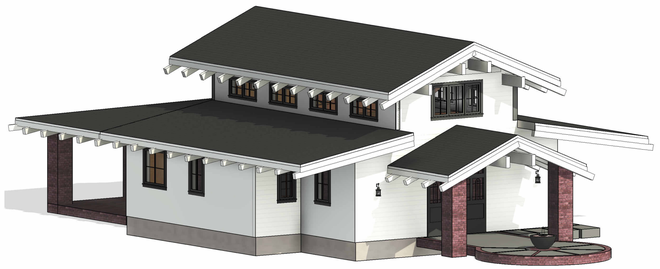
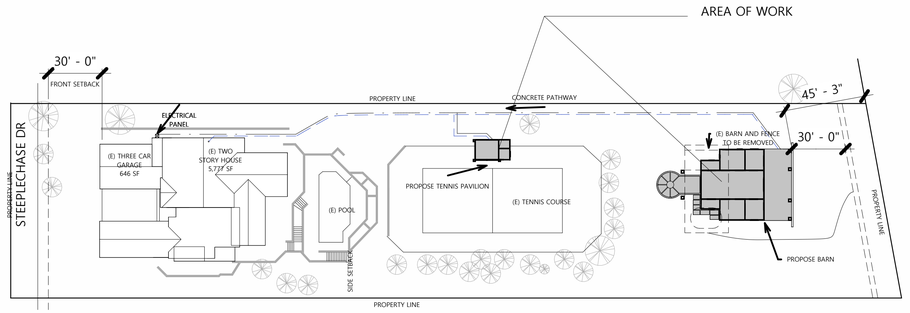
BARN REMODEL

30822 STEEPLECHASE DR SAN JUAN CAPISTRANO, CA 92675



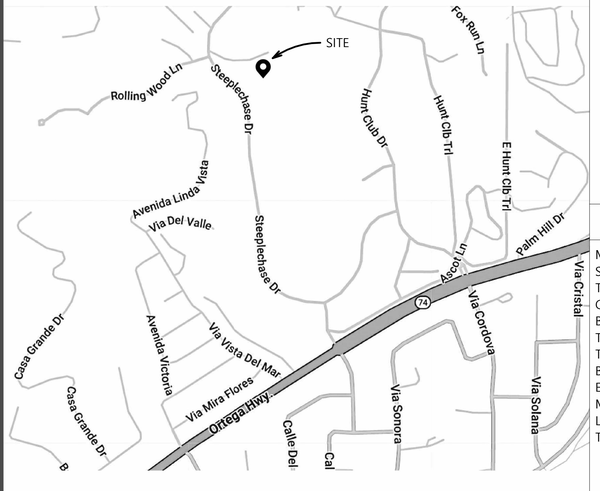


CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS SHALL BE CONSTRUED TO PERMIT WORK THAT DOES NOT CONFORM TO APPLICABLE CODES.

2022 CALIFORNIA BUILDING CODE - CCR TITLE 24 PART 2
2022 CALIFORNIA RESIDENTIAL CODE - CCR TITLE 24 PART 2.5
2022 CALIFORNIA ELECTRICAL CODE - CCR TITLE 24 PART 3
2022 CALIFORNIA MECHANICAL CODE - CCR TITLE 24 PART 4
2022 CALIFORNIA PLUMBING CODE - CCR TITLE 24 PART 5
2022 CALIFORNIA HISTORICAL BUILDING CODE - CCR TITLE 24 PART 8
2022 CALIFORNIA EXISTING BUILDING CODE - CCR TITLE 24 PART 10

VICINITY MAP



SHEET INDEX

SHEET INDEX	
	DANNY WANG
SHEET	DESCRIPTION
A-1.1	OVERALL SITE PLAN
A-2.2	FLOOR PLAN
A-2.3	FLOOR PLAN
A-2.4	DIMENSION PLAN
A-3	ELECTRICAL LAYOUT FLOOR PLAN
A-4	RCP
A-5.1	ELEVATIONS
A-5.2	ELEVATIONS
A-5.3	ELEVATIONS
A-6.1	SECTIONS
A-6.2	SECTIONS
A-6.3	SECTIONS
A-7.1	DETAILS
A-7.2	DETAILS
A-8.1	SCHEDULES

AREA ANALYSIS

MAIN HOUSE FIRST LEVEL AREA	3,396 SF
SECOND LEVEL AREA	2,381 SF
TOTAL LIVING AREA	5,777 SF
GARAGE AREA	646 SF
BARN	1,178 SF
TENNIS PAVILION	188 SF
TOTAL FOOTPRINT MAIN HOUSE, BARN, TENNIS PAVILION AND GARAGE	5,408 SF
EXISTING LOT AREA	51, 267
MAX LOT COVERAGE	15% = 7,690.05 SF MAX
LOT COVERAGE	10% = 5,408 SF PROVIDED
TOTAL BUILDING	7,789 SF

PROJECT DESCRIPTION

PROJECT CONSISTS OF: BARN REMODEL AND TENNIS PAVILION AT 30822 STEEPLECHASE DR, SAN JUAN CAPISTRANO. SCOPE INCLUDES REMOVAL OF FENCE AND REMODEL BARN, CONSTRUCTION OF NEW STRUCTURES ADJACENT TO THE TENNIS COURT.

GENERAL CONTRACTOR NOTES

CONTRACTOR SHALL VERIFY ALL PLANS WITH EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEDING WITH WORK OR BE RESPONSABLE FOR SAME.

PROPERTY INFORMATION

A.P.N.:	- 650-341-08
LEGAL DESCRIPTION:	- N-TRACT: 6305 BLOCK: LOT: 86
JURISDICTION:	- CITY OF SAN JUAN CAPISTRANO
CURRENT ZONING:	- RSE-40,000/SP77-01/SP84-01A
ADDRESS:	- 30822 STEEPLECHASE DR SAN JUAN CAPISTRANO, CA
TYPE OF CONSTRUCTION	VB
FRONT SETBACK	30' 0"
REAR SETBACK	25'-0"
SIDE SETBACK	20'-0"
BARN SETBACKS	4' REAR AND SIDE
OCUPANCY TYPE	R-3
NUMBER OF STORIES	2
SPRINKLERS	NO
MAX HEIGHT	35'

DEFERRED SUBMITALS

NPDE NOTES

1. IN THE CASE OF EMERGENCY, CALL AT WORK PHONE # OR HOME PHONE #
2. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
3. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TACKING, OR WIND.
4. APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
5. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.
6. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OR THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
7. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
9. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPER CHLORINATED POTABLE WATER LINE FLUSHING. DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
10. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
11. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.
12. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
13. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
14. THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS: THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.
15. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
16. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
17. SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
18. APPROPRIATE BMPS FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

PROJECT DIRECTORY

CLIENT:	TREVOR BOHN 30822 STEEPLECHASE DR SAN JUAN CAPISTRANO, CA
DESIGNER:	DANNY WANG
STRUCTURAL ENGIENEER	

DW
DESIGN • BUILD

260 NEWPORT CENTER DRIVE SUITE 100
NEWPORT BEACH CA 92660
DANNY WANG
(888) 896 9168

BARN / TENNIS PAVILION
30822 STEEPLECHASE DR SAN JUAN CAPISTRANO, CA 92675

SHEET ISSUE & REVISION		
rev	date	comments

JOB NO.:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	

SCOPE:

BARN / TENNIS PAVILION

TITLE SHEET

PAGE:

T-1

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

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers.

a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.

b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.

Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

   a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
   b. The EVCS space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.
   Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.

4.106.4.2.3 Reserved.

4.106.4.2.4 Reserved.

4.106.4.2.5 Electric vehicle ready space signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.
Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

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

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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CAL GREEN CODE

PAGE:
T-2

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

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant 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:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
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 & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

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

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

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

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

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

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

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

Notes:

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

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

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

703 VERIFICATIONS

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

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

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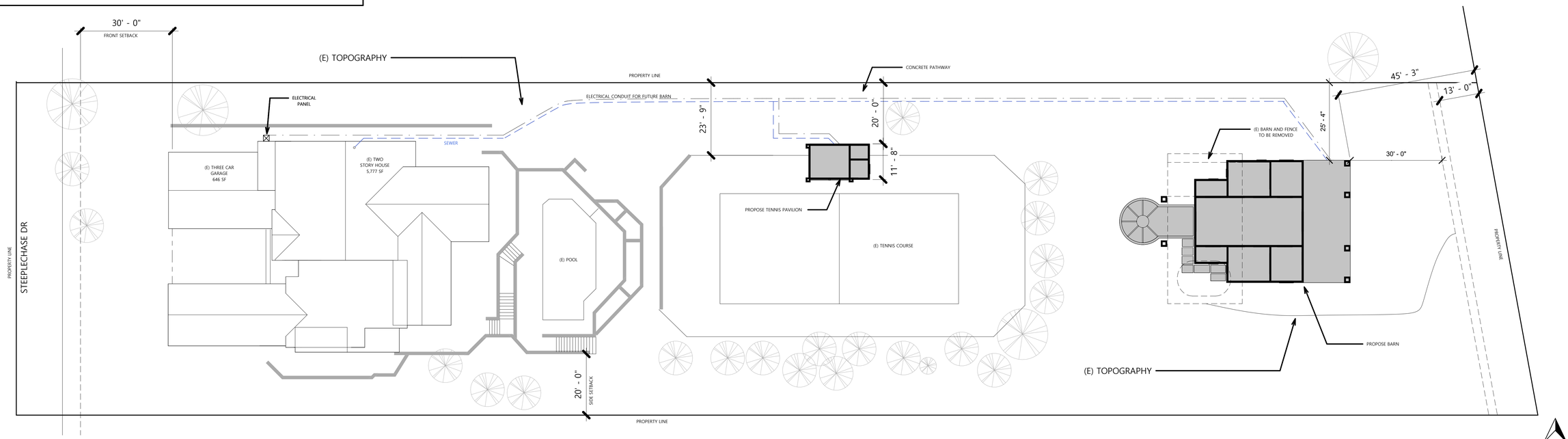
PAGE:

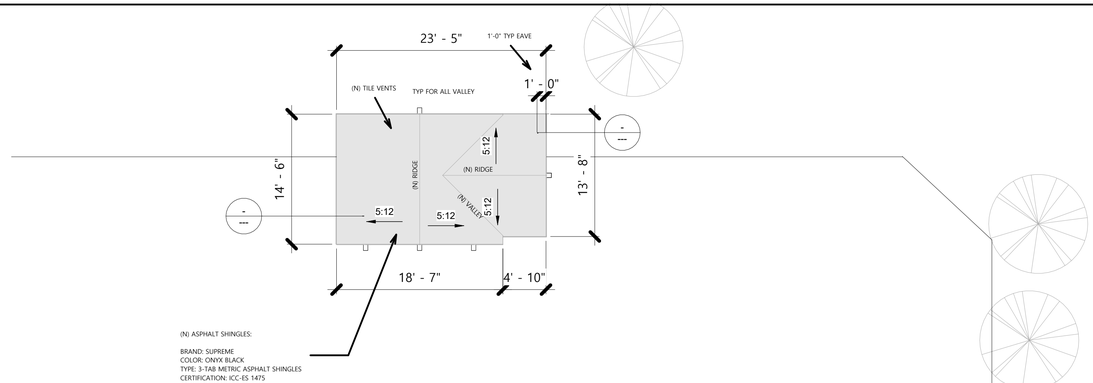
T-3

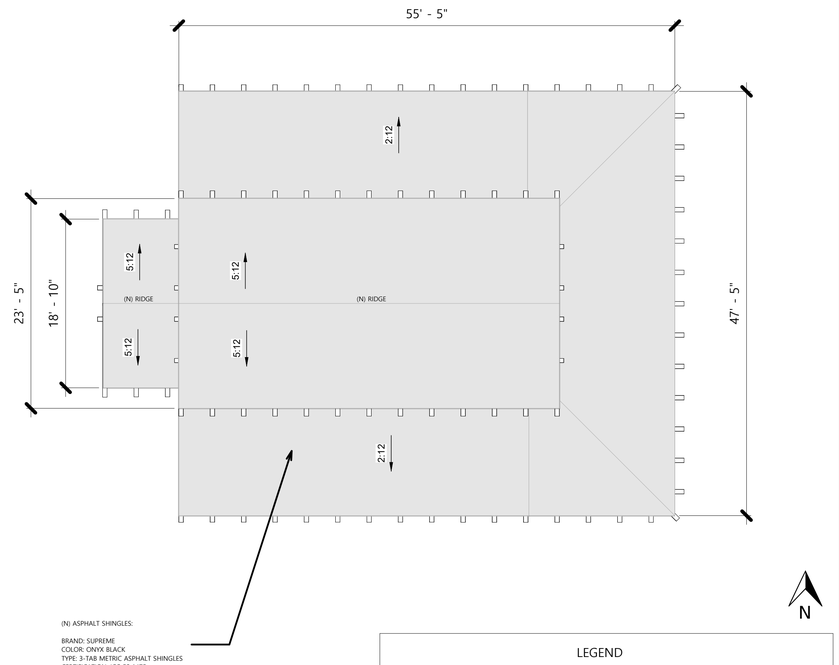
CONTRACTOR OR BUILDER SHALL VERIFIED ALL PLANS WITH EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME



OVERALL SITE PLAN

SCALE: 1/16" = 1'-0"





LEGEND

NEW WALL

ITEM TO BE REMOVED

TENNIS PAVILION AND BARN REMODEL ROOF PLAN

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

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OVERALL SITE PLAN

PAGE:

A-1.1

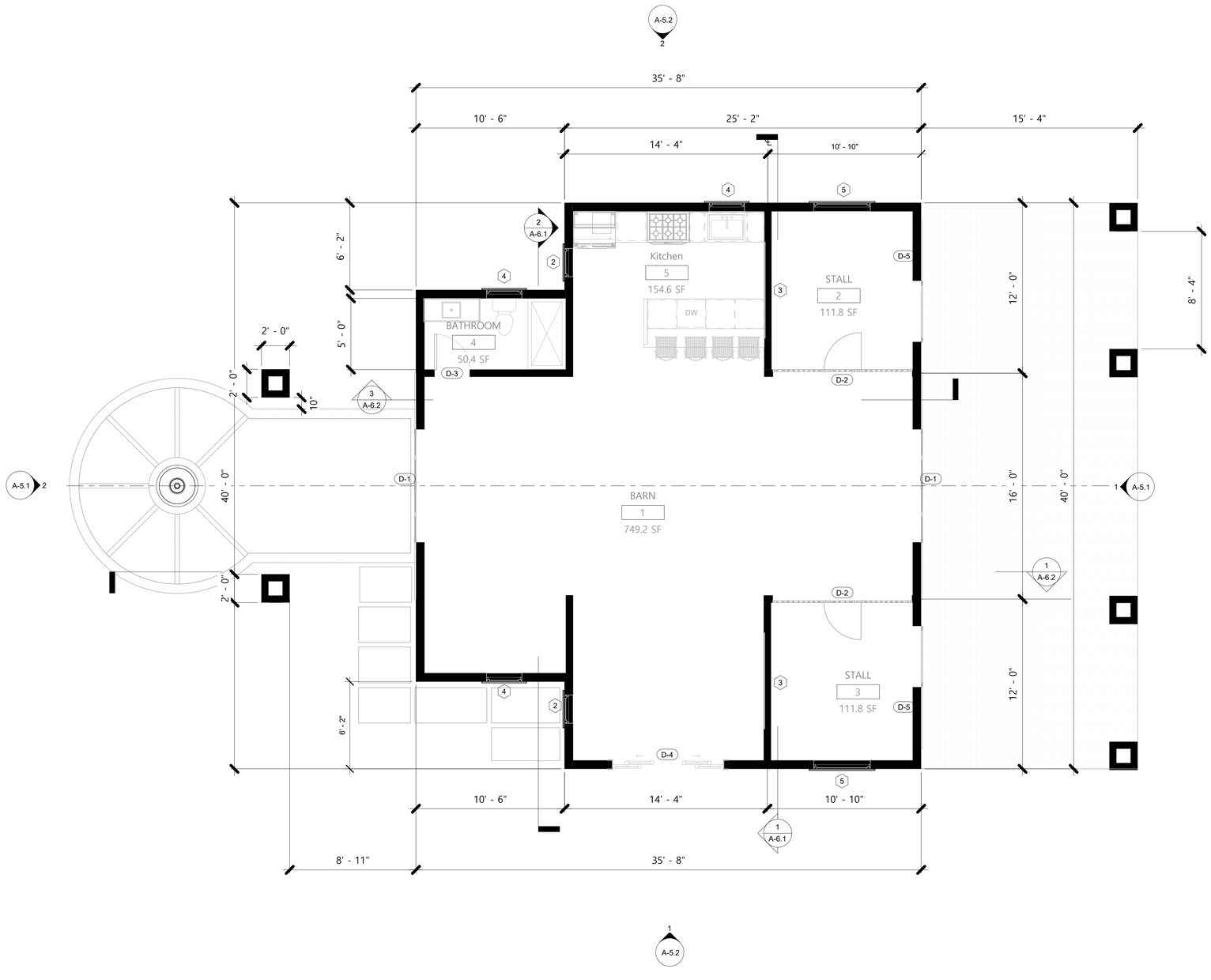
KITCHEN RANGE HOOD AIRFLOW RATES (CFM) AND ASTM E3087 CAPTURE EFFICIENCY (CE) RATINGS ACCORDING TO DWELLING UNIT FLOOR AREA AND KITCHEN RANGE FUEL TYPE

DWELLING UNIT FLOOR AREA (FT2)	HOOD OVER ELECTRIC RANGE	HOOD OVER NATURAL GAS RANGE
>1500	50% CE OR 110 CFM	70% CE OR 180 CFM
>1000 - 1500	50% CE OR 110 CFM	80% CE OR 250 CFM
750 - 1000	55% CE OR 130 CFM	85% CE OR 280 CFM
<750	65% CE OR 160 CFM	85% CE OR 280 CFM

PRESCRIPTIVE DUCT SIZING REQUIREMENTS (FROM ASHRAE 62.2) IN ORDER TO COMPLY WITH THE PRESCRIPTIVE DUCT SIZING REQUIREMENTS OF ASHRAE 62.2 , A VENTILATION FAN MUST BE SELECTED THAT US RATED TO PROVIDE AT A MINIMUM REQUIRED VENTILATION AIRFLOTWAT 0.25 IN.W.G. AND THE DUCTS MUST BE SIZED IN ACCORDANCE WITH THE SPECIFICATIONS GIVEN IN TABLE 7.1 BELOW

DUCT TYPE	FLEX DUCT				SMOOTH DUCT			
FAN RATING (CFM @ 0.25"W.C.)	50	80	100	125	50	80	100	125
MAXIMUM ALLOWABLE DUCT LENGTH (FT)								
DIAMETER (IN)	FLEX DUCT				FLEX DUCT			
3	X	X	X	X	5	X	X	X
4	70	3	X	X	105	35	5	X
5	NL	70	36	20	NL	135	85	55
6	NL	NL	125	95	NL	NL	NL	145
7 AND ABOVE	NL	NL	NL	NL	NL	NL	NL	NL

THE TABLE ASSUMES NO ELBOW. DEDUCT 15FT OF ALLOWABLE DUCT LENGTH FOR EACH TURN, ELBOW OR FITTING. INTERPOLATION AND EXTRAPOLATION IN TABLE 7.' IS NOT ALLOWED. FOR FAN RATINGS NOT LISTED, USE THE NEXT HIGHER VALUE. THIS TABLE IS NOT APPLICABLE FOR FAN RATINGS >175CFM.
NL= NO LIMIT ON DUCT LENGTH OF THIS SIZE X= NOT ALLOWED, .G,) IS THE SAME AS WATER COLUMN (W.C.)



NOTE:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND ADJUST AS NECESSARY WHILE MAINTAINING THE DESIGN INTENT.
2. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO BEGINNING WORK AND NOTIFY THE DESIGNER IF MODIFICATIONS ARE REQUIRED.
3. PAVING CONTRACTOR SHALL COORDINATE WITH DRAINAGE, IRRIGATION, AND ELECTRICAL SUBCONTRACTORS TO ENSURE ALL SLEEVES AND CROSSINGS ARE IN PLACE BEFORE PLACING PAVING, CONCRETE, ETC.
4. CONTRACTOR MUST CONSULT WITH SOILS ENGINEER REGARDING REINFORCING, BASE MATERIALS, AND PRESATURATION REQUIREMENTS FOR FOOTINGS, WALKS, AND PATIOS.
5. EXPANSION JOINTS SHALL OCCUR AT STEP BASES, DIRECTIONAL CHANGES, BUILDING EDGES, AND TRANSITIONS TO EXISTING PAVING; TYPICAL SPACING 16'-0" O.C. UNLESS OTHERWISE DIRECTED BY SOILS ENGINEER.
6. SCORE JOINTS SHALL BE INSTALLED WHERE SHOWN ON PLANS AND AS NECESSARY TO CONTROL CRACKING.
7. ALL WORK SHALL CONFORM TO LOCAL BUILDING CODES AND ORDINANCES.
8. FINISH CONCRETE SURFACES ½" MIN. BELOW STUCCO SCREED — VERIFY IN FIELD.
9. HORIZONTAL CONTROL FOR WALLS/FENCES BY OTHERS —REFER TO CIVIL ENGINEER'S PLANS.
10. ALL UNDERGROUND LOW-VOLTAGE WIRING SHALL BE INSTALLED IN SLEEVES.
11. REFER TO CIVIL ENGINEERING PLANS FOR ALL GRADING AND DRAINAGE INFORMATION.

LAVATORY FAUCETS	1.2 gpm @ 60 psi (MIN 0.8 gpm AT 20 psi)
KITCHEN FAUCETS	1.8 gpm @ 60 psi (MAY TEMPORARY EXCEED MAXIMUM, BUT NOT EXCEED 2.2 gpm @ 60 psi)
WATER CLOSETS (TOILETS)	1.28 GALLONS PER FLUSH (URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH)
SHOWERHEADS	1.8 gpm @ 80 psi (PER SHOWER)

LEGEND

NEW WALL

FIRST LEVEL FLOOR PLAN

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

0 1' 2' 4'
0 2"
1/2" = 1'-0"

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FLOOR PLAN

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A-2.2

KITCHEN RANGE HOOD AIRFLOW RATES (CFM) AND ASTM E3087 CAPTURE EFFICIENCY (CE) RATINGS ACCORDING TO DWELLING UNIT FLOOR AREA AND KITCHEN RANGE FUEL TYPE

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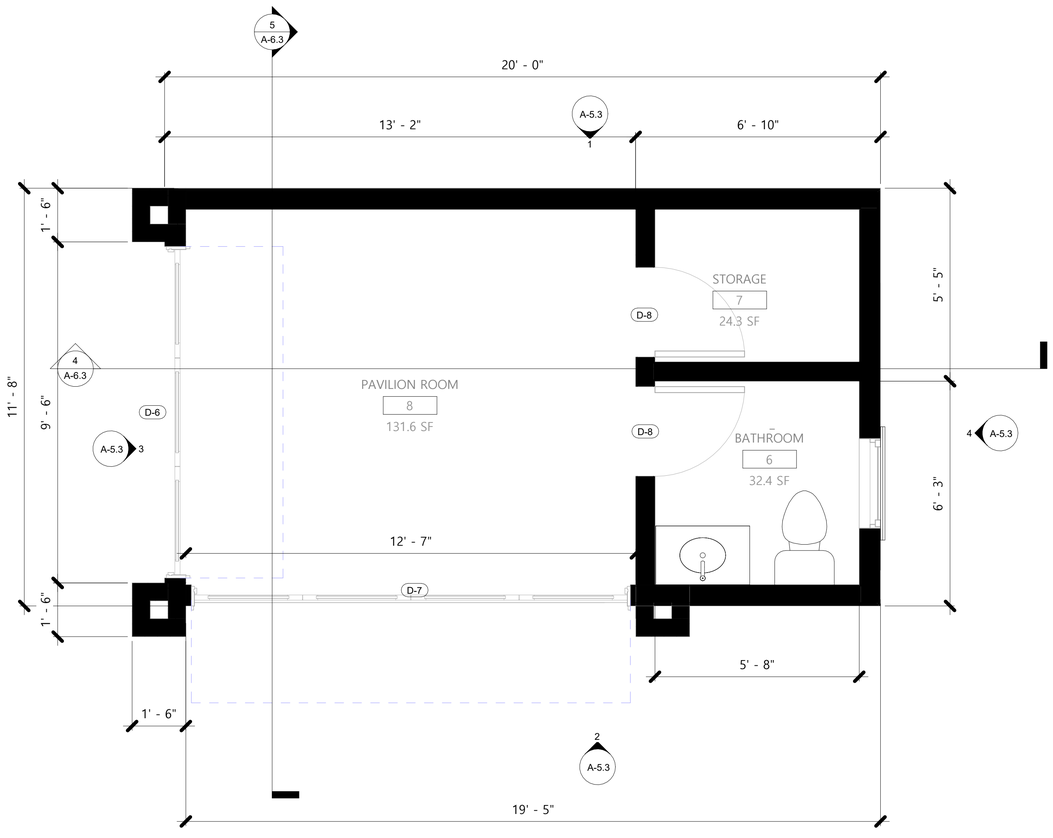

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LEGEND

NEW WALL

N

TENNIS PAVILION FLOOR PLAN

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

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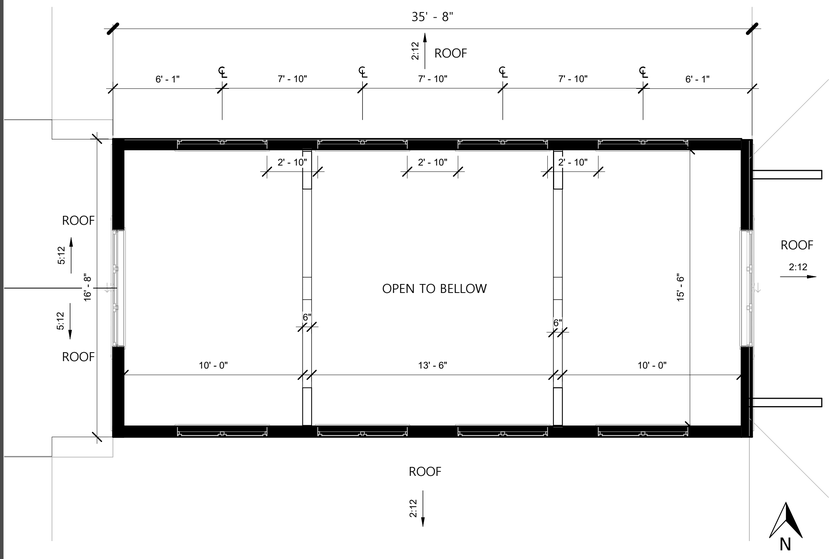
FLOOR PLAN

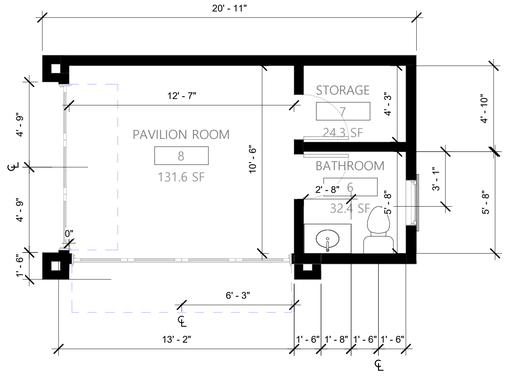
PAGE:

A-2.3



SECOND LEVEL BARN

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



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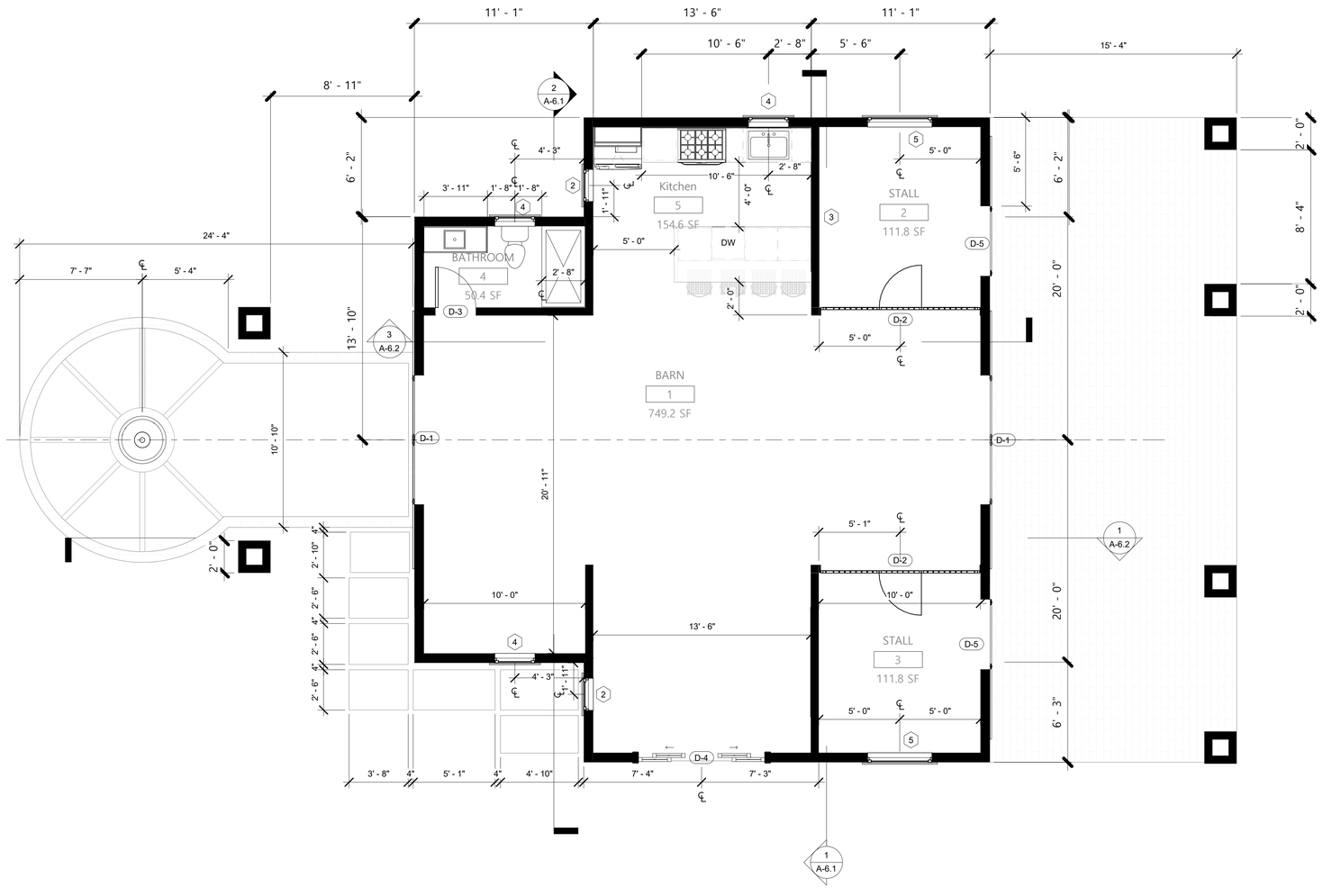
FIRST LEVEL TENNIS PAVILION

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



N

FIRST LEVEL BARN

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

0 1' 2' 4'
0 2'
1/2" = 1'-0"

LEGEND

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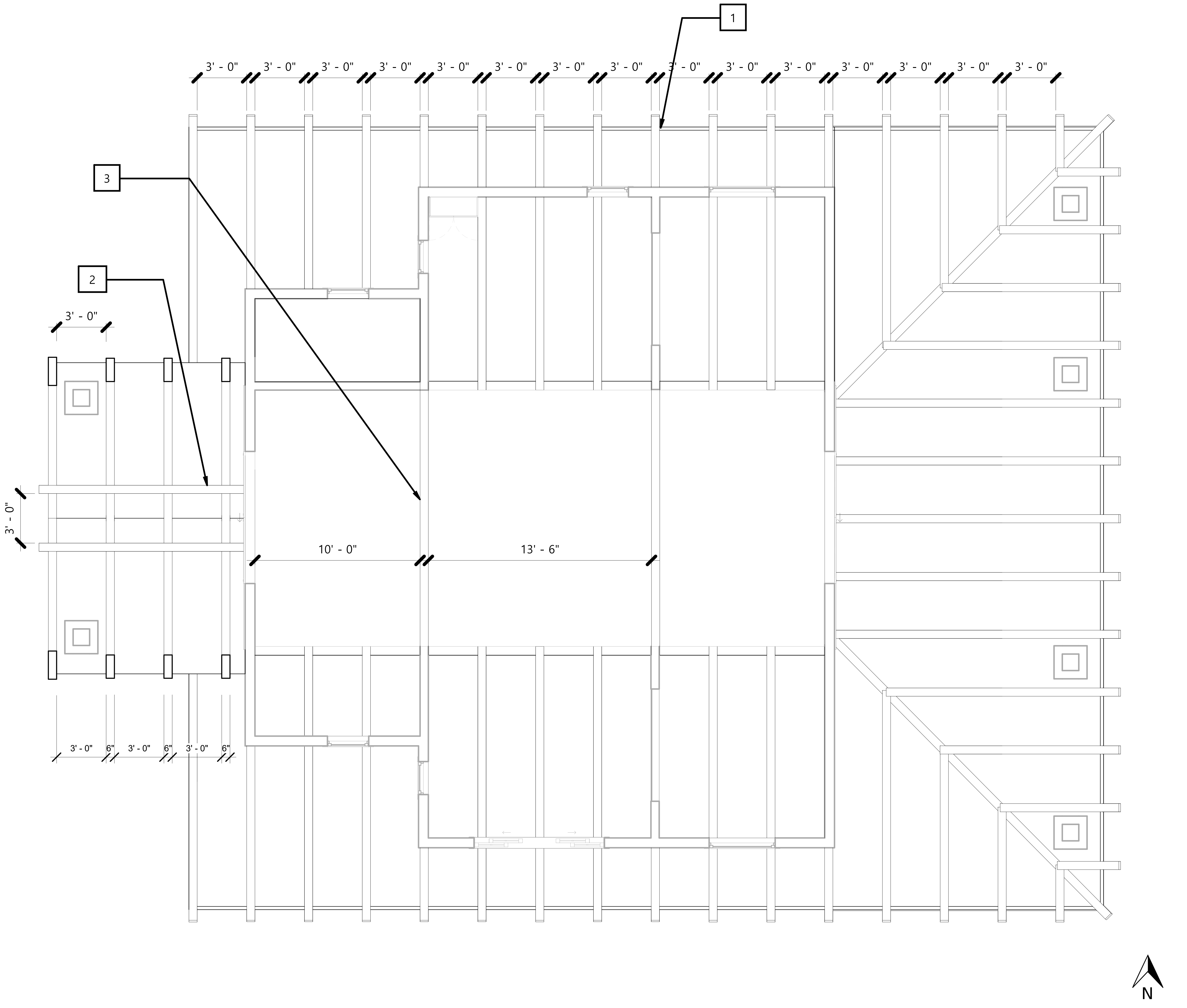
DIMENSION PLAN

PAGE:

A-2.4

KEY NOTES:

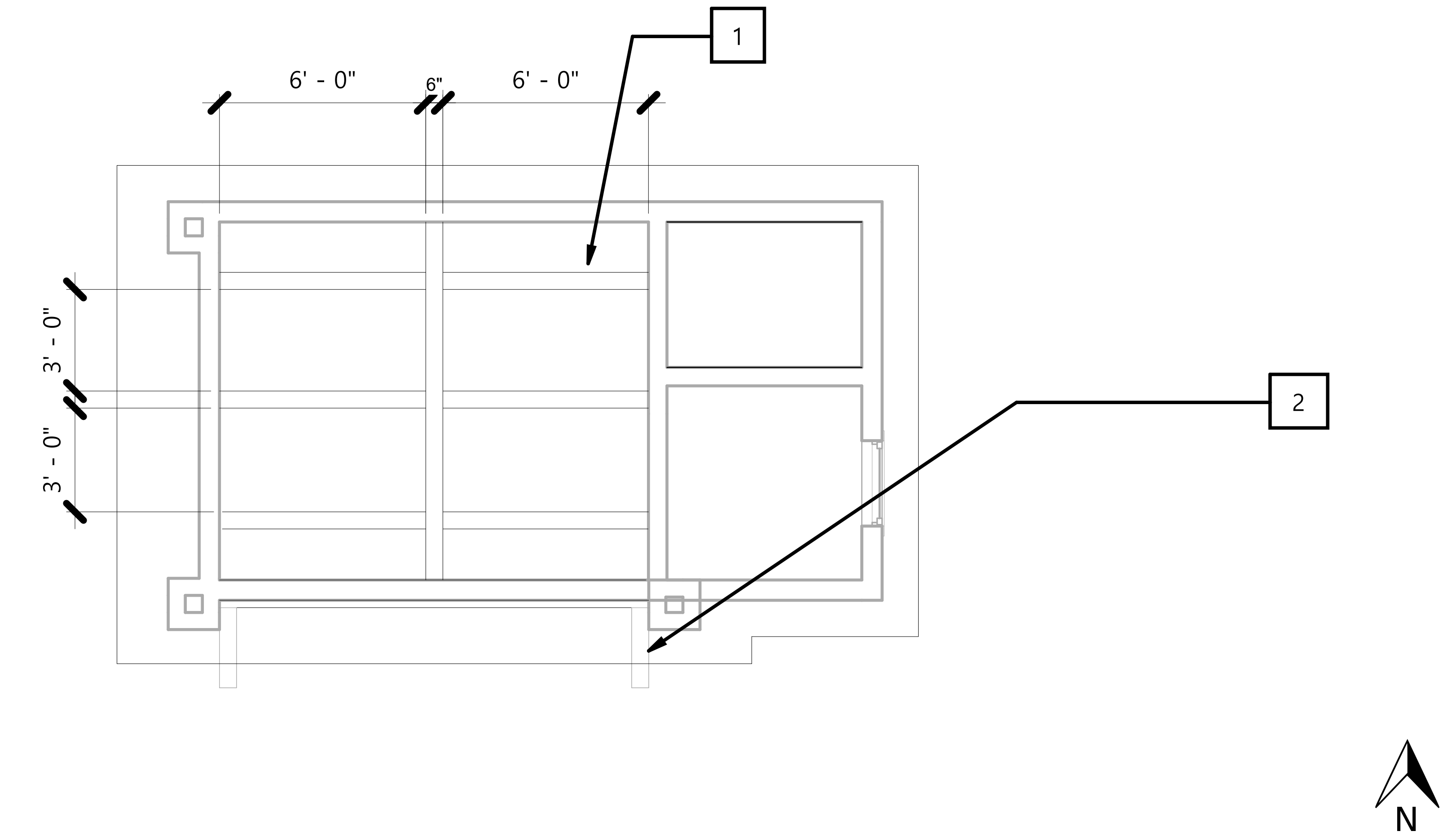
1	(N) 6 X 8 BEAM WITH A 3'-0" SPACING BETWEEN EACH
2	(N) 6 x 16 BEAMS
3	(N) 6 x 16 TRUSSES



FIRST LEVEL BARN RCP

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

0 1' 2' 4'
0 2"
1/2" = 1'-0"



TENNIS PAVILION RCP

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

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0 2"
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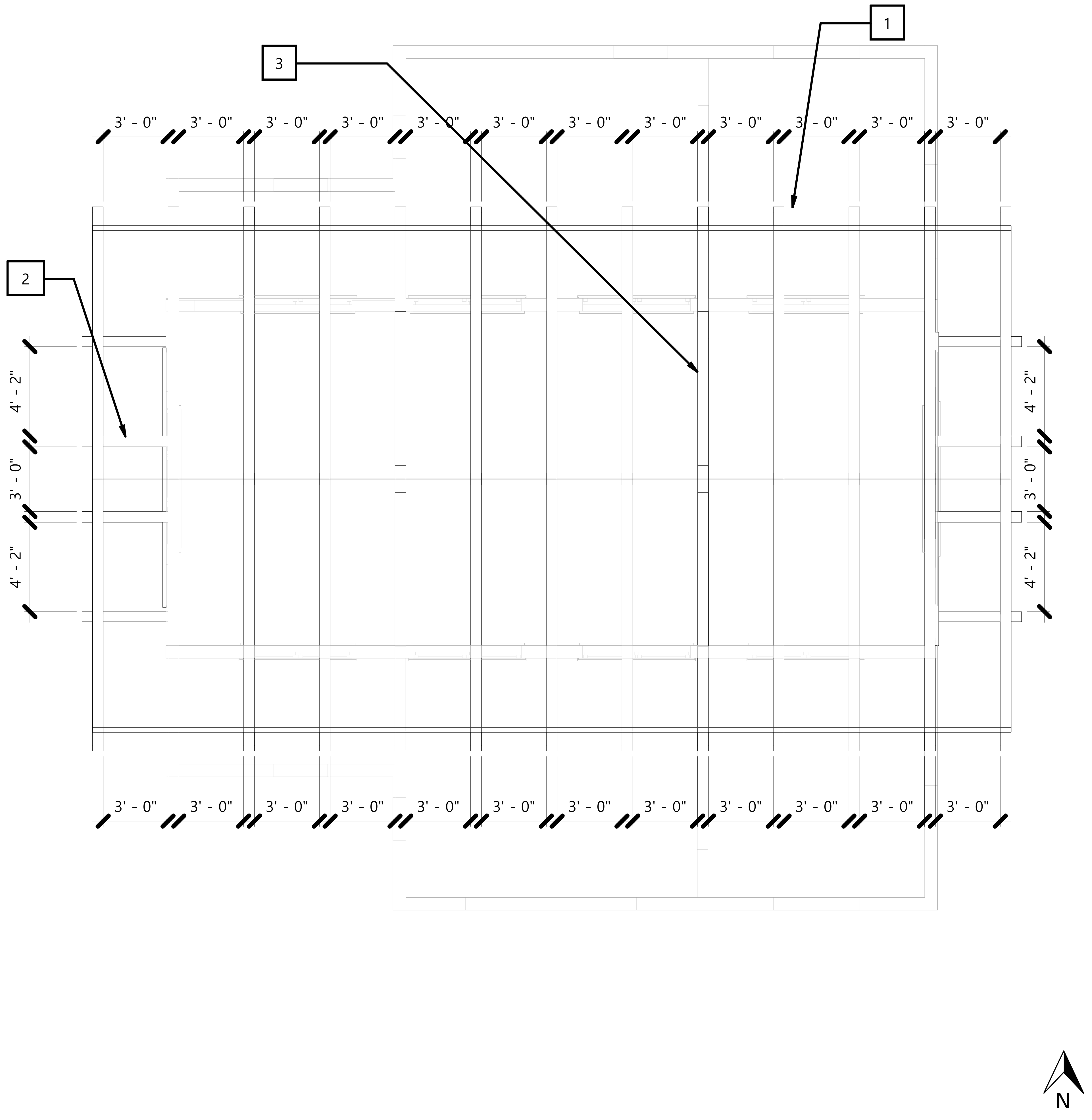

SECOND LEVEL BARN RCP

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

0 1' 2' 4'
0 2"
1/2" = 1'-0"

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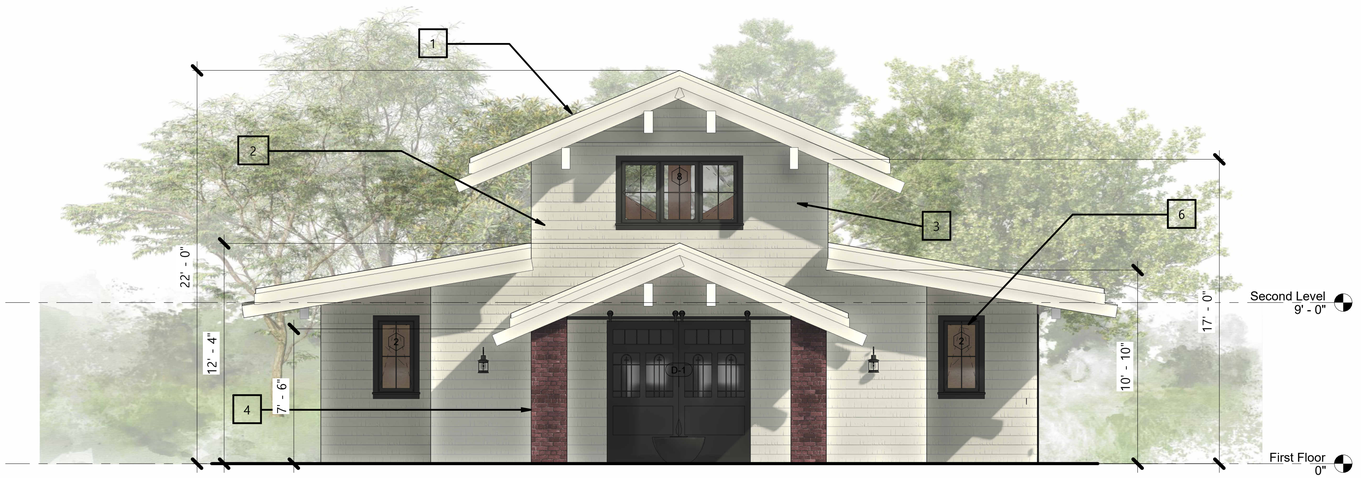
RCP

PAGE:

A-4

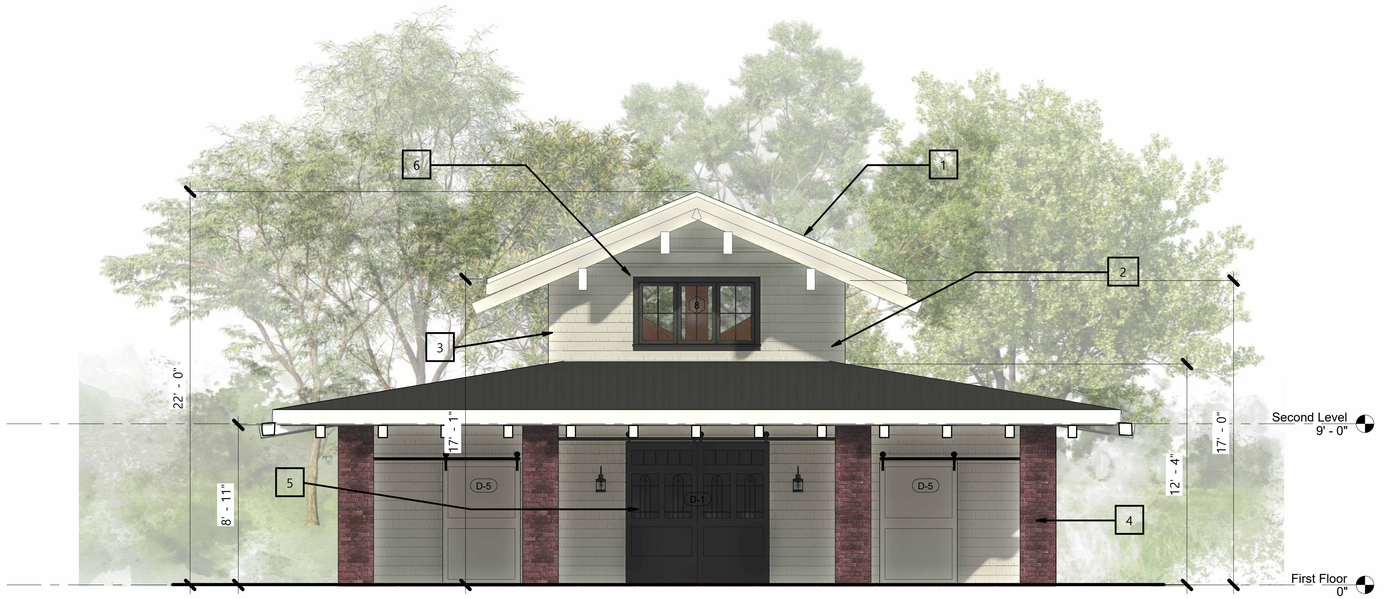


BARN WEST ELEVATION

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

0 1' 2' 4'
0 2"
1/2" = 1'-0"

2



BARN EAST ELEVATION

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

0 1' 2' 4'
0 2"
1/2" = 1'-0"

1

KEY NOTES:

1. (N) ASPHALT SHINGLES TO MATCH (E) HOUSE ASPHALT SHINGLES IN COLOR AND TEXTURE. SUPREME ONYX BLACK 3 TAB METRIC ASPHALT ROOFING SHINGLES. ICC- ES- 1475
2. (N) SIDING TO MATCH (E) HOUSE SIDING IN TEXTURE AND COLOR
3. (N) FASCIA TO BE PAINTED TO MATCH (E) HOUSE FASCIA
4. (N) BRICK VENEER TO MATCH (E) HOUSE BRICK VENEER IN COLOR AND TEXTURE
5. (N) DOORS TO MATCH (E) HOUSE DOORS COLOR
6. (N) WINDOWS TO MATCH (E) HOUSE WINDOW COLOR
7. (N) FIREPIT

1507.2 ASPHALT SHINGLES
THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION. 1507.2.1 DECK REQUIREMENTS ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS. 1507.2.2 SLOPE ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF 2 UNITS VERTICAL IN 12 UNITS HORIZONTAL (17- PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM 2 UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) UP TO 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION 1507.1.1.
1507.2.3 UNDERLAYMENT UNDERLAYMENT SHALL COMPLY WITH SECTION 1507.1.1.
1507.2.4 ASPHALT SHINGLES
ASPHALT SHINGLES SHALL COMPLY WITH ASTM D3462.
1507.2.5 FASTENERS FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12-GAGE [0.105 IN SHANK WITH A MINIMUM 3/8-IN-DIAMETER HEAD, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND NOT LESS THAN 3/4 IN INTO THE ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN 3/4 IN THICK, THE NAILS SHALL PENETRATE THROUGH THE SHEATHING. FASTENERS SHALL COMPLY WITH ASTM F1667. ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER, BUT NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE THE ROOF SLOPE EXCEEDS 21 UNITS VERTICAL IN 12 UNITS HORIZONTAL (21:12), SHINGLES SHALL BE INSTALLED AS REQUIRED BY THE MANUFACTURER. 1507.2.7 ICE BARRIER WHERE REQUIRED, ICE BARRIERS SHALL COMPLY WITH SECTION 1507.1.2.
1507.2.8 FLASHINGS FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION. FLASHING SHALL BE APPLIED IN ACCORDANCE WITH THIS SECTION AND THE ASPHALT SHINGLE MANUFACTURER'S PRINTED 1507.2.8.1 BASE AND CAP FLASHING BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION-RESISTANT METAL OF MINIMUM NOMINAL 0.019-INCH (0.483 MM) THICKNESS OR MINERAL-SURFACED ROLL ROOFING WEIGHING NOT LESS THAN 77 POUNDS PER 100 SQUARE FEET (3.76 KG/M2). CAP FLASHING SHALL BE CORROSION-RESISTANT METAL OF MINIMUM NOMINAL 0.019-IN THICKNESS. 1507.2.8.2 VALLEYS VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BEFORE APPLYING SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED: FOR OPEN VALLEYS (VALLEY LINING EXPOSED) LINED WITH METAL, THE VALLEY LINING SHALL BE NOT LESS THAN 24 INCHES WIDE AND OF ANY OF THE CORROSION-RESISTANT METALS IN TABLE 1507.2.8.2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLIES OF MINERAL-SURFACED ROLL ROOFING COMPLYING WITH ASTM D3909 OR ASTM D6380 SHALL BE
PERMITTED. THE BOTTOM LAYER SHALL BE 18 IN SAND THE TOP LAYER NOT LESS THAN 36 INCHES WIDE. FOR CLOSED VALLEYS (VALLEYS COVERED WITH SHINGLES), VALLEY LINING OF ONE PLY OF SMOOTH ROLL ROOFING COMPLYING WITH ASTM D6380, AND NOT LESS THAN 36 INCHES WIDE OR TYPES AS DESCRIBED IN ITEM 1 OR 2 ABOVE SHALL BE PERMITTED. SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT BEARING A LABEL INDICATING COMPLIANCE WITH ASTM D1970 SHALL BE PERMITTED IN LIEU OF THE LINING MATERIAL.

TABLE R905.2.8.2VALLEY LINING MATERIAL

MATERIAL	MINIMUN THICKNESS	GAGE	WEIGHT (pounds)
ALUMINIUM	0.024	-	-
COLD-ROLLED COPPER	0.0216 NOMINAL	-	ASTM B370, 16 OZ. PER SQUARE FOOT
GALVANIZED STEEL	0.0179	26 (ZINC COATED G90)	-
HIGH-YIELD COPPER	0.0162 NOMINAL	-	ASTM B370, 12 OZ. PER SQUARE FOOT
LEAD	-	-	2 1/2
LEAD-COATED COPPER	0.0216 NOMINAL	-	ASTM B101, 16 OZ. PER SQUARE FOOT
LEAD-COATED HIGH-YIELD COPPER	0.0162 NOMINAL	-	ASTM B101, 12 OZ. PER SQUARE FOOT
PAINTED TERNE	-	-	20
LEAD-COATED COPPER	0.0216 NOMINAL	-	ASTM B101, 16 OZ. PER SQUARE FOOT
STAINLESS STEEL	-	28	-
ZINC ALLOY	0.027	-	-

1507.2.8.3 DRIP EDGE
A DRIP EDGE SHALL BE PROVIDED AT EAVES AND RAKE EDGES OF SHINGLE ROOFS. ADJACENT SEGMENTS OF THE DRIP EDGE SHALL BE LAPPED NOT LESS THAN 2 INCHES (51 MM). THE VERTICAL LEG OF DRIP EDGES SHALL BE NOT LESS THAN 11/2 INCHES (38 MM) IN WIDTH AND SHALL EXTEND NOT LESS THAN 1/4 INCH (6.4 MM) BELOW SHEATHING. THE DRIP EDGE SHALL EXTEND BACK ON THE ROOF NOT LESS THAN 2 INCHES (51 MM). UNDERLAYMENT SHALL BE INSTALLED OVER DRIP EDGES ALONG EAVES. DRIP EDGES SHALL BE INSTALLED OVER UNDERLAYMENT ALONG RAKE EDGES. DRIP EDGES SHALL BE MECHANICALLY FASTENED AT INTERVALS NOT GREATER THAN 12 INCHES

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ELEVATIONS

PAGE:

A-5.1

BARN NORTH ELEVATION

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

0 1' 2' 4'
0 2"
1/2" = 1'-0"

2

BARN SOUTH ELEVATION

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

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1507.2.4 ASPHALT SHINGLES
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1507.2.5 FASTENERS FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12-GAGE [0.105 IN SHANK WITH A MINIMUM 3/8-IN-DIAMETER HEAD, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND NOT LESS THAN 3/4 IN INTO THE ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN 3/4 IN THICK, THE NAILS SHALL PENETRATE THROUGH THE SHEATHING. FASTENERS SHALL COMPLY WITH ASTM F1667. ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER, BUT NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE THE ROOF SLOPE EXCEEDS 21 UNITS VERTICAL IN 12 UNITS HORIZONTAL (21:12), SHINGLES SHALL BE INSTALLED AS REQUIRED BY THE MANUFACTURER. 1507.2.7 ICE BARRIER WHERE REQUIRED, ICE BARRIERS SHALL COMPLY WITH SECTION 1507.1.2.
1507.2.8 FLASHINGS FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION. FLASHING SHALL BE APPLIED IN ACCORDANCE WITH THIS SECTION AND THE ASPHALT SHINGLE MANUFACTURER'S PRINTED 1507.2.8.1 BASE AND CAP FLASHING BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION-RESISTANT METAL OF MINIMUM NOMINAL 0.019-INCH (0.483 MM) THICKNESS OR MINERAL-SURFACED ROLL ROOFING WEIGHING NOT LESS THAN 77 POUNDS PER 100 SQUARE FEET (3.76 KG/M2). CAP FLASHING SHALL BE CORROSION-RESISTANT METAL OF MINIMUM NOMINAL 0.019-IN THICKNESS. 1507.2.8.2 VALLEYS VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BEFORE APPLYING SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED: FOR OPEN VALLEYS (VALLEY LINING EXPOSED) LINED WITH METAL, THE VALLEY LINING SHALL BE NOT LESS THAN 24 INCHES WIDE AND OF ANY OF THE CORROSION-RESISTANT METALS IN TABLE 1507.2.8.2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLIES OF MINERAL-SURFACED ROLL ROOFING COMPLYING WITH ASTM D3909 OR ASTM D6380 SHALL BE
PERMITTED. THE BOTTOM LAYER SHALL BE 18 IN SAND THE TOP LAYER NOT LESS THAN 36 INCHES WIDE. FOR CLOSED VALLEYS (VALLEYS COVERED WITH SHINGLES), VALLEY LINING OF ONE PLY OF SMOOTH ROLL ROOFING COMPLYING WITH ASTM D6380, AND NOT LESS THAN 36 INCHES WIDE OR TYPES AS DESCRIBED IN ITEM 1 OR 2 ABOVE SHALL BE PERMITTED. SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT BEARING A LABEL INDICATING COMPLIANCE WITH ASTM D1970 SHALL BE PERMITTED IN LIEU OF THE LINING MATERIAL.

TABLE R905.2.8.2VALLEY LINING MATERIAL

MATERIAL	MINIMUN THICKNESS	GAGE	WEIGHT (pounds)
ALUMINIUM	0.024	-	-
COLD-ROLLED COPPER	0.0216 NOMINAL	-	ASTM B370, 16 OZ. PER SQUARE FOOT
GALVANIZED STEEL	0.0179	26 (ZINC COATED G90)	-
HIGH-YIELD COPPER	0.0162 NOMINAL	-	ASTM B370, 12 OZ. PER SQUARE FOOT
LEAD	-	-	2 1/2
LEAD-COATED COPPER	0.0216 NOMINAL	-	ASTM B101, 16 OZ. PER SQUARE FOOT
LEAD-COATED HIGH-YIELD COPPER	0.0162 NOMINAL	-	ASTM B101, 12 OZ. PER SQUARE FOOT
PAINTED TERNE	-	-	20
LEAD-COATED COPPER	0.0216 NOMINAL	-	ASTM B101, 16 OZ. PER SQUARE FOOT
STAINLESS STEEL	-	28	-
ZINC ALLOY	0.027	-	-

1507.2.8.3 DRIP EDGE
A DRIP EDGE SHALL BE PROVIDED AT EAVES AND RAKE EDGES OF SHINGLE ROOFS. ADJACENT SEGMENTS OF THE DRIP EDGE SHALL BE LAPPED NOT LESS THAN 2 INCHES (51 MM). THE VERTICAL LEG OF DRIP EDGES SHALL BE NOT LESS THAN 11/2 INCHES (38 MM) IN WIDTH AND SHALL EXTEND NOT LESS THAN 1/4 INCH (6.4 MM) BELOW SHEATHING. THE DRIP EDGE SHALL EXTEND BACK ON THE ROOF NOT LESS THAN 2 INCHES (51 MM). UNDERLAYMENT SHALL BE INSTALLED OVER DRIP EDGES ALONG EAVES. DRIP EDGES SHALL BE INSTALLED OVER UNDERLAYMENT ALONG RAKE EDGES. DRIP EDGES SHALL BE MECHANICALLY FASTENED AT INTERVALS NOT GREATER THAN 12 INCHES

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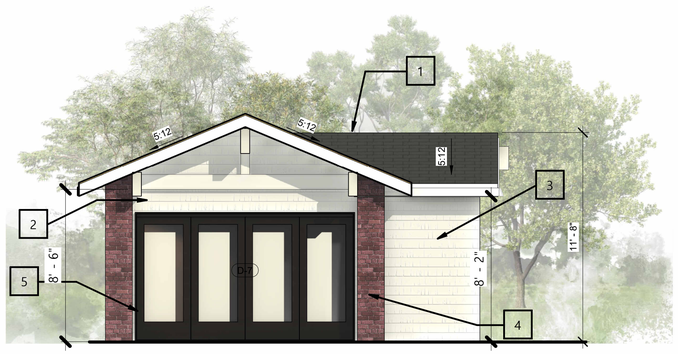
PAGE:

A-5.2



SOUTH ELEVATION

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

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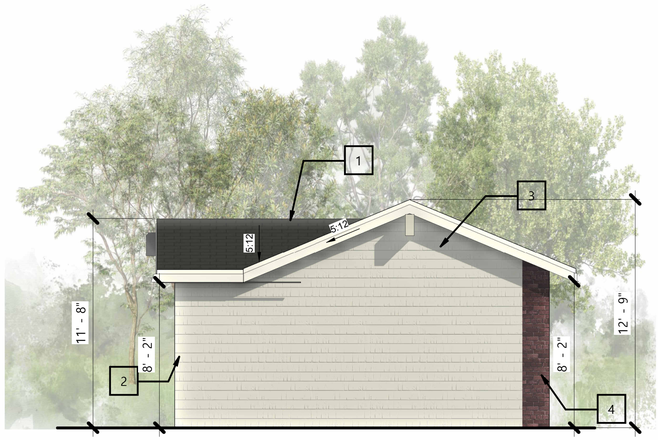
1/2" = 1'-0"

2



NORTH ELEVATION

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1/2" = 1'-0"

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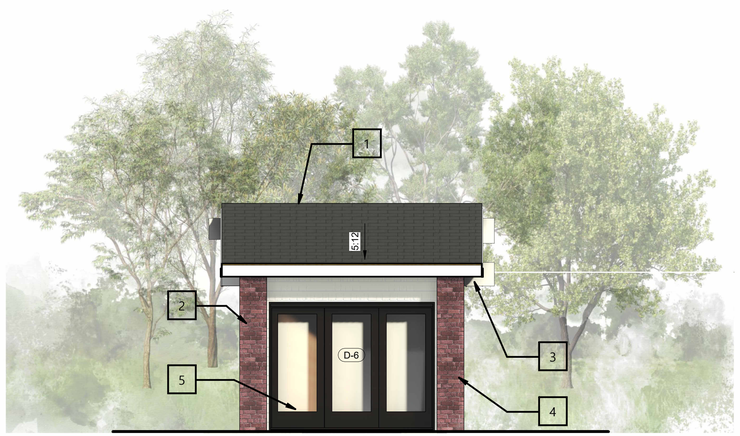

WEST ELEVATION

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1/2" = 1'-0"

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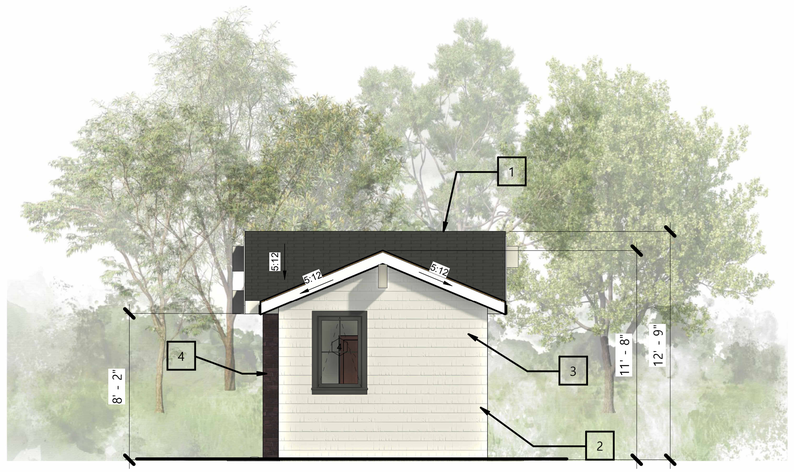

EAST ELEVATION

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

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

4

KEY NOTES:

1. (N) ASPHALT SHINGLES TO MATCH (E) HOUSE ASPHALT SHINGLES IN COLOR AND TEXTURE. SUPREME ONYX BLACK 3 TAB METRIC ASPHALT ROOFING SHINGLES. ICC- ES- 1475
2. (N) SIDING TO MATCH (E) HOUSE SIDING IN TEXTURE AND COLOR
3. (N) FASCIA TO BE PAINTED TO MATCH (E) HOUSE FASCIA
4. (N) BRICK VENEER TO MATCH (E) HOUSE BRICK VENEER IN COLOR AND TEXTURE
5. (N) DOORS TO MATCH (E) HOUSE DOORS COLOR

1507.2 ASPHALT SHINGLES

THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION. 1507.2.1 DECK REQUIREMENTS ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS. 1507.2.2 SLOPE ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF 2 UNITS VERTICAL IN 12 UNITS HORIZONTAL (17- PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM 2 UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) UP TO 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION 1507.1.1.

1507.2.3 UNDERLAYMENT UNDERLAYMENT SHALL COMPLY WITH SECTION 1507.1.1.

1507.2.4 ASPHALT SHINGLES

ASPHALT SHINGLES SHALL COMPLY WITH ASTM D3462.

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TABLE R905.2.8.2VALLEY LINING MATERIAL

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GALVANIZED STEEL	0.0179	26 (ZINC COATED G90)	-
HIGH-YIELD COPPER	0.0162 NOMINAL	-	ASTM B370, 12 OZ. PER SQUARE FOOT
LEAD	-	-	2 1/2
LEAD-COATED COPPER	0.0216 NOMINAL	-	ASTM B101, 16 OZ. PER SQUARE FOOT
LEAD-COATED HIGH-YIELD COPPER	0.0162 NOMINAL	-	ASTM B101, 12 OZ. PER SQUARE FOOT
PAINTED TERNE	-	-	20
LEAD-COATED COPPER	0.0216 NOMINAL	-	ASTM B101, 16 OZ. PER SQUARE FOOT
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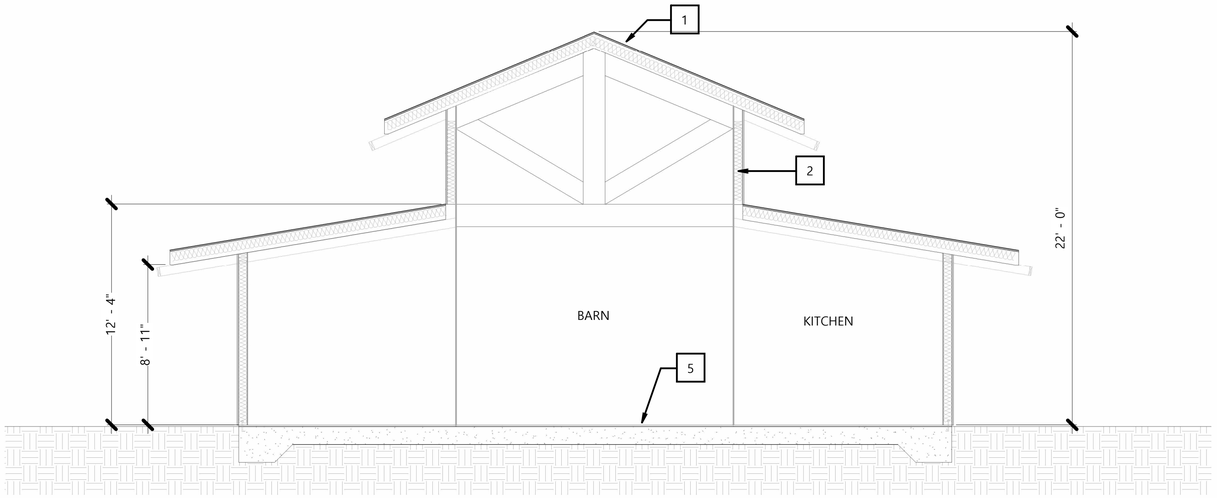
PAGE:

A-5.3



SECTION 1

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

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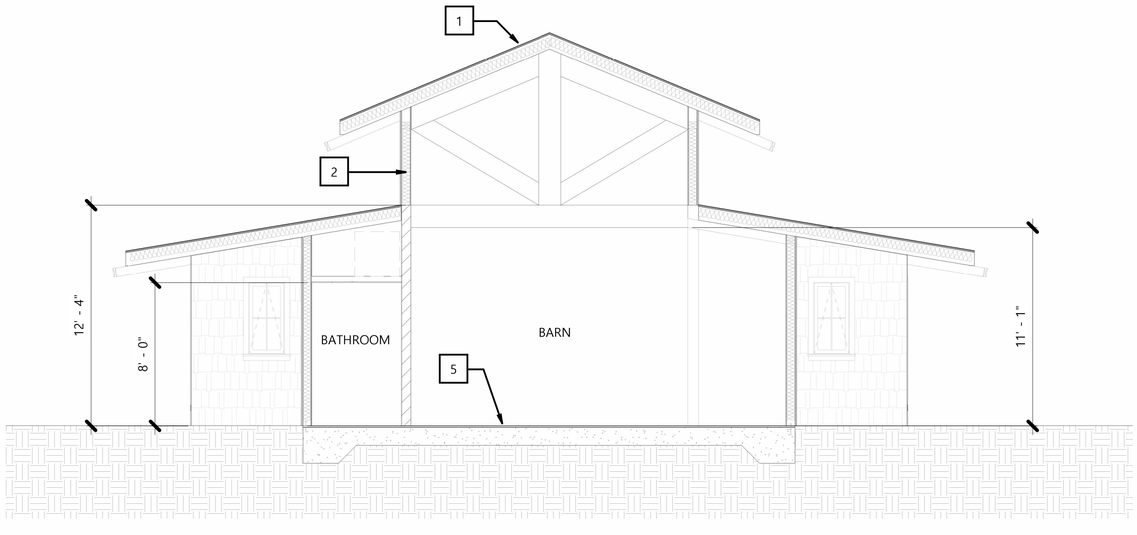
1/2" = 1'-0"



SECTION 2

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

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

KEY NOTES:

1. (N) ROOF RAFTERS WITH RIGID INSULATION
2. (N) EXTERIOR WALL STUDS WITH R-15 INSULATION PER TITTLE 24
3. (N) 6 X 8 BEAM WITH A 3'-0" SPACING BETWEEN EACH
4. (N) 6 x 16 TRUSSES
5. (N) CONCRETE SLAB AND FOUNDATION
6. (N) CEILING JOISTS WITH INSULATION PER TITLE 24

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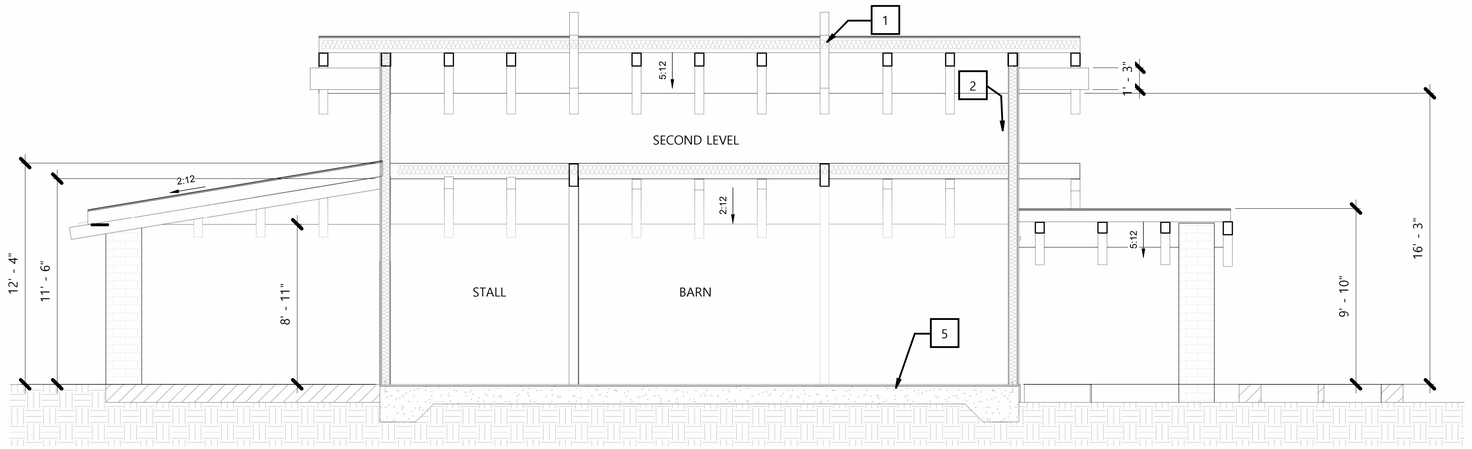
SECTIONS

PAGE:

A-6.1



SECTION 1

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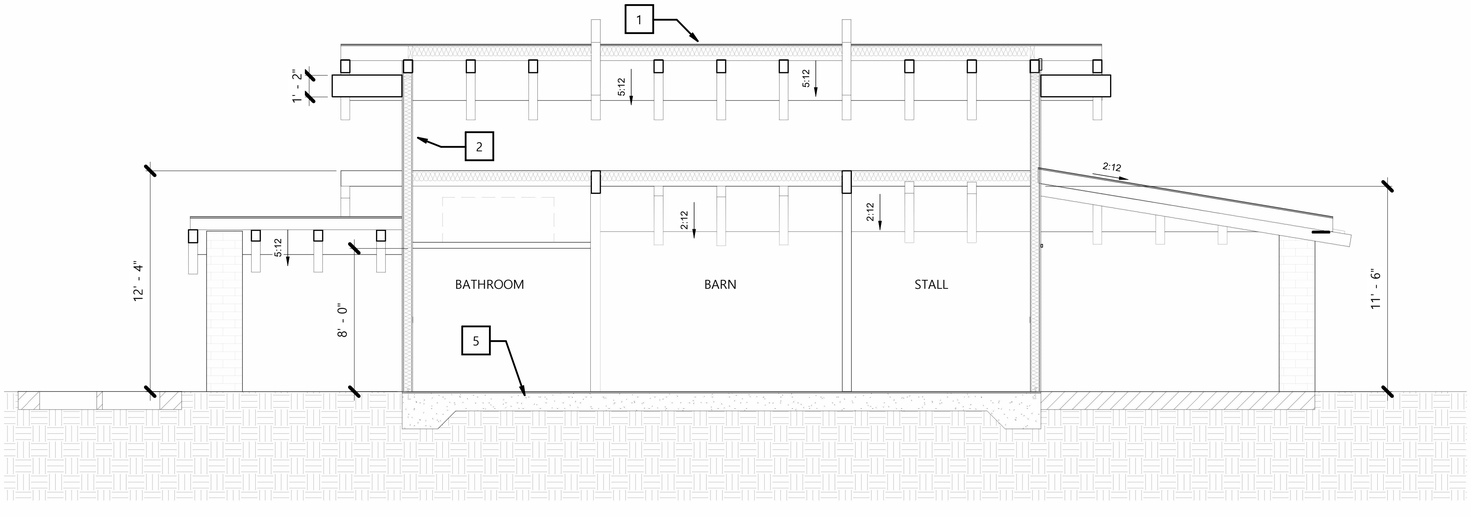

SECTION 3

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

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

KEY NOTES:

1. (N) ROOF RAFTERS WITH RIGID INSULATION
2. (N) EXTERIOR WALL STUDS WITH R-15 INSULATION PER TITTLE 24
3. (N) 6 X 8 BEAM WITH A 3'-0" SPACING BETWEEN EACH
4. (N) 6 x 16 TRUSSES
5. (N) CONCRETE SLAB AND FOUNDATION
6. (N) CEILING JOISTS WITH INSULATION PER TITLE 24

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rev	date	comments

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DATE:	
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SCOPE:

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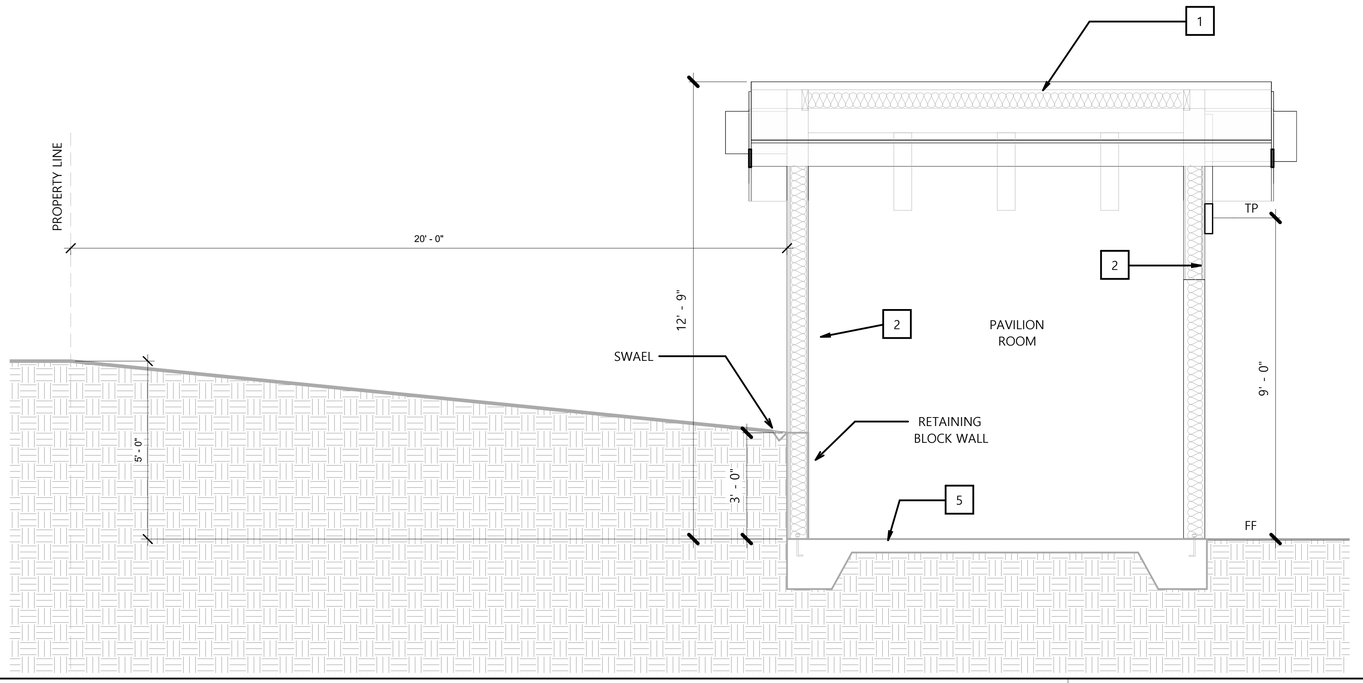
SECTIONS

PAGE:

A-6.2



SECTION 4

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

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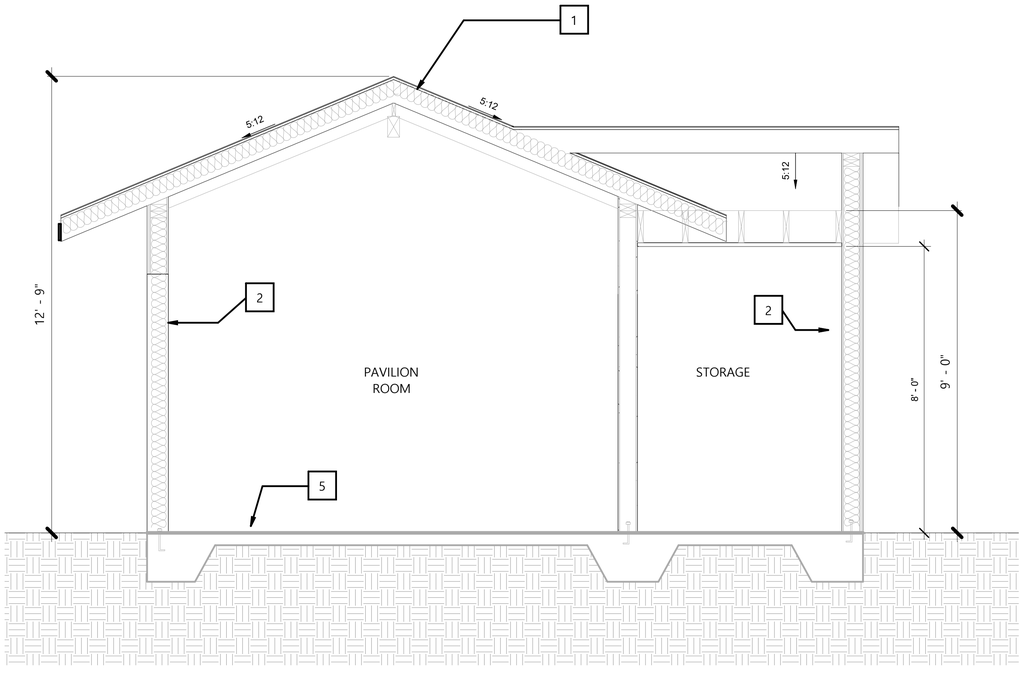

SECTION 5

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

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1/2" = 1'-0"

KEY NOTES:

1. (N) ROOF RAFTERS WITH RIGID INSULATION
2. (N) EXTERIOR WALL STUDS WITH R-15 INSULATION PER TITTLE 24
3. (N) 6 X 8 BEAM WITH A 3'-0" SPACING BETWEEN EACH
4. (N) 6 x 16 TRUSSES
5. (N) CONCRETE SLAB AND FOUNDATION
6. (N) CEILING JOISTS WITH INSULATION PER TITLE 24

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SECTIONS

PAGE:

A-6.3

Door Schedule						
Door Number	Door Size	Details			Finish	
		Head	Jamb	Sill	Frame	Comments
D-1	16' W x 8' H					
D-1	16' W x 8' H					
D-2	6' 6" W x 9' H					
D-2	6' 6" W x 9' H					
D-3	2' 6" W x 6' 8" H					
D-4	7' 10" W x 8' H					
D-5	4' 4" W x 6' 10" H					
D-5	4' 4" W x 6' 10" H					
D-6	9' W x 7' H					
D-7	12' W x 7' H					
D-8	2' 6" W x 6' 8" H					
D-8	2' 6" W x 6' 8" H					

Window Schedule									
Type Mark	Rough Opening		Material	Finish	Detail		Glazing	Head Height	Comments
	Width	Height			Jamb	Sill	Type		
2	2' - 0"	4' - 0"						8' - 0"	
3	6' - 8"	4' - 0"						8' - 0"	
4	2' - 6"	4' - 0"						8' - 0"	
5	4' - 0"	4' - 0"						8' - 0"	
8	6' - 6"	3' - 6"						7' - 11"	
9	5' - 0"	2' - 0"						6' - 2"	

Room Finish Schedule							
Room Number	Room Name	Finish					Comments
		Floor	Base	Wall	Ceiling	Ceiling Height	
1	BARN						
2	STALL						
3	STALL						
4	BATHROOM						
5	KITCHEN						
6	BATHROOM						
7	STORAGE						
8	PAVILION ROOM						
5	Kitchen						
3	STALL						

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SCHEDULES

PAGE:

A-8.1