wood joists or the bottom of a wood structural floor without joists are closer than 18 inches (457 mm), or wood girders are closer than 12 inches (305 mm) to the exposed ground in crawl spaces or unexcavated areas located within the perimeter of the building foundation, the floor assembly (including posts, girders, joists, and subfloor).
- b. CBC Section 2304.12.1.2 <u>Wood Supported by Exterior Foundation Walls</u>. Wood framing members, including wood sheathing, that rest on exterior foundation walls and are less than 8 inches from exposed earth.
- c. CBC Section 2304.12.1.3 <u>Exterior Walls Below Grade</u>. Wood framing members and furring strips attached directly to the interior of exterior masonry or concrete walls below grade.
- d. CBC Section 2304.12.1.4 <u>Sleepers and Sills</u>. Sleepers and sills on a concrete or masonry slab that is in direct contact with earth.
- e. CBC Section 2304.12.2.1 <u>Girder Ends</u>. The ends of wood girders entering exterior masonry or concrete walls except when provided with a 1/2-inch air space on top, sides, and end.
- f. CBC Section 2304.12.1.5 <u>Wood Siding</u>. Where clearance between wood siding and earth on the exterior of a building is less than 6 inches (152mm) or less than 2" (51 mm) vertical from concrete steps, porch slabs, and similar horizontal surfaces exposed to the weather.
- g. CBC Section 2304.12.2.2 <u>Posts or Columns</u>. Posts or columns supporting permanent structures and supported by a concrete or masonry slab or footing that is in direct contact with the earth, Except as noted in the CBC.
- CBC Section 2304.12.3 <u>Wood in Contact with the Ground or Fresh Water</u>. Wood in contact with the ground (exposed earth) that supports permanent structures shall be of naturally durable (species for both decay and termite resistance) or preservative-treated wood using water-borne preservatives and shall be treated in accordance with AWPA U1, (Commodity Specifications A or F), or other applicable AWPA standards for soil or fresh water contact.
- a. CBC Section 2304.12.3.1 <u>Posts or Columns</u>. Posts and columns supporting permanent structures that are embedded in concrete that is in direct contact with the earth or embedded in concrete exposed to the weather, or in direct contact with the earth, shall be of preservative-treated wood.
- b. CBC Section 2304.12.2.5 <u>Wood Structural Members</u>. Wood structural members that support moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, shall be of naturally durable or preservative-treated wood unless separated from such floors or roofs by an impervious moisture barrier.

H. Protection Against Termites: Shall comply with the CBC Section 2304.12.4.I. Attic Ventilation

- CBC Section 1203.2: The net free ventilating area shall not be less than 1/300 of the area of the space ventilated, with 50 percent of the required ventilating area provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.
- 2. CBC Section 1203.2.1 Exterior openings for eave vents or vent blocks shall be covered with corrosion-resistant mesh with 1/16" min. and max. openings of 1/4". Blocking and bridging shall be arranged so as not to interfere with the movement of air. A minimum of 1"(25mm) of airspace shall be provided between the insulation and the roof sheathing.Do not block vents with insulation. Vent block locations shall be coordinated with structural drawings to avoid shear walls.
- M. Fireblocking: Per CBC Section 718.2, fireblocking shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space. Fireblocking shall be provided in wood-frame construction in the following locations:
- In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs vertically at the ceiling and floor levels. Concealed horizontal furred spaces shall also be fireblocked at intervals not exceeding 10 feet (3048 mm). Batts or blankets of mineral or glass fiber or other approved non-rigid materials shall be allowed as fire-blocking in walls constructed using parallel rows of studs or staggered studs.
- At all interconnections between concealed vertical and horizontal spaces such as occur at
- soffits, drop ceilings and cove ceilings.In concealed spaces between stair stringers at the top and bottom of the run. Enclosed
- spaces under stairs shall comply with CBC Section 1009.6.At openings around vents, pipes, and ducts at ceiling and floor level, with an approved
- material to resist the free passage of flame and products of combustion.
- Factory built chimneys and fireplaces shall be fireblocked in accordance with UL 103 and UL 127.
- Within concealed spaced of exterior wall finish and other exterior architectural elements where permitted to be of combustible construction in CBC Section 1406.
- 7. Fireblocking of cornices of a two-family dwelling as applicable in CBC Section 718.2.6 is required only at the line of dwelling unit separation.
- N. Draftstopping
- CBC Section 718.3 <u>Draftstopping in Floors</u>. Draftstopping shall be located above and in line with the dwelling unit and sleeping unit separations.
- CBC Section 718.4 <u>Draftstopping in Attics</u>. Draftstopping shall be installed to subdivide the attic space and concealed roof spaces, and in line with sleeping unit and dwelling unit separation walls that do not extend to the underside of the roof sheathing above. Draftstopping shall be installed such that any horizontal area does not exceed 3,000 sq.ft. (279 m²). Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
- 3. Exceptions:
- a. Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
- b. Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.2, provided that automatic sprinklers are also installed in the combustible concealed spaces.
- O. General contractor shall coordinate all pertinent subcontractors to ensure fire-blocking and draft-stopping by approved materials are installed in all required areas.
- P. All stairways, landings, guardrails and handrails shall comply fully with the CBC Sections 1009, 1012, 1013, and as amended by local amendment. Handrail-gripping surfaces shall be continuous, and may be interrupted as specified in CBC Section 1012.

FINISH CARPENTRY

- A. Provide labor, material, equipment, and services necessary for the installation of the finish carpentry where shown on the drawings and as noted herein.
- B. Install all finished hardware, passage doors, and bath accessories.
- C. Conduct all work in conformance with the CBC (or applicable code) and the Woodwork Institute of California, "Manual of Millwork" custom grade requirements.
- D. All interior door frames and casing, base, shoe, shelving, and window stool and apron as selected by Owner. Sizes per Owner/General Contractor.
- E. Install in accordance with the best practices of this trade, including, but not limited to the following:
- All work shall be machined or hand-sanded, sharp edges and splinters removed and completely prepared for finish.
- 2. Full length continuous boards shall be used wherever applicable or specifically noted.
- 3. All joints shall be tight and true and securely fastened. Corners shall be neatly mitered, butted, or coped, with nails set and surfaces free of tool marks.
- 4. Frames shall be set plumb and true.
- 5. All nailing shall be done with finish nails where paint or stain is to cover.

CABINETS AND TOPS

- A. Provide material, equipment, and labor necessary for installation of all cabinet work as shown on the drawings and as noted herein.
- B. Conduct all work in conformance with CBC, current edition and the National Kitchen Cabinet Association (NKCA).
- C. Cabinets and countertops as selected by Owner.
- D. Install in accordance with the best practices of this trade, including, but not limited to the following:
- 1. All joints shall be tight and true and securely fastened. Corners shall be mitered, butted,
- or coped, nails set, and surfaces free of tool marks.
- 2. Use concealed fastenings where possible.
- All cabinet work scheduled for paint or stain finish shall be smoothly dressed and sanded.
 Install all work level, plumb, square and true. Scribe members accurately in place to fit adjoining surfaces.
- THREE COAT UNDERLAYMENT
- A. Provide labor, material, equipment, and services necessary for the installation of metal lath and building paper complete for application of three-step stucco as indicated on drawings and noted herein.
- B. Conduct all work in conformance with the California Building Code, ICC, and ASTM.
- C. Protection: Use all means necessary to protect the material of this section before, during and after installation and to protect the work and material of all other trades.
- D. Replacement: In the event of damage, rips or tears in the building paper, immediately make all repairs and replacements necessary to provide substantial water protection before application of stucco.
- E. Welded and woven-wire lath, expanded metal lath, wire mesh, or approved equivalent shall be installed per CBC and applicable ICC Report.
- F. Water Resistive Barrier-per CBC min. two layers of Grade D paper or equivalent attached to the studs or sheathing, with flashing per CBC, to provide a continuous water resistive barrier. Alternate as required by applicable ICC Report.
- 1. Application: Install all components in accordance with manufacturer's application instructions and showing compliance with CBC Standards and all testing standards of ICC.
- 2. The paper backing of the wire lath shall be lapped per manufacturer's instructions.

VAPOR BARRIERS

flashing

BUILDING INSULATION

to the following:

continuous bead of sealant.

requirements, and rated assembly details.

- A. Provide labor, material, equipment and services necessary for installation of a water resistive barrier/flashing at door and window assemblies where shown on the drawings and noted herein.
- B. Conduct all work in conformance with the Federal Specification UU-B-790a, ICC with materials in compliance with ASTM standards for their specific use.
- C. Use reinforced high water-vapor resistive kraft paper (Grade A, Style 4) 9" wide with glass reinforcing fibers and a polyethylene coating on both surfaces. Use 18" type 30 felt under flashing.
- Install in accordance with manufacturer's printed installation instructions, including, but not limited to the following:
- Sequencing of installation of water-resistive barrier, sealant, sill pan, sill flashing, corner flashing, window, and other components shall follow FMA/AAMA 100-07, ASTM E2112, Manufacturer's Installation Instructions, and all standards referenced therein.
- 2. Install flashing with fasteners as appropriate for supporting substrate, and of a type recommended by manufacturer.

3. Before covering over flashing with other work, patch punctures and tears with

4. Nailing flanges, brick moulds and stops to be applied over opening flashing on a

A. Provide labor, material, equipment, and services necessary for the installation of thermal and

B. Conduct all work in conformance with CBC Section 719, Federal specification UU-B-790a, and

D. Install in accordance with manufacturer's printed installation instructions, including, but not limited

1. Install thermal batt insulation between roof joists at vaulted areas, ceiling joists at attic

spaces, floor joists over unheated spaces, and between studs at walls separating living

spaces from attic, walls separating living spaces from the garage, and all exterior walls.

acoustical insulation where shown on the drawings and noted herein

2. Thermal insulation shall be securely installed and tightly fitted.

3. Acoustical batt insulation shall be installed per the Acoustical Report

ICC with materials in compliance with ASTM standards for their specific use.

C. Use glass fiber batt insulation with R values per the California Energy Code, acoustical

adhesive-applied barrier material or tape with a weather resistive rating equal to the

	 Wires will be used for support on unsupported sides such as knee walls and fireplace chases if required.
	5. A vapor retardant (one perm or less rating) will be installed on inside face of studs on exterior walls where siding is the exterior finish.
E.	California Energy Code Requirements: All insulation shall comply with California Energy Code Section 110.8.
EL	ASTIC SELF-ADHESIVE WATERPROOFING
A.	Provide labor, material, equipment, and services necessary for the installation of a complete above grade waterproofing system as indicated on drawings of as required in this section to achieve waterproof performance.

- B. Work and materials shall conform to requirements of applicable "ASTM" standards and current ICC test report for this specified use.
- C. Obtain primary waterproofing materials from a single manufacturer. Provide secondary materials only as instructed by primary manufacturer for full compatibility of all components.
- D. Cold applied, self-adhering, high strength, rubberized asphalt sheet membrane of uniform thickness (60 mil. minimum) with a release film to protect material prior to installation. Membrane shall be capable of full adhesion to a substrate of wood or metal, flexible and resistant to chemicals, mildew, bacteria, fungus, rot, deterioration, tears and punctures.
- E. Accessory products fully compatible with waterproofing system.
- F. Install in accordance with manufacturer's installation and best Trade Association's standards of practice including, but not limited to:
 1. Substrate preparation shall have surfaces structurally sound and free of voids, sharp
- protrusions, dirt, dust and contaminants that may detrimentally effect full system adhesion. All non-vertical substrates shall be sloped a minimum of 1/4" per foot for drainage away from structure U.N.O. Proceed with waterproofing work only after substrate and penetrating work have been completed and inspected for compatibility with waterproofing to be applied.
 All inside corners shall be provided with prime material manufacturer approved cant strips
- or similar accessories even if not shown. Special attention shall be paid to all corners, terminations and material joints to provide proper reinforcing, lapping and adhesion.3. Waterproof system shall be applied only over property prepared and cured substrates and
- within the temperature and climate conditions specified by the prime material manufacturer.
- Protection materials shall be installed as soon as possible to fully protect installed waterproofing system.
 WALKING DECK FINISH

A. Provide labor, material, equipment, and services necessary for the installation of a waterproof

- walking surface for pedestrian traffic where shown on the drawings and noted herein.
 B. Conduct all work in conformance with the Federal Specification UU-B-790a, ICC with materials in compliance with ASTM standards for their specific use, ICC evaluation reports and
- manufacturer's installation requirements with materials in compliance with ASTM standards for their specific use.
- C. Install work in accordance with the manufacturer's printed installation instructions, including, but not limited to the following
 1. Sheet metal flashing shall comply with SMACNA standards.
- Carry all flashing to a height of at least four inches above traffic surface unless otherwise shown. All rail posts, curbs and stops shall be flashed as required with joints and seams caulked.
- D. Slope all decks minimum 1/4"/ ft. to drain.

FLASHING AND SHEET METAL

- A. Provide labor, material, equipment, and services necessary for the installation of sheet metal and/or flashing where shown on the drawings, where necessary, and noted herein.
- B. Conduct all work in conformance with the CBC, Federal Specification UU-B-790a, and ICC with materials in compliance with ASTM standards for their specific use., SMACNA "Architectural Sheet Metal Manual", with materials in compliance with ASTM standards for their specific use.
- C. Materials:
- Sheet metal shall conform to ASTM A361, bonderized galvanized surface to receive paint, gauge shall be as indicated and in no case be less than 26-gauge. General: Provide all flashings, louvers, wall vents, roof flashing, deck screeds, scuppers and any other miscellaneous sheet metal as required for complete job.
- Elastic self-adhesive waterproof membrane sheet "Vycor Ultra" or approved equal with 26-GA G-90 galvanized sheet metal, 2 x or plywood backing at vertical surfaces to be used as an underlayment below a finish product (plaster, roofing, siding, etc.) not to be exposed to sunlight.
- D. CBC Section 1405.4. <u>Flashing</u>. Flashing shall be installed in such a manner so as to prevent moisture from entering the wall or to redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar projections and at built-in gutters and similar locations where moisture could enter the wall. Flashing with projecting flanges shall be installed on both sides and the ends of copings, under sills and continuously above projecting trim.
- E. All flashing will be installed in weather-board fasion with surrounding building paper or roof felts. Installation will occur but not be limited to the following locations:
- At top of all exterior window and door openings in such a manner as to be leakproof, except that self-flashing windows having a continuous lap on not less than 1¹/₈ inches (28 mm) over the sheathing material around the perimeter of the opening, including corners, do not require additional flashing; jamb flashing may also be omitted when specifically approved by the building official.
- 2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
- 3. Under and at the ends of masonry, wood or metal copings and sills.
- 4. Continuously above all projecting wood trim.
- 5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
- 6. At wall and roof intersections.
- 7. At built-in gutters.
- 8. Flashing and similar items related to the roof or waterproof membranes shall be installed in cooperation with the roofing contractor.
- 9. Provide flashing and counterflashing to extent indicated on the drawings and necessary to insure waterproof conditions.
- Sheet metal flashing shall be installed at all locations where different materials intersect, such as roof to wall; roof to roof; deck/balcony/landing to wall; penetrations into other locations recommended in the "Architectural Sheet Metal Manual".
- 11. Work shall be accurately fabricated to detail and fitted to job conditions.
- 12. Lock seems (if required) shall be flat and true to line, 1/2 inch wide, sweated full with solder.
- All exterior openings exposed to the weather, shall be flashed in such a manner as to make them waterproof.
- 14. Flash and seal all beams and outlookers projecting through exterior walls and/or roof surfaces.15. Where exposed to weather, flash all horizontal wood trim butting to exterior finish.
- 16. All parapets shall be provided with coping of approved materials. All flashing, counterflashing and coping, when of metal, shall be of not less than No. 26 gauge corrosion-resistant metal.
- 17. Roof valley flashing shall be provided for roofing materials as follows:
- a. Composition shingles per CBC Section 1507.2 and as required by manufacturer's installation instructions.
- b. Concrete and Clay roof tiles per applicable ICC reports, CBC Section 1507.3, and Manufacturer's installation instructions.
- c. The center of all flashing for all through roof vents, electrical service connections or other roof penetrations, shall not be less than 16 inches from the centerline of any valley.

GUTTERS AND DOWNSPOUTS

- A. Provide labor, material, equipment, and services necessary for the installation of gutter and downspouts where shown on the drawings and as noted herein. Downspouts to be terminated 4" below weep screed or bottom edge of siding for tie-ins to subsurface drain pipes. Locations will
- be verified with General Contractor and will be at a constant location per plan.B. Conduct all work in conformance with the SMACNA "Architectural Sheet Metal Manual" with materials in compliance with ASTM A446 and ASTM A 361.
- C. Materials:
- Sheet metal shall conform to ASTM A361, bonderized, galvanized gauge shall be no less than 26-gauge. Size and profile shall be per details, SMACNA and current code requirements.
- D. Gutters and downspouts will occur in conformance with the following:
 - 1. Install in accordance with SMACNA Installation standards or manufacturer's printed instructions when available
- 2. Install gutters and downspouts, where indicated on plans.
- The number of downspouts and locations shall be determined by the installer based on SMACNA and the current code.
- 4. Gutter size shall be as detailed based on SMACNA and current code.
- 5. Install gutters at all areas where roof water is deposited onto decks, balconies or landings.
- 6. All downspouts shall be continuous to grade.
- Connect downspouts to independent underground drainage system as required by the soils reports or local jurisdiction or where noted on plan. (refer to Civil drawings).

CONCRETE ROOFING TILES

- A. Provide labor, material, equipment and services necessary for installation of complete roofing, including but not necessarily limited to, cant strips and incorporating flashing, sleeves and jacks where shown on plans and noted herein.
- B. Conduct all work in conformance with CBC Section 1507.3, applicable ICC reports, and the National Roofing Contractors Association (NRCA), the "NRCA Roofing and Waterproofing Manual" with materials in conformance with ASTM standards.
- C. Deliver all packaged materials to the job site in their original undamaged, unopened containers with all labels legible at the time of installation. Store all materials in an approved manner, protecting from contact with soil and from exposure to the elements.
- D. Fasteners shall be per applicable ICC reports and manufacturer's installation instructions.
- E. Install roofing and wall flashing per manufacturer's instructions, carefully incorporating flashing, scuppers, jacks, sleeves, roof drains, etc., supplied by others as necessary for a water tight roof installation.

SEALANTS

- A. Provide labor, material, equipment, and services necessary for the installation of sealants complete where shown on the drawings, where necessary, and noted herein. The general notes herewith pertaining to sealants occurring throughout the project as indicated or required and becomes a part of all trade sections requiring sealants. The term "sealant" is used throughout the drawings and general notes to define as the materials and methods of filing with an elastic compound the small crevices, holes, separations, and joints between similar and different materials that cannot be sealed by any other means to prevent the passage or
- B. Conduct all work in conformance with the Sealant and water-proofers institute, National Roofing Contractors Association (NRCA) "NRCA Roofing and Waterproofing Manual", Underwriters laboratories, Inc. (U.L.) with all materials in compliance with ASTM standards for their specific use.

penetration of wind, rain, water, dust, heat and smoke; to make joints fire or weathertight.

C. Use products of only one manufacturer for respective items throughout the project and for each item of material under this section unless otherwise indicated on the drawings or specified herein. Unless indicated or specified otherwise, exposed sealants shall match color of adjacent materials

- and be manufactured capable to accept paint. Joint fillers, primers, or other materials used in conjunction with sealants shall not cause staining of sealants or materials to which they are applied. Sealants selected shall be fully compatible with all materials with which they come into
- Sealants types and locations
- Mildew-resistant sealant: Seal non-porous surfaces around ceramic tile, showers, tubs, sinks and plumbing fixtures where conditions of high humidity and temperature exists.
- Elastomeric sealant: Sealing expansion and control joint, pre-cast panel joints, seismic joints, exterior insulation finish system joints, curtain wall joints, mullion and other joints that experience extreme movement.
- c. Weather proofing sealant: Sealing pre-cast concrete panel joints, curtain wall joints, mullion joints, metal panel walls and perimeters of window and door frames.d. Silicone glazing and waterproofing sealant: Sealing expansion and control joints in
- pre-cast concrete panels, granite and metal curtain walls, structural and non-structural glazing and perimeter sealing of door and window framing of other metal building components.
- e. Silicone adhesive/sealant: Structural adhesive/sealant applications such as factory glazing and curtain wall production
- f. Structural glass sealant: Peroxides unprimed adhesion to most surfaces, including glass, reflective glass, anodized aluminum, granite and most prints, including fluoropolmer-based paints
- g. Glazing sealant: Designed for conventional glazing of glass and plastic, curtain wall sealing, solar and replacement glazing.
- h. Polyurethane: For joints in floors and sidewalks
- i. Non-sagging, permanently elastic butyl or similar polymer. All interior location.
- j. Fire or smoke sealant: U.L. approved non-hardening self adhering intumescent compound capable of satisfying the CBC F and T stop requirements for their rated assemblies. Install around penetrations per manufacturer installation requirements.
- 2. Primer: As recommended by sealant manufacturer for use with sealant and application on to the various types of materials to which sealant is applied
- 3. Cleaners: Where required in lieu of primers, use those recommended by sealant
- manufacturer.
- 4. Joint filler: Must be compatible with sealant used and as recommended by sealant manufacturer.
- 5. Open cell neoprene or plastic foam "rod".
- Felt tape: MIL-F-5656A, pressure-sensitive adhesive with interliner on one face, 1.5 mm thick.
- Sealant bead or tape: Approved non-drying elastic polymer tape with asbestos or other inorganic filler, for use below sill plates or thresholds.
- 8. Extruded neoprene: ASTM D 750.
- 9. Fillers and backing shall be free from oil or other staining elements and compatible with the sealant used. Oakum and other types of absorptive materials shall not be used, including materials impregnated with solvent of bituminous materials. Filler and backing material shall be of compressible nature.

D. Apply in accordance with manufacturer's and Trade Association's recommended installation instructions and as indicated on drawings.

- Joint Dimensions: No joint shall be less than 1/4 inch wide. Depth of sealant shall not be greater than the width nor less than 1/4 inch. For joints one inch wide or greater, depth of sealant shall be at least 1/4 the width.
- 2. Joint preparation
- a. Perform in strict accordance with manufacturer's application instructions.b. Remove protective coatings and prime when recommended from metal components so that sealant adheres to base metal
- Joint filler: Use where joints are deeper than 1/2 inch. Position accurately inside joint to within 1/2" of surface, to establish and control the California design thickness of sealant. Where joints are over 3/4 inch wide, place filler so that depth of joint to receive sealant does not exceed 1/4 inch.
- 4. Sealant placing: Apply material with sufficient pressure to completely fill the void space, to assure complete wetting of contact area and to obtain California adhesion. During application, keep tip of nozzle at bottom of joint, forcing sealant to fill from bottom of joint to top. Finish joints smooth and flush with adjacent surface unless detailed otherwise.
- Modification of the sealant by addition of liquids, solvents, or powers are not permitted. E. California Energy Code Requirements for Caulking and Sealants
- Exterior joints, seams, or penetrations in the building envelope that are sources of air leakage, shall be sealed with durable caulking materials, closed with gasketing systems, taped or covered with moisture vapor-permeable housewrap and shall comply with California Energy Code Section 110.7.

DOORS

- A. Provide labor, material, equipment, and services necessary for the installation of all doors where shown on the drawings and as noted herein.
- B. Conduct all work in conformance with the CBC. Doors shall meet or exceed NWMA Industry Standard 1.5.1, and the requirements of WIC for Custom Grade Door. Hardboard doors shall meet HSMA I.S.1.1-80 and base hardboard Standard PS-58-75.
- C. Provide door widths and heights as noted on door schedule with undercuts as required by most current CMC at mechanically vented baths, and mechanically vented laundry rooms (verify finish floor material).
- Entry Doors: Thickness, panel, core, color, and style as selected by Owner/Architect.
 Exterior Doors: Laundry, water heater, meter and utility closet doors: 1 3/4" hollow core metal embossed 6 panel to match entry doors when noted. Color as selected by Owner/Architect. Provide integral louvered metal vents with 1/4" grid galvanized wire

3. Interior Doors: 1 3/8" thick, hardboard, hollow core, style as selected by Owner.

5. Garage Doors: Steel sectional door, size and detail as indicated on drawings.

6. Garage to Residence: CBC Section 406. as amended by local amendment. Opening

D. Before installation, verify that openings are plumb and square and of proper dimension. Report

E. Install in accordance with California Energy Code Requirements and the manufacturer's printed

installation instructions, including, but not limited to the following to achieve weathertight and

1. Install sealant and related backing materials at perimeter of assembly where required.

A. Provide labor, material, equipment, and services necessary for the installation of all access doors

B. Before installation, verify that openings are plumb and square and of proper dimension. Report

frame defects or unsuitable conditions to the general contractor before proceeding. Beginning of

Exterior door frames will have integral rabbetted stops. Vinyl weather-strip will be removed

immediately after doors are set and safely put away until final hardware is installed.

frame defects or unsuitable conditions to the general contractor before proceeding. Beginning of

Protection: Openings between the garage and a dwelling unit shall be equipped with solid

wood, self-closing, self-latching doors not less than $1\frac{3}{8}$ inch (35 mm) in thickness or doors

in compliance with Section 715. Openings from a private garage directly into a room used

fabric backing where required per door schedule.

for sleeping purposes shall not be permitted.

installation means acceptance of existing conditions.

4. Bi-Pass Wardrobe: Per owner.

freely operating installation.

ACCESS DOORS

2. Install accessory items as required.

where shown on the drawings and as noted herein.

installation means acceptance of existing conditions.

C. Provide door widths and heights as noted on Drawings.

- D. Provide additional access panels as required to service building systems and as required by authorities having jurisdiction, although not shown on Drawings.E. Submit proposed locations for access panels, not indicated on Drawings, to Architect for review
- prior to rough-in.F. Access panels in time-rated fire-resistive walls, partitions and ceilings shall carry same rating as required by Code for the wall, partition or ceiling.
- G. Install access panels in accordance with manufacturer's instructions and, for fire-rated access panels, in compliance with requirements of listing authority.
- Provide for correct termination of adjoining finish materials and weatherproof at exterior locations.
- I. Adjust doors and operating hardware for proper and smooth operation
- SLIDING GLASS AND MIRRORED DOORS
- A. Provide labor, material, equipment, and services necessary for the installation of all sliding glass and mirrored doors where shown on the drawings and as noted herein.B. Conduct all work in conformance with the California Building Code, California Energy
- Conduct all work in conformance with the California Building Code, California Energy Requirements, American Architectural Aluminum Manufacturers Association (AAMA), ANSI, AAMA 101-85 "Voluntary Specifications for Aluminum Prime Windows and Sliding Glass Doors.", with materials in conformance with ASTM standards for their designated use.
 CBC Section 1709.5 Aluminum, Vinyl, and Wood Exterior Windows and Glass Doors. Exterior
- windows and sliding doors shall be tested and labeled as conforming to AAMA/ WDMA/ CSA101/ I.S.2/ A440. The label shall state the name of the manufacturer, the approved labeling agency and the product designation as specified in AAMA/ WDMA/ CSA101/ I.S.2/ A440. Exterior side-hinged doors shall be tested and labeled as conforming to AAMA/ WDMA/ CSA101/ I.S.2/ A440 or comply with Section 1709.5.1. Products tested and labeled as conforming to AAMA/ WDMA/ CSA 101/ I.S.2/ A440 shall not be subject to the requirements of Sections 2403.2 and 2403.3.
- 1. Exterior Sliding Glass Doors
- a. Frame: Factory assembled with nail on fin.
- b. Finish: As selected by Owner.
- c. Size and Operation: As indicated in the construction documents.
- d. Hardware: Factory installed. Finish as selected by Owner.
- e. Weather-stripping: All units weather-stripped per California Energy Code.
- f. Screens: Factory installed on all operating units. Finish as selected by Owner.g. Muntins: Design as shown in the construction documents. Finish to match frame.
- 2. Mirrored Sliding Wardrobe Doors
- a. Finish: As selected by Owner.
- b. Size and Operation: As indicated on construction documents.3. Glazing
- a. Refer to Glass and Glazing notes. Glazing in doors will be tempered or safety glazed.
- D. Installation
- Before installation, verify that openings are plumb and square and of proper dimension. Report frame defects or unsuitable conditions to the general contractor before proceeding. Beginning of installation means acceptance of existing conditions.
- 2. Install in accordance with manufacturer's printed installation instructions, including, but not limited to the following to achieve weathertight and freely operating installation.
- a. Install sealant and related backing materials at perimeter of assembly where
- b. Install accessory items as required.
- FINISH HARDWARE

A. Provide labor, material, equipment, and services necessary for the installation of finish hardware.

- B. Conduct all work in conformance with the local building code, applicable disabled accessibility requirements and local security requirements. Obtain all interacting types of hardware from a single manufacturer. At fire-rated assemblies, provide hardware complying with NFPA and U.L. current testing standards appropriate for rating required. Where emergency exit devices are required, provide properly "labeled" hardware. Provide hardware templates for proper installation of hardware.
- C. Door hardware for exterior and interior doors to be lever type selected by Owner. Thresholds to be bronze anodized aluminum, or as selected by Owner. Doors to have a minimum of three (1¹/₂ pair) hinges. Doors greater than 1 3/8" thick, 36" wide, or 90" tall shall have a minimum of four (2 pair) hinges. Exterior out swinging hinges to be nonferrous, with non-removable pins, interior hinges to have non-rising pins. No low frequency use hinges are to be used.
- D. Exterior Doors will have complete rigid stop applied type weather-stripping. Threshold weather-stripping as detailed.
- E. Installation shall be in accordance with local code and security requirements, manufacturer's instructions, and as indicated on drawings for complete smooth and proper operation.

WINDOWS

- A. Provide labor, material, equipment, and services necessary for the installation of windows complete with all flashing and caulking where shown on drawings and as noted herein.
- B. Conduct all work in conformance with the California Building Code, American Architectural Manufacturer's Association (AAMA), ANSI/AMI 101-85 "Voluntary Specifications for Windows and Sliding Glass Doors", National Wood Window and Door Association I.S.2-93 and 101/I.S.2-97 Standards, ANSI/AMI 101-85 "Voluntary Specifications for Aluminum Prime Windows and Sliding Glass Doors:, and California Enegy Code requirements.

C. Selection

- Windows: Shall be selected by Owner. Fixed, single hung, or horizontal sliding windows conforming to Specification HS-B1 in ANSI A134.1 and AAMA 302.8 for residential windows, complete with screens; sizes as indicated on plans.
- Glazing: Refer to Glass and Glazing notes and related energy compliance calculations.
- Size and Operation: As indicated in the construction documents. Manufacturer/ supplier shall provide windows that meet all emergency exiting requirements of CBC Section 1030 and notify architect if drawings are in conflict.
- 4. <u>California Energy Code Requirements</u>: All new windows and doors must comply with California Energy Code Section 110.6. All new windows and doors must display NFRC labels, clearly displaying U-values and SHGC coefficients (for glazed area) for field verification. Re-used/unlabeled windows or doors must meet minimum default values listed in the Code.

D. Installation

- Verification of Conditions: Before installation, verify that openings are plumb and square and of proper dimension. Report frame defects or unsuitable conditions to the general contractor before proceeding.
- Install in accordance with manufacturer's printed installation instructions, including, but not limited to the following to achieve weathertight and freely operating installation.
 a. Install sealant and related backing materials at perimeter of assembly where

b. Install accessory items as required.

GLASS AND GLAZING

- A. Provide labor, material, equipment, and services necessary for the installation of glass and glazing where shown on the drawings and as noted herein.
- B. Conduct all work in conformance with CBC Section 2403, Federal specification DD-G-451 for standard glass, Federal specification DD-G-1403 for tempered glass, Flat glass marketing association "Glazing Manual", "Safety Standards for Architectural Glazing Material" (16CFR 1201) issued by Consumer Safety Commission, effective July 6, 1977, Insulating Glass
- Certification Council and California Energy Code requirements.
 C. CBC Section 1709.5 <u>Exterior Windows and Door Assemblies</u>. Exterior window and door assemblies shall be tested in accordance with CBC Section 2403. The design pressure for
- D. CBC Section 2406.4 <u>Hazardous locations.</u> The following shall be considered specific hazardous locations for the purposes of glazing:

1. Glazing in swinging doors except jalousies.

- 2. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and
- bifold closet door assemblies.
- Glazing in storm doors.
 Glazing in all unframed swinging doors.
- Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured
- vertically above any standing or walking surface.6. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch (610 mm) arc of the door in a closed position and whose
- bottom edge is less than 60 inches (1524 mm) above the floor or walking surface. Glazing in an individual fixed or operable panel, other than those locations described in
- Items 5 and 6 above, that meets all of the following conditions:
- a. Exposed area of an individual pane greater than 9 square feet (0.836 m²)
 b. Bottom edge less than 18 inches (457 mm) above the floor.
- c. Top edge greater than 36 inches (0.836 mm) above the floor.
- d. One or more walking surfaces within 36 inches (914 mm) horizontally of the glazing.
- All glazing in railings regardless of an area or height above a walking surface. Included are structural baluster panels and non-structural in-fill panels.
- 9. Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the pool or spa side is less than 60 inches (1524 mm) above a walking surface and within 60 inches (1524 mm) horizontally of the water's edge. This shall apply to single glazing and all panes in multiple glazing.
- Glazing adjacent to stairways, landing, and ramps within 36 inches (914 mm) horizontally of a walking surface when the exposed surface of the glass is less than 60 inches (1524 mm) above the plane of the adjacent walking surface.

- 11. Glazing adjacent to stairways, landing, and ramps within 60 inches (914 mm) horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread.
- Exceptions are as stated in the CBC.D. Installation will be in accordance with manufacturer's printed installation instructions.

FIBER-CEMENT EXTERIOR SIDING

- A. Provide labor, material, equipment and services necessary for installation of fiber-cement siding where shown on the drawings and noted herein.
- B. Conduct all work in compliance with CBC Section 1404.3.2, ANSI, ASTM, American Hardboard Association, and ICC.

C. Materials:

- 1. Lap siding, color and pattern as selected by Architect/Owner.
- 2. Weather-resistant sheathing paper per the International Building Code. Asphalt-saturated felt free from holes and breaks, weighing not less than 14 pounds per 100 square feet (0.683 kg/m) and complying with ASTM D 226 or other approved weather-resistant material shall be applied over studs or sheathing of all exterior walls as required by the International Building Code. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (152 mm).
- Install in accordance with manufacturer's installation instructions, CBC Section 1404.3, and applicable state and local codes.
- EXTERIOR E.P.S. TRIM AND FINISH SYSTEM
- A. Provide and install expanded polystyrene (E.P.S. or "foam") trim and finish systems consisting of E.P.S. Trim and an outer acrylic plaster layer forming the protective finish coating per manufacturer specifications and CBC Section 2603.
- B. Thermal Barrier
- Foam plastic shall be separated from the interior of a building by an approved thermal barrier of 0.5-inch (12.7 mm) gypsum wallboard or equivalent thermal barrier material that will limit the average temperature rise of the unexposed surface to not more than 250°F (120°C) after 15 minutes of fire exposure, complying with the standard time-temperature curve of ASTM E 119. The thermal barrier shall be installed in such a manner that it will remain in place for 15 minutes based on FM 4880, UL 1040, NFPA 286 or UL 1715. Combustible concealed spaces shall comply with CBC Section 718.

2. Exceptions as stated in CBC Section 2603.4.1

- C. Materials
- 1. E.P.S., manufactured under stringent requirements and quality control.
- A layer of reinforced mesh to prevent surface cracking option: heavy duty fiberglass reinforcing mesh designed for high impact areas. This layer to provide a strong, expandable, crack-free primer for the finish.
- An adhesive for the E.P.S. trim and to embed the mesh and serve as a base for the finish.
 The finish to be 100% acrylic synthetic materials with a range of applied textures and
- colors.
- 1. Apply exterior E.P.S. trim on epoxy over brown coat in accordance with manufacturer's installation instructions.
- 2. Finish and color as selected by Owner.
- Trim and screeds as recommended by manufacturer and as specified on architectural drawings.
- D. Surface Burning Characteristics
- Foam plastic insulation and foam plastic cores of manufactured assemblies shall have a flame spread index of not more than 75 and a smoke-developed index of not more than 450 where tested in the maximum thickness intended for use in accordance with ASTM E 84. Loose fill-type foam plastic insulation shall be tested as board stock for the flame
- Exceptions as stated in CBC Section 2603.3

THREE COAT STUCCO SYSTEM

- A. Provide labor, material, equipment, and services necessary for the installation of a three-coat stucco system where shown on the drawing and as noted herein.
- B. Conduct all work in conformance with CBC Section 2512, ASTM, SMA, and Plastering Information Bureau.
- C. Provide Owner selected complete three-coat stucco system, ICC tested and approved as required by the jurisdiction, to show compliance with indicated performances including, but not limited to the following:
- 1. Walls: 3-coat application (scratch brown finish) over stucco underlayment. See General Notes 3-Stucco Underlayment for more information.
- 2. Finish coat: Integral color stucco, factory prepared mineral pigments.
- 3. Color as selected by Owner.

where shown on the drawings and as noted herin.

where shown on the drawings and as noted herein.

"Painting Specification Manual".

or skips.

CERAMIC TILE

D. Materials:

their specific use.

Section 1405.6 and as amended by local amendments.

- Accessories: all reinforcing beads, base screeds, control joints, etc., shall be of galvanized metal.
- D. Install in accordance with the manufacturer's printed installation instructions and best trade association's standards of practice.
 1. Control joints shall be as required by finish coat manufacturer with the architect to be

notified of proposed locations prior to field implementation. ADHERED STONE VENEER

PAINTING

- A. A facing attached to a wall for the purpose of providing ornamentation, protection, or insulation,
- but not counted as adding strength to the wall.
- B. Conduct all work in conformance with the CBC, UL, ASTM, and the Masonry Institute of America.C. Provide labor, material, equipment, and services necessary for the installation of adhered veneer

D. Stone veneer shall be installed per manufacturer's requirements, ICC Reports, and per CBC

A. Provide labor, material, equipment, and services necessary for the installation of all surfaces

B. Conduct work in compliance with the Painting and Decorating Contractors of America (PDCA),

C. The Owner will select all paint and stain products with the product selection being appropriate for

to be selected by architect with owner's approval. Thinning of product is unacceptable.

D. Mix and apply paints and stains in accordance with manufacturer's printed installation

to installation to minimize inconsistent shrinkage and moisture intrusion.

7. Subcontractor is responsible for any damage resulting from overspray, and for all

instructions, including, but not limited to the following minimum standards.

grease, bond breaking agents, dust, mill scale and efflorescence.

3. Paint should be complete before hardware is installed.

6. Paint finishes shall be cut sharply to line.

10. Doors shall be painted on all six sides.

8. Semi-gloss paint to be applied by brush or roller.

by Owner) for maintenance touch-up work.

stain materials and supplies at job completion.

work as shown on the drawings and as noted herein.

as amended by Ceramic Tile Institute's recommendations.

1. Countertops and splashes: as selected by Owner.

4. Provide non-slip surface as tiled walking surfaces.

contractor of suitability of previous work by others.

2. Hard tile flooring: as selected by Owner.

3. Grout: Color as selected by Owner.

9. Paint all exposed edges of trim to match the trim face color.

13. Application of the first coat constitutes acceptance of the surface.

necessary clean up.

12. Protect all adjacent surfaces.

the project's climactic conditions. The interior colors to be selected by developer, exterior colors

1. Surfaces shall be clean, dry and in a suitable condition for finish specified. Remove all oil,

except re-sawn wood, shall be sanded smooth. Sanding dust shall be completely removed.

4. Interior and exterior rim and other finish work shall be backpainted, including cut ends, prior

5. Each coat shall be uniformly applied, well brushed out, and free of brush marks, runs, sags

11. Touch up any imperfections in painted surfaces after installation of trim, base, counters, etc.

14. Surplus paint will be provided to the Owner in unopened containers (amount as requested

15. The painting contractor is responsible for the removal and proper disposal of all paint or

A. Provide labor, material, equipment, and services necessary for the installation of all ceramic tile

manufacturer's installation requirements with materials in compliance with A.S.T.M. standards for

C. Installation shall conform to Tile Council of America "American National Standard Specifications

Contractor shall inspect details, and framing for appropriateness to installing ceramic tile.

do so, or commencement of work without such notification, will constitute an acceptance by

Report deficiencies immediately in writing to the developer with a copy to the architect. Failure to

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for the installation of Ceramic Tile"; "Handbook for Ceramic Tile Installation" (current edition), all

B. Conduct all work in conformance with CBC Section 2103A.2.3, ICC evaluation reports and

2. Cracks, holes and knots shall be filled, sanded smooth, and sealed. Wood surfaces,



F. Verify all sizes and dimensions by taking field measurement prior to installation

- G. Verify all openings as plumb, square and true.
- H. Provide approved waterproof membrane at showers or tubs where ceramic tile finish is indicated.
- I. Tile shall be thin set on floor areas except tubs or showers, with slip sheet under tile. J. Mud set all other areas.

RESILIENT FLOORING

- A. Provide labor, material, equipment, and services necessary for the installation of all sheet vinyl
- flooring as shown on the drawings and as noted herein.
- B. Conduct all work in conformance with the Resilient Tile Institute with materials in compliance with ASTM standards for their specific use. C. Owner's general contractor shall coordinate floorings subcontractor with framing and concrete
- contractors to insure compatibility of adhesives and sub-floor surface texture, materials and preparation.

D. Materials

- 1. As selected by Owner.
- 2. Verify with acoustical report for material.
- E. Install in accordance with manufacturer's printed installation instructions
- F. Upon completion of installation of floor covering, adjacent work, and after materials have set, clean surfaces as recommended by manufacturer.

GYPSUM BOARD

- A. Provide labor, material, equipment, and services necessary for the installation of gypsum board complete where shown on drawings and noted herein. B. Conduct all work in conformance with CBC Chapter 25, ASTM, Gypsum Association GA-216
- "Recommended Specifications for Applications and Finish of Gypsum Board" and the "American Standard Notes for Application and Finishing of Gypsum Board", by the American National Standards Institute (ANSI).

C. Provide Gypsum Board at locations noted. Provide accessories at all locations as required for complete system.

1. Wet Areas: Moisture resistant as required by CBC Section 2509 and in thickness and locations recommended by gypsum board manufacturer to occur at walls only.

Accessories:

- a. Bullnose (90 degree right angle) corner bead at all external corners.
- b. Corrosive resistive, L-type edge trim at all exposed edges.
- c. Semi-rigid PVC flexible corner bead at radiused openings.
- d. Resilient channels, provide manufacturer's special shaped metal furring channel in gauge and spacing as required for applicable fire or sound rated assemblies.
- e. Tape and joint compound as recommended by gypsum board manufacturer.
- f. Provide permanently resilient sealant at sound control joints as recommended by manufacturer.
- g. Nail or screw per applicable code requirements. Refer to drawings for special nailing at shear walls and fire/sound rated assemblies. The contractor at his option may substitute wallboard screws of equivalent properties in lieu of nails as permitted by authority having jurisdiction. Fasteners at multiple layer applications shall be sized accordingly. Fasteners where shear walls occur shall be lengthened by the thickness of the sheathing to ensure the required embedment into support framing is maintained.
- E. All gypsum board shall be of type, edge, configuration arrangement and maximum lengths available to minimize end to end butt joints. All joints in finished surfaces shall be taped and finished with joint compound. Reinforce all corners and conceal exposed nail or screw heads with joint compound. Metal trim shall be applied tightly to gypsum board edges, plumb, level and true to plan, securely attached. All gypsum wall board concealing tub nailing fins shall be aligned with adjacent wall planes such that the true wall plane is maintained.

PLUMBING

- A. Provide labor, material, equipment, and services necessary for the installation of a complete plumbing system where shown on the drawings and as noted herein. The plumbing system is to according to the best practices of the trade and including but not limited to: fixtures, hot, cold water and gas piping, soil and vent piping, water heaters, pipe insulation, permits, fees, meters, deck drains, etc. (verify all drains and overflow systems that tie in with underground drainage systems). Refer to plans by subcontractor or licensed engineer for actual layout and specifications.
- B. Conduct work in conformance with the California Plumbing Code.
- C. Plumbing fixtures to be selected by Owner. Install in accordance with the best practice of this trade but not limited to the following:

1. Rough-in shall be completed, tested and approved before closing in with other work.

- 2. Openings in pipes, drains, and fittings shall be kept covered during construction.
- 3. Provide solid backing for securing fixtures.
- 4. Provide clean-outs at ends of all lines and where required by codes.
- 5. Slope gas piping not less than 1/4 inch in 15 feet per CPC 1210.2.2.
- 6. Verify all fire and acoustic assembly requirements prior to installation. All plumbing penetrations through a rated wall or ceiling, where occurs, shall comply with CBC Chapter 7 and all applicable UL Listings.
- 7. Verify all clearances for water closets, lavs, etc. with appropriate accessibility requirements.

HEATING AND AIR CONDITIONING

A. Provide labor, material, equipment, and services necessary for the installation of all heating and ventilating systems where shown on the drawings and as noted herein. Refer to plans by subcontractor or licensed engineer for actual layout and specifications. Installer to verify locations of register(s) and thermostat(s) with owner prior to installation of interior finish.

B. Conduct work in conformance with the California Mechanical Code.

C. Installation

1. Equipment to comply with all applicable California Energy Code Standards. All equipment installation to be per manufacturer's printed installation requirements. Verify all clearances required for equipment installation with general contractor and equipment manufacturer. Verify all fire assembly requirements (back draft dampers, etc. with plans prior to fabrication and installation). Verify all acoustical requirements before installation.

2. Combustion Air:

- a. Provide one opening within 12 inches of the floor and one opening within 12 inches of the ceiling. Where connected to the outside air by vertical ducts, provide min. 1 sq. in. for each 4,000 BTU's. Where connected to the outside air by horizontal ducts, provide min. 1 sq. in. for each 2,000 BTU's.
- b. Where one opening is provided, locate opening within 12" of the ceiling and provide min. 1-sq. in. for each 3,000 BTU's.
- D. CBC Section 1203.5 <u>Natural Ventilation</u>. Natural ventilation of an occupied space shall be through windows, doors, louvers or other openings to the outdoors. The operating mechanism for such openings shall be provided with ready access so that the openings are readily controllable by the building occupants. Mechanical Ventilation may be provided in lieu of Natural Ventilation in accordance with CBC Section 1203.1 as amended.

- 1. The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated. 2. Adjoining Spaces. Where rooms and spaces without openings to the outdoors are
- ventilated through an adjoining room, the opening to the adjoining room shall be unobstructed and shall have an area of not less than 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.3m²). The minimum openable area to the outdoors shall be based on the total floor area being ventilated.
- 3. Contaminant sources in naturally ventilated spaces and spaces identified in CBC Section 1203.5.2 shall be removed in accordance with the 2016 California Mechanical Code and the 2016 California Fire Code.
- 4. Where natural ventilation is to be provided by openings onto yards or courts, such yards or

E. CBC Section 1204 <u>Temperature Control</u>. Interior spaces intended for human occupancy shall be provided with active or passive space-heating systems capable of maintaining a minimum indoor temperature of 68°F (20°C) at a point 3 feet (914 mm) above the floor on the design heating day.

F. The following items shall comply with the California Energy Code as stated therein.

- 1. HVAC System.

ELECTRICAL

- A. Provide labor, material, equipment, and services necessary for the installation of a complete electrical system where shown on the drawings and as noted herein. Refer to plans by licensed engineer for layouts, service runs details and general notes.
- B. Conduct work in conformance with the California Electrical Code, Underwriters Laboratories, Inc. (U.L.)., and the ASTM.
- C. All materials shall be new and of the same manufacturer for each class or group of equipment. Materials shall be listed and approved by Underwriter's Laboratories, Inc. and shall bear the inspection label where subject to such approval. Materials shall meet with the approval of the division of industrial safety and all governing bodies having jurisdiction. Materials shall be manufactured in accordance with applicable standards.
- 1. Underground service, one meter per unit, size per electrical requirements.
- 2. Verify meter location and all requirements with governing utility company.
- 3. Switch plates, covers, etc.: as selected by Owner.
- 4. Fixtures: as selected by Owner.
- 5. Smoke detectors, exhaust fans, etc.: as selected by Owner.
- 6. Sealed plate covers.

- courts shall comply with CBC Section 1206.
- Exception: Interior spaces where the primary purpose is not associated with human comfort.
- 2. Thermostats.
- 3. Heat pumps.
- 4. Ducts and Plenums.
- 5. Duct and Plenum Insulation.

- D. CBC Section 907.2.11 Single- and multiple-station smoke alarms. Listed single- and multiple-station smooke alarms shall be installed in accordance with sections 907.2.11 through 907.2.11.4 ,the provisions of the CBC,and the household fire-warning equipment provisions of NFPA 72.
- 1. CBC Section 907.2.11.6 Power Source. In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.
- 2. CBC Section 907.2.11.5 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-2, R-3, R3.1 or R-4, or within an individual dwelling unit or sleeping unit in Group R-1, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
- 3. Exceptions as stated in CBC Section 907.
- 4. Additional requirements as stated in CBC 907.2.11.2 for R-3 occupancies.
- E. CBC Section 915.4 Carbon Monoxide Alarms for new construction, an approved carbon monoxide alarm shall be installed in dwelling units within which fuel-burning appliances are installed; and in dwelling units that have attached garages.
- 1. CBC Section 915.4.1 Power Source. For new construction, required carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection.
- 2. Exceptions as stated in CBC section 915.4.1
- 3. CBC Section 915.4.4 Interconnection Where more than one carbon monoxide alarm is required to be installed within the dwelling unit or within the sleeping unit, the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit.
- 4. Exceptions as stated in CBC Section 915.4.4
- 5. Additional requirements as stated in CBC 915.4.4 6. Multiple purpose alarms per CBC 907.2.11
- 7. CBC Section 915.7 Visible Alarms In buildings meeting the definition of "COVERED MULTIFAMILY DWELLINGS" in accordance wth chapter 11A and with fuel-burning appliances and/or attached garages as described in Section 915, all required carbon monoxide alarms shall be provided with the capability to support visible alarm notification appliances in accordance with NFPA 720 and Chapter 11B.

FIREPLACE WITHIN A DWELLING UNIT

- A. Per CBC Section 2111 and California Mechanical Code, a gas or wood-burning fireplace installed within a dwelling unit shall comply with the following requirements: 3. The fireplace opening shall be provided with solid doors such as glass, solid steel, or cast
- 4. If the gas fireplace is located in a sleeping room or an adjacent bathroom, then a permanent,
- unobstructed fresh air supply shall be provided directly from the exterior of the structure to the fire box. a. Per CMC 902.0(b), decorative appliances for installation in vented fireplaces shall not
- be installed in bathrooms or bedrooms unless the appliance is listed and the bedroom or bathroom has the required volume in accordance with CMC Section 701.2. b. Per CMC 902.0(b), vented gas fireplaces shall not be installed in bathrooms or
- bedrooms unless the appliance is listed and the bedroom or bathroom has the required volume in accordance with CMC Section 701.2. PREFABRICATED FIREPLACES

- A. Provide labor, material, equipment, and services necessary for the installation of all prefabricated fireplaces as shown on the drawings and as noted herein. B. Conduct all work in conformance with CBC Section 2111, as applicable, ICC Evaluation Service Reports, SMACNA "Architectural Sheet Metal Manual", with materials in compliance with ASTM
- standards for their specific use.
- C. Materials:
- 1. Manufacturer, size and/or model as noted on plans or as specified by Owner in bid instructions. 2. Accessories such as, but not limited to, flues, chimneys, termination caps and spark
- arresters as specified and/or approved by the fireplace manufacturer. D. Contractor shall inspect details and previous work by others for appropriateness to installing
- prefabricated fireplaces. Report deficiencies immediately in writing to the developer with a copy to the architect. Failure to do so, or commencement of work without such notification, will constitute an acceptance by contractor of suitability of previous work by others.
- E. Verify all sizes and dimensions by taking field measurements prior to installation.
- F. Fireplaces and accessories shall be installed with strict adherence to manufacturer's written recommendations and all applicable building and mechanical codes.
- G. Gas or liquid fuel fireplaces shall have dampers that remain permanently open.
- H. Refer to landscape drawings for all information regarding exterior fireplaces.

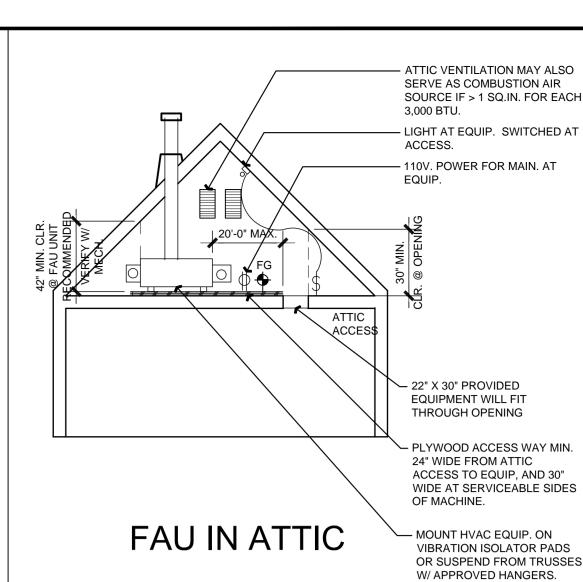


TABLE 4.303.1

WATER USE BASELINE ¹				
FIXTURE TYPE	FLOW RATE ²	DURATION	DAILY USES	OCCUPANTS ³
SHOWERHEADS, RESIDENTIAL	2.5 GPM @ 80 PSI	8 MIN.	1	
LAVATORY FAUCETS, RESIDENTIAL	2.2 GPM @ 60 PSI	0.25 MIN.	3	
KITCHEN FAUCETS	2.2 GPM @ 60 PSI	4 MIN.	1	
REPLACMENT AERATORS	2.2 GPM @ 60 PSI	-	-	
GRAVITY TANK TYPE WATER CLOSETS	2.2 GPM @ 60 PSI	1 FLUSH	1 MALE⁴ 3 FEMALE	
FLUSHOMETER TANK WATER CLOSETS	1.6 GALLONS/FLUSH	1 FLUSH	1 MALE⁴ 3 FEMALE	
FLUSHOMETER VALVE WATER CLOSETS	1.6 GALLONS/FLUSH	1 FLUSH	1 MALE⁴ 3 FEMALE	
ELECTROMECHANICAL HYDRAULIC WATER CLOSETS	1.6 GALLONS/FLUSH	1 FLUSH	1 MALE⁴ 3 FEMALE	
URINALS	1.0 GALLON/FLUSH	1 FLUSH	2 MALE	
FIXTURE "WATER USE" = FLOW RATE x DURATION x OCCUPANTS x DAILY USES				

1. USE WORKSHEET WS-1 TO CALCULATE BASELINE WATER USE. 2. THE FLOW RATE IS FROM THE CEC APPLIANCE EFFICIENCY STANDARDS, TITLE 20, CALIFORNIA CODE OF REGULATIONS; WHERE A

CONFLICT OCCURS, THE CEC STANDARDS SHALL APPLY. 3. FOR LOW-RISE RESIDENTIAL OCCUPANCIES, THE NUMBER OF OCCUPANTS SHALL BE BASED ON TWO PERSONS FOR THE FIRST BEDROOM, PLUS ADDITIONAL PERSON FOR EACH ADDITIONAL BEDROOM.

4. THE DAILY NUMBER SHALL BE INCREASED TO THREE IF URINALS ARE NOT INSTALLED IN THE ROOM.

FIXTURE FLOW RATES		
FIXTURE TYPE	FLOW RATE	MAXIMUM FLOW RATE AT ≥ 20 PERCENT REDUCTION
SHOWERHEADS	2.5 GPM @ 80 PSI	2.0 GPM @ 80 PSI
LAVATORY FAUCETS, RESIDENTIAL	2.2 GPM @ 60 PSI	1.5 GPM @ 60 PSI ²
KITCHEN FAUCETS	2.2 GPM @ 60 PSI	1.8 GPM @ 60 PSI
GRAVITY TANK-TYPE WATER CLOSETS	1.6 GALLONS/FLUSH	1.28 GALLONS/FLUSH ¹
FLUSHOMETER TANK WATER CLOSETS	1.6 GALLONS/FLUSH	1.28 GALLONS/FLUSH ¹
FLUSHOMETER VALVE WATER CLOSETS	1.6 GALLONS/FLUSH	1.28 GALLONS/FLUSH ¹
ELECTROMECHANICAL HYDRAULIC WATER CLOSETS	1.6 GALLONS/FLUSH	1.28 GALLONS/FLUSH ¹
URINALS	1.0 GALLON/FLUSH	0.5 GALLON/FLUSH
 INCLUDES SINGLE AND DUAL FLUSH WATER CLOSETS WITH AN EFFECTIVE FLUSH OF 1.28 GALLONS OR LESS. SINGLE FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 (4.8 LITERS). THE EFFECTIVE FLUSH VOLUME IS THE AVERAGE FLUSH VOLUME WHEN TESTED IN ACCORDANCE WITH ASME A112.19.233.2. 		
DUAL FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 (4.8 LITERS). THE EFFECTIVE FLUSH VOLUME IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.		

FLUSH VOLUMNES WILL BE TESTED IN ACCORDANCE WITH ASME A112.19.14. 2. LAVAOTRY FAUCETS SHALL NOT HAVE A FLOW RATE LESS THAN 0.8 GPM AT 20 PSI.

TABLE 4 504 3

LIMIT LESS WATER AND LESS EXEMPT COMPOUNDS				
COATING CATEGORY	EFFECTIVE 1/1/2010	EFFECTIVE 1/1/2012		
FLAT COATINGS	50			
NONFLAT COATINGS	100			
NONFLAT-HIGH GLOSS COATINGS	150			
SPECIALTY COATINGS				
ALUMINUM ROOF COATINGS	400			
BASEMENT SPECIALTY COATINGS	400			
BITUMINOUS ROOF COATINGS	50			
BITUMINOUS ROOF PRIMERS	350			
BOND BREAKERS	350			
CONCRETE CURING COMPOUNDS	350			
CONCRETE / MASONRY SEALERS	100			
DRIVEWAY SEALERS	50			
DRY FOG COATINGS	150			
FAUX FINISHING COATINGS	350			
FIRE RESISTIVE COATINGS	350			
FLOOR COATINGS	100			
FORM-RELEASE COMPOUNDS	250			
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500			
HIGH TEMPERATURE COATINGS	420			
INDUSTRIAL MAINTENANCE COATINGS	250			
LOW SOLIDS COATINGS ¹	120			
MAGNESITE CEMENT COATINGS	450			
MASTIC TEXTURE COATINGS	100			
METALLIC PIGMENTED COATINGS	500			
MULITCOLOR COATINGS	250			
PRETREATMENT WITH PRIMERS	420			
PRIMERS, SEALERS, AND UNDERCOATERS	100			
REACTIVE PENETRATING SEALERS	350			
RECYCLED COATINGS	250			
ROOF COATINGS	50			
RUST PREVENTIVE COATINGS	400	250		
SHELLACS	400	230		
- CLEAR	730			
- OPAQUE	550			
SPECIALTY PRIMERS, SEALERS, AND	350	100		
UNDERCOATERS STAINS	250			
STAINS STONE CONSOLIDANTS	450			
STONE CONSOLIDANTS SWIMMING POOL COATINGS	340			
TRAFFIC MARKING COATINGS	100			
TUB AND TILE REFINISH COATINGS	420			
WATERPROOFING MEMBRANES	250			
	275			
	350			
ZINC-RICH PRIMERS	340			

ASTIC TEXTURE COATINGS	100	
ETALLIC PIGMENTED COATINGS	500	
ULITCOLOR COATINGS	250	
RETREATMENT WITH PRIMERS	420	
RIMERS, SEALERS, AND UNDERCOATERS	100	
EACTIVE PENETRATING SEALERS	350	
ECYCLED COATINGS	250	
OOF COATINGS	50	
JST PREVENTIVE COATINGS	400	
HELLACS		
CLEAR	730	
OPAQUE	550	
PECIALTY PRIMERS, SEALERS, AND NDERCOATERS	350	
TAINS	250	
TONE CONSOLIDANTS	450	
WIMMING POOL COATINGS	340	
RAFFIC MARKING COATINGS	100	
JB AND TILE REFINISH COATINGS	420	
ATERPROOFING MEMBRANES	250	
OOD COATINGS	275	

TABLE 4.504.5 FORMALDEHYDE LIMITS¹

MAXIMUM FORMALDEHYDE EMISSISIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT	JANUARY 1, 2012	JULY 1, 2012
HARDWOOD PLYWOOD VENEER CORE	0.05		
HARDWOOD PLYWOOD COMPOSITE CORE	0.08		0.05
PARTICLEBOARD	0.09		
MEDIUM DENSITY FIBERBOARD	0.11		
THIN MEDIUM DENSITY FIBERBOARD ²	0.21	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 ASTME E 1333-96(202). FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12

2. THIN MEDIMUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 8 MILLIMETERS.

TABLE 4.303.2

TABLE 4.504.1
ADHESIVE VOC ^{1,2}
ATER AND LESS EXEMPT COMPOLINI

LIMIT LESS WATER AND LESS EXEMPT COMPC LITER	OUNDS IN GRAMS PER
ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT 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	250
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 MEASTURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGMENT. DISTRICT RULE

TABLE 4.504.2 SEALANT VOC LIMIT LIMIT LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL - NONPOROUS - POROUS	250 775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

		4 - RESIDENTIAL MANDATORY MEAS
SECTION	CREDIT	
DIVISION 4.1 -	PLANNING AND DE	BIGN (SITE DEVOLOPMENT) WHERE RESILIENT FLOORING IS INS
		RESILIENT FLOORING IS IN
4 504 4 4	RESILIENT	
4.504.4.4	FLOORING	COLLABORATIVE FOR HIGH PERFOR
	SYSTEMS	LIST OR CERTIFIED UNDER THE RES
		FLOORSCORE PROGRAM. HARDWOOD PLYWOOD, PARTICLEB
		WOOD PRODUCTS USED ON THE IN
		THE REQUIREMENTS FOR FORMAL
		MEASURE FOR COMPOSITE WOOD
		SPECIFIED IN THOSE SECTIONS AS
4 504 5	COMPOSITE	DEFINITION OF COMPOSITE WOOD
4.504.5	WOOD PRODUCTS	
		HARDWOOD PLYWOOD, PARTICLE E
		COMPOSITE WOOD PRODUCTS DOE
		STRUCTURAL PANELS, STRUCTUR
		GLUED LAMINATED TIMBER AS SPE
		(ANSI A190.1-2002) OR PREFABRICA
DIVISION 4.5 -	ENVIRONMENTAL Q	UALITY (INTERIOR MOISTURE CONT
	CONCRETE SLAB	CONCRETE SLAB FOUNDATIONS RE
4.505.2		BUILDING CODE, CCR, TITLE 24, CH
	FOUNDATIONS	BUILDING CODE, CCR, TITLE 24, CH
		A CAPILLARY BREAK SHALL BE INST
		FOLLOWING:
		1 - A 4 INCH (101.6MM) THICK BASE (
		SHALL BE PROVIDED WITH A VAPOR
4.505.2.1	CAPILLARY BREAK	CONCRETE MIX DESIGN WHICH WIL
		BE USED. AMERICAN CONCRETE IN
		2 - OTHER EQUIVALENT METHODS A
		3 - A SLAB DESIGN SPECIFIED BY A
		BUILDING MATERIALS WITH VISIBLE
		WALL AND FLOOR FRAMING SHALL
		EXCEED 19% MOISTURE CONTENT.
		COMPLIANCE WITH ONE OF THE FO
	MOISTURE	1 - MOISTURE CONTENT SHALL BE D
4.505.3	CONTENT OF	CONTACT-TYPE MOISTURE READER
	BUILDING	2 - MOISTURE READINGS SHALL BE
	MATERIAL	STAMPED END OF EACH PIECE TO E
		3 - AT LEAST THREE RANDOM MOIS
		FLOOR FRAMING WITH DOCUMENTA
		PROVIDED AT THE TIME OF APPROV
DIVISION 4.5 -	ENVIRONMENTAL Q	UALITY (INDOOR AIR QUALITY & EX
		MECHANICAL EXHAUST FANS WHIC
		COMPLY WITH THE FOLLOWING:
		COMPLY WITH THE FOLLOWING: 1 - FANS SHALL BE ENERGY STAR C
	BATHROOM	COMPLY WITH THE FOLLOWING: 1 - FANS SHALL BE ENERGY STAR C THE BUILDING.
4.506.1	BATHROOM EXHAUST FAN	COMPLY WITH THE FOLLOWING: 1 - FANS SHALL BE ENERGY STAR C THE BUILDING. 2 - UNLESS FUNCTIONING AS A CON
4.506.1	BATHROOM EXHAUST FAN	COMPLY WITH THE FOLLOWING: 1 - FANS SHALL BE ENERGY STAR C THE BUILDING. 2 - UNLESS FUNCTIONING AS A COM FANS MUST BE CONTROLLED BY A F
4.506.1		COMPLY WITH THE FOLLOWING: 1 - FANS SHALL BE ENERGY STAR C THE BUILDING. 2 - UNLESS FUNCTIONING AS A COM FANS MUST BE CONTROLLED BY A H a) HUMIDISTAT CONTROLS SHALL B
4.506.1		COMPLY WITH THE FOLLOWING: 1 - FANS SHALL BE ENERGY STAR C THE BUILDING. 2 - UNLESS FUNCTIONING AS A COM FANS MUST BE CONTROLLED BY A H a) HUMIDISTAT CONTROLS SHALL B HUMIDITY RANGE OF 50 TO 80 PERC
4.506.1		COMPLY WITH THE FOLLOWING: 1 - FANS SHALL BE ENERGY STAR C THE BUILDING. 2 - UNLESS FUNCTIONING AS A COM FANS MUST BE CONTROLLED BY A H a) HUMIDISTAT CONTROLS SHALL B HUMIDITY RANGE OF 50 TO 80 PERC NOTE: FOR THE PURPOSE OF THIS
	EXHAUST FAN	COMPLY WITH THE FOLLOWING: 1 - FANS SHALL BE ENERGY STAR C THE BUILDING. 2 - UNLESS FUNCTIONING AS A COM FANS MUST BE CONTROLLED BY A H a) HUMIDISTAT CONTROLS SHALL B HUMIDITY RANGE OF 50 TO 80 PERC NOTE: FOR THE PURPOSE OF THIS BATHTUB, SHOWER, OR TUB/SHOW
	EXHAUST FAN	COMPLY WITH THE FOLLOWING: 1 - FANS SHALL BE ENERGY STAR C THE BUILDING. 2 - UNLESS FUNCTIONING AS A COM FANS MUST BE CONTROLLED BY A H a) HUMIDISTAT CONTROLS SHALL B HUMIDITY RANGE OF 50 TO 80 PERC NOTE: FOR THE PURPOSE OF THIS BATHTUB, SHOWER, OR TUB/SHOW UALITY (ENVIRONMENTAL COMFOR
DIVISION 4.5 -	EXHAUST FAN	COMPLY WITH THE FOLLOWING: 1 - FANS SHALL BE ENERGY STAR C THE BUILDING. 2 - UNLESS FUNCTIONING AS A COM FANS MUST BE CONTROLLED BY A H a) HUMIDISTAT CONTROLS SHALL B HUMIDITY RANGE OF 50 TO 80 PERC NOTE: FOR THE PURPOSE OF THIS BATHTUB, SHOWER, OR TUB/SHOW UALITY (ENVIRONMENTAL COMFOR WHOLE HOUSE EXHAUST FANS SHA
	EXHAUST FAN	COMPLY WITH THE FOLLOWING: 1 - FANS SHALL BE ENERGY STAR C THE BUILDING. 2 - UNLESS FUNCTIONING AS A COM FANS MUST BE CONTROLLED BY A H a) HUMIDISTAT CONTROLS SHALL B HUMIDITY RANGE OF 50 TO 80 PERC NOTE: FOR THE PURPOSE OF THIS BATHTUB, SHOWER, OR TUB/SHOW UALITY (ENVIRONMENTAL COMFOR WHOLE HOUSE EXHAUST FANS SHA CLOSE WHEN THE FAN IS OFF. COV
DIVISION 4.5 -	EXHAUST FAN	COMPLY WITH THE FOLLOWING: 1 - FANS SHALL BE ENERGY STAR C THE BUILDING. 2 - UNLESS FUNCTIONING AS A COM FANS MUST BE CONTROLLED BY A H a) HUMIDISTAT CONTROLS SHALL B HUMIDITY RANGE OF 50 TO 80 PERC NOTE: FOR THE PURPOSE OF THIS BATHTUB, SHOWER, OR TUB/SHOW UALITY (ENVIRONMENTAL COMFOR WHOLE HOUSE EXHAUST FANS SHA CLOSE WHEN THE FAN IS OFF. COV VALUE OF R-4.2.
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DIVISION 4.5 -	EXHAUST FAN	COMPLY WITH THE FOLLOWING: 1 - FANS SHALL BE ENERGY STAR C THE BUILDING. 2 - UNLESS FUNCTIONING AS A COM FANS MUST BE CONTROLLED BY A H a) HUMIDISTAT CONTROLS SHALL B HUMIDITY RANGE OF 50 TO 80 PERC NOTE: FOR THE PURPOSE OF THIS BATHTUB, SHOWER, OR TUB/SHOW UALITY (ENVIRONMENTAL COMFOR WHOLE HOUSE EXHAUST FANS SHA CLOSE WHEN THE FAN IS OFF. COV VALUE OF R-4.2. HEATING AND AIR CONDITIONING S' SELECTED USING THE FOLLOWING
DIVISION 4.5 -	EXHAUST FAN ENVIRONMENTAL Q OPENINGS	COMPLY WITH THE FOLLOWING: 1 - FANS SHALL BE ENERGY STAR C THE BUILDING. 2 - UNLESS FUNCTIONING AS A COM FANS MUST BE CONTROLLED BY A H a) HUMIDISTAT CONTROLS SHALL B HUMIDITY RANGE OF 50 TO 80 PERC NOTE: FOR THE PURPOSE OF THIS BATHTUB, SHOWER, OR TUB/SHOW UALITY (ENVIRONMENTAL COMFOF WHOLE HOUSE EXHAUST FANS SHA CLOSE WHEN THE FAN IS OFF. COV VALUE OF R-4.2. HEATING AND AIR CONDITIONING S' SELECTED USING THE FOLLOWING 1 - THE HEAT LOSS AND HEAT GAIN
DIVISION 4.5 - 4.507.1	EXHAUST FAN ENVIRONMENTAL Q OPENINGS HEATING AND AIR	COMPLY WITH THE FOLLOWING: 1 - FANS SHALL BE ENERGY STAR C THE BUILDING. 2 - UNLESS FUNCTIONING AS A COM FANS MUST BE CONTROLLED BY A H a) HUMIDISTAT CONTROLS SHALL B HUMIDITY RANGE OF 50 TO 80 PERC NOTE: FOR THE PURPOSE OF THIS BATHTUB, SHOWER, OR TUB/SHOW UALITY (ENVIRONMENTAL COMFOF WHOLE HOUSE EXHAUST FANS SHA CLOSE WHEN THE FAN IS OFF. COV VALUE OF R-4.2. HEATING AND AIR CONDITIONING S' SELECTED USING THE FOLLOWING 1 - THE HEAT LOSS AND HEAT GAIN ASHRAE HANDBOOKS OR OTHER EC
DIVISION 4.5 -	EXHAUST FAN ENVIRONMENTAL G OPENINGS HEATING AND AIR CONDITIONING	COMPLY WITH THE FOLLOWING: 1 - FANS SHALL BE ENERGY STAR C THE BUILDING. 2 - UNLESS FUNCTIONING AS A COM FANS MUST BE CONTROLLED BY A H a) HUMIDISTAT CONTROLS SHALL B HUMIDITY RANGE OF 50 TO 80 PERC NOTE: FOR THE PURPOSE OF THIS BATHTUB, SHOWER, OR TUB/SHOW UALITY (ENVIRONMENTAL COMFOF WHOLE HOUSE EXHAUST FANS SHA CLOSE WHEN THE FAN IS OFF. COV VALUE OF R-4.2. HEATING AND AIR CONDITIONING S' SELECTED USING THE FOLLOWING 1 - THE HEAT LOSS AND HEAT GAIN ASHRAE HANDBOOKS OR OTHER EQ 2 - DUCT SYSTEMS ARE SIZED ACCO
DIVISION 4.5 - 4.507.1	EXHAUST FAN ENVIRONMENTAL Q OPENINGS HEATING AND AIR	COMPLY WITH THE FOLLOWING: 1 - FANS SHALL BE ENERGY STAR C THE BUILDING. 2 - UNLESS FUNCTIONING AS A COM FANS MUST BE CONTROLLED BY A H a) HUMIDISTAT CONTROLS SHALL B HUMIDITY RANGE OF 50 TO 80 PERC NOTE: FOR THE PURPOSE OF THIS BATHTUB, SHOWER, OR TUB/SHOWN UALITY (ENVIRONMENTAL COMFOF WHOLE HOUSE EXHAUST FANS SHA CLOSE WHEN THE FAN IS OFF. COV VALUE OF R-4.2. HEATING AND AIR CONDITIONING S' SELECTED USING THE FOLLOWING 1 - THE HEAT LOSS AND HEAT GAIN ASHRAE HANDBOOKS OR OTHER EC 2 - DUCT SYSTEMS ARE SIZED ACCCO OR OTHER EQUIVALENT DESIGN SC
DIVISION 4.5 - 4.507.1	EXHAUST FAN ENVIRONMENTAL G OPENINGS HEATING AND AIR CONDITIONING	COMPLY WITH THE FOLLOWING: 1 - FANS SHALL BE ENERGY STAR C THE BUILDING. 2 - UNLESS FUNCTIONING AS A COM FANS MUST BE CONTROLLED BY A H a) HUMIDISTAT CONTROLS SHALL B HUMIDITY RANGE OF 50 TO 80 PERC NOTE: FOR THE PURPOSE OF THIS BATHTUB, SHOWER, OR TUB/SHOW UALITY (ENVIRONMENTAL COMFOF WHOLE HOUSE EXHAUST FANS SHA CLOSE WHEN THE FAN IS OFF. COV VALUE OF R-4.2. HEATING AND AIR CONDITIONING S' SELECTED USING THE FOLLOWING 1 - THE HEAT LOSS AND HEAT GAIN ASHRAE HANDBOOKS OR OTHER EC 2 - DUCT SYSTEMS ARE SIZED ACCC OR OTHER EQUIVALENT DESIGN SC 3 - SELECT HEATING AND COOLING
DIVISION 4.5 - 4.507.1	EXHAUST FAN ENVIRONMENTAL G OPENINGS HEATING AND AIR CONDITIONING	COMPLY WITH THE FOLLOWING: 1 - FANS SHALL BE ENERGY STAR C THE BUILDING. 2 - UNLESS FUNCTIONING AS A COM FANS MUST BE CONTROLLED BY A F a) HUMIDISTAT CONTROLS SHALL B HUMIDITY RANGE OF 50 TO 80 PERC NOTE: FOR THE PURPOSE OF THIS BATHTUB, SHOWER, OR TUB/SHOW UALITY (ENVIRONMENTAL COMFOF WHOLE HOUSE EXHAUST FANS SHA CLOSE WHEN THE FAN IS OFF. COV VALUE OF R-4.2. HEATING AND AIR CONDITIONING S' SELECTED USING THE FOLLOWING 1 - THE HEAT LOSS AND HEAT GAIN ASHRAE HANDBOOKS OR OTHER EC 2 - DUCT SYSTEMS ARE SIZED ACCCO OR OTHER EQUIVALENT DESIGN SOFTV
DIVISION 4.5 - 4.507.1	EXHAUST FAN ENVIRONMENTAL G OPENINGS HEATING AND AIR CONDITIONING	COMPLY WITH THE FOLLOWING: 1 - FANS SHALL BE ENERGY STAR C THE BUILDING. 2 - UNLESS FUNCTIONING AS A COM FANS MUST BE CONTROLLED BY A F a) HUMIDISTAT CONTROLS SHALL B HUMIDITY RANGE OF 50 TO 80 PERC NOTE: FOR THE PURPOSE OF THIS BATHTUB, SHOWER, OR TUB/SHOW UALITY (ENVIRONMENTAL COMFOF WHOLE HOUSE EXHAUST FANS SHA CLOSE WHEN THE FAN IS OFF. COV VALUE OF R-4.2. HEATING AND AIR CONDITIONING S' SELECTED USING THE FOLLOWING 1 - THE HEAT LOSS AND HEAT GAIN ASHRAE HANDBOOKS OR OTHER EC 2 - DUCT SYSTEMS ARE SIZED ACCCO OR OTHER EQUIVALENT DESIGN SOFT EXCEPTION: USE OF ALTERNATE DE
DIVISION 4.5 - 4.507.1 4.507.2	EXHAUST FAN ENVIRONMENTAL Q OPENINGS HEATING AND AIR CONDITIONING SYSTEM DESIGN	COMPLY WITH THE FOLLOWING: 1 - FANS SHALL BE ENERGY STAR C THE BUILDING. 2 - UNLESS FUNCTIONING AS A COM FANS MUST BE CONTROLLED BY A H a) HUMIDISTAT CONTROLS SHALL B HUMIDITY RANGE OF 50 TO 80 PERC NOTE: FOR THE PURPOSE OF THIS BATHTUB, SHOWER, OR TUB/SHOW UALITY (ENVIRONMENTAL COMFOF WHOLE HOUSE EXHAUST FANS SHA CLOSE WHEN THE FAN IS OFF. COV VALUE OF R-4.2. HEATING AND AIR CONDITIONING S' SELECTED USING THE FOLLOWING 1 - THE HEAT LOSS AND HEAT GAIN ASHRAE HANDBOOKS OR OTHER EC 2 - DUCT SYSTEMS ARE SIZED ACCCO OR OTHER EQUIVALENT DESIGN SOFTV EXCEPTION: USE OF ALTERNATE DE SYSTEMS FUNCTION ARE ACCEPTA
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DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CHAPTER 4 - RESIDENTIAL MANDATORY MEASURES CHECKLIST (CONTINURED) REQUIREMENTS

ISTALLED AT LEAST 50% OF FLOOR AREA RECEIVING PLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE DRMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS ESILIENT FLOOR COVERING INSTITUTE (RCFI) BOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE NTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET LDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL 0 (17 CCR 93120 ETSEQ.), BY OR BEFORE THE DATES SHOWN IN TABLE 4.504.5. **PRODUCTS:** COMPOSITE WOOD PRODUCTS INCLUDE BOARD, AND MEDIUM DENSITY FIBER BOARD. DES NOT INCLUDE HARDBOARD, STRUCTURAL PLYWOOD, RAL COMPOSITE LUMBER, ORIENTED STRAND BOARD, PECIFIED IN "STRUCTURAL GLUE LAMINATED TIMBER" ATED WOOD I-JOISTS. (ROL) EQUIRED TO HAVE A VAPOR RETARDER BY CALIFORNIA HAPTER 19 SHALL COMPLY WITH THIS SECTION. STALLED IN COMPLIANCE WITH AT LEAST ONE OF THE OF 1/2 INCH (12.7MM) OR LARGER CLEAN AGGREGATE OR BARRIER IN DIRECT CONTACT WITH CONCRETE AND A LL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL NSTITUTE, ACI 302.2R-06. APPROVED BY THE ENFORCING AGENCY. LICENSED DESIGN PROFESSIONAL. E SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. NOT BE ENCLOSED WHEN THE FRAMING MEMBERS MOISTURE CONTENT SHALL BE VERIFIED IN OLLOWING: DETERMINED WITH EITHER A PROBE-TYPE OR A TAKEN AT A POINT 2 FEET TO 4 FEET FROM THE GRADE BE VERIFIED. STURE READINGS SHALL BE PERFORMED ON WALL AND TATION ACCEPTABLE TO THE ENFORCING AGENCY DVAL TO ENCLOSE THE WALL AND FLOOR FRAMING. CH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE MPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. BE CAPABLE OF ADJUSTING BETWEEN A RELATIVE CENT SECTION A BATHROOM IS A ROOM WHICH CONTAINS A ER COMBINATION. ALL HAVE INSULATED LOUVERS OR COVERS WHICH OVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION SYSTEMS SHALL BE SIZED, DESIGNED, AND EQUIPMENT IS METHODS: I IS ESTABLISHED ACCORDING TO ACCA MANUAL J, EQUIVALENT DESIGN SOFTWARE OR METHODS. CORDING TO ACCA 29-D MANUAL D, ASHRAE HANDBOOKS OFTWARE OR METHODS. EQUIPMENT ACCORDING TO ACCA 36-S MANUAL S OR WARE OR METHODS. DESIGN TEMPERATURES NECESSARY TO ENSURE THE UALIFICATIONS) BE TRAINED AND CERTIFIED. EXAMPLES OF CERTIFICATION PROGRAMS INCLUDE BUT ARE NOT SHIP PROGRAMS. RAMS. RED BY TRADE, LABOR OR STATEWIDE ENERGY OR ANUFACTURING ORGANIZATIONS. LE TO THE ENFORCING AGENCY. BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ENCE IN THE DISCIPLINE THEY ARE INSPECTING. ITH THIS CODE MAY INCLUDE CONSTRUCTION IONS, BUILDER OR INSTALLER CERTIFICATION.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT **CHAPTER 4 - RESIDENTIAL MANDATORY MEASURES CHECKLIST** SECTION CREDIT REQUIREMENTS TORM WATER DRAINAGE AND PROJECTS WHICH **DISTURB** LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR 4.106.2 RETENTION DURING MORE, SHALL MANAGE STORM WATER DRAINAGE DURING **CONSTRUCTION**. CONSTRUCTION ITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER FROM ENTERING 4.106.3 SCOPE BUILDINGS DIVISION 4.2 - ENERGY EFICIENCY THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT'S MANDATORY GREEN BUILDING STANDARDS FOR RESIDENTIAL BUILDINGS DO NOT REQUIRE COMPLIANCE WITH LEVELS OF MINIMUM ENERGY EFFICIENCY BEYOND THOSE REQUIRED BY THE CALIFORNIA 4.201.1 SCOPE **ENERGY COMMISSION, (PART 6, TITLE 24).** THE MOST RECENT SET OF CHANGES TO THE CEC'S ENERGY EFFICENT STANDARDS FOR REISDENTIAL BUILDINGS TOOK EFFECT ON IANILIARY 1 2010 DIVISION 4.3 - WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE) A SCHEDULE OF PLUMBING FIXTURES AND FIXTURE **FITTINGS** THAT WILL REDUCE THE OVERALL USE OF POTABLE WATER WITHIN THE BUILDING BY AT LEAST 20% SHALL BE PROVIDED. THE 20% REDUCTION SHALL BE <u>DEMONSTRATED</u> BY ONE OF THE FOLLOWING METHODS: - PRESCRIPTIVE APPROACH: TOILETS < (1.28 GAL/FLUSH) ; SHOWERHEADS < (2.0GPM @ 80 4.303.1 20% SAVINGS PSI ; KITCHEN FAUCETS < (1.8 GPM @ 60 PSI) ; LAVATORY FAUCETS < (1.5 GPM @ 60 PSI) 2 - PERFORMANCE APPROACH: A CALCULATION DEMONSTRATING A 20% REDUCTION OF INDOOR POTABLE WATER SHALL BE PERFORMED USING THE BASELINE VALUES SET FORTH TABLE 4.303.1. THE CALCULATION WILL BE LIMITED TO THE TOTAL WATER USAGE OF WATER CLOSETS, LAVATORY FAUCETS AND SHOWERHEADS WITHIN THE DWELLING. WHEN SINGLE SHOWER FIXTURES ARE SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS SHALL NOT EXCEED THE MAXIMUM MULTIPLE FLOW RATES SPECIFIED IN THE 20% REDUCTION **COLUMN** CONTAINED IN TABLE 4.303.2 OR SHOWERHEADS THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN 4.303.2 SEVING ONE OPERATION AT A TIME. HOWER EXCEPTION: THE MAX FLOW RATE FOR SHOWER HEADS WHEN USING THE CALCULATION METHOD SPECIFIED IN SECTION 4.303.1, ITEM 2 IS 2.5 GPM @ 80 PSI. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND PLUMBING 4.303.3 SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS. FIXTURES DIVISION 4.3 - WATER EFFICIENCY AND CONSERVATION (OUTDOOR WATER USE) AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING: - CONTROLLERS SHALL BE WEATHER - OR SOIL MOISTURE - BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS IRRIGATION 4.304.1 WEATHER CHANGES. CONTROLLERS - WEATHER - BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR THAT CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). DIVISION 4.4 - MATERIAL CONSERVATION & RESOURCE EFFICIENCY (ENHANCED DURABILITY & REDUCED MAINTENANCE) OPENINGS IN THE BUILDING ENVELOPE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE NEEDED TO ACCOMMODATE GAS, *PLUMBING*, ELECTRICAL LINES JOINTS AND 4.406.1 AND OTHER NECESSARY PENETRATIONS MUST BE SEALED IN COMPLIANCE WITH THE OPENINGS CALIFORNIA ENERGY CODE. DIVISION 4.4 - MATERIAL CONSERVATION & RESOURCE EFFICIENCY (CONSTRUCTION WASTE REDUCTION, DISPOSAL & RECYCLING) RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEETS A LOCAL CONSTRUCTION AND CONSTRUCTION DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT. EXCEPTIONS: WASTE 4.408.1 REDUCTION OF AT 1 - EXCAVATED SOIL AND LAND-CLEARING DEBRIS. 2 - ALTERNATIVE WASTE REDUCTION METHODS DEVELOPED BY WORKING AGENCIES IF LEAST 50% DIVERSION OR RECYCLED FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE COSTRUCTION WHERE A LOCAL JURISDICTION DOES NOT HAVE A **CONSTRUCTION** AND DEMOLITION WASTE 4.408.2 WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL MANAGEMENT BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY. THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS ISOLATED 4.408.2.2 SECTION WHEN JOBSITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF JOBSITES DIVISION 4.4 - MATERIAL CONSERVATION & RESOURCE EFFICIENCY (BUILDING MAINTENANCE & OPERATION) T THE TIME OF FINAL INSPECTION, A MANUAL, <u>COMPACT</u> DISC, WEB-BASED REFERENCE OPERATION AND OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH COVERS 10 SPECIFIC 4.410.1 MAINTENANCE SUBJECT AREAS SHALL BE PLACED IN THE BUILDING. CBIA AND HCD STAFF WILL DEVELOP A GENERIC MANUAL FOR USE BY THE BUILDING INDUSTRY TO ASSIST COMPLIANCE WITH DIVISION 4.5 - ENVIRONMENTAL QUALITY (FIREPLACES) NY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENTED SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II 4.503.1 GENERAL EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH LOCAL ORDINANCES. DIVISION 4.5 - ENVIRONMENTAL QUALITY (POLLUTANT CONTROL) COVERING OF DUCT OPENINGS AND PROTECTION AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE OF MECHANICAL AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND 4.504.1 OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED. EQUIPMENT DURING CONSTRUCTION DHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY: - ADHESIVES, ADHESIVES BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLES 4.504.1 OR 4.504.2 AS APPLICABLE. SUCH PRODUCTS SHALL ALSO COMPLY WITH RULE 1168 PROHIBITION ON THE USE OF ADHESIVES, 4.504.2.1 SEALANTS AND CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE, DICHLORIDE, METHYLENE) CHLORIDE, PERCHLORETHYLENE, AND TRICHLOROETHLENE), EXCEPT FOR AEROSOL CAULKS PRODUCTS AS SPECIFIED IN SUBSECTION 2 BELOW. 2 - AEROSOL ADHESIVES, AND SMALLER <u>UNIT</u> SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCTION, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN ONE POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURES AS SHOWN IN TABLE 4.504.3 UNLESS THE MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS LISTED IN 4.504.2.2 COATINGS PAINTS AND TABLE 4.504.3, SHALL BE DETERMINED BY CLASSIFYING THE **COATS** AS FLAT, NONFLAT, OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37, OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL /IEASURE, AND THE CORRESPONDING FLAT, NONFLAT, OR NONFLAT-HIGH GLOSS VOC LIMIT IN 4.504.3 SHALL APPLY. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(a)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON AEROSOL PAINTS AND COATINGS USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTION 94522(c)(2) AND (d)(2) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17 COMMENCING WITH 4.504.2.3 AND COATINGS 94522(c)(2) AND (d)(2) OF CALIFORNIA CODE OF REGULATIONS, THE TO COMMENSATION OF THE BAY AREA AIR QUALITY SECTION 945220; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY SECTION 945220; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8 RULE 49. 4.504.2.4 DOCUMENTATION DOCUMENTATION STATE SET DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND **PRODUCT** REQUIREMENTS OF ONE OF THE FOLLOWING: - CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM A4.504.3 CARPET SYSTEMS 2 - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR TESTING OF VOC'S (SPECIFICATION 01350) 3 - DEPARTMENT OF GENERAL SERVICES, CALIFORNIA GOLD SUSTAINABLE CARPET STANDARD 4 - SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE 4.504.3.1 CARPET CUSHION REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.

ARPET 4.504.3.2 DHESIVE

CALIFORNIA RESIDENTIAL CODE IGNITION **RESISTANT CONSTRUCTION R337.4**

CRC SECTION R337.4 IGNITION RESISTIVE CONSTRUCTION

MATERIAL" OR IN ACCORDANCE WITH THIS SECTION.

R337.4.1 GENERAL THE MATERIALS PRESCRIBED HEREIN FOR IGNITION RESISTANCE SHALL CONFORM TO THE REQUIREMENTS OF THIS CHAPTER.

R337.4.2 IGNITION-RESISTANT MATERIAL IGNITION-RESISTANT MATERIAL SHALL BE DETERMINED IN ACCORDANCE WITH THE TEST PROCEDURES SET FOURTH IN SFM STANDARD 12-7A-5 "IGNITION-RESISTANT

R337.4.3 ALTERNATIVE METHODS FOR DETERMINING IGNITION-RESISTANT MATERIAL ANY ONE OF THE FOLLOWING SHALL BE ACCEPTED AS MEETING THE DEFINITION OF IGNITION-RESISTANT MATERIAL:

1. NONCOMBUSTIBLE MATERIAL. MATERIAL THAT COMPLIES WITH THE DEFINITION FOR NONCOMBUSTIBLE MATERIAL IN SECTION R202.

2. FIRE-RETARDANT-TREATED WOOD. FIRE-RETARDANT-TREATED WOOD IDENTIFIED FOR EXTERIOR USE THAT COMPLIES WITH THE REQUIREMENTS OF SECTION 2303.2 OF THE CALIFORNIA BUILDING CODE.

3. FIRE-RETARDANT-TREATED WOOD TREATED SHINGLES AND SHAKES. FIRE-RETARDANT-TREATED WOOD TREATED SHINGLES AND SHAKES, AS DEFINED IN SECTION 1505.6 OF THE CALIFORNIA BUILDING CODE AND LISTED BY THE STATE FIRE MARSHAL FOR USE AS "CLASS B" ROOF COVERING, SHALL BE ACCEPTED AS AN IGNITION-RESISTANT WALL COVERING WHEN INSTALLED OVER SOLID SHEATHING.

CRC SECTION R337.5 ROOFING

R337.5.1 GENERAL ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R337 AND R902. ROOFS SHALL HAVE A ROOFING ASSEMBLY INSTALLED IN ACCORDANCE WITH ITS LISTING AND THE MANUFACTURES INSTALLATION INSTRUCTIONS.

R337.5.2 ROOF COVERINGS WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND THE ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL SURFACE NON PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

R337.5.3 ROOF VALLEYS

WHERE THE VALLEY FLASHING IS INSTALLED. THE FLASHING SHALL NOT BE LESS THAN 0.019 - INCH NO.26 GAGE GALVANIZED SHEET CORROSION RESISTANT METAL INSTALLED OVER NOT LESS THAT ONE LAYER OF MINIMUM 72 POUND MINERAL SURFACE NON PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36" WIDE RUNNING THE FULL LENGTH OF THE VALLEY.

R337.5.4 ROOF GUTTERS ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

CRC SECTION R337.6 VENTS

R337.6.1 GENERAL WHERE PROVIDED, VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTERS, AND UNDERFLOOR VENTILATION SHALL BE IN ACCORDANCE WITH SECTION 1203 OF THE CALIFORNIA BUILDING CODE AND SECTIONS R337.6.1 THROUGH R337.6.3 OF THIS SECTION TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS.

R337.6.2 REQUIREMENTS VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES,

ENCLOSED RAFTER SPACES WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET ONE OF THE FOLLOWING REQUIREMENTS:

1. LISTED VENTS COMPLYING WITH ASTM E2886 WITH THE FOLLOWING TEST RESULTS: 1.1. THE EMBER INTRUSION TEST SHALL HAVE NO FLAMING IGNITION OF THE COTTON MATERIAL.

1.2. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662°F.

2. VENTS COPLYING WITH ALL OF THE FOLLOWING: 2.1 THE DIMENSION OF THE OPENINGS THEREIN SHALL BE A MINIMUM OF $\frac{1}{16}$ INCH AND SHALL NOT EXCEED $\frac{1}{8}$ INCH.

2.2 THE MATERIAL USED SHALL BE NONCOMBUSTIBLE. EXCEPTION: VENTS LOCATED UNDER THE ROOF COVERING, ALONG THE RIDGE OF ROOFS, WITH THE EXPOSED SURFACE OF THE VENT COVERED BY NONCOMBUSTIBLE WIRE MESH, MAY BE OF COMBUSTIBLE MATERIALS.

2.3. THE MATERIALS USED SHALL BE CORROSION RESISTANT.

R337.6.3 VENTILATION OPENINGS ON THE UNDERSIDE OF EAVES AND CORNICES: VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES.

WITH EITHER ONE OF THE FOLLOWING CONDITIONS:

EXCEPTIONS: 1. THE ENFORCING AGENCY MAY ACCEPT OR APPROVE SPECIAL EAVE AND CORNICE VENTS THAT RESIST THE INTRUSION OF FLAME BURNING EMBERS.

2. VENTS COMPLYING WITH THE REQUIREMENTS OF SECTION R337.6.2 MAY BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES IN ACCORDANCE

2.1. THE ATTIC SPACE BEING VENTILATED IS FULLY PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OF THE CALIFORNIA BUILDING CODE OR,

2.2. THE EXTERIOR WALL COVERING AND EXPOSED UNDERSIDE OF THE EAVE ARE OF NONCOMBUSTIBLE MATERIAL, OR IGNITION RESISTANT MATERIALS AS DETERMINED IN ACCORDANCE WITH SFM STANDARD 12-7A-5 IGNITION RESISTANT MATERIAL AND THE VENT IS LOCATED MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE OF A DECK, PORCH, PATIO OR SIMILAR SURFACE.

CRC SECTION R337.7 EXTERIOR COVERING

R337.7.1 SCOPE

THE PROVISIONS OF THIS SECTION SHALL GOVERN THE MATERIALS AND CONSTRUCTION METHODS USED TO RESIST BUILDING IGNITION AND/OR SAFEGUARD AGAINST THE INTRUSION OF FLAMES RESULTING FROM SMALL EMBER AND SHORT TERM DIRECT FLAME CONTACT EXPOSURE.

R337.7.2 GENERAL THE FOLLOWING EXTERIOR COVERING MATERIALS AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION.

1. EXTERIOR WALL COVERING MATERIAL

- 2. EXTERIOR WALL ASSEMBLY
- 3. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE OVERHANGS 4. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE SOFFITS
- 5. EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS
- 6. EXTERIOR EXPOSED UNDERSIDE OF FLOOR PROJECTIONS 7. EXTERIOR UNDERFLOOR AREAS

EXCEPTION: 1. EXTERIOR WALL ARCHITECTURAL TRIM, EMBELLISHMENTS, FASCIAS AND GUTTERS

2. ROOF OR WALL TOP CORNICE PROJECTIONS AND SIMILAR ASSEMBLIES

3. ROOF ASSEMBLY PROJECTIONS OVER GABLE END WALL

4. SOLID WOOD RAFTER TAILS AND SOLID WOOD BLOCKING INSTALLED BETWEEN RAFTERS HAVING MINIMUM DIMENSION 2" NOMINAL

5. DECK WALKING SURFACES SHALL COMPLY WITH SECTION R337.9 ONLY

R337.7.3 EXTERIOR WALLS THE FOLLOWING REQUIREMENTS:

1. NONCOMBUSTIBLE MATERIAL 2. IGNITION RESISTANT MATERIAL 3. HEAVY TIMBER EXTERIOR WALL ASSEMBLY 4. LOG WALL CONSTRUCTION ASSEMBLY

EXCEPTIONS: FRAMING.

2. THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.

R337.7.3.1 EXTENT OF EXTERIOR WALL COVERING AT THE ENCLOSURE.

R337.7.4 OPEN ROOF EAVES THE EXPOSED ROOF DECK ON THE UNDERSIDE OF THE ENCLOSED ROOF EAVES SHALL CONSIST OF ONE OF THE FOLLOWING:

> 1. NONCOMBUSTIBLE MATERIAL 2. IGNITION RESISTANT MATERIAL 3. ONE LAYER OF 5% INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND DECK.

EXCEPTIONS: NCH. OF THE RAFTER TAILS.

ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTER TAILS SHALL BE PROTECTED BY ONE OF THE FOLLOWING:

> 2. IGNITION RESISTANT MATERIAL 3. ONE LAYER OF 5/8 INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE RAFTER TAILS OF SOFFIT RESISTANCE DESIGN MANUAL. UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE

FOLLOWING: 5.1. SFM STANDARD 12-7A-3; OR EXCEPTIONS:

R337.7.6 EXTERIOR PORCH CEILINGS BY ONE OF THE FOLLOWING:

> 1. NONCOMBUSTIBLE MATERIAL 2. IGNITION RESISTANT MATERIAL RAFTER TAILS OF SOFFIT DESIGN MANUAL.

TEST PROCEDURES SET FORTH IN EITHER OF THE FOLLOWING: 5.1. SFM STANDARD 12-7A-3; OR 5.2. ASTM E2957 EXCEPTIONS: 1. ARCHITECTURAL TRIM BOARDS

R337.7.7 FLOOR PROJECTIONS FOLLOWING:

> 2. IGNITION RESISTANT MATERIAL 3. ONE LAYER OF % INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION 4. THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR PROJECTION INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL. 5. THE UNDERSIDE OF THE FLOOR PROJECTION ASSEMBLY THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN EITHER OF THE FOLLOWING:

5.1. SFM STANDARD 12-7A-3; OR 5.2. ASTM E2957

EXCEPTIONS:

R337.7.8 UNDERFLOOR PROJECTIONS THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:

> 1. NONCOMBUSTIBLE MATERIAL 2. IGNITION RESISTANT MATERIAL 3. ONE LAYER OF 5% INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION 4. THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR PROJECTION INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL. 5. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN EITHER OF THE FOLLOWING: 5.1. SFM STANDARD 12-7A-3 5.2. ASTM E2957

EXCEPTIONS: 1. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION

THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL COMPLY WITH ONE OF

5. WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10 MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1

1. ONE LAYER OF ⁵/₈ INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE

EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN CASE OF ENCLOSED EAVES, TERMINATE

AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF 4. THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.

1. SOLID WOOD RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MINIMUM NOMINAL DIMENSION OF 2

2. SOLID WOOD BLOCKING INSTALLED BETWEEN RAFTER TAILS ON THE THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MINIMUM NOMINAL DIMENSION OF 2 INCH. 3. GABLE END OVERHANGS AND ROOF ASSEMBLY PROJECTIONS BEYOND THE EXTERIOR WALL OTHER THAN AT THE LOWER END

4. FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS R337.7.5 ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED IN

WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, 1. NONCOMBUSTIBLE MATERIAL

4. THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE 5. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL

WITH THE TEST PROCEDURES SET FORTH IN EITHER OF THE

5.2. FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS.

1. GABLE END OVERHANGS AND ROOF ASSEMBLY PROJECTIONS BEYOND AN EXTERIOR WALL OTHER THAN AT THE LOWER END OF THE RAFTER TAILS 2. FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS

THE EXPOSED UNDERSIDE OF THE EXTERIOR PORCH CEILINGS SHALL BE PROTECTED

3. ONE LAYER OF 5/2 INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE

4. THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE 5. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE

THE EXPOSED UNDERSIDE OF A CANTILEVERED FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY ONE OF THE

1. NONCOMBUSTIBLE MATERIAL

1. ARCHITECTURAL TRIM BOARDS

R337.7.9 UNDERSIDE OF APPENDAGES WHEN REQUIRED BY THE ENFORCING AGENCY THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL 2. IGNITION RESISTANT MATERIAL 3. ONE LAYER OF ⅔ INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR
PROJECTION 4. THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
5. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN EITHER OF THE FOLLOWING: 5.1. SFM STANDARD 12-7A-3 5.2. ESTM E2957
EXCEPTIONS: 1. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION
CRC SECTION R337.8 EXTERIOR WINDOWS AND DOORS
R337.8.1 GENERAL R337.8.2 EXTERIOR GLAZING THE FOLLOWING EXTERIOR GLAZING MATERIALS AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:
1. EXTERIOR WINDOWS 2. EXTERIOR GLAZED DOORS

3. GLAZED OPENINGS WITHIN EXTERIOR DOORS 4. GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS 5. EXTERIOR STRUCTURAL GLASS VENEER

R337.8.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH

ONE OF THE FOLLOWING REQUIREMENTS:

1. BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION R308 SAFETY

GLAZING, OR 2. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR 3. HAVE A FIRE RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN

TESTED IN ACCORDING TO NFPA 257, OR 4. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12**-**7A-2

R337.8.2.2 STRUCTURAL GLASS VENEER THE WALL ASSEMBLY BEHIND STRUCTURAL GLASS VENEER SHALL COMPLY WITH SECTION R337.7.3

R337.8.3. EXTERIOR DOORS EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:

- 1. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL, OR 2. SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:
- 2.1 STILES AND RAILS SHALL NOT BE LESS THAN 1% INCHES THICK 2.2 RAISED PANELS SHALL NOT BELESS THAN 1% INCHES THICK EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/2 INCHES THICK 3. SHALL HAVE A FIRE RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252 4. SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM
- STANDARD 12-7A-1 R337.8.3.1 EXTERIOR DOOR GLAZING GLAZING IN EXTERIOR DOORS SHALL COMPLY WITH SECTION R337.8.2.1

CRC SECTION R337.9 DECKING

R337.9.1 GENERAL THE WALKING SURFACE MATERIALS OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION.

R337.9.2 WHERE REQUIRED THE WALKING SURFACE MATERIALS OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION WHEN ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE BUILDING.

R337.9.3 DECKING SURFACES THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS

1. IGNITION RESISTANT MATERIALS THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-7A-4 AND SFM 12-7A-5

3. NONCOMBUSTIBLE MATERIAL 4. ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF THE SFM STANDARD 12-7A-4A WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL

EXCEPTION: WALL MATERIAL MAY BE OF ANY MATERIAL THAT OTHERWISE COMPLIES WITH THIS CHAPTER WHEN THE DECKING SURFACE MATERIAL COMPLIES WITH THE PERFORMANCE REQUIREMENTS ASTM E84 WITH A CLASS B

LIST OF PROPOSED EXTERIOR MATERIALS

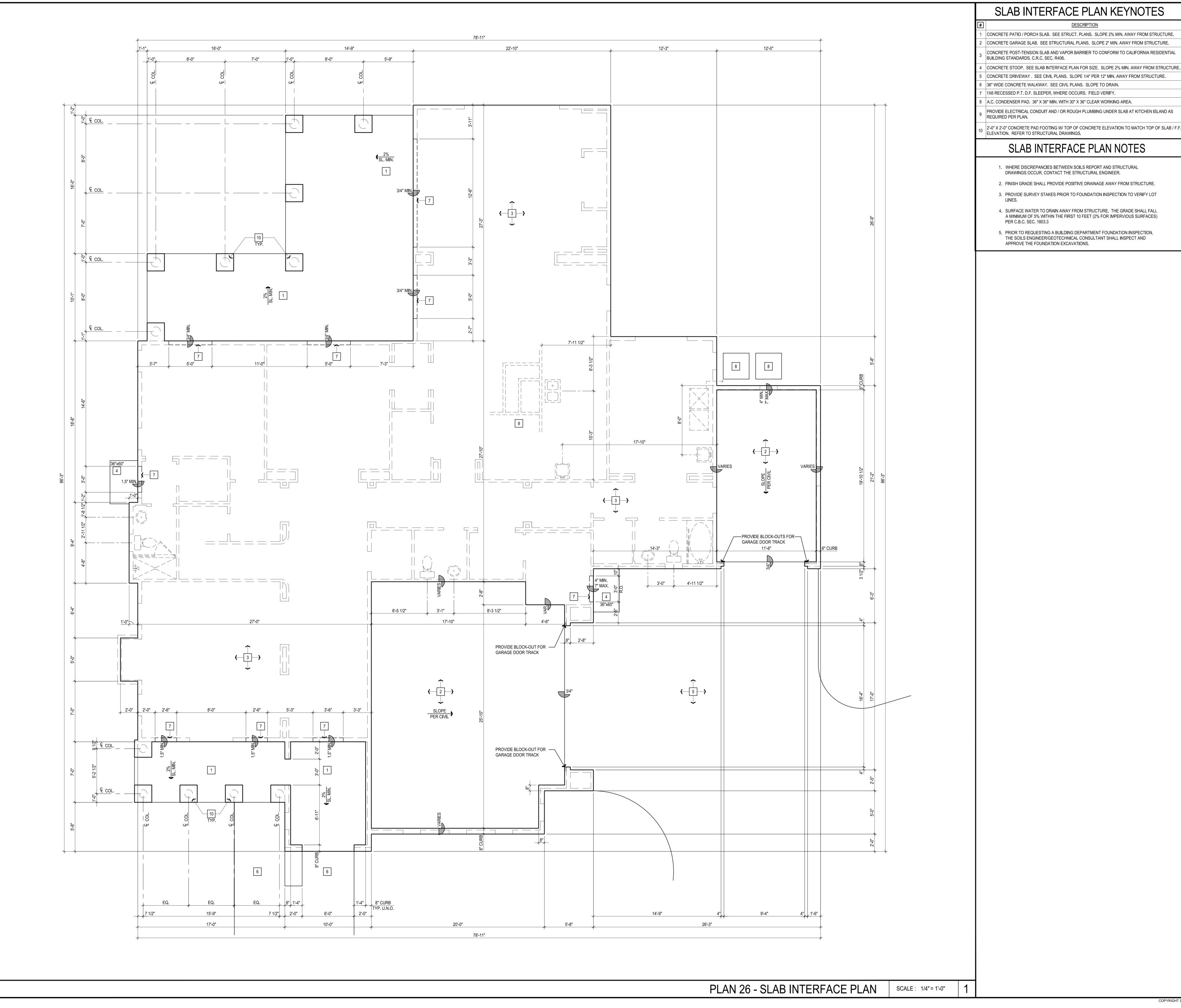
- 1. REDLAND CLAY ROOF TILE (CLASS A) IAPMO #445 2. OHAGIN ROOF VENTS SBCCI-9650A (CAL-FIRE LISTED)
- WALLS EXTERIOR STUCCO 3-COAT NON-COMBUSTIBLE
- 4. EXTERIOR ADHERED VENEER EL DORADO ICC/ESR-1215 5. EAVE SOFFIT BOARD - HARDIE SOFFIT BOARD ESR-2273 (CAL-FIRE LISTED) UNDER DECK/FLOOR - EXTERIOR STUCCO 3-COAT NON-COMBUSTIBLE
- PORCH CEILINGS EXTERIOR STUCCO 3-COAT NON-COMBUSTIBLE 8. WATERPROOF DECKING - IGNITION RESISTANT CLASS A ASTM E84

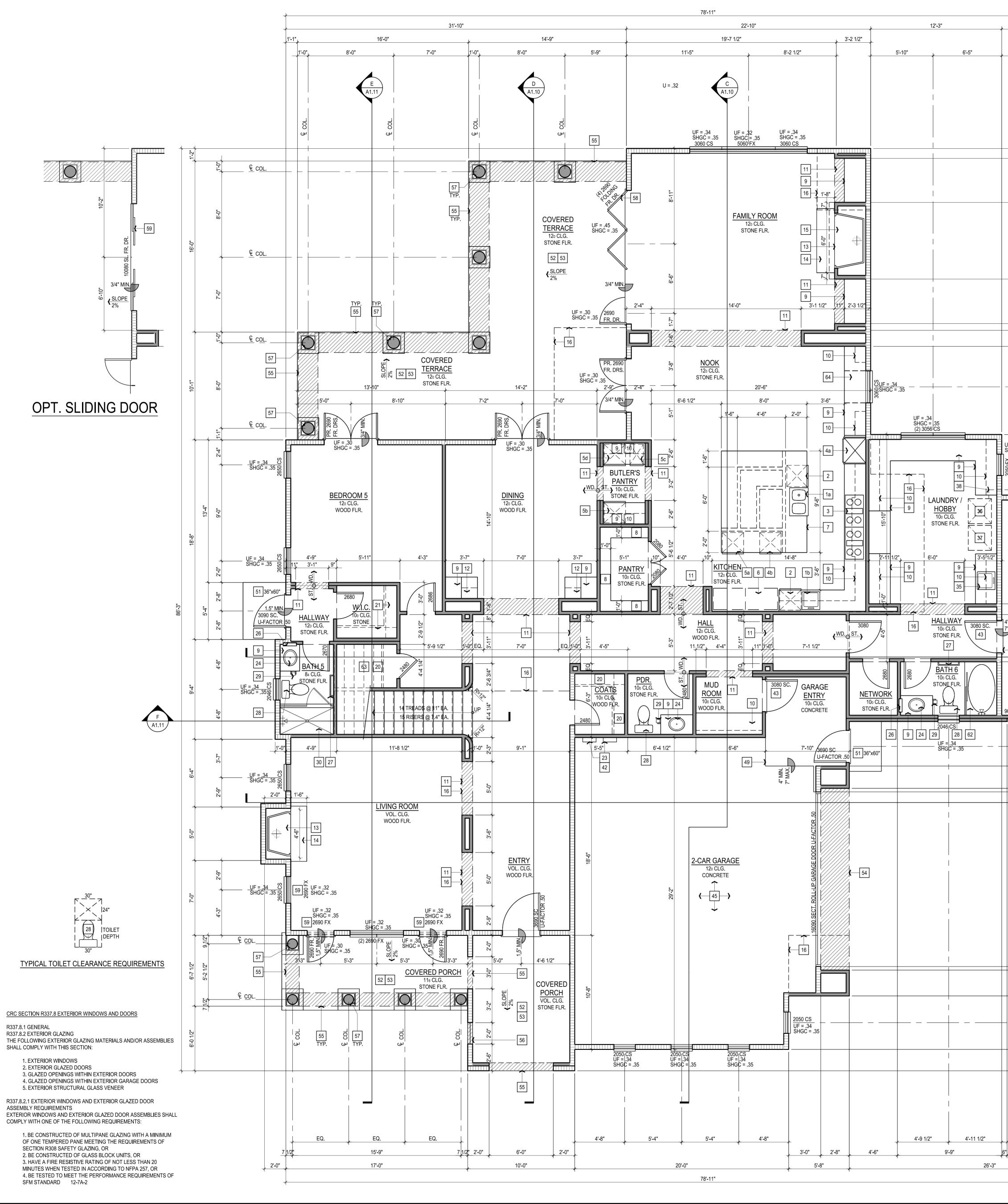
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DEPARTMENT	LOS ANGELES RESIDENTIAL PLAN DF PUBLIC WORKS GENERAL NOTES SAFETY DIVISION	COUNTY OF LOS ANGELES GREEN BUILDING DEPARTMENT OF PUBLIC WORKS STANDARDS CODE BUILDING AND SAFETY DIVISION GENERAL NOTES
 (BC), Residential Code (RC), Plumbing Code (PC), Mech Standards Code (GC). INSTRUCTIONS The following notes must be included on the plans. SECURITY REQUIREMENTS Exterior doors, doors between a house and a garage, windows and their hardware shall conform to the 	 i. Sliding glass doors and sliding glass windows shall be capable of withstanding the tests set forth in Section 6706 and 6707 of the Los Angeles County Building Code and shall bear a label indicating compliance with these tests. Locking devices on 	GENERAL PROJECT INFORMATION PLAN CHECK NO. JOB ADDRESS JOB ADDRESS NOTE: Numbers in the parenthesis () refer to sections of the 2017 edition of the County of Los Angeles Green Building Standards Code, Table (T). INSTRUCTIONS • The following notes must be included on the plans. GENERAL REQUIREMENTS 1. Plumbing fixtures and fixture fittings on the plans shall comply with the following flow rates: a. Water Closets – 1.28 GPF b. Urinals – 0.5 GPF 6. All mechanical exhaust fans in rooms with a bathtub or shower shall comply with the following: a. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
 Security Provisions of Chapter 67 of the County of Los Angeles Building Code: a. Single swinging doors, active leaf of a pair of doors, and the bottom leaf of Dutch doors shall be equipped with a latch and a deadbolt. If the latch has a key-locking feature, a dead latch shall be used. The deadbolt lock shall be key operated from the interior side of the door, and operated from the interior side of the door by a device not requiring a key, tool, or excessive force. Deadbolts shall have a hardened insert with 1" minimum throw and 5/8" minimum embedment into the jamb. (BC 6709.2) b. Inactive leaf of a pair of doors and the upper leaf of Dutch doors shall have a deadbolt as per paragraph "a", unless it is not key operated from the exterior, or has a hardened deadbolt at top and bottom with ½" embedment. (BC 6709.1) c. Swinging wood door(s) shall be solid core not less than 1-3/8" thick. (BC 6709.1.1) d. Panels of wood gons shall be 9/16" thick and not more than 300 sq. inches. Stiles and rails to be 1-3/8" thick and 3" minimum width. (BC6709.1.2) e. Door stops of wood jambs of in-swinging doors shall be one piece construction or joined by a rabbet. (BC 6709.4) g. Windows and door lights within 40" of the locking device of the door shall be fully tempered/approved burglary resistant/protected by bars, screens or grills. (BC 6714) h. Overhead and sliding garage doors shall be secured with a cylinder lock, a padlock with a hardened steel shackle, or equivalent when not otherwise locked by electric power operation. Jamb locks shall be on both jambs for doors exceeding 9 feet in width (BC 6711) 	 sliding glass doors complying with Section 1010 and 1030, and emergency egress windows complying with Section 1030, shall be releasable from the inside without the use of a key, tool, or excessive force. (BC 6710, 6715) CONSTRUCTION REQUIREMENTS Notching of studs in exterior or bearing walls shall not exceed 25% of its width. Notching of studs in nonbearing walls shall not exceed 40% of its width. Bored holes in studs shall not exceed 60% of its width. Bored holes in studs shall not exceed 60% of its width. Bored holes in studs shall not exceed 60% of its width. Bored holes in studs shall not exceed 10% of its width. Bored holes in studs shall not exceed 10% of its width. (R 602.6) Wall and Ceiling finishes shall have a flame spread index not greater than 200, and a smoke-developed index not to exceed 25, and a smoke-developed index not to exceed 450. (R 202.0) Provide fire blocking in concealed spaces of combustible stud walls, partitions, including furred spaces, at the ceiling and floor level, at 10-foot intervals both vertical and horizontal, and between stair stringers at the top and bottom. (R 302.1) Ducts installed under a floor in a crawl space shall not prevent access to an area of the crawl space. Where it is required to move under ducts for access to areas of the crawl space, a vertical clearance of 18" minimum shall be provided. (MC 603.1) Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than .019 inch (No. 2	 c. Wall-mounted urinal – 0.125 GPF d. Single showerhead – 2.0 GPM at 80psi e. Multiple showerheads – 2.0 GPM at 80psi for all combined showerheads f. Lavatory faucets – 1.2 GPM at 60psi g. Lavatory faucets – 1.2 GPM at 60psi (4.303.1) f. Metering faucets – 1.8 GPM at 60psi (4.303.1) e. Kitchen faucets – 1.8 GPM at 60psi (4.303.1) f. Metering faucets – 1.8 GPM at 60psi (4.303.1) e. Annular spaces around pipes, electrical 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 agency. (4.406.1) f. Fireplaces shall be direct vent sealed combustion type. Indicate on the plans the manufacturer name and model number. (4.503.1) f. 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 openings shall be protect the amount of water, dust and debris which may enter the system. (4.504.1) f. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Insulation products which are visibly wet or have high moisture content shall be precised or allowed to dry prior to enclosure in wall or floor cavities. (4.505.3) f. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall be precised or allowed to dry prior to enclosure in wall or floor cavities. (4.505.3)
	01-01-2017 Page 1 of 3	Residential 2017 Green Building Standard Notes 01-01-2017 Page 1 of 2
 Roof diaphragm nailing to be inspected before covering. Wood structural panel sheathing shall comply with Section R803.2. (R 803) End joints in lumber used as subflooring shall occur over supports, unless end-matched lumber is used, in which case each piece shall bear on not less than two joists. Wood structural panel sheathing used for structural purposes shall comply with Section R503.2. (R 503) CHAZNIG REQUIREMENTS The following shall be considered specific hazardous locations requiring safety glazing per Section R308: Glazing in fixed and operable panels adjacent to a door where the bottom exposed edge of the glazing in fixed or operable panels adjacent to a door where the bottom exposed edge of the glazing is less than 60 inches above the walking surface and it meets either of the following conditions:	<list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item>	<list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item>
 e. A permanent 120V receptacle outlet and a lighting fixture shall be installed near the appliance. Light switch shall be located at the entrance to the passageway. (MC 304.4.4) f. A type B or L gas vent shall terminate not less than 5 feet above the highest connected appliance flue collar or draft hood. (MC 802.6.2.1) g. Appliance installation shall meet all listed clearances. (MC 303.1) 13. Clothes dryer exhaust duct shall terminate on the outside of the building in accordance with Section 502.2.1 and shall be equipped with a back-draft damper. Screens shall not be installed at the duct termination. (MC 504.4) 14. Clothes dryer moisture exhaust duct shall be 4 inches in diameter and is limited to a total combined horizontal and vertical length of 14 feet, including two 90 degree elbows from the clothes dryer to point of termination. Duct length shall be reduced by 2 feet for each 90 degree elbow in excess of two. (MC 504.4.2) 15. Appliances (water heater, furnace, etc.) located in the garage shall be installed so that burners and burnerignition devices are located not less than 18 inches above the floor, unless listed as flammable vapor ignition resistant. (MC 305.1) 16. Ducts shall be sized per Chapter 6 of the Mechanical Code. 17. Flush volumes of plumbing fixtures and flow rates of plumbing fittings shall comply with Section 4.303 of the Green Code. 18. ABS and PVC DWV piping installations are limited to not more than two stories of areas. (PC 701.2(2)) 19. All showers and tub-showers shall have a pressure balance, thermostatic, or combination pressure balance, thermostatic, or combination pressure balance, thermostatic, or combination pressure balance, thermostatic mixing type valve. (PC 408.3) 20. All new, replacement and existing water heaters shall be strapped to the wall in two places. One on the upper 1/3 of the tank, and one on the lower 1/3 of the tank. The lower point shall be a minimum of 4 inches a	<list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item>	<image/> <image/> <image/> <image/> <image/> <section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header>

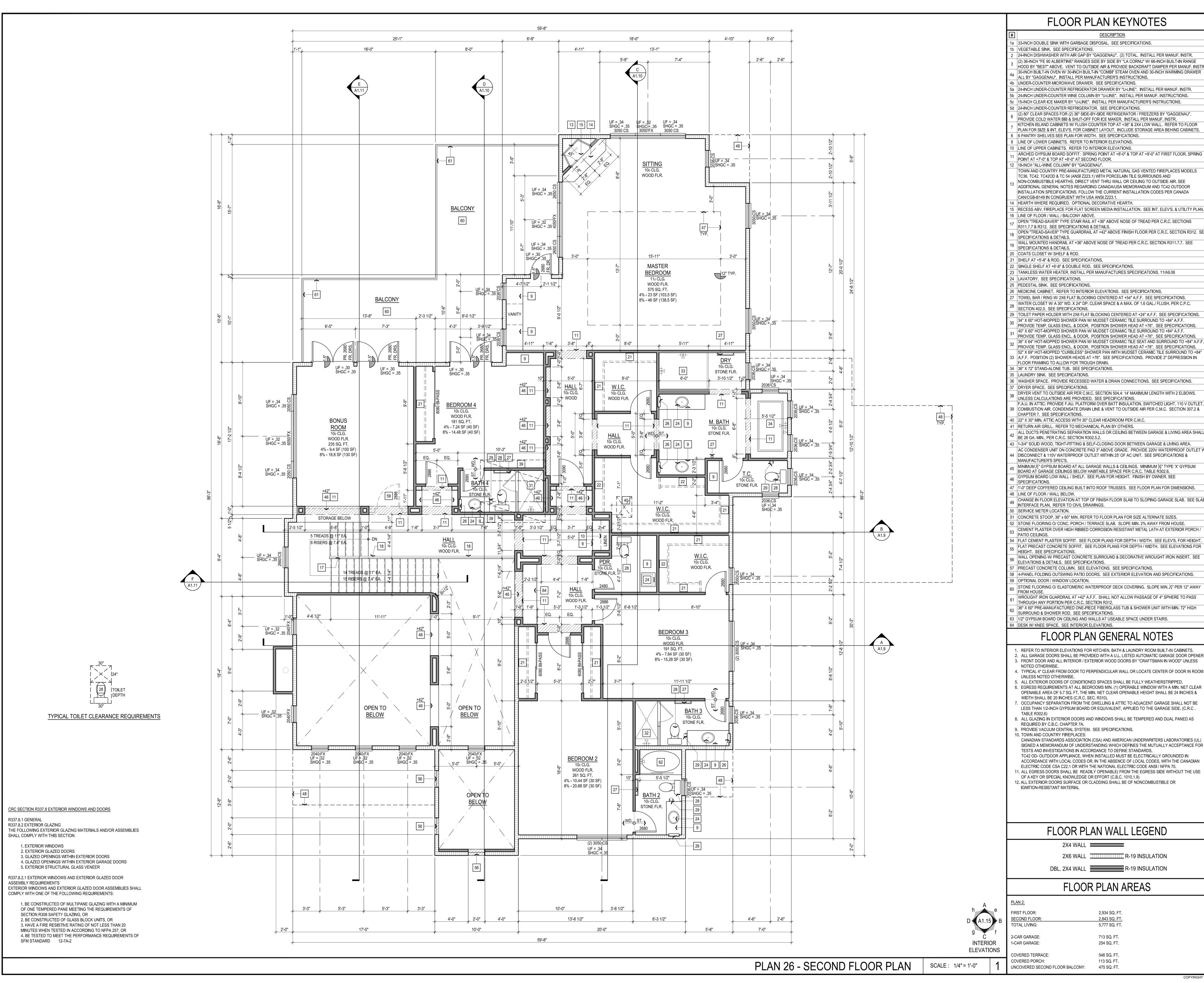
SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING MATERIALS: 2. EXTERIOR FIRE RETARDANT TREATED WOOD

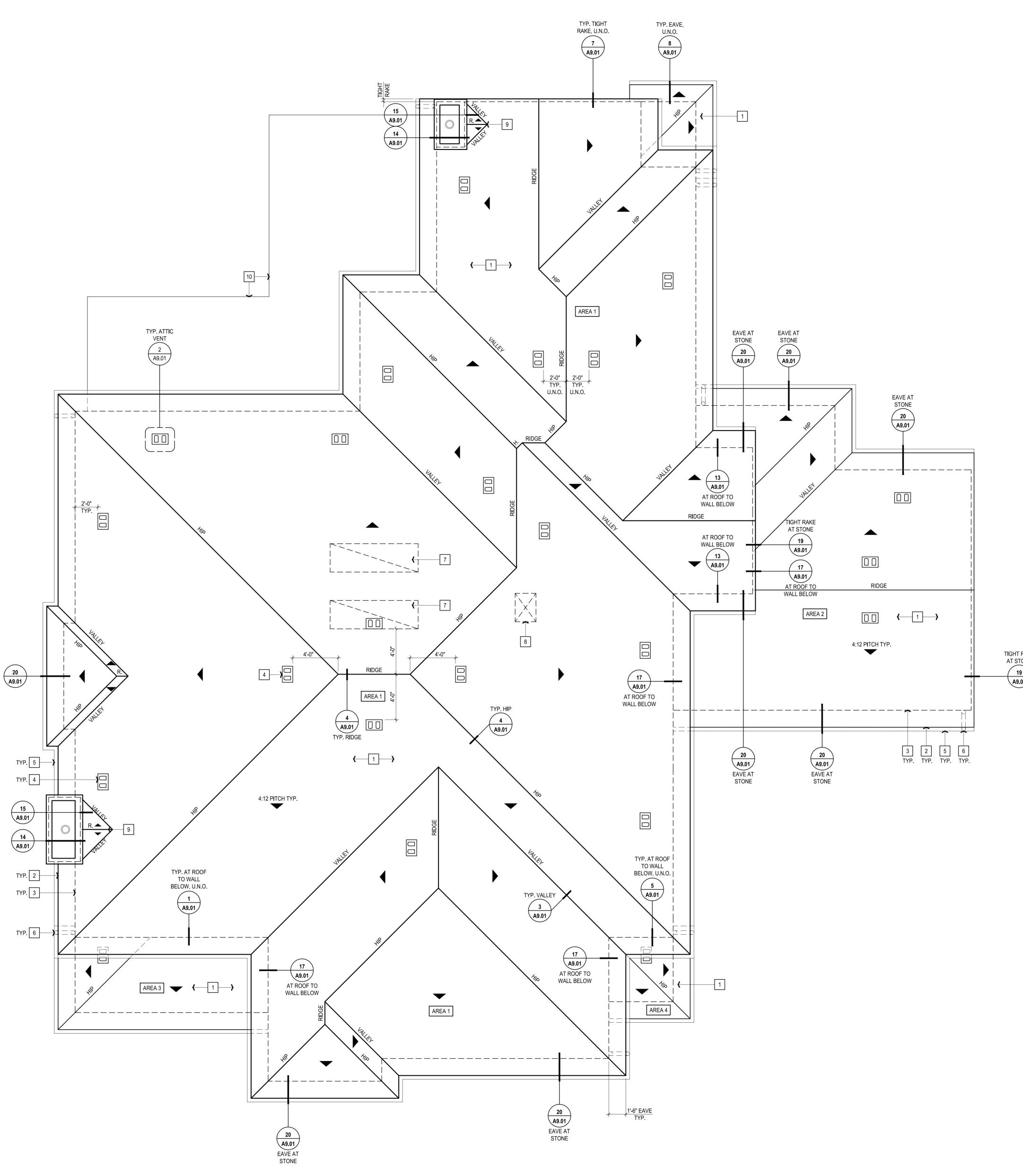
FLAME SPREAD RATING.

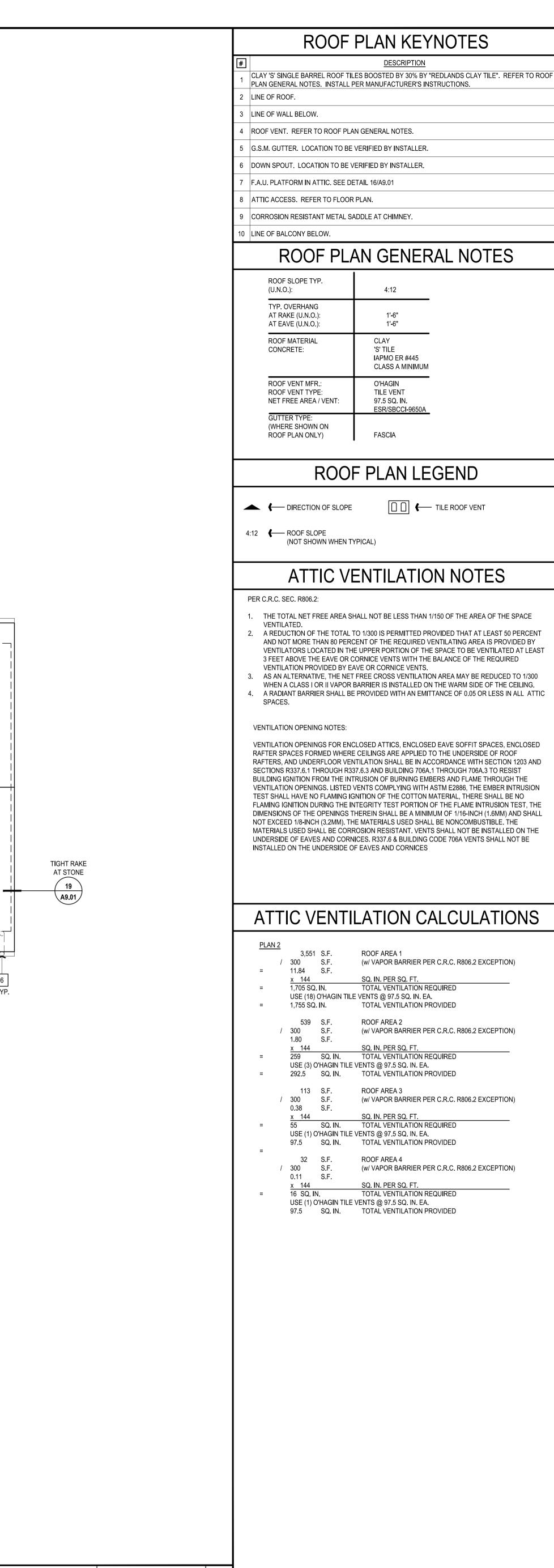




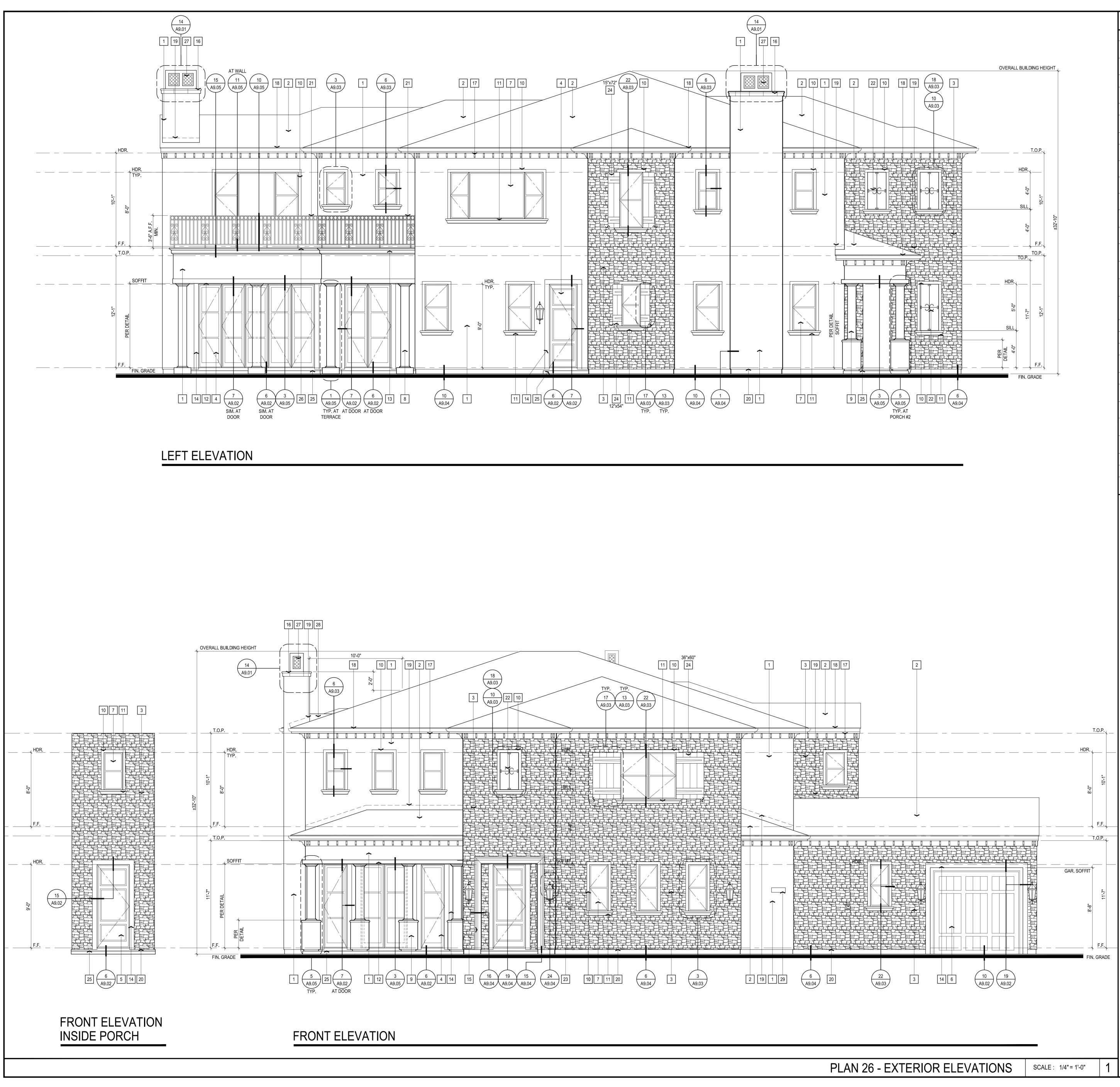
		FLOOR PLAN KEYNOTES
12'-0"		# DESCRIPTION 1a 33-INCH DOUBLE SINK WITH GARBAGE DISPOSAL. SEE SPECIFICATIONS.
6'-0"		1b VEGETABLE SINK. SEE SPECIFICATIONS. 2 24-INCH DISHWASHER WITH AIR GAP BY "GAGGENAU". (2) TOTAL. INSTALL PER MANUF. INSTR. 3 (2) 36-INCH "FE 90 ALBERTINE" RANGES SIDE BY SIDE BY "LA CORNU" W/ 66-INCH BUILT-IN RANGE HOOD BY "BEST" ABOVE. VENT TO OUTSIDE AIR & PROVIDE BACKDRAFT DAMPER PER MANUF. INSTR 4a 30-INCH BUILT-IN OVEN W/ 30-INCH BUILT-IN "COMBI" STEAM OVEN AND 30-INCH WARMING DRAWER ALL BY "GAGGENAU". INSTALL PER MANUFACTURER'S INSTRUCTIONS.
		 4b UNDER-COUNTER MICROWAVE DRAWER. SEE SPECIFICATIONS. 5a 24-INCH UNDER-COUNTER REFRIGERATOR DRAWER BY "U-LINE". INSTALL PER MANUF. INSTR. 5b 24-INCH UNDER-COUNTER WINE COLUMN BY "U-LINE". INSTALL PER MANUF. INSTRUCTIONS. 5c 15-INCH CLEAR ICE MAKER BY "U-LINE". INSTALL PER MANUFACTURER'S INSTRUCTIONS. 5d 24-INCH UNDER-COUNTER REFRIGERATOR. SEE SPECIFICATIONS. 6d 24-INCH UNDER-COUNTER REFRIGERATOR. SEE SPECIFICATIONS.
		6 (2) 80" CLEAR SPACES FOR (2) 36" SIDE-BY-SIDE REFRIGERATOR / FREEZERS BY "GAGGENAU". PROVIDE COLD WATER BIB & SHUT-OFF FOR ICE MAKER. INSTALL PER MANUF. INSTR. 7 KITCHEN ISLAND CABINETS W/ FLUSH COUNTER TOP AT +36" & 2X4 LOW WALL. REFER TO FLOOR PLAN FOR SIZE & INT. ELEV'S. FOR CABINET LAYOUT. INCLUDE STORAGE AREA BEHIND CABINETS.
	11.	 8 6 PANTRY SHELVES SEE PLAN FOR WIDTH. SEE SPECIFICATIONS. 9 LINE OF LOWER CABINETS. REFER TO INTERIOR ELEVATIONS. 10 LINE OF UPPER CABINETS. REFER TO INTERIOR ELEVATIONS. 11 ARCHED GYPSUM BOARD SOFFIT: SPRING POINT AT +8'-0" & TOP AT +9'-0" AT FIRST FLOOR, SPRING POINT AT +7'-0" & TOP AT +8'-0" AT SECOND FLOOR.
	4	 12 18-INCH "ALL-WINE COLUMN" BY "GAGGENAU". TOWN AND COUNTRY PRE-MANUFACTURED METAL NATURAL GAS VENTED FIREPLACES MODELS TC36, TC42, TC42OD & TC 54 (ANSI Z223.1) WITH PORCELAIN TILE SURROUNDS AND NON-COMBUSTIBLE HEARTHS, DIRECT VENT THRU WALL OR CEILING TO OUTSIDE AIR. SEE ADDITIONAL GENERAL NOTES REGARDING CANADA/USA MEMORANDUM AND TC42 OUTDOOR INSTALLATION SPECIFICATIONS. FOLLOW THE CURRENT INSTALLATION CODES PER CANADA CAN/CGB-B149 IN CONGRUENT WITH USA ANSI Z223.1.
	7:-2"	 14 HEARTH WHERE REQUIRED. OPTIONAL DECORATIVE HEARTH. 15 RECESS ABV. FIREPLACE FOR FLAT SCREEN MEDIA INSTALLATION. SEE INT. ELEV'S. & UTILITY PLAN. 16 LINE OF FLOOR / WALL / BALCONY ABOVE. 17 OPEN "TREAD-SAVER" TYPE STAIR RAIL AT +36" ABOVE NOSE OF TREAD PER C.R.C. SECTIONS
	2" 26'-9"	 R311.7.7 & R312. SEE SPECIFICATIONS & DETAILS. OPEN "TREAD-SAVER" TYPE GUARDRAIL AT +42" ABOVE FINISH FLOOR PER C.R.C. SECTION R312. SE SPECIFICATIONS & DETAILS. WALL MOUNTED HANDRAIL AT +36" ABOVE NOSE OF TREAD PER C.R.C. SECTION R311.7.7. SEE SPECIFICATIONS & DETAILS. OPATO OL OPETALIS.
	-6" 7 1/2" 4'	 20 COATS CLOSET W/ SHELF & ROD. 21 SHELF AT +5'-8" & ROD. SEE SPECIFICATIONS. 22 SINGLE SHELF AT +6'-8" & DOUBLE ROD. SEE SPECIFICATIONS. 23 TANKLESS WATER HEATER, INSTALL PER MANUFACTURES SPECIFICATIONS, 11/A9.06 24 LAVATORY. SEE SPECIFICATIONS.
	-9 1/2"	 25 PEDESTAL SINK. SEE SPECIFICATIONS. 26 MEDICINE CABINET. REFER TO INTERIOR ELEVATIONS. SEE SPECIFICATIONS. 27 TOWEL BAR / RING W/ 2X6 FLAT BLOCKING CENTERED AT +54" A.F.F. SEE SPECIFICATIONS. 28 WATER CLOSET W/ A 30" WD. X 24" DP. CLEAR SPACE & A MAX. OF 1.6 GAL./ FLUSH. PER C.P.C.
	4'-5 1/2" 3'	 SECTION 402.0. SEE SPECIFICATIONS. TOILET PAPER HOLDER WITH 2X6 FLAT BLOCKING CENTERED AT +24" A.F.F. SEE SPECIFICATIONS. 34" X 60" HOT-MOPPED SHOWER PAN W/ MUDSET CERAMIC TILE SURROUND TO +84" A.F.F. PROVIDE TEMP. GLASS ENCL. & DOOR. POSITION SHOWER HEAD AT +76". SEE SPECIFICATIONS. 40" X 60" HOT-MOPPED SHOWER PAN W/ MUDSET CERAMIC TILE SURROUND TO +84" A.F.F. PROVIDE TEMP. GLASS ENCL. & DOOR. POSITION SHOWER HEAD AT +76". SEE SPECIFICATIONS. 31 40" X 60" HOT-MOPPED SHOWER PAN W/ MUDSET CERAMIC TILE SURROUND TO +84" A.F.F. PROVIDE TEMP. GLASS ENCL. & DOOR. POSITION SHOWER HEAD AT +76". SEE SPECIFICATIONS. 36" X 64" HOT-MOPPED SHOWER PAN W/ MUDSET CERAMIC TILE SEAT AND SURROUND TO +84" A.F.F.
JF = .32 SHGC = .35	2- - 10"	 PROVIDE TEMP. GLASS ENCL. & DOOR. POSITION SHOWER HEAD AT +76". SEE SPECIFICATIONS. 52" X 69" HOT-MOPPED "CURBLESS" SHOWER PAN WITH MUDSET CERAMIC TILE SURROUND TO +84" A.F.F. POSITION (2) SHOWER HEADS AT +76". SEE SPECIFICATIONS. PROVIDE 2" DEPRESSION IN FLOOR FRAMING TO ALLOW FOR TROUGH DRAIN. 36" X 72" STAND-ALONE TUB. SEE SPECIFICATIONS.
44 2050 FX	2'-10" 5'-8"	 35 LAUNDRY SINK. SEE SPECIFICATIONS. 36 WASHER SPACE. PROVIDE RECESSED WATER & DRAIN CONNECTIONS. SEE SPECIFICATIONS. 37 DRYER SPACE. SEE SPECIFICATIONS. 38 DRYER VENT TO OUTSIDE AIR PER C.M.C. SECTION 504.4: 14' MAXIMUM LENGTH WITH 2 ELBOWS, UNLESS CALCULATIONS ARE PROVIDED. SEE SPECIFICATIONS.
UF = .32 SHGC = .35		 F.A.U. IN ATTIC: PROVIDE F.AU. PLATFORM OVER BATT INSULATION, SWITCHED LIGHT, 110 V OUTLET, COMBUSTION AIR, CONDENSATE DRAIN LINE & VENT TO OUTSIDE AIR PER C.M.C. SECTION 307.2 & CHAPTER 7. SEE SPECIFICATIONS. 22" X 30" MIN. ATTIC ACCESS WITH 30" CLEAR HEADROOM PER C.M.C. RETURN AIR GRILL. REFER TO MECHANICAL PLAN BY OTHERS.
10'-2"	10'-7"	 ALL DUCTS PENETRATING SEPARATION WALLS OR CEILING BETWEEN GARAGE & LIVING AREA SHALL BE 26 GA. MIN., PER C.R.C. SECTION R302.5.2. 1-3/4" SOLID WOOD, TIGHT-FITTING & SELF-CLOSING DOOR BETWEEN GARAGE & LIVING AREA. AC CONDENSER UNIT ON CONCRETE PAD 3" ABOVE GRADE. PROVIDE 220V WATERPROOF OUTLET W DISCONNECT & 110V WATERPROOF OUTLET WITHIN 25' OF AC UNIT. SEE SPECIFICATIONS &
$\frac{1-CAR GARAGE}{116 CLG}$		MANUFACTURER'S SPEC'S. 45 MINIMUM ½" GYPSUM BOARD AT ALL GARAGE WALLS & CEILINGS. MINIMUM ½" TYPE 'X' GYPSUM BOARD AT GARAGE CEILINGS BELOW HABITABLE SPACE PER C.R.C. TABLE R302.6. 46 GYPSUM BOARD LOW WALL / SHELF. SEE PLAN FOR HEIGHT. FINISH BY OWNER, SEE SPECIFICATIONS. 47 1'-0" DEEP COFFERED CEILING BUILT INTO ROOF TRUSSES. SEE FLOOR PLAN FOR DIMENSIONS.
	21'-2" 86'-3"	 48 LINE OF FLOOR / WALL BELOW. 49 CHANGE IN FLOOR ELEVATION AT TOP OF FINISH FLOOR SLAB TO SLOPING GARAGE SLAB. SEE SLAB INTERFACE PLAN. REFER TO CIVIL DRAWINGS.
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	B A1.9	 50 SERVICE METER LOCATION. 51 CONCRETE STOOP. 36" x 60" MIN. REFER TO FLOOR PLAN FOR SIZE ALTERNATE SIZES. 52 STONE FLOORING O/ CONC. PORCH / TERRACE SLAB. SLOPE MIN. 2% AWAY FROM HOUSE. 53 CEMENT PLASTER OVER HIGH RIBBED CORROSION RESISTANT METAL LATH AT EXTERIOR PORCH / PATIO CEILINGS.
L-12 50		 54 FLAT CEMENT PLASTER SOFFIT. SEE FLOOR PLANS FOR DEPTH / WIDTH. SEE ELEV'S. FOR HEIGHT. 55 FLAT PRECAST CONCRETE SOFFIT. SEE FLOOR PLANS FOR DEPTH / WIDTH. SEE ELEVATIONS FOR HEIGHT. SEE SPECIFICATIONS. 56 WALL OPENING W/ PRECAST CONCRETE SURROUND & DECORATIVE WROUGHT IRON INSERT. SEE ELEVATIONS & DETAILS. SEE SPECIFICATIONS.
		 57 PRECAST CONCRETE COLUMN. SEE ELEVATIONS. SEE SPECIFICATIONS. 58 4-PANEL FOLDING OUTSWING PATIO DOORS. SEE EXTERIOR ELEVATION AND SPECIFICATIONS. 59 OPTIONAL DOOR / WINDOW LOCATION. 60 STONE FLOORING O/ ELASTOMERIC WATERPROOF DECK COVERING. SLOPE MIN. ¼" PER 12" AWAY FROM HOUSE.
	-1" 4'-2" 6'-3"	 WROUGHT IRON GUARDRAIL AT +42" A.F.F. SHALL NOT ALLOW PASSAGE OF 4" SPHERE TO PASS THROUGH ANY PORTION PER C.R.C. SECTION R312. 36" X 60" PRE-MANUFACTURED ONE-PIECE FIBERGLASS TUB & SHOWER UNIT WITH MIN. 72" HIGH SURROUND & SHOWER ROD. SEE SPECIFICATIONS. 1/2" GYPSUM BOARD ON CEILING AND WALLS AT USEABLE SPACE UNDER STAIRS. DESK W/ KNEE SPACE. SEE INTERIOR ELEVATIONS.
	Image: Constraint of the second sec	FLOOR PLAN GENERAL NOTES
		 REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH & LAUNDRY ROOM BUILT-IN CABINETS. ALL GARAGE DOORS SHALL BE PROVIDED WITH A U.L. LISTED AUTOMATIC GARAGE DOOR OPENER FRONT DOOR AND ALL INTERIOR / EXTERIOR WOOD DOORS BY "CRAFTSMAN IN WOOD" UNLESS NOTED OTHERWISE. TYPICAL 4" CLEAR FROM DOOR TO PERPENDICULAR WALL OR LOCATE CENTER OF DOOR IN ROOM
		 UNLESS NOTED OTHERWISE. 5. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHERSTRIPPED. 6. EGRESS REQUIREMENTS AT ALL BEDROOMS MIN. (1) OPERABLE WINDOW WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENABLE HEIGHT SHALL BE 24 INCHES & WIDTH SHALL BE 20 INCHES (C.R.C. SEC. R310).
	16'-4"	 OCCUPANCY SEPARATION FROM THE DWELLING & ATTIC TO ADJACENT GARAGE SHALL NOT BE LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT, APPLIED TO THE GARAGE SIDE. (C.R.C. TABLE R302.6) ALL GLAZING IN EXTERIOR DOORS AND WINDOWS SHALL BE TEMPERED AND DUAL PANED AS REQUIRED BY C.B.C. CHAPTER 7A.
		 PROVIDE VACUUM CENTRAL SYSTEM. SEE SPECIFICATIONS. TOWN AND COUNTRY FIREPLACES: CANADIAN STANDARDS ASSOCIATION (CSA) AND AMERICAN UNDERWRITERS LABORATORIES (UL) SIGNED A MEMORANDUM OF UNDERSTANDING WHICH DEFINES THE MUTUALLY ACCEPTANCE FOR TESTS AND INVESTIGATIONS IN ACCORDANCE TO DEFINE STANDARDS.
		 TC42 OD- OUTDOOR APPLIANCE, WHEN INSTALLED MUST BE ELECTRICALLY GROUNDED IN ACCORDANCE WITH LOCAL CODES OR, IN THE ABSENCE OF LOCAL CODES, WITH THE CANADIAN ELECTRIC CODE CSA C22.1 OR WITH THE NATIONAL ELECTRIC CODE ANSI / NFPA 70. 11. ALL EGRESS DOORS SHALL BE READILY OPENABLE(FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (C.B.C. 1010.1.9) 12. ALL EXTERIOR DOORS SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR
	26"	IGNITION-RESISTANT MATERIAL
	2'-6" 5'-0"	FLOOR PLAN WALL LEGEND
	5 	2X4 WALLR-19 INSULATION
		DBL. 2X4 WALL R-19 INSULATION FLOOR PLAN AREAS
4" 9'-4" 4"	A h 🍝 o	<u>PLAN 2:</u>
	D A1.15 B	FIRST FLOOR: 2,934 SQ. FT. SECOND FLOOR: 2,843 SQ. FT. TOTAL LIVING: 5,777 SQ. FT.
	y C INTERIOR ELEVATIONS	2-CAR GARAGE: 713 SQ. FT. 1-CAR GARAGE: 254 SQ. FT.
N 26 - FIRST FLOOR PLAN	SCALE : 1/4" = 1'-0" 1	COVERED TERRACE:546 SQ. FT.COVERED PORCH:113 SQ. FT.UNCOVERED SECOND FLOOR BALCONY:475 SQ. FT.
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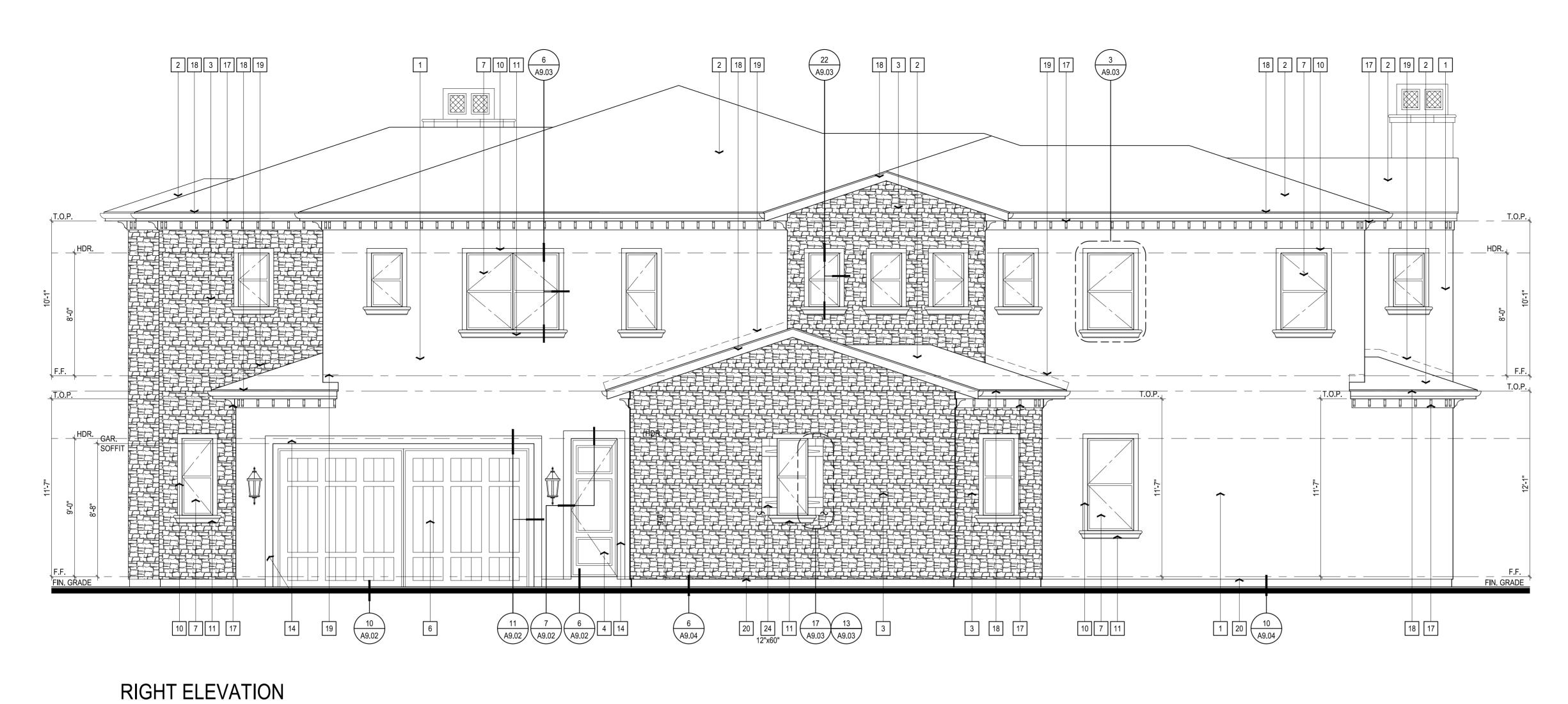




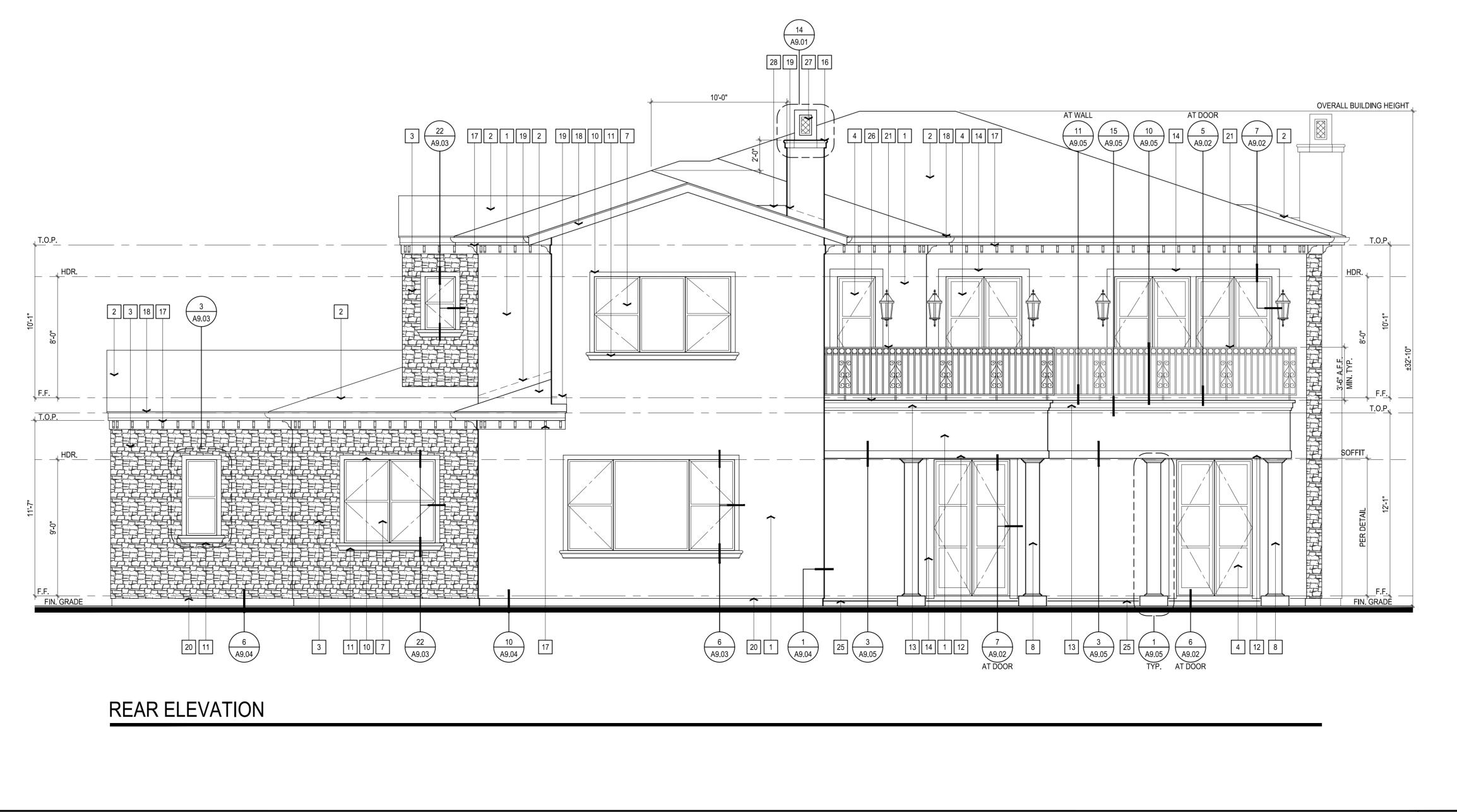
SCALE : 1/4" = 1'-0"



	ELEVATION KEYNOTES
#	DESCRIPTION
1	SMOOTH FINISH 3-COAT EXTERIOR CEMENT PLASTER O/ CORROSION RESISTANT WIRE LATH BY "SHAMROCK STUCCO". COLOR(S) AS SELECTED BY OWNER.
2	CLAY 'S' SINGLE BARREL ROOF TILES BOOSTED BY 30% BY "REDLANDS CLAY TILE" O/ (1) LAYER 72# ROOFING FELT. COLOR AS SELECTED BY OWNER.
3	CUSTOM EXTERIOR LIMESTONE BY "EL DORADO STONE" ICC/ESR #1215 AS SELECTED BY OWNER.
4	EXTERIOR DOOR BY "KOLBE WINDOWS & DOORS". MATERIAL, COLOR AND STYLE AS SELECTED BY OWNER.
5	EXTERIOR WOOD DOOR BY "CRAFTSMAN IN WOOD". COLOR AND STYLE AS SELECTED BY OWNER.
6	CUSTOM WOOD GARAGE DOOR BY "CROWN GARAGE DOORS". COLOR AND STYLE AS SELECTED BY OWNER.
7	WINDOW BY "KOLBE WINDOWS & DOORS". MATERIAL, COLOR AND STYLE AS SELECTED BY OWNER.
8	STONE CAST 11" DIAMETER COLUMN BY "PACIFIC STONE DESIGN" AT COVERED TERRACE. COLOR AND STYLE AS SELECTED BY OWNER.
9	STONE CAST 11" DIAMETER COLUMN BY "PACIFIC STONE DESIGN" O/ 24" SQUARE STUCCO BASE AT COVERED PORCH. COLOR AND STYLE AS SELECTED BY OWNER.
10	STONE CAST WINDOW SURROUND TRIM "MD-102" (3-5/8" x 1") BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AS SELECTED BY OWNER.
11	STONE CAST WINDOW SILL "MD-600" (6-1/8" x 1-1/4") BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AS SELECTED BY OWNER.
12	STONE CAST SOFFIT TRIM "MD-116" (6" x 3/4") BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AS SELECTED BY OWNER.
13	STONE CAST BALCONY EDGE TRIM "MD-800" (8" x 5-1/2") BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AS SELECTED BY OWNER.
14	STONE CAST DOOR SURROUND TRIM "MD-116" (6" x 3/4") BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AS SELECTED BY OWNER.
15	STONE CAST ENTRY PORTAL SURROUND TRIM "MD-914" (9-1/4" x 3-3/4") BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AS SELECTED BY OWNER.
16	STONE CAST CHIMNEY TRIM CAP BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AND STYLE AS SELECTED BY OWNER.
17	2x6 WOOD CORBEL SPACED 12" O.C. ATTACHED TO 2x8 WOOD BARGE BOARD. MINIMUM DIMENSIONS SHALL MEET THE REQUIREMENTS OF C.R.C. CHAPTER 7A FOR IGNITION RESISTANT CONSTRUCTION. SEE DETAILS.
18	2x6 WOOD FASCIA / RAKE BOARD. SEE DETAILS.
19	CORROSION RESISTANT METAL ROOF TO WALL FLASHING. SEE DETAILS.
20	EXTERIOR CEMENT / STONE VENEER PLASTER WEEP SCREED PER C.R.C. SECTION R703.7.2.1.
21	DECORATIVE WROUGHT IRON GUARDRAIL AT +42 A.F.F. PER C.R.C. SECTION R312. SEE SPECIFICATIONS & DETAILS.
22	DECORATIVE WROUGHT IRON INSERT AT WALL OPENING. SEE SPECIFICATIONS & DETAILS.
23	DECORATIVE LIGHT FIXTURE BY "BEVOLO EXTERIOR LIGHTING SCONES & YOKES". COLOR AND STYLE TO BE SELECTED BY OWNER. REFER TO UTILITY PLANS.
24	OPERABLE PAINT GRADE 1-1/8" THICK WOOD PANEL SHUTTER W/ WOOD HORIZONTAL BANDS AND WROUGHT IRON BRACKET AND HINGES. SEE ELEVATION FOR SIZE AND DESIGN. SEE DETAILS.
25	STONE FLOORING O/ CONCRETE PORCH AND TERRACE SLABS OR CONCRETE STOOP. SLOPE MIN. $\frac{1}{4}$ " PER 12" AWAY FROM HOUSE.
26	STONE FLOORING O/ ELASTOMERIC WATERPROOF DECK COVERING. SLOPE MIN. ¼" PER 12" AWAY FROM HOUSE.
27	DIRECT-VENT GAS APPLIANCE VENT TERMINATION IN ACCORDANCE WITH RATING AGENCY LISTING.
28	CORROSION RESISTANT METAL SADDLE FLASHING AT CHIMNEY.
29	ILLUMINATED ADDRESS SIGN AT +66" ABOVE FINISH FLOOR VISIBLE FROM STREET. PER COUNTY REQUIREMENTS. REFER TO UTILITY PLANS.



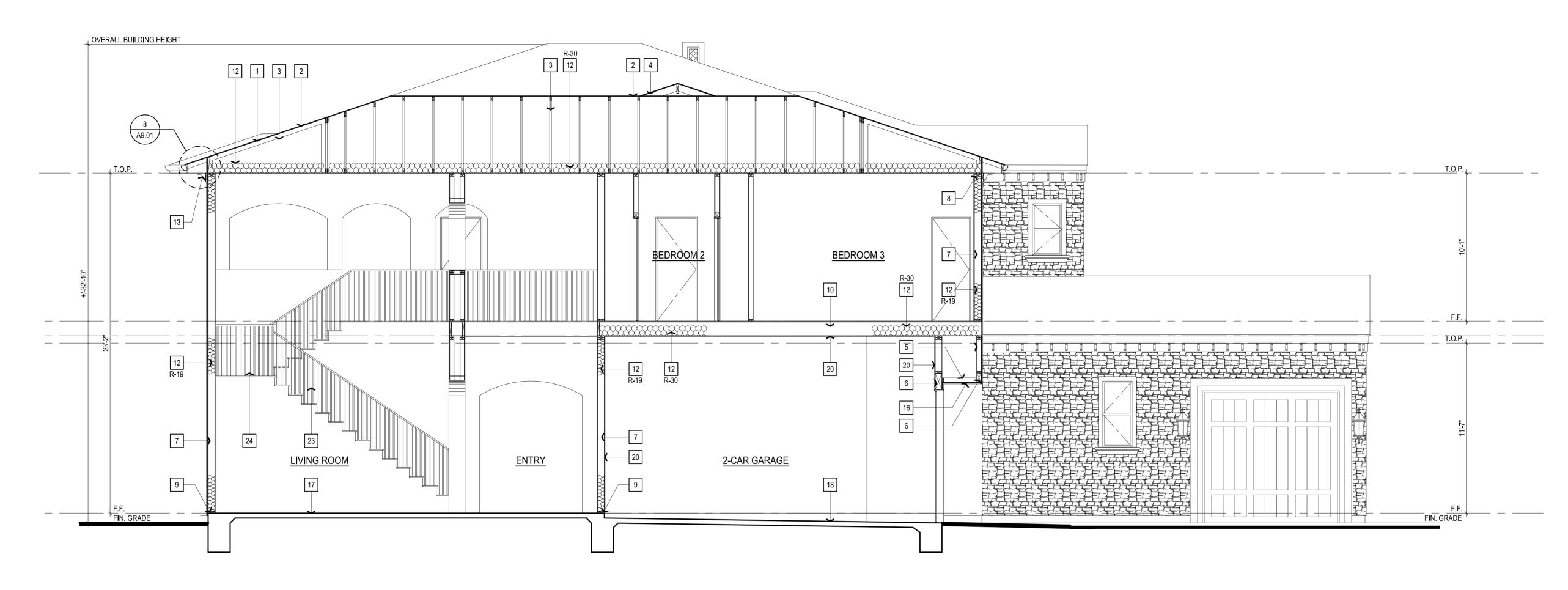




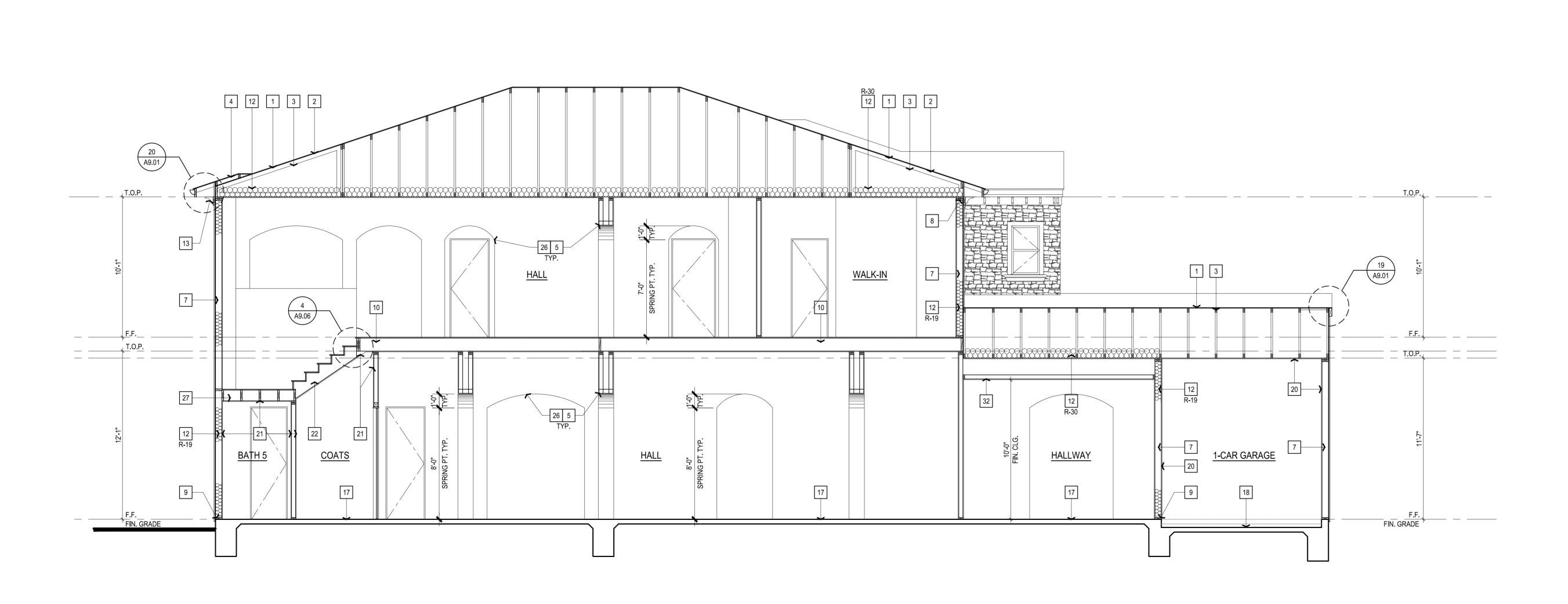
#	DESCRIPTION
1	SMOOTH FINISH 3-COAT EXTERIOR CEMENT PLASTER O/ CORROSION RESISTANT WIRE LATH BY "SHAMROCK STUCCO". COLOR(S) AS SELECTED BY OWNER.
2	CLAY 'S' SINGLE BARREL ROOF TILES BOOSTED BY 30% BY "REDLANDS CLAY TILE" O/ (1) LAYER 72# ROOFING FELT. COLOR AS SELECTED BY OWNER.
3	CUSTOM EXTERIOR LIMESTONE BY "EL DORADO STONE" ICC/ESR #1215 AS SELECTED BY OWNER.
4	EXTERIOR DOOR BY "KOLBE WINDOWS & DOORS". MATERIAL, COLOR AND STYLE AS SELECTED BY OWNER.
5	EXTERIOR WOOD DOOR BY "CRAFTSMAN IN WOOD". COLOR AND STYLE AS SELECTED BY OWNER.
6	CUSTOM WOOD GARAGE DOOR BY "CROWN GARAGE DOORS". COLOR AND STYLE AS SELECTED BY OWNER.
7	WINDOW BY "KOLBE WINDOWS & DOORS". MATERIAL, COLOR AND STYLE AS SELECTED BY OWNER.
8	STONE CAST 11" DIAMETER COLUMN BY "PACIFIC STONE DESIGN" AT COVERED TERRACE. COLOR AND STYLE AS SELECTED BY OWNER.
9	STONE CAST 11" DIAMETER COLUMN BY "PACIFIC STONE DESIGN" O/ 24" SQUARE STUCCO BASE AT COVERED PORCH. COLOR AND STYLE AS SELECTED BY OWNER.
10	STONE CAST WINDOW SURROUND TRIM "MD-102" (3-5/8" x 1") BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AS SELECTED BY OWNER.
11	STONE CAST WINDOW SILL "MD-600" (6-1/8" x 1-1/4") BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AS SELECTED BY OWNER.
12	STONE CAST SOFFIT TRIM "MD-116" (6" x 3/4") BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AS SELECTED BY OWNER.
13	STONE CAST BALCONY EDGE TRIM "MD-800" (8" x 5-1/2") BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AS SELECTED BY OWNER.
14	STONE CAST DOOR SURROUND TRIM "MD-116" (6" x 3/4") BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AS SELECTED BY OWNER.
15	STONE CAST ENTRY PORTAL SURROUND TRIM "MD-914" (9-1/4" x 3-3/4") BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AS SELECTED BY OWNER.
16	STONE CAST CHIMNEY TRIM CAP BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AND STYLE AS SELECTED BY OWNER.
17	2x6 WOOD CORBEL SPACED 12" O.C. ATTACHED TO 2x8 WOOD BARGE BOARD. MINIMUM DIMENSIONS SHALL MEET THE REQUIREMENTS OF C.R.C. CHAPTER 7A FOR IGNITION RESISTANT CONSTRUCTION. SEE DETAILS.
18	2x6 WOOD FASCIA / RAKE BOARD. SEE DETAILS.
19	CORROSION RESISTANT METAL ROOF TO WALL FLASHING. SEE DETAILS.
20	EXTERIOR CEMENT / STONE VENEER PLASTER WEEP SCREED PER C.R.C. SECTION R703.7.2.1.
21	DECORATIVE WROUGHT IRON GUARDRAIL AT +42 A.F.F. PER C.R.C. SECTION R312. SEE SPECIFICATIONS & DETAILS.
22	DECORATIVE WROUGHT IRON INSERT AT WALL OPENING. SEE SPECIFICATIONS & DETAILS.
23	DECORATIVE LIGHT FIXTURE BY "BEVOLO EXTERIOR LIGHTING SCONES & YOKES". COLOR AND STYLE TO BE SELECTED BY OWNER. REFER TO UTILITY PLANS.
24	OPERABLE PAINT GRADE 1-1/8" THICK WOOD PANEL SHUTTER W/ WOOD HORIZONTAL BANDS AND WROUGHT IRON BRACKET AND HINGES. SEE ELEVATION FOR SIZE AND DESIGN. SEE DETAILS.
25	STONE FLOORING O/ CONCRETE PORCH AND TERRACE SLABS OR CONCRETE STOOP. SLOPE MIN. $\prime\!$ PER 12" AWAY FROM HOUSE.
26	STONE FLOORING O/ ELASTOMERIC WATERPROOF DECK COVERING. SLOPE MIN. $\frac{1}{4}$ " PER 12" AWAY FROM HOUSE.
27	DIRECT-VENT GAS APPLIANCE VENT TERMINATION IN ACCORDANCE WITH RATING AGENCY LISTING.
28	CORROSION RESISTANT METAL SADDLE FLASHING AT CHIMNEY.
29	ILLUMINATED ADDRESS SIGN AT +66" ABOVE FINISH FLOOR VISIBLE FROM STREET. PER COUNTY REQUIREMENTS. REFER TO UTILITY PLANS.

ELEVATION KEYNOTES

PLAN 26 - EXTERIOR ELEVATIONS



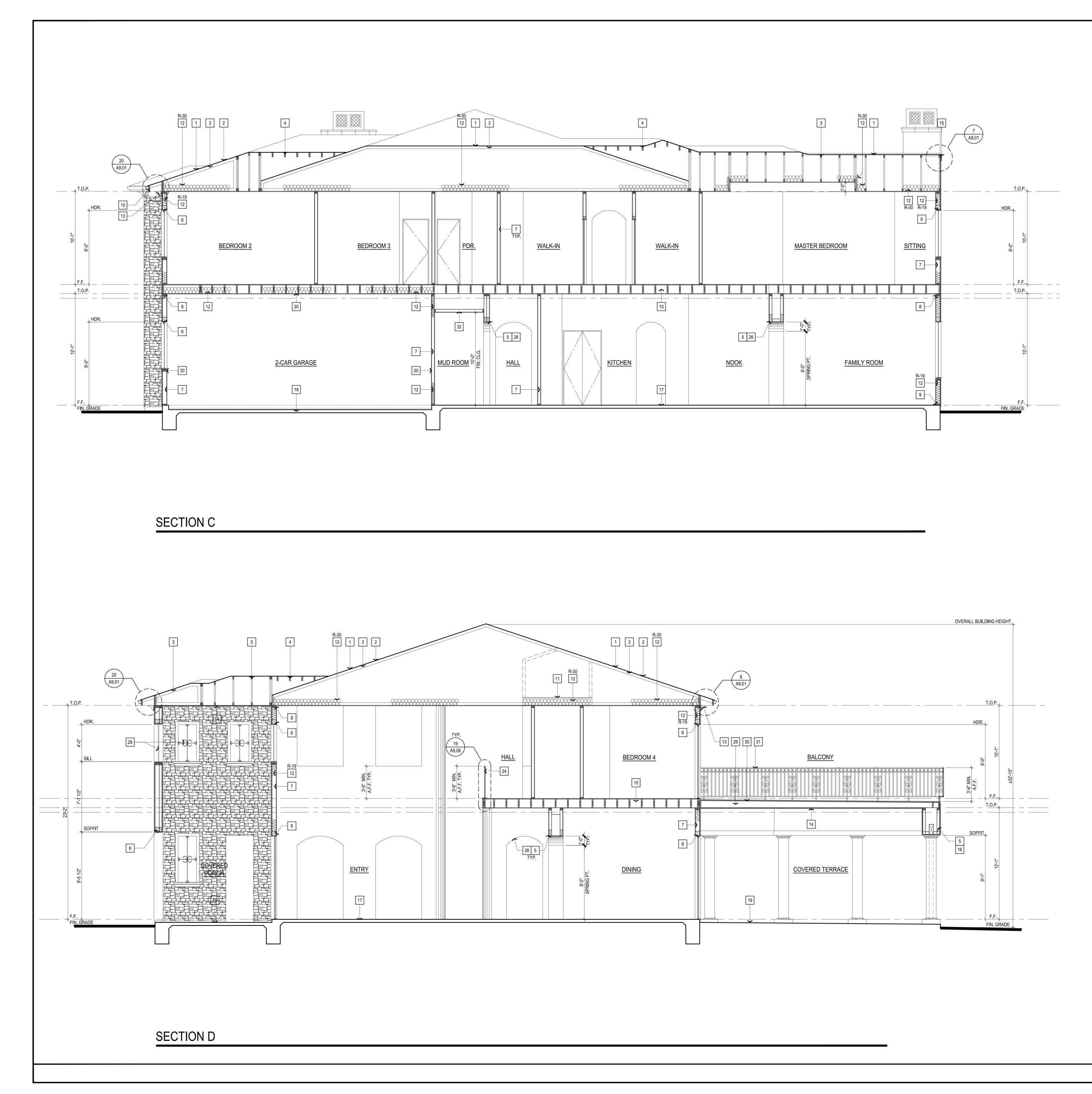
SECTION A



SECTION B

	SECTION KEYNOTES
#	DESCRIPTION
1	CLAY 'S' SINGLE BARREL ROOF TILES BOOSTED BY 30% BY "REDLANDS CLAY TILE". REFER TO ROOF PLAN GENERAL NOTES. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
2	ROOF PITCH. REFER TO ROOF PLAN.
3	PRE-MANUFACTURED ROOF TRUSSES AT 24" O.C. REFER TO STRUCTURAL / TRUSS PLANS.
4	2X "CALIFORNIA" OVER FRAMING. REFER TO STRUCTURAL PLANS.
5	2X AT 16" O.C. SOFFIT FRAMING. REFER TO STRUCTURAL PLANS.
6	HEADER. REFER TO STRUCTURAL PLANS.
7	2X STUDS AT 16" O.C. REFER TO STRUCTURAL PLANS.
8	2X DOUBLE TOP PLATE WITH 48" MIN. LAP SPLICE TYPICAL.
9	2X P.T. D.F. SILL PLATE.
10	FLOOR SYSTEM. REFER TO STRUCTURAL PLANS.
11	F.A.U. PLATFORM IN TRUSSES. REFER TO TRUSS PLANS.
12	INSULATION. REFER TO ENERGY CALCULATIONS & CF-1R FORMS. - ALL EXTERIOR WALLS SHALL BE 2X6 WITH R-19MIN. INSULATION - ALL ATTIC AND EXTERIOR FLOOR ASSEMBLIES SHALL BE R-30MIN. INSULATION
13	SHAPED WOOD CORBEL O/ WOOD BARGE BOARD. SEE DETAIL.
14	CEMENT PLASTER CEILING AT PORCH / TERRACE AREAS TYPICAL.
15	WOOD FASCIA / BARGE BOARD.
16	PRECAST CONCRETE SOFFIT. CEMENT PLASTER SOFFIT FINISH WHERE OCCURS. REFER TO EXTERIOR ELEVATIONS.
17	CONCRETE SLAB. REFER TO STRUCTURAL PLANS.
18	CONCRETE GARAGE SLAB. SLOPE 2" MINIMUM. REFER TO STRUCTURAL PLANS.
19	STONE FLOORING O/ CONC. PORCH / TERRACE SLAB. SLOPE 2% MIN. AWAY FROM HOUSE.
20	MINIMUM ½" GYPSUM BOARD AT ALL GARAGE WALLS & CEILINGS. MINIMUM %" TYPE 'X' GYPSUM BOARD AT GARAGE CEILINGS BELOW HABITABLE SPACE PER C.R.C. TABLE R302.6.
21	1/2" GYPSUM BOARD ON CEILING AND WALLS AT USEABLE SPACE UNDER STAIRS.
22	STAIR TREADS AND RISERS, MIN. 10" TREADS AND MAX. 7-3/4" RISERS. WHERE STAIRWAYS HAVE SOLID RISERS AND TREAD DEPTH IS LESS THAN 11", A NOSING SHALL BE PROVIDED THAT IS NOT LESS THAN 3/4" BUT NOT MORE THAN 1-1/4" PER C.R.C. SEC. 311.7.4
23	OPEN "TREAD-SAVER" TYPE STAIR RAIL AT +36" ABOVE NOSE OF TREAD PER C.R.C. SECTIONS R311.7.7 & R312. SEE SPECIFICATIONS & DETAILS.
24	OPEN "TREAD-SAVER" TYPE GUARDRAIL AT +42" ABOVE FINISH FLOOR PER C.R.C. SECTION R312. SEE SPECIFICATIONS & DETAILS.
25	WALL MOUNTED HANDRAIL AT +36" ABOVE NOSE OF TREAD PER C.R.C. SECTION R311.7.7. SEE SPECIFICATIONS & DETAILS.
26	ARCHED GYPSUM BOARD SOFFIT: SPRING POINT AT +8'-0" & TOP AT +9'-0" AT FIRST FLOOR, SPRING POINT AT +7'-0" & TOP AT +8'-0" AT SECOND FLOOR.
27	2X LANDING FRAMING. REFER TO STRUCTURAL PLANS.
28	OPENING IN WALL W/ PRECAST CONCRETE TRIM SURROUND ADHERED TO EXTERIOR PLASTER & DECORATIVE WROUGHT IRON INSERT. SEE ELEVATIONS & DETAILS.
29	DECK FRAMING. REFER TO STRUCTURAL PLANS.
30	STONE FLOORING O/ ELASTOMERIC WATERPROOF DECK COVERING. SLOPE 2% MIN. AWAY FROM HOUSE.
31	DECORATIVE WROUGHT IRON GUARDRAIL AT +42" A.F.F. PER C.R.C. SECTION R312.
32	DROPPED CEILING IN THIS ROOM. REFER TO SECTION FOR CEILING HEIGHT. SEE FLOOR PLANS FOR ALL LOCATIONS W/ DROPPED CEILINGS.
33	2X6 GYPSUM BOARD LOW WALL / SHELF. SEE PLAN FOR HEIGHT. FINISH BY OWNER, SEE SPECIFICATIONS.

1



	SECTION KEYNOTES
#	DESCRIPTION
	CLAY 'S' SINGLE BARREL ROOF TILES BOOSTED BY 30% BY "REDLANDS CLAY TILE". REFER TO ROOF PLAN GENERAL NOTES. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
2	ROOF PITCH. REFER TO ROOF PLAN.
3	PRE-MANUFACTURED ROOF TRUSSES AT 24" O.C. REFER TO STRUCTURAL / TRUSS PLANS.
4	2X "CALIFORNIA" OVER FRAMING. REFER TO STRUCTURAL PLANS.

- 5 2X AT 16" O.C. SOFFIT FRAMING. REFER TO STRUCTURAL PLANS.6 HEADER. REFER TO STRUCTURAL PLANS.
- 7 2X STUDS AT 16" O.C. REFER TO STRUCTURAL PLANS.
- 8 2X DOUBLE TOP PLATE WITH 48" MIN. LAP SPLICE TYPICAL.

9 2X P.T. D.F. SILL PLATE.

10 FLOOR SYSTEM. REFER TO STRUCTURAL PLANS.

11 F.A.U. PLATFORM IN TRUSSES. REFER TO TRUSS PLANS.

INSULATION. REFER TO ENERGY CALCULATIONS & CF-1R FORMS. 12 - ALL EXTERIOR WALLS SHALL BE 2X6 WITH R-19MIN. INSULATION

- ALL ATTIC AND EXTERIOR FLOOR ASSEMBLIES SHALL BE R-30MIN. INSULATION
- 13 SHAPED WOOD CORBEL O/ WOOD BARGE BOARD. SEE DETAIL.
- 14 CEMENT PLASTER CEILING AT PORCH / TERRACE AREAS TYPICAL.

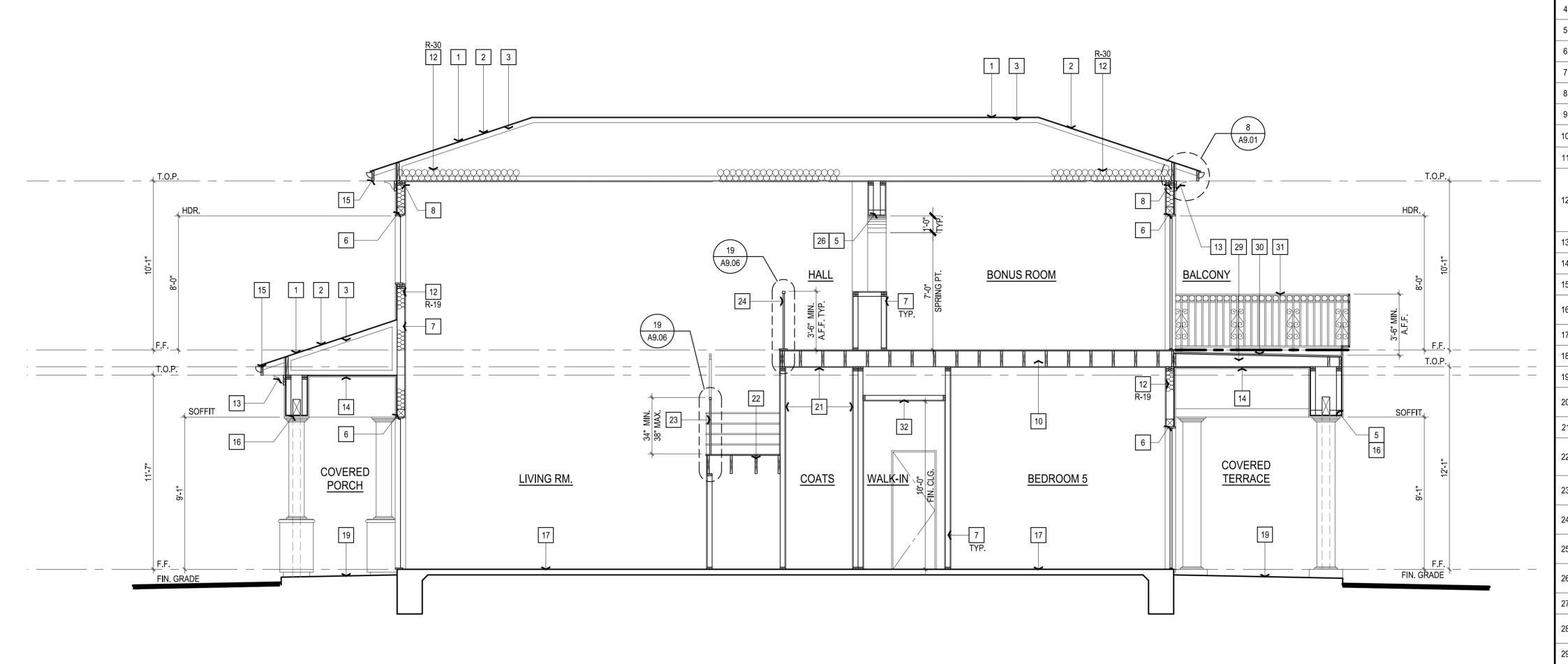
15 WOOD FASCIA / BARGE BOARD.

- PRECAST CONCRETE SOFFIT. CEMENT PLASTER SOFFIT FINISH WHERE OCCURS. REFER TO EXTERIOR ELEVATIONS.
 CONCRETE SLAB. REFER TO STRUCTURAL PLANS.
- 18 CONCRETE GARAGE SLAB. SLOPE 2" MINIMUM. REFER TO STRUCTURAL PLANS.
 19 STONE FLOORING O/ CONC. PORCH / TERRACE SLAB. SLOPE 2% MIN. AWAY FROM HOUSE.
 20 MINIMUM ¹/₂" GYPSUM BOARD AT ALL GARAGE WALLS & CEILINGS. MINIMUM ⁵/₈" TYPE 'X' GYPSUM
- BOARD AT GARAGE CEILINGS BELOW HABITABLE SPACE PER C.R.C. TABLE R302.6.
- 21 1/2" GYPSUM BOARD ON CEILING AND WALLS AT USEABLE SPACE UNDER STAIRS. STAIR TREADS AND RISERS, MIN. 10" TREADS AND MAX. 7-3/4" RISERS. WHERE STAIRWAYS HAVE
- 22 SOLID RISERS AND TREAD DEPTH IS LESS THAN 11", A NOSING SHALL BE PROVIDED THAT IS NOT LESS THAN 3/4" BUT NOT MORE THAN 1-1/4" PER C.R.C. SEC. 311.7.4
- 23 OPEN "TREAD-SAVER" TYPE STAIR RAIL AT +36" ABOVE NOSE OF TREAD PER C.R.C. SECTIONS R311.7.7 & R312. SEE SPECIFICATIONS & DETAILS.
- 24 OPEN "TREAD-SAVER" TYPE GUARDRAIL AT +42" ABOVE FINISH FLOOR PER C.R.C. SECTION R312. SE SPECIFICATIONS & DETAILS.
- 25 WALL MOUNTED HANDRAIL AT +36" ABOVE NOSE OF TREAD PER C.R.C. SECTION R311.7.7. SEE SPECIFICATIONS & DETAILS.
- ARCHED GYPSUM BOARD SOFFIT: SPRING POINT AT +8'-0" & TOP AT +9'-0" AT FIRST FLOOR, SPRING
- POINT AT +7'-0" & TOP AT +8'-0" AT SECOND FLOOR.
- 27 2X LANDING FRAMING. REFER TO STRUCTURAL PLANS.
 28 OPENING IN WALL W/ PRECAST CONCRETE TRIM SURROUND ADHERED TO EXTERIOR PLASTER & DECORATIVE WROUGHT IRON INSERT. SEE ELEVATIONS & DETAILS.
- 29 DECK FRAMING. REFER TO STRUCTURAL PLANS. 30 STONE FLOORING O/ ELASTOMERIC WATERPROOF DECK COVERING. SLOPE 2% MIN. AWAY FROM HOUSE.
- 31
 DECORATIVE WROUGHT IRON GUARDRAIL AT +42" A.F.F. PER C.R.C. SECTION R312.

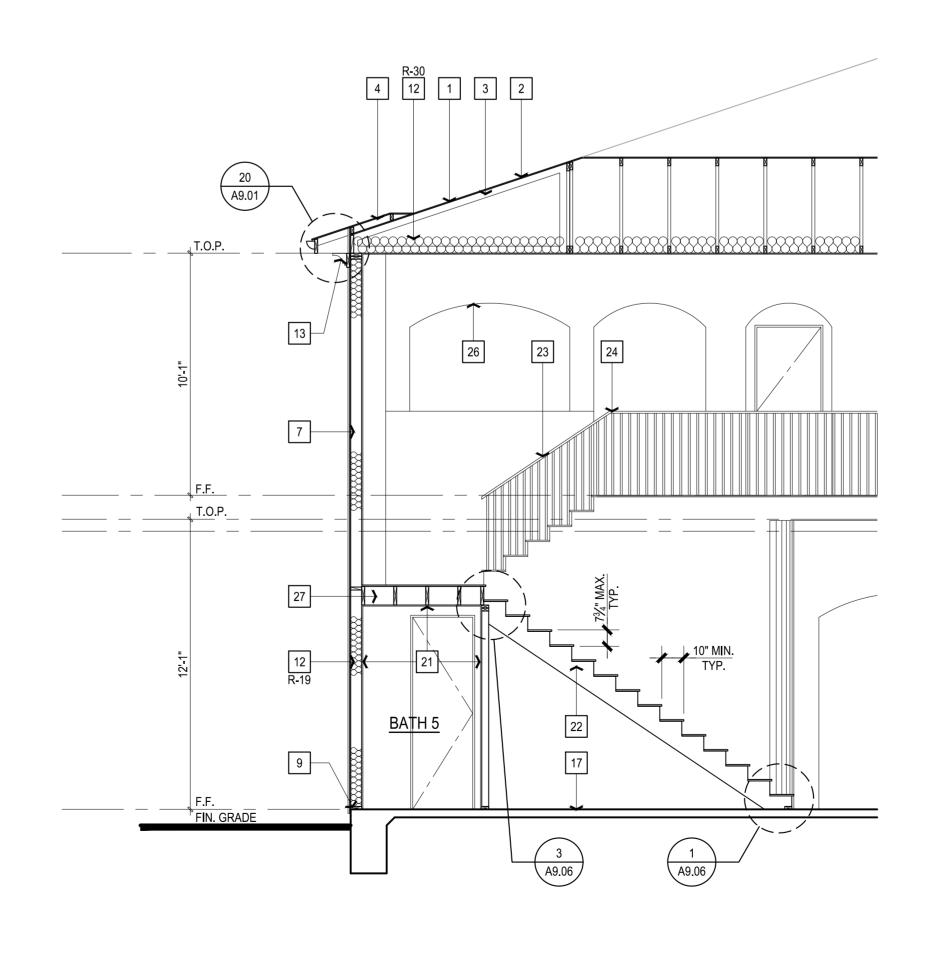
 32
 DROPPED CEILING IN THIS ROOM. REFER TO SECTION FOR CEILING HEIGHT.

 32
 SEE FLOOR PLANS FOR ALL LOCATIONS W/ DROPPED CEILINGS.
- 33 2X6 GYPSUM BOARD LOW WALL / SHELF. SEE PLAN FOR HEIGHT. FINISH BY OWNER, SEE SPECIFICATIONS.

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SECTION E

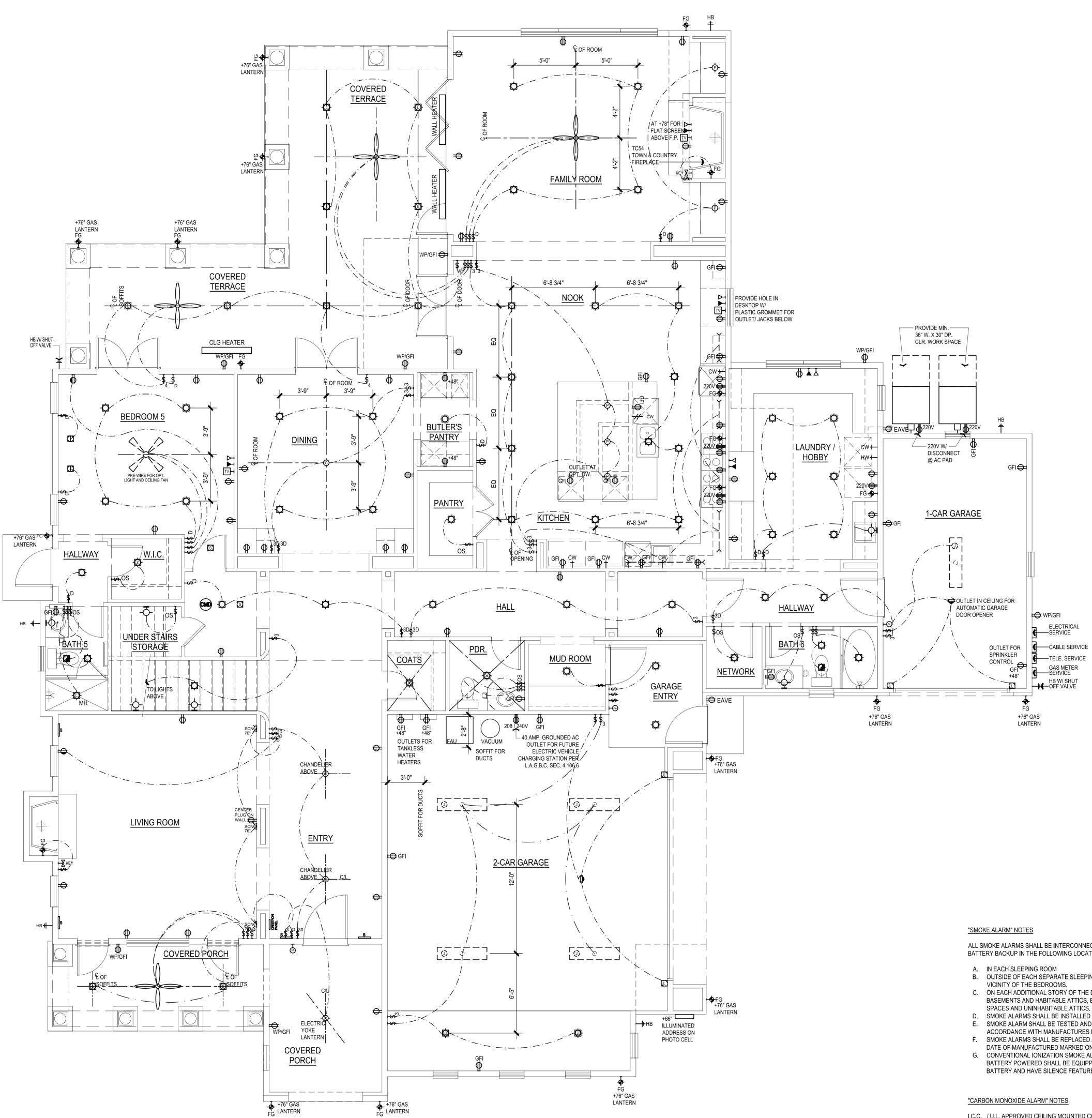


PARTIAL SECTION F

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¥	DESCRIPTION
1	CLAY 'S' SINGLE BARREL ROOF TILES BOOSTED BY 30% BY "REDLANDS CLAY TILE". REFER TO ROOF PLAN GENERAL NOTES. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
2	ROOF PITCH. REFER TO ROOF PLAN.
3	PRE-MANUFACTURED ROOF TRUSSES AT 24" O.C. REFER TO STRUCTURAL / TRUSS PLANS.
1	2X "CALIFORNIA" OVER FRAMING. REFER TO STRUCTURAL PLANS.
5	2X AT 16" O.C. SOFFIT FRAMING. REFER TO STRUCTURAL PLANS.
3	HEADER. REFER TO STRUCTURAL PLANS.
7	2X STUDS AT 16" O.C. REFER TO STRUCTURAL PLANS.
3	2X DOUBLE TOP PLATE WITH 48" MIN. LAP SPLICE TYPICAL.
9	2X P.T. D.F. SILL PLATE.
0	FLOOR SYSTEM. REFER TO STRUCTURAL PLANS.
1	F.A.U. PLATFORM IN TRUSSES. REFER TO TRUSS PLANS.
	INSULATION. REFER TO ENERGY CALCULATIONS & CF-1R FORMS. - ALL EXTERIOR WALLS SHALL BE 2X6 WITH R-19MIN. INSULATION - ALL ATTIC AND EXTERIOR FLOOR ASSEMBLIES SHALL BE R-30MIN. INSULATION
3	SHAPED WOOD CORBEL O/ WOOD BARGE BOARD. SEE DETAIL.
4	CEMENT PLASTER CEILING AT PORCH / TERRACE AREAS TYPICAL.
5	WOOD FASCIA / BARGE BOARD.
6	PRECAST CONCRETE SOFFIT. CEMENT PLASTER SOFFIT FINISH WHERE OCCURS. REFER TO EXTERIOR ELEVATIONS.
7	CONCRETE SLAB. REFER TO STRUCTURAL PLANS.
8	CONCRETE GARAGE SLAB. SLOPE 2" MINIMUM. REFER TO STRUCTURAL PLANS.
9	STONE FLOORING O/ CONC. PORCH / TERRACE SLAB. SLOPE 2% MIN. AWAY FROM HOUSE.
0	MINIMUM ½" GYPSUM BOARD AT ALL GARAGE WALLS & CEILINGS. MINIMUM 5⁄8" TYPE 'X' GYPSUM BOARD AT GARAGE CEILINGS BELOW HABITABLE SPACE PER C.R.C. TABLE R302.6.
21	1/2" GYPSUM BOARD ON CEILING AND WALLS AT USEABLE SPACE UNDER STAIRS.
	STAIR TREADS AND RISERS, MIN. 10" TREADS AND MAX. 7-3/4" RISERS. WHERE STAIRWAYS HAVE SOLID RISERS AND TREAD DEPTH IS LESS THAN 11", A NOSING SHALL BE PROVIDED THAT IS NOT LESS THAN 3/4" BUT NOT MORE THAN 1-1/4" PER C.R.C. SEC. 311.7.4
- X	OPEN "TREAD-SAVER" TYPE STAIR RAIL AT +36" ABOVE NOSE OF TREAD PER C.R.C. SECTIONS R311.7.7 & R312. SEE SPECIFICATIONS & DETAILS.
.4	OPEN "TREAD-SAVER" TYPE GUARDRAIL AT +42" ABOVE FINISH FLOOR PER C.R.C. SECTION R312. SEE SPECIFICATIONS & DETAILS.
:5	WALL MOUNTED HANDRAIL AT +36" ABOVE NOSE OF TREAD PER C.R.C. SECTION R311.7.7. SEE SPECIFICATIONS & DETAILS.
6	ARCHED GYPSUM BOARD SOFFIT: SPRING POINT AT +8'-0" & TOP AT +9'-0" AT FIRST FLOOR, SPRING POINT AT +7'-0" & TOP AT +8'-0" AT SECOND FLOOR.
7	2X LANDING FRAMING. REFER TO STRUCTURAL PLANS.
8	OPENING IN WALL W/ PRECAST CONCRETE TRIM SURROUND ADHERED TO EXTERIOR PLASTER & DECORATIVE WROUGHT IRON INSERT. SEE ELEVATIONS & DETAILS.
9	DECK FRAMING. REFER TO STRUCTURAL PLANS.
	STONE FLOORING O/ ELASTOMERIC WATERPROOF DECK COVERING. SLOPE 2% MIN. AWAY FROM HOUSE.
1	DECORATIVE WROUGHT IRON GUARDRAIL AT +42" A.F.F. PER C.R.C. SECTION R312.
2	DROPPED CEILING IN THIS ROOM. REFER TO SECTION FOR CEILING HEIGHT. SEE FLOOR PLANS FOR ALL LOCATIONS W/ DROPPED CEILINGS.

SECTION KEYNOTES

^{33 2}X6 GYPSUM BOARD LOW WALL / SHELF. SEE PLAN FOR HEIGHT. FINISH BY OWNER, SEE SPECIFICATIONS.



	4. PROVIDE MIN. TWO (2) 20-AMP SMALL APPLIANCE BRANCH CIRCUITS FOR KITCHEN THESE CIRCUITS SHALL HAVE NO OTHER OUTLET, C.E.C. 210.52(B)(2).
	5. BATHROOM CIRCUITS SHALL HAVE NO OTHER OUTLETS, MINIMUM 20-AMP CIRCUIT. CEC 210-52D.
	6. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT.
	7. RECEPTACLE OUTLET LOCATIONS SHALL COMPLY WITH 2016 C.E.C. ARTICLE 210.52(A).
	8. NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL EXT. HOSE BIBBS, PER C.P.C. 603.
	9. EXHAUST FAN, MIN 50 CFM CAPACITY.
	10. ALL CIRCUITS IN BEDROOM SHALL BE SET ON ARC FAULT INTERRUPTER.
	11. FIXTURES OVER TUB/SHOWER SHALL BE APPROVED FOR WET LOCATIONS.
	12. PROVIDE A UFER GROUND FOR THE MAIN ELECTRICAL SERVICE PANEL: 20'-0" LONG, #4 RE-BAR AT BOTTOM OF FOUNDATION.
"SMOKE ALARM" NOTES	CRESTRON NOTES
ALL SMOKE ALARMS SHALL BE INTERCONNECTED HARD WIRED WITH BATTERY BACKUP IN THE FOLLOWING LOCATIONS:	KITCHEN: CRESTRON V-PANEL 20" HD TILT TOUCHSCREEN
A. IN EACH SLEEPING ROOM B. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.	ENTRY: CRESTRON 10.1" HD TOUCHSCREEN
C. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.	MASTER BEDROOM ENTRY ALCOVE: CRESTRON 7" HD TOUCHSCREEN
D. SMOKE ALARMS SHALL BE INSTALLED PER NFPA 72. E. SMOKE ALARM SHALL BE TESTED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS.	GARAGE HALL ALCOVE ENTRY: CRESTRON 7" HD TOUCHSCREEN
F. SMOKE ALARMS SHALL BE REPLACED AFTER 10 YEARS FROM THE DATE OF MANUFACTURED MARKED ON THE UNIT. G. CONVENTIONAL IONIZATION SMOKE ALARMS THAT ARE SOLELY	MASTER BEDROOM: HTTB 10X - PUSH OFF BUTTON AT EA. SIDE OF BED FOR LIGHTS,IPOD DOCK AT EA. SIDE OF BED
BATTERY POWERED SHALL BE EQUIPPED WITH A 10 YEAR BATTERY AND HAVE SILENCE FEATURE.	EQUIPMENT ROOM: 2 THERMOSTATS; 6 SENSORS TOTAL
"CARBON MONOXIDE ALARM" NOTES	OCCUPANCY SENSORS: ALL SECONDARY BATHROOMS, ALL CLOSETS PANTRY & GARAGE
I.C.C. / U.L. APPROVED CEILING MOUNTED COMBINATION SMOKE / CARBON MONOXIDE DETECTOR INTERCONNECTED WITH THE OTHER ALARMS IN THE HOUSE SO THAT ACTUATION OF ONE ALARM WILL	SPEAKERS: SEE LOCATIONS & SIZES ON PLANS
ACTIVATE ALL OF THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. THE ALARMS WILL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND	SHADES: WIRE FOR ALL ROOMS; SHOW IN KITCHEN
LOW BATTERY SIGNAL. (PER C.R.C. SEC. R314 AND R315) ALL CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED HARD WIRED WITH BATTERY BACKUP IN THE FOLLOWING LOCATIONS:	STYLE AND FINISHES FOR PLATES: ALL PLATES LOCATED ON PAINTED WALLS - TEXTURED DUSK; CAMEO PADS FLUSH MOUNT (VERIFY WITH OWNER)
A. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.	ALL PLATES LOCATED AT KITCHEN BACKSPLASH, BUTLER'S BACKSPLASH AND LAUNDRY BACKSPLASH:
B. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.	ASCENT SOLID METAL ANODIZED GRAY; CAMEO PADS FLUSH MOUNT (VERIFY WITH OWNER)
	ALL RECESSED LIGHTING WILL HAVE CIRCULAR PLATES VARIOUS SIZES: VERIFY WITH ELECTRICIAN AND OWNER
	6" AT BEDROOMS, BATHROOMS, CLOSETS, PANTRY 4" AT ALL OTHER LOCATIONS
PLAN 26 - FIRST FLOOR UTILITY PLAN SCALE: 1/4" = 1'-0" 1	4" EYEBALL LIGHTS / 4" ART LIGHTS
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	SYMBOLS LEGEND
\$	DUPLEX OUTLET
	1/2 HOT OUTLET
₽ ²²⁰ v	220 OUTLET
ц С П	GFCIOUTLET
	GFCI OUTLET-WEATHERPROOF
0	JUNCTION BOX
ب	CEILING MOUNTED LIGHT
	PENDANT LIGHT
•	
تع ال	WALL SCONCE
•~~	WALL MOUNTED LIGHT
ю _{рим}	WALL MOUNTED LIGHT PHOTO CONTROLLED AND MOTION SENSORED
Ø	RECESSED CAN LIGHT LED
D	PHOTO CONTROLLED AND MOTION SENSORED
	RECESSED CAN EXHAUST FAN WITH MINIMUM 50-CFM INTERMITTENT OR 20-CFM CONTINUOUS VENTILATION
	COMBINATION EXHAUST FAN AND LED LIGHT FIXTURE, MINIMUM 50-CFM INTERMITTENT OR 20-CFM CONTINUOUS VENTILATION
·	UNDER CABINET FIXTURE LED
÷	SWITCH
ا م ع	3-WAY SWITCH
ا ده ا	DIMMER SWITCH
⊦⊷ ^{D3}	DIMMER 3 -WAY SWITCH
нор ^{OS}	OCCUPANT SENSOR SWITCH. MANUAL ON.
(9)	SMOKE DETECTOR TO SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS AND SHALL BE HARDWIRED WITH BATTERY BACKUP, REFER TO ADDITIONAL NOTES
нÐ	THERMOSTAT
F®	PUSHBUTTON
	CHIMES
S	OPTIONAL SECURITY
H	TELEPHONE OUTLET
ΗТ	TV OUTLET
μŪ	ULTRA JACK
⊢ ∳ FG	FUEL GAS
ŀ₩ĸEY	FIREPLACE KEY (LOOSE)
∔ ^{нв}	HOSE BIBB WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE
Р	DATA / INTERNET
C	CHANDELIER
÷	EYEBALL READING LIGHT
8₩	RECESSED STUB-OUT FOR ICE-MAKER
	RETURN AIR GRILL
LLUM. ADDRESS	ILLUMINATED ADDRESS
	12" X 48", 2 TUBE FLUORESCENT FIXTURE
IFLOOK.	WITH LENS
(8) ^{6*}	6" CEILING MOUNTED SPEAKER
8 ⁸	8" CEILING MOUNTED SPEAKER
8	WALL MOUNTED SPEAKER
CMD	CARBON MONOXIDE SENSOR TO SOUND ALARM AUDIBLE
$\land \land$	IN ALL SLEEPING AREAS AND SHALL BE HARDWIRED WITH BATTERY BACKUP, REFER TO ADDITIONAL NOTES
	CEILING FAN WITH LIGHT
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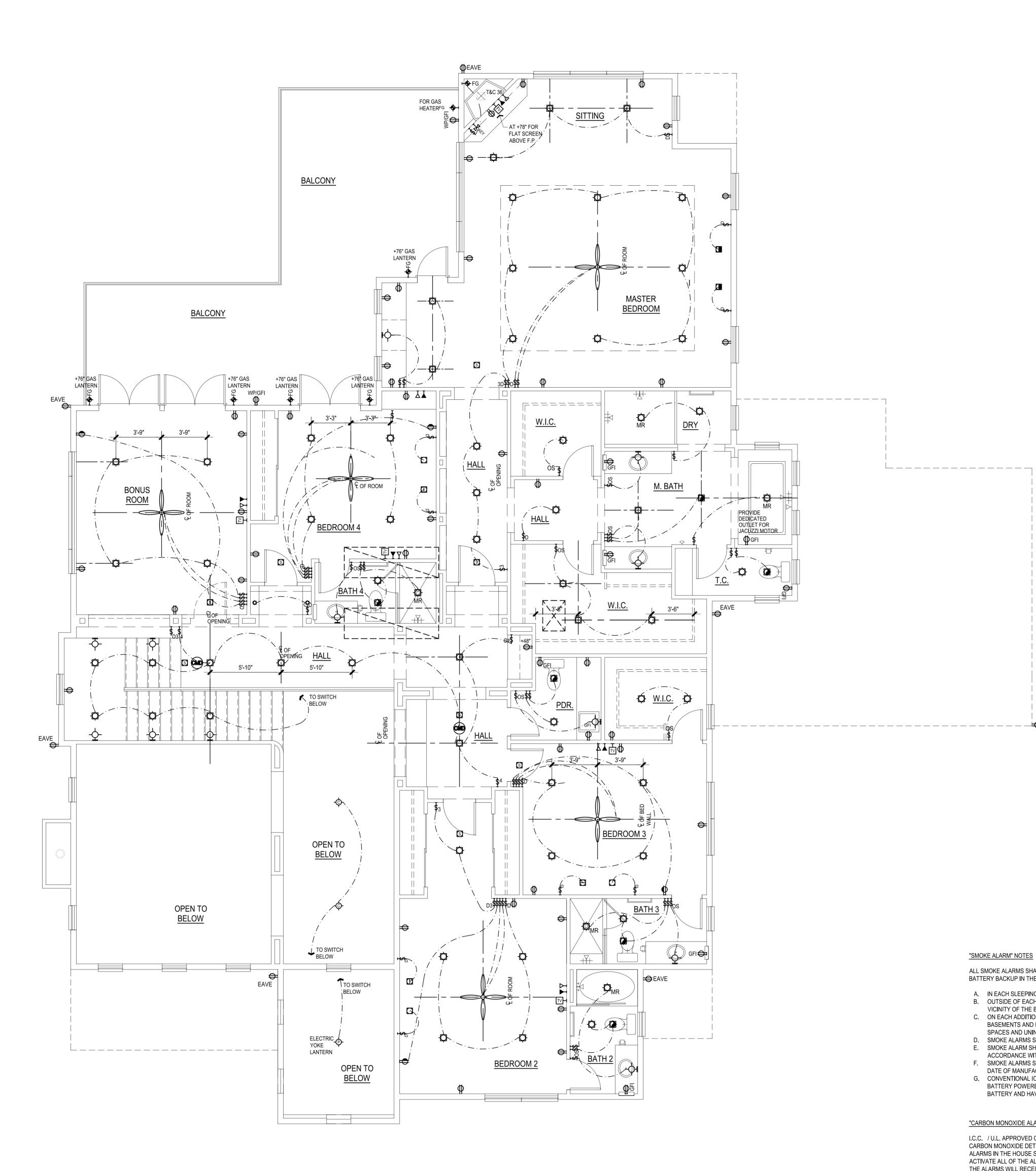
UTILITY NOTES

FUEL BURNING EQUIPMENT SHALL BE EQUIPPED W/ AN APPROVED AUTOMATIC MEANS WHICH WILL SHUT OFF FUEL SUPPLY TO EQUIPMENT IN THE EVENT OF IGNITION FLAME FAILURE. 2016 C.M.C.

0	GAS PIPING EXTENDING THROUGH FOUNDATION WALL SHALL BE SLEEVED AND HAVE ITS
Ζ.	GAS FIFTING EXTENDING THROUGH FOUNDATION WALL SHALL BE SLEEVED AND HAVE ITS
	OPENING SEALED ON OUTSIDE. 2016 C.M.C.

	OPENING SEALED ON OUTSIDE. 2016 C.M.C.
3.	ALL RECEPTACLES THAT SERVE THE COUNTER AREA OF THE KITCHEN SHALL BE GFI

- PROTECTED. CEC 210.8.
- THESE
- T. CEC 210-52D.
- 2(A).
- ER C.P.C. 603.



	8. NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL EXT. HOSE BIBBS, PER C.P.C. 603.
	9. EXHAUST FAN, MIN 50 CFM CAPACITY.
	10. ALL CIRCUITS IN BEDROOM SHALL BE SET ON ARC FAULT INTERRUPTER.
	11. FIXTURES OVER TUB/SHOWER SHALL BE APPROVED FOR WET LOCATIONS.
	12. PROVIDE A UFER GROUND FOR THE MAIN ELECTRICAL SERVICE PANEL: 20'-0" LONG, #4 RE-BAR AT BOTTOM OF FOUNDATION.
"SMOKE ALARM" NOTES	CRESTRON NOTES
ALL SMOKE ALARMS SHALL BE INTERCONNECTED HARD WIRED WITH BATTERY BACKUP IN THE FOLLOWING LOCATIONS:	KITCHEN: CRESTRON V-PANEL 20" HD TILT TOUCHSCREEN
 A. IN EACH SLEEPING ROOM B. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 	ENTRY: CRESTRON 10.1" HD TOUCHSCREEN
C. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.	MASTER BEDROOM ENTRY ALCOVE: CRESTRON 7" HD TOUCHSCREEN
 D. SMOKE ALARMS SHALL BE INSTALLED PER NFPA 72. E. SMOKE ALARM SHALL BE TESTED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS. 	GARAGE HALL ALCOVE ENTRY: CRESTRON 7" HD TOUCHSCREEN
 F. SMOKE ALARMS SHALL BE REPLACED AFTER 10 YEARS FROM THE DATE OF MANUFACTURED MARKED ON THE UNIT. G. CONVENTIONAL IONIZATION SMOKE ALARMS THAT ARE SOLELY 	MASTER BEDROOM: HTTB 10X - PUSH OFF BUTTON AT EA. SIDE OF BED FOR LIGHTS,IPOD DOCK AT EA. SIDE OF BED
BATTERY POWERED SHALL BE EQUIPPED WITH A 10 YEAR BATTERY AND HAVE SILENCE FEATURE.	EQUIPMENT ROOM: 2 THERMOSTATS; 6 SENSORS TOTAL
"CARBON MONOXIDE ALARM" NOTES	OCCUPANCY SENSORS: ALL SECONDARY BATHROOMS, ALL CLOSETS PANTRY & GARAGE
I.C.C. / U.L. APPROVED CEILING MOUNTED COMBINATION SMOKE / CARBON MONOXIDE DETECTOR INTERCONNECTED WITH THE OTHER ALARMS IN THE HOUSE SO THAT ACTUATION OF ONE ALARM WILL	SPEAKERS: SEE LOCATIONS & SIZES ON PLANS
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A. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.	ALL PLATES LOCATED AT KITCHEN BACKSPLASH, BUTLER'S BACKSPLASH AND LAUNDRY BACKSPLASH:
B. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.	ASCENT SOLID METAL ANODIZED GRAY; CAMEO PADS FLUSH MOUNT (VERIFY WITH OWNER)
	ALL RECESSED LIGHTING WILL HAVE CIRCULAR PLATES VARIOUS SIZES: VERIFY WITH ELECTRICIAN AND OWNER 6" AT BEDROOMS, BATHROOMS, CLOSETS, PANTRY
RUTINTY PLAN SCALE: 1/4" = 1'-0" 1	4" AT ALL OTHER LOCATIONS 4" EYEBALL LIGHTS / 4" ART LIGHTS
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SCALE : 1/4" = 1'-0"

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- 8. NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL EXT. HOSE BIBBS, PER C.P.C. 603.
- 6. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT. 7. RECEPTACLE OUTLET LOCATIONS SHALL COMPLY WITH 2016 C.E.C. ARTICLE 210.52(A).
- 5. BATHROOM CIRCUITS SHALL HAVE NO OTHER OUTLETS, MINIMUM 20-AMP CIRCUIT. CEC 210-52D.

- CIRCUITS SHALL HAVE NO OTHER OUTLET, C.E.C. 210.52(B)(2).

- PROVIDE MIN. TWO (2) 20-AMP SMALL APPLIANCE BRANCH CIRCUITS FOR KITCHEN THESE
- PROTECTED. CEC 210.8.

UTILITY NOTES

FUEL BURNING EQUIPMENT SHALL BE EQUIPPED W/ AN APPROVED AUTOMATIC MEANS WHICH

WILL SHUT OFF FUEL SUPPLY TO EQUIPMENT IN THE EVENT OF IGNITION FLAME FAILURE. 2016

SYMBOLS LEGEND

GFCI OUTLET-WEATHERPROOF

CEILING MOUNTED LIGHT

WALL MOUNTED LIGHT

WALL MOUNTED LIGHT

RECESSED CAN

SWITCH

3-WAY SWITCH

THERMOSTAT

PUSHBUTTON

OPTIONAL SECURITY

TELEPHONE OUTLET

FIREPLACE KEY (LOOSE)

EYEBALL READING LIGHT

DATA / INTERNET

RETURN AIR GRILL

WITH LENS

ILLUMINATED ADDRESS

6" CEILING MOUNTED SPEAKER

8" CEILING MOUNTED SPEAKER

WALL MOUNTED SPEAKER

CEILING FAN WITH LIGHT

CHANDELIER

HOSE BIBB WITH NON-REMOVABLE

RECESSED STUB-OUT FOR ICE-MAKER

12" X 48", 2 TUBE FLUORESCENT FIXTURE

CARBON MONOXIDE SENSOR TO SOUND ALARM AUDIBLE

IN ALL SLEEPING AREAS AND SHALL BE HARDWIRED WITH BATTERY BACKUP, REFER TO ADDITIONAL NOTES.

BACKFLOW PREVENTION DEVICE

CHIMES

TV OUTLET

ULTRA JACK

FUEL GAS

DIMMER SWITCH

DIMMER 3 -WAY SWITCH

OCCUPANT SENSOR SWITCH. MANUAL ON.

IN ALL SLEEPING AREAS AND SHALL BE

SMOKE DETECTOR TO SOUND ALARM AUDIBLE

RECESSED CAN LIGHT LED

CONTINUOUS VENTILATION

UNDER CABINET FIXTURE LED

PHOTO CONTROLLED AND MOTION SENSORED

PHOTO CONTROLLED AND MOTION SENSORED

EXHAUST FAN WITH MINIMUM 50-CFM INTERMITTENT OR 20-CFM

COMBINATION EXHAUST FAN AND LED LIGHT FIXTURE, MINIMUM 50-CFM INTERMITTENT OR 20-CFM CONTINUOUS VENTILATION

HARDWIRED WITH BATTERY BACKUP, REFER TO ADDITIONAL NOTES.

DUPLEX OUTLET 1/2 HOT OUTLET

220 OUTLET

GFCI OUTLET

JUNCTION BOX

PENDANT LIGHT

WALL SCONCE

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C.M.C.

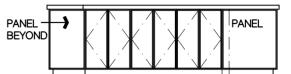
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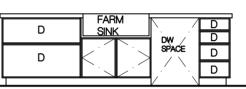
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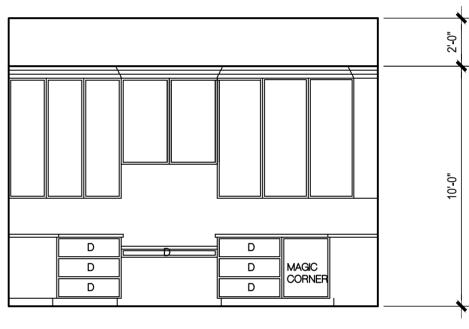
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- ALL RECEPTACLES THAT SERVE THE COUNTER AREA OF THE KITCHEN SHALL BE GFI
- OPENING SEALED ON OUTSIDE. 2016 C.M.C.
- GAS PIPING EXTENDING THROUGH FOUNDATION WALL SHALL BE SLEEVED AND HAVE ITS









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UPPER GLASS CABINETS WITH ADJUSTABLE SHELVES IMPER GLASS CABINETS WITH ON SHWASHER. SEE SPECIFICATION IMPER COUNTER REFRIGERATOR IMPER COUNTER REFRIGERATOR IMPER COUNTER TO WITH 6' SPLASH AND RETURN. SEE SPECIFICATIONS RECESSED MEDICINE CABINET WITH ELECTRICAL BEHIND FOR LIGHTING IMPROR FACE AT MEDICINE CABINET IMPROR TO UNITED SINK. SEE SPECIFICATIONS IMPROR TO UNITED AND PROVIDE CARCINONS IMPROR VINT IN ANA SE SECOFIC		
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 38 SOLID BLOCK BACKING FOR MOUNTING HARDWARE & UTILITY HOOK-UPS. SEE UTILITY PLAN. SEE SPECIFICATIONS 39 FULL HEIGHT SPLASH TO BOTTOM OF UPPER CABINET. SEE SPECIFICATIONS 40 WALL MOUNTED LIGHT. SEE SPECIFICATIONS 41 TOP OF RECESSED NICHE / TOP OF ARCH SOFFIT 42 BOTTOM OF RECESSED NICHE 43 INTERIOR DOOR OPENING 44 4" CURB WITH FINISH TO MATCH SHOWER 45 VANITY SPACE INTERIOR DOR DELEV. GENERAL NOTE 1. REFER TO CABINET DRAWINGS. 2. SEE SPECIFICATIONS FOR ALL APPLIANCES AND VERIFY REQUIRED CLEA AND INSTALLATION REQUIREMENTS. 		
 ³⁹ FULL HEIGHT SPLASH TO BOTTOM OF UPPER CABINET. SEE SPECIFICATIONS 40 WALL MOUNTED LIGHT. SEE SPECIFICATIONS 41 TOP OF RECESSED NICHE / TOP OF ARCH SOFFIT 42 BOTTOM OF RECESSED NICHE 43 INTERIOR DOOR OPENING 44 4" CURB WITH FINISH TO MATCH SHOWER 45 VANITY SPACE INTERIOR DELEV. GENERAL NOTE 1. REFER TO CABINET DRAWINGS. 2. SEE SPECIFICATIONS FOR ALL APPLIANCES AND VERIFY REQUIRED CLEA AND INSTALLATION REQUIREMENTS. 	38	
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 42 BOTTOM OF RECESSED NICHE 43 INTERIOR DOOR OPENING 44 4" CURB WITH FINISH TO MATCH SHOWER 45 VANITY SPACE INTERIOR ELEV. GENERAL NOTE 1. REFER TO CABINET DRAWINGS. 2. SEE SPECIFICATIONS FOR ALL APPLIANCES AND VERIFY REQUIRED CLEA AND INSTALLATION REQUIREMENTS. 	10	
 43 INTERIOR DOOR OPENING 44 4" CURB WITH FINISH TO MATCH SHOWER 45 VANITY SPACE INTERIOR ELEV. GENERAL NOTE 1. REFER TO CABINET DRAWINGS. 2. SEE SPECIFICATIONS FOR ALL APPLIANCES AND VERIFY REQUIRED CLEA AND INSTALLATION REQUIREMENTS. 	40	
 45 VANITY SPACE INTERIOR ELEV. GENERAL NOTE 1. REFER TO CABINET DRAWINGS. 2. SEE SPECIFICATIONS FOR ALL APPLIANCES AND VERIFY REQUIRED CLEA AND INSTALLATION REQUIREMENTS. 	41	
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AND INSTALLATION REQUIREMENTS.	41 42 43 44 45	BOTTOM OF RECESSED NICHE INTERIOR DOOR OPENING 4" CURB WITH FINISH TO MATCH SHOWER VANITY SPACE
	41 42 43 44 45 1.	BOTTOM OF RECESSED NICHE INTERIOR DOOR OPENING 4" CURB WITH FINISH TO MATCH SHOWER VANITY SPACE NTERIOR ELEV. GENERAL NOTES REFER TO CABINET DRAWINGS.
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