

(N) ADDITION & RE-MODEL

3314 Lemon Ave.

Signal Hill, CA. 90755

ELECTRICAL NOTES PER 2022 CALIFORNIA ELECTRICAL CODE

Never install electrical panels in closets of bathrooms. Maintain a clearance of 36" inches in front of panels, 30" wide or width of equipment and 6'-6" high for headroom (CEC 110.26). Show the location and amperage size of all service/ sub-panels. A minimum 200amp service with room for a future double-pole circuit breaker for solar installations shall be installed for new construction per CA Energy Code 110.10(e).

162. Provide electrical service load calculations for dwellings over 3,000sq.ft, services 400 amperes or greater or as determined by the Plans Examiner.

163. For new, single-family, residential customers (including mobile homes and duplexes) that are supplied by an individual service drop or lateral and rated at 320 amperes or more, Fault Current Letter (AIC) is required from PG&E or the electrical utilities service provider. (CEC 110 & PG&E).

164. A concrete-encased electrode (ufer) consisting of 20' of rebar or #4 copper wire placed in the bottom of a footing is required for all new construction. (CEC 250.52(A)(3) Bond all metal gas and water pipes to ground. All ground clamps shall be accessible and of an approved type. (CEC 250.104)

165. All 15/20 ampere receptacles installed per CEC 210.52 shall be listed tamper-resistant receptacles. (CEC 406.12)

166. All branch circuits supplying 15/20 ampere outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, kitchens, laundry room or similar rooms/areas shall be protected by a listed combination type arc-fault circuit interrupter.(CEC 210.12)

167. Provide a minimum of one 20A circuit to be used for the laundry receptacle. (CEC 210.11§(2)) Provide a minimum of one 20A circuit for bathroom receptacle outlets. (CEC 210.11(C)(3)

168. Provide at least 1 outlet in basements, garages, laundry rooms, decks, balconies, porches and within 3' of the outside of each bathroom basin. (CEC 210.52 (D), (F) & (G))

169. Furnaces installed in attics and crawl spaces shall have an access platform (catwalk in attics), light switch and receptacle in the space. Provide a service receptacle for the furnace. (CEC 210.63)

170. All dwellings must have one exterior outlet at the front and the back of the dwelling. (CEC 210.52(E))

171. Garage receptacles shall not serve outlets outside the garage. A minimum of 1 receptacle shall be provided for each car space. (210.52(G)(1))

172. A 15/20 amp receptacle shall be installed within 50ft of electrical service equipment. (CEC 210.64)

173. Kitchens, dining rooms, pantries, breakfast nooks, and similar areas must have a minimum of two 20A circuits. Kitchen, pantry, breakfast nooks, dining rooms, and similar areas counter outlets must be installed in every counter space 12" inches or wider, not greater than 4' o.c., within 24" inches of the end of any counter space and not higher than 20" above counter. (CEC 210.52 (C)) Island counter spaces shall have at least 1 receptacle outlet unless a range top or sink is installed than 2 receptacles may be required. 1 receptacle is required for peninsula counter spaces. Receptacles shall be located behind kitchen sinks if the counter area depth behind the sink is more than 12" for straight counters and 18" for corner installations. (CEC Figure 210.52(C)(1))

174. Receptacles shall be installed at 12" o.c. maximum in walls starting at 6" maximum from the wall end. Walls longer than two feet shall have a receptacle. Hallway walls longer than 10 ft shall have a receptacle in hallways. (CEC 210.52(A))

175. Provide all required minimum lighting outlets and switches. (CEC 210.70)

176. Receptacles shall not be installed within or directly over a bathtub or shower stall. (CEC 406.9(C)) Light pendants, ceiling fans, lighting trunks, etc. shall not be located within 3ft horizontally and 8ft vertically above a shower and/or bathtub threshold. (CEC 410.10(D))

177. All lighting/fan fixtures located in wet or damp locations shall be rated for the application. (CEC 410.10)

178. GFI outlets are required: for all kitchen receptacles that are designed to serve countertop surfaces, dishwashers, bathrooms, in under-floor spaces or below grade level, in exterior outlets, within 6' of a laundry/utility/wet bar sinks, laundry areas, and in all garage outlets including outlets dedicated to a single device or garage door opener (CEC 210.8).

179. Carbon-monoxide alarms shall be installed in dwelling units with fuel-burning appliances or with attached garages (CRC R315):

- a. Outside of each separate sleeping area in the immediate vicinity of bedrooms
- b. On every level of a dwelling unit including basements
- c. Alterations, repairs, or additions exceeding 1,000 dollars (May be battery operated)

180. Smoke alarms shall be installed (CRC (R314):

- a. In each room used for sleeping purposes.
- b. Outside of each separate sleeping area in the immediate vicinity of bedrooms.
- c. In each story, including basements.
- d. Shall not be installed within 20ft horizontally of cooking appliances and no closer than 3ft to mechanical registers, ceiling fans and bathroom doors with a bathtub or shower unless this would prevent placement of a smoke detector (314.3.(4)).

e. Alterations, repairs, or additions exceeding 1,000 dollars. (May be battery operated.)

181. All smoke and carbon-monoxide alarms shall be hardwired with a battery backup (smoke alarms shall have a 10-year sealed battery). (CRC R314.4 & R315.1.2)

182. All 15/20 ampere receptacles in wet locations shall have in-use (bubble) covers installed. All receptacles in wet locations shall also be listed weather-resistant type. (CEC 406.9(B)(1))

183. Generator installations shall comply with CEC Article 445. Include complete generator details and installation instructions for the generator proposed.

GENERAL NOTES FOR SINGLE - FAMILY DWELLING

A. GENERAL

- The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facility (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines –whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.*Obtain approval from Real Estate Business Unit.
- Obtain permits from Public Works prior to Construction for:
 - Temporary pedestrian protection as required by CRC Section 3306.
 - For any construction near any street or public area.
 - Outlets along wall counter space, island and peninsula counter space in kitchens shall have a maximum spacing of 48". (210–52 NEC)
- All new lighting shall be from an energy high efficacy light source (e.g. fluorescents lamp). (1–24, Sec. 150(A)).
- Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R303.1 or shall be provided with artificial light that is adequate to provide an average illumination of 6 foot–candles over the area of the room at a height of 30 inches above the floor level. (R303.1)
- A copy of the evaluation report and/or conditions of listing shall be made available at the job site
- The sprinkler system shall be approved by Plumbing Division prior to installation.
- Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3).
- Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4)
- Automatic garage door openers, if provided, shall be listed in accordance with UL 325. (R309.4)
- Los Angeles City Electrical Test Lab Research Report is required to use an electro-mechanical lift for provided parking spaces.
- A maintenance of vehicle lift system (2–levels or more) affidavit shall be approved and recorded prior to issuing a building permit.
- A minimum of 65 percent of the nonhazardous construction and demolition waste shall be recycle and/or salvage for reuse in accordance with California Green Building Standards Code, Chapter 4 Division 4.4. (R334)
- Finish materials including adhesives, sealants, caulks, paints and coating, aerosol paints and systems and composite wood products shall meet the volatile organic compound (VOC) emission limits in accordance with the California Green Building Standards Code, Chapter 4 Division 4.5. (R340)
- When a vapor retarder is required, a capillary break shall be installed in accordance with the California Green Building Standards Code, Chapter 4, Division 4.5. (R506.2.3.1)
- Annular space around pipes, electric cables, conduits or other openings in bottom/sole plates at exterior walls shall be protected against the passage of rodents by closing such openings in accordance with the California Green Building Standards Code, Chapter 4, Division 4.4. (R602.3.4.1)

B. BATHROOMS

- All shower enclosures, regardless of shape, shall have a minimum finished interior area of not less than 1024 square inches (0.66 m2) and shall be capable of encompassing a 30 inch diameter (0.76 m) circle. The minimum area and dimensions shall be maintained to a point 70 inches (1.8 m) above the shower drain outlet. (Plumbing Code Section 408.6)
- Bathlub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor (R307.2).
- Provide ultra low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
- A min 12" sq. access panel to the bathtub trap slip joint connection is required. (Plumbing Code Section 402.10)
- LAUNDRY ROOM
- Clothes dryer(s) located in an area that is habitable or containing fuel burning appliances shall be exhausted to the outside or to an area which is not habitable and does not contain other fuel burning appliances (but not beneath the building or in the attic area). (M.C. 504.4.2.1)
- A 4" clothes dryer moisture exhaust duct is limited to a 14 feet length with two elbows from the clothes dryer to the point of termination. Reduce this length by 2 feet for every elbow in excess of 2. (M.C. 504.3.2, M.C. 908)
- MEANS OF EGRESS
- Provide 32" wide doors to all interior accessible rooms within a dwelling unit. (CBC Section R101, CRC Section 6304.1)
- Provide emergency egress from sleeping rooms. Min.– 24" clear ht, 20" clear width, 5.7 sq.ft. min. area. (CBC Section R310.2.1, CRC Section 1030.2)
- Occupied roofs shall be provided with egress as required for stories.
- GRADING AND FOUNDATION
- If adverse soil conditions are encountered, a soils investigation report may be required. (CBC Section R401.4)
- Foundation and floor slabs shall conform to the following or the recommendation of an approved soils report :
 - Depth of footings below the natural and finished grades shall not be less than 24 inches for exterior and 18 inches for interior footings.
 - Exterior walls and interior bearing walls shall be supported on continuous footings.
 - Footings shall be reinforced with a minimum 4 × 1/2 –inch diameter deformed reinforcing bars. Two bars shall be placed within 4 inches of the bottom of the footing and two bars within 4 inches of the top of the footings.
 - The soil below an interior concrete slab shall be saturated with moisture to a depth of 18 inches prior to placing the concrete.
 - Concrete floor slabs on grade shall be placed on a 4" fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 3/2 inch thick and shall be reinforced with #4 rebar at 16 inch on center in both directions.
 - Concrete slabs on expansive soil, compacted fill or slopes over 1:10 shall be placed on a 4–inch fill of coarse aggregate. The slabs shall be at least 3–1/2 inches thick and reinforced with #4 bars spaced at intervals not exceeding 16 inches on center each way. A 6–mil polyethylene or approved vapor barrier with joints lapped not less than 6–inches shall be placed between the concrete floor slab and the base course. (CRC Section 1808.6, CBC Section R403.1.8, R506.1)
 - Provide Under–floor net ventilation opening size and locations equal to 1 sq. ft. for each 150 sq. ft. of under floor area and an access opening through the floor (18" x 24" min) or an opening through a perimeter wall not less than (16" x 24" min). (CBC R408, CRC Section 1202.4, 1208)
 - Openings shall be as close to corners as practicable and shall provide cross ventilation along the length of at least two opposite sides. Opening shall have 1/4 inch corrosion resistant metal mesh covering. (CRC Section 1202.4, CBC R408.2)
 - Provide corrosion resistant weep screw below the stucco a minimum of 4" above earth or 2" above paved area. (CBC Section R703.7.2.1, CRC Section 2512.1.2)
 - Provide rain gutters and convey rain water to the street. (CBC R903.4, CRC 1502.1, 7013.9)

F. ZONING NOTES

- A/C units and water heaters are not allowed in the required side yards and front yard unless specifically allowed by exception per Information bulletin P/ZC 2002–006.
- SPECIAL HAZARDS
- Glazing in hazardous locations shall be tempered. (CBC R308, CRC Section 2406.4) Fixed or operable panels in swinging, sliding and bifold doors and fixed or operable panels adjacent to doors; Fixed or operable window panels with panes larger than 9 square feet and are less than 18 inches above the floor, have a top edge greater than 36 inches above the floor and have one or more walking surfaces within 36 inches, measured horizontally and in a straight line, of the glazing. Glazing in guards and railings, adjacent to wet surfaces, adjacent to stairs and ramps, and adjacent to bottom stair landings.
- Each light of safety glazing material installed in hazardous locations shall be identified by a permanent label that specifies the labeler, the type of glass, and the safety glazing standard with which it complies, and that is visible in the final installation.
- Unit Skylights shall be labeled by an approved labeling agency. Such label shall state the approved labeling agency name, manufacturer, and performance grade rating to indicate compliance with AAMA/WDMA/CSA 101/1.S.2/4440 (research report not required). (R308.6.9)
- Pre–fab fireplaces are required to have manufacturer, model, and Underwriter Laboratories certification (or ICC–ES).
- Provide an approved spark arrester for the chimney of a fireplace, stove, or barbecue which uses fuel burning material.
- An approved Seismic gas shutoff valve will be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping.(Per Ordinance 171,874–for work over \$10,000.)
- Water heater must be strapped to wall.
- For existing pool on site, provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall sound continuously for a min. of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 seconds. Max.) for a single opening. The deactivation switch shall be at least 54" above the floor. (6109 of CRC)
- For existing pool on site, provide anti-entrapment cover meeting the current ASTM or ASME for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per Assembly Bill (AB 2977). (3162B)
- Smoke detectors shall be provided for all dwelling units intended for human occupancy, upon the owner's application for a permit for alterations, repairs, or additions, exceeding one thousand dollars (\$1,000). (R314.2.2)
- An approved smoke alarm shall be installed in each sleeping room & hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story. Smoke alarms shall be interconnected so that actuation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. (R314)
- An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. (R315)
- Where a permit is required for alterations, repairs or additions, existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.1. (R315.2.2)

- STRUCTURAL REQUIREMENTS
- All bolt holes, other than Lag Bolt holes, shall be drilled 1/32 to 1/16" oversized portion of Lag Bolts.
- Provide lateral support for the top of interior non-bearing walls when manufactured trusses are used. (CRC 1607.15)
- Provide double joists under parallel bearing partitions. (CBC Sec. R502.4, CRC Section 2308.4.5)
- Provide full length studs (balloon frame) on exterior walls of rooms with vaulted ceiling. (CBC Section R602.3, CRC Section 2308.5.1, Table 2308.5.1).
- All roof and shear wall nailing shall utilize common nails or galvanized box. Nail guns using "Clipped head" or "Sink" nails are not acceptable. (CBC Table R602.3(1), CRC Table 2304.10.1)
- Roof nailing to be inspected before covering. Face grain of plywood shall be Perpendicular to supports. Floor shall have tongue and groove or blocked panel edges. Plywood spans shall conform with Table R503.2.1(1)/Table 2304.7(3). (CBC 803.2.2)
- All horizontal joints occurring in braced wall panels shall occur over blocking equal in size to the studding. (CBC Section R602.10.4.4, CRC Section 2308.6.4)
- Stucco shear walls shall utilize furring, galvanized nails (having a minimum 11 ga., 1–1/2" long, 7/16" diameter heads, and furred out a min of 1/4") to attach the lath to the studs. (Table 2306.3(3)). Self furring lath approved by a Los Angeles Research Report is permitted.
- Structural wood shear walls shall be covered with minimum two layers 15# felt underlay prior to placing finish material.
- Shop welds must be performed in a licensed fabricator's shop.
- Plate washers are required for all hold downs. (CRC 2305.5)
- Foundation sills shall be Douglas-Fir (Group II Lumber) pressure treated or foundation grade Redwood.(CRC Section 2304.11.1.4).
- Hold-down connector bolts into wood framing require approved plate washers; and hold-downs shall be tightened just prior to covering the wall framing.
- All bolt holes shall be drilled a maximum of 1/16" oversized AND inspector shall verify at job site.
- Cutting, Notching, and Boring of Wood Framing Members . (CBC R602.6, CRC Sec. 2308.5.9, 10)

NOTES

CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTION SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LABDS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT.

FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE–TREATED WOOD.

PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ON CENTER OR LESS.

HOLD–DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS;AND HOLD–DOWNS SHALL BE FINGER TIGHT AND WRENCH TURNED JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MINIMUM OF 0.299 INCH BY 3 INCHES BY 3 INCHES. (2305.5)

ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH NDS.

ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.

ALL BOLT HOLES SHALL BE DRILLED $\frac{1}{32}$ TO $\frac{1}{16}$ " OVERSIZED

HOLD–DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

a. It is the owner's and the contractor's responsibility to repair all damage to the existing public improvements due to the proposed construction activities and to address all repairs requested by the Public Works Inspector based on the inspector's review of the current condition of the said public improvements.

b. Undergrounding of all existing and proposed utility lines is required.

c. The parkway landscaping shall be maintained by the property owner.

d. The property abutting sidewalk, parkway and alley, as applicable, shall be maintained free of weeds, rubbish and refuse by the property owner.

Applications for which no permit is issued within 180 days following the date of application shall automatically expire. (R105.3.2 CRC)

Every permit issued shall become invalid unless work authorized is commenced within 180 days after its issuance or if the work authorized is suspended or abandoned for a period of 180 days. A successful inspection must be obtained within 180 days. (R105.5 CRC)

ALL FIXTURES, EQUIPMENT, PIPING, & MATERIALS SHALL BE LISTED, SEE SHEET A2.

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM CLEAR OPENING OF 5.0 SQUARE FEET ON THE FIRST FLOOR WITH A MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES AND WIDTH OF 20 INCHES, WHICH SHALL BE ADDRESSED ON PLANS, PER CRC R310.2.1.

DIVERSION OF C&D DEBRIS:

A MINIMUM 65% OF GENERATED DEBRIS SHALL BE RECYCLED, REUSED, OR DIVERTED FROM THE LANDFILL. A \$ ADMINISTRATIVE FEE AND A REFUNDABLE DEPOSIT WILL BE COLLECTED AT THE TIME OF PERMIT ISSUANCE. THE DEPOSIT CAN BE REFUNDED IF RECYCLING RECEIPTS ARE SUBMITTED TO BUILDING DIVISION WITHIN 60 DAYS OF PERMIT FINAL (BMC 9–1–10–1012)

SOURCE SEPARATED ON SITE (INCORPORATE WASTE MANAGEMENT PLAN ONTO PLANS) 4.408.1

WATER CONSERVATION

THE PROJECT SHALL DEMONSTRATE A 20% REDUCTION IN WATER USE BY SPECIFYING PLUMBING FIXTURES AND FIXTURES THAT MEET THE FLOW RATES LISTED BELOW, OR THROUGH A CALCULATION SHOWING A 20% REDUCTION FROM BASELINE VALUES LISTED IN CALGreen, TABLE 4.303.1

SHOWERHEADS	1.8 GPM @ 80 PSI
LAVATORY FAUCET–RESIDENTIAL	1.2 GPM @ 60 PSI
KITCHEN FAUCETS	1.5 GPM @ 60 PSI
WATER CLOSETS	1.28 GALLONS PER FLUSH
URINALS	0.5 GALLON PER FLUSH
METERING FAUCETS	0.2 GALLON PER CYCLE

NOTES:

- THE COMBINED FLOW RATE OF MULTIPLE SHOWER HEADS SHALL NOTE EXCEED THE MAXIMUM FLOW RATE, OR THE SHOWER SHALL BE DESIGNED TO PERMIT ONE SHOWERHEAD TO BE IN OPERATION AT A TIME.
- THE EFFECTIVE FLUSH VOLUME FOR DUAL–FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

REQUIRED SPECIAL FEATURES

IAQ VENTILATION SYSTEM: AS LOW AS 0.16 W/CFM
COOL ROOF
INSULATION BELOW ROOF DECK
KITCHEN DISTRIBUTION SYSTEM BASIC CREDIT
ONE OR MORE HOT PUMP WATER HEATERS HAVE BEEN MODELED AS DEMAND RESPONSE COMPATIBLE

HERS FEATURE SUMMARY

KITCHEN RANGE HOOD
VERIFIED REFRIGERANT CHARGE
DUCT LEAKAGE TESTING

NOTE:

100% PRIVATELY FUNDED,
NO TAX CREDIT RECEIVED,
NOT PUBLIC HOUSING.

SCOPE OF WORK

- * NEW ADDITION 499 sq.ft.
- * REPLACE (E) ROOF WITH (N) ROOF, ROOF MATERIAL/MANUFACTURER TO BE SPECIFIED IN ARCH PLAN SHEETS
- * RAISE (E) 8'–0" CEILING TO 9'–0" CEILING HEIGHT TO MATCH (N) ADDITION, THIS WILL ALSO RAISE THE ROOF HEIGHT. (N) CEILING JOISTS AND (N) ROOF RAFTERS PER STRUCTURAL
- * REPLACE (E) DRYWALL & (E) STUCCO WITH (N) $\frac{5}{8}$ " DRYWALL & (N) $\frac{7}{8}$ " STUCCO
- * WINDOWS TO BE REPLACED LIKE FOR LIKE
- * ALL EXTERIOR WALLS TO BE SHEATHED WITH PLYWOOD PER STRUCTURAL PLAN SHEETS
- * (E) CHIMNEY & CARPORT TO BE DEMO'D
- * ARCHITECTURAL PROJECTION ON NORTH SIDE TO BE REBUILT LIKE (E) AND TO BE FIRE RATED PER CURRENT FIRE CODE

LOT COVERAGE

(E) SINGLE FAMILY HOME	806 sq.ft.
(N) ADDITION	499 sq.ft.
(E) GARAGE*	306 sq.ft.

(N) TOTAL = 1,305 sq.ft.

LOT COVERAGE=	1,305 sq.ft/ 6,400 sq.ft.
=20.39% < 50%, OK	

* GARAGE IS EXEMPT FROM CALCULATION – UP TO 700 sq.ft.

FLOOR AREA RATIO (FAR)

(E) SINGLE FAMILY HOME	806 sq.ft.
(N) ADDITION	499 sq.ft.
(E) GARAGE*	306 sq.ft.

(N) TOTAL = 1,305 sq.ft.

FAR= 1,305 sq.ft/ 6,400 sq.ft.
=20.39% < 50%, OK

OWNER INFORMATION

HANNA DANG & HUY LONG NGUYEN
14611 COLONIAL DR.,
Garden Grove, CA. 92683
(714) 232–0437
hannadang21@outlook.com

DESIGNER INFORMATION

HOUMAM SAIRAFE
488 E. OCEAN BLVD., #209
Long Beach, CA. 90802
(562) 716–6136
hsairafe@gmail.com

ENGINEER INFORMATION

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5150 E. PCH, SUITE 200
Long Beach, CA. 90804
(949) 241–3528
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APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH:

2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS)
2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)

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LEGAL DESCRIPTION

LOT SIZE:	6,400 sq.ft.
ZONE:	SHR2
OCCUPANCY:	R3
FLOOD ZONE:	AE
WUI FIRE AREA:	NO
CONSTRUCTION TYPE:	VB
BLOCK :	3
TRACT :	4143
LOT :	15
ASSESSORS PARCEL:	7148–003–018
NO. OF STORIES:	1
HEIGHT:	17'–0"
SPRINKLERS:	NO
VALUATION:	\$150,000 (ADDITION) \$100,000 (REMODEL)

PROJECT:

CONTRACTOR: TBD
CUSTOMER:
HANNA DANG & HUY NGUYEN
14611 COLONIAL DR.,
Garden Grove, CA. 92683
(714) 232–0437
ENGINEER:
HUSSEIN KHATER
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DESIGNER:
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(562) 716–6136
JOB NO. : 22014.1–RO

REV. DATE
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REV. DATE
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CITY OF SIGNAL HILL
PLANNING APPROVAL
February 19, 2026

SIGNATURE: SUSANA MARTINEZ

COVER SHEET & GENERAL NOTES

CS

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

| <div><div>YNA</div><div>RESPON-
PARTY</div></div> <div>CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>SECTION 302 MIXED OCCUPANCY BUILDINGS</div> <div>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.</div> <div>Exceptions:</div> <div>1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.</div> <div>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.</div> <div>DIVISION 4.1 PLANNING AND DESIGN</div> <div>ABBREVIATION DEFINITIONS:</div> <div>HCD Department of Housing and Community Development</div> <div>BSC California Building Standards Commission</div> <div>DSA-SS Division of the State Architect, Structural Safety</div> <div>OSHPD Office of Statewide Health Planning and Development</div> <div>LR Low Rise</div> <div>HR High Rise</div> <div>AA Additions and Alterations</div> <div>N New</div> <div>CHAPTER 4
RESIDENTIAL MANDATORY MEASURES</div> <div>SECTION 4.102 DEFINITIONS</div> <div>4.102.1 DEFINITIONS</div> <div>The following terms are defined in Chapter 2 (and are included here for reference)</div> <div>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.</div> <div>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.</div> <div>4.106 SITE DEVELOPMENT</div> <div>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.</div> <div>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.</div> <div>1. Retention basins of sufficient size shall be utilized to retain storm water on the site.</div> <div>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.</div> <div>3. Compliance with a lawfully enacted storm water management ordinance.</div> <div>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.</div> <div>(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)</div> <div>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:</div> <div>1. Swales</div> <div>2. Water collection and disposal systems</div> <div>3. French drains</div> <div>4. Water retention gardens</div> <div>5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.</div> <div>Exception: Additions and alterations not altering the drainage path.</div> <div>4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.</div> <div>Exceptions:</div> <div>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:</div> <div>1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.</div> <div>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.</div> <div>2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.</div> <div>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.</div> <div>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.</div> <div>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".</div> <div>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 Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.</div> <div>4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.</div> <div>1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking
facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.</div> <div>The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.</div> <div>Exceptions:</div> <div>1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.</div> <div>2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.</div> <div>Note:</div> <div>a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.</div> <div>b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.</div> <div>2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.</div> <div>Exception: Areas of parking facilities served by parking lifts.</div> <div>4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.</div> <div>1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.</div> <div>The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.</div> <div>Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.</div> <div>Note:</div> <div>a.Construction documents shall show locations of future EV spaces.</div> <div>b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.</div> <div>2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.</div> <div>Exception: Areas of parking facilities served by parking lifts.</div> <div>3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.</div> <div>When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical 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 EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.</div> <div>4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1. Exception: Electric vehicle charging stations serving public accommodations, public housing, hotels and motels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.</div> <div>4.106.4.2.2.1.1 Location. EVCS shall comply with at least one of the following options:</div> <div>1.The charging 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.</div> <div>2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.</div> <div>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 and Section 4.106.4.2.2.1.2, Item 3.</div> <div>4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following:</div> <div>1.The minimum length of each EV space shall be 18 feet (5486 mm).</div> <div>2.The minimum width of each EV space shall be 9 feet (2743 mm).</div> <div>3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).</div> <div>a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.</div> <div>4.106.4.2.2.1.3 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall 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.</div> <div>4.106.4.2.3 EV space requirements.</div> <div>1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated 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 enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.</div> <div>Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.</div> <div>2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on ampacity of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.</div> <div>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 location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.</div> <div>4.106.4.2.4 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.</div> <div>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).</div> <div>4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.</div> <div>Notes:</div> <div>1.Construction
documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.</div> <div>2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.</div> <div>DIVISION 4.2 ENERGY EFFICIENCY</div> <div>4.201 GENERAL</div> <div>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.</div> <div>DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION</div> <div>4.303 INDOOR WATER USE</div> <div>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 4.303.1.4.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>4.303.1.3 Showerheads.</div> <div>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.</div> <div>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.</div> <div>Note: A hand-held shower shall be considered a showerhead.</div> <div>4.303.1.4 Faucets.</div> <div>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 0.5 gallons per minute at 20 psi.</div> <div>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.</div> <div>4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.</div> <div>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.</div> <div>Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.</div> <div>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.</div> <div>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).</div> <div><table><tr><th colspan="2">TABLE H-2</th></tr><tr><th colspan="2">STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019</th></tr><tr><th>PRODUCT CLASS (spray force in ounce (ozf))</th><th>MAXIMUM FLOW RATE (gpm)</th></tr><tr><td>Product Class 1 (≤ 5.0 ozf)</td><td>1.00</td></tr><tr><td>Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)</td><td>1.20</td></tr><tr><td>Product Class 3 (> 8.0 ozf)</td><td>1.28</td></tr></table><p>Title 20 Section 1605.3 (h)(4)(A): Commercial pre-rinse spray valves 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)]</p></div> <div>4.303.2 Submersers for multifamily buildings and dwelling units in mixed-use residential/commercial buildings. Submersers shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.</div> <div>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.</div> <div>NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.</div> <div><table><tr><th colspan="2">TABLE - MAXIMUM FIXTURE WATER USE</th></tr><tr><th>FIXTURE TYPE</th><th>FLOW RATE</th></tr><tr><td>SHOWER HEADS (RESIDENTIAL)</td><td>1.8 GMP @ 80 PSI</td></tr><tr><td>LAVATORY FAUCETS (RESIDENTIAL)</td><td>MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI</td></tr><tr><td>LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS</td><td>0.5 GPM @ 60 PSI</td></tr><tr><td>KITCHEN FAUCETS</td><td>1.8 GPM @ 60 PSI</td></tr><tr><td>METERING FAUCETS</td><td>0.2 GAL/CYCLE</td></tr><tr><td>WATER CLOSET</td><td>1.28 GAL/FLUSH</td></tr><tr><td>URINALS</td><td>0.125 GAL/FLUSH</td></tr></table></div> <div>4.304 OUTDOOR WATER USE</div> <div>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.</div> <div>NOTES:</div> <div>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/</div> <div>DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY</div> <div>4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE</div> <div>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.</div> <div>4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING</div> <div>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.</div> <div>Exceptions:</div> <div>1. Excavated soil and land-clearing debris.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).</div> <div>3. Identify diversion facilities where the construction and demolition waste material collected will be taken.</div> <div>4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.</div> <div>5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.</div> <div>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 material diverted from the landfill complies with Section 4.408.1.</div> <div>Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.</div> <div>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</div> <div>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</div> <div>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.</div> <div>Notes:</div> <div>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.</div> <div>2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).</div> <div>4.410 BUILDING MAINTENANCE AND OPERATION</div> <div>4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media accessible to the enforcing agency which includes all of the following shall be placed in the building:</div> <div>1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.</div> <div>2. Operation and maintenance instructions for the following:</div> <div>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.</div> <div>b. Roof and yard drainage, including gutters and downspouts.</div> <div>c. Space conditioning systems, including condensers and air filters.</div> <div>d. Landscape irrigation systems.</div> <div>e. Water reuse systems.</div> <div>3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.</div> <div>4. Public transportation and/or carpool options available in the area.</div> <div>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.</div> <div>6. Information about water-conserving landscape and irrigation design and controllers which conserve water.</div> <div>7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.</div> <div>8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.</div> <div>9. Information about state solar energy and incentive programs available.</div> <div>10. A copy of all special inspections verifications required by the enforcing agency or this code.</div> <div>11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.</div> <div>12. Information and/or drawings identifying the location of grab bar reinforcements.</div> <div>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.</div> <div>Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.</div> <div>DIVISION 4.5 ENVIRONMENTAL QUALITY</div> <div>SECTION 4.501 GENERAL</div> <div>4.501.1 Scope</div> <div>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.</div> <div>SECTION 4.502 DEFINITIONS</div> <div>5.102.1 DEFINITIONS</div> <div>The following terms are defined in Chapter 2 (and are included here for reference)</div> <div>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.</div> <div>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 joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.</div> <div>DIRECT-VENTIL 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.</div> | TABLE H-2 | | STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019 | | PRODUCT CLASS (spray force in ounce (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 | 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 | <div><div>YNA</div><div>RESPON-
PARTY</div></div> <div>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 Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.</div> <div>4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.</div> <div>1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.</div> <div>The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.</div> <div>Exceptions:</div> <div>1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.</div> <div>2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.</div> <div>Note:</div> <div>a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.</div> <div>b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.</div> <div>2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.</div> <div>Exception: Areas of parking facilities served by parking lifts.</div> <div>4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.</div> <div>1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.</div> <div>The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.</div> <div>Exception:
When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.</div> <div>Note:</div> <div>a.Construction documents shall show locations of future EV spaces.</div> <div>b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.</div> <div>2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.</div> <div>Exception: Areas of parking facilities served by parking lifts.</div> <div>3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.</div> <div>When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical 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 EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.</div> <div>4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1. Exception: Electric vehicle charging stations serving public accommodations, public housing, hotels and motels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.</div> <div>4.106.4.2.2.1.1 Location. EVCS shall comply with at least one of the following options:</div> <div>1.The charging 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.</div> <div>2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.</div> <div>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 and Section 4.106.4.2.2.1.2, Item 3.</div> <div>4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following:</div> <div>1.The minimum length of each EV space shall be 18 feet (5486 mm).</div> <div>2.The minimum width of each EV space shall be 9 feet (2743 mm).</div> <div>3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).</div> <div>a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.</div> <div>4.106.4.2.2.1.3 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall 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.</div> <div>4.106.4.2.3 EV space requirements.</div> <div>1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated 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 enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.</div> <div>Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.</div> <div>2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on ampacity of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.</div> <div>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 location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.</div> <div>4.106.4.2.4 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".</div> <div>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).</div> <div>4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.</div> <div>Notes:</div> <div>1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.</div> <div>2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.</div> <div>DIVISION 4.2 ENERGY EFFICIENCY</div> <div>4.201 GENERAL</div> <div>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.</div> <div>DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION</div> <div>4.303 INDOOR WATER USE</div> <div>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 4.303.1.4.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>4.303.1.3 Showerheads.</div> <div>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.</div> <div>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.</div> <div>Note: A hand-held shower shall be considered a showerhead.</div> <div>4.303.1.4 Faucets.</div> <div>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 0.5 gallons per minute at 20 psi.</div> <div>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.</div> <div>4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.</div> <div>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.</div> <div>Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.</div> <div>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.</div> <div>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).</div> <div><table><tr><th colspan="2">TABLE H-2</th></tr><tr><th>STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019</th></tr></table></div> | TABLE H-2 | | STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019 |

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---|---|--|---|--|--|-------------------------|-----------------------------|------|---|------|-----------------------------|------|-----------------------------------|--|--------------|-----------|----------------------------|------------------|--------------------------------|---|---|------------------|-----------------|------------------|------------------|---------------|--------------|----------------|---------|-----------------
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| TABLE H-2

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

 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

 | | | |
| PRODUCT CLASS (spray force in ounce (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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

 | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

 | | | |
| TABLE H-2

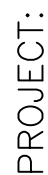
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 | | | |
| STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

 | | | |

Y	■	YES
N/A	■	NOT APPLICABLE
RESPON. PARTY	■	RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)



CONTRACTOR: TBD
CUSTOMER:
HANNA DANG & HUY NGUYEN
14611 COLONIAL DR.,
Garden Grove, CA. 92683
(714) 232-0437
ENGINEER:
HUSSEIN KHATER
5150 E. PH, SUITE 200
Long Beach, CA. 90804
(949) 241-3528
DESIGNER:
HOUMAM SAIRAFE
488 E. OCEAN BLVD., #209
Long Beach, CA. 90802
(562) 716-6136
JOB NO.: 22014.1-R01

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. INCLL

(N) ADDITION & RE-MODEL
3314 Lemon Ave.
Signal Hill, CA. 90755

ABBREVIATIONS

&	AND	FLOOR	FLUORESCENT	QT	QUARRY TILE
<	ANGLE	FOC	FACE OF CONC	R	RISER
@	AT	FOF	FACE OF FIN	RAD	RADIUS
C.L.	CENTERLINE	FOS	FACE OF STUBS	REINF	REINFORCED
Ø	DIA OR ROUND	FPRF	FIREPROOF	REQ	REQUIRED
#	POUND OR NO.	FTG	FOOTING	RESIL	RESILIENT
ACOUS	ACOUSTICAL	FURR	FURRING	RO	ROUGH OPENING
ADJ	ADJUSTABLE	GA	GAUGE	RWD	REDWOOD
A/C	AIR CONDITIONING	GALV	GALVANIZED	S	SOUTH
AL	ALUMINUM	GB	GRAB BAR	SC	SOLID CORE
APX	APPROXIMATE	GL	GLASS	SCD	SEAT COVER
BD	BOARD	GR	GRADE (GROUND)		DISPENSER
BLK	BLOCK	GYP	GYP SUM	SD	SOAP DISPENSER
BOT	BOTTOM	HC	HOLLOW CORE	SHT	SHEET
CAB	CABINET	HND CP	HANDICAPPED	SIM	SIMILAR
CPT	CARPET	HBD	HARDBOARD	SND/R	SANITARY
CEM	CEMENT	HWD	HARDWOOD		NAPKIN
CER	CERAMIC	HDW	HARDWARE		DISPENSER/
CI	CAST IRON	HM	HOLLOW METAL	RECEPTACLE	
CLG	CEILING	HOR	HORIZONTAL	SPEC	SPECIFICATION
CLKG	CAULKING	HGT	HEIGHT	(S) STL	(STAINLESS)
CLR	CLEAR	ID	INSIDE DIA		STEEL
CONC	CONCRETE	INSUL	INSULATION	SSK	SERVICE SINK
CONST	CONSTRUCTION	INT	INTERIOR	STD	STANDARD
CONT.	CONTINUOUS	JT	JOINT	SUSP	SUSPENDED
CTR	CENTER	LAM	LAMINATE(D)	SYM	SYMMETRICAL
DBL	DOUBLE	LAV	LAVATORY	T	TREAD
DF	DRINKING	LT	LIGHT	TB	TOWEL BAR
FOUNTAIN		MC	MEDICINE CAB	TEL	TELEPHONE
DIA	DIAMETER	MECH	MECHANICAL	T&G	TOUNGE &
DIM	DIMENSION	MEMB	MEMBRANE		GROOVE
DN	DOWN	MTL	METAL	THK	THICK
DR	DOOR	MIR	MIRROR	TPD	TOILET PAPER
DWG	DRAWING	MNT	MOUNT(ED)		DISPENSER
E	EAST	N	NORTH	TYP	TYPICAL
EA	EACH	NIC	NOT IN CONTRACT	UNF	UNFINISHED
EL	ELEVATION	NOM	NOMINAL	UON	UNLESS
ELEC	ELECTRICAL	NTS	NOT TO SCALE		OTHERWISE
EMER	EMERGENCY	OBS	OBSOURE		NOTED
ENCL	ENCLOSURE	OC	ON CENTER	UR	URINAL
EQ	EQUAL	OD	OUTSIDE DIA	VERT	VERTICAL
EQPT	EQUIPMENT	OPNG	OPENING	W	WEST
EX	EXISTING	OPP	OPPOSITE	WDW	WINDOW
EXPO	EXPOSED	PRCST	PRECAST	W/	WITH
EXP	EXPANSION	PL	PLATE	WC	WATER CLOSET
EXT	EXTERIOR	P	PLASTIC	WD	WOOD
FA	FIRE ALARM	PLAS	PLASTER	W/O	WITHOUT
FDN	FOUNDATION	PLYWD	PLYWOOD	WP	WATERPROOF
FE(C)	FIRE	PR	PAIR	WR	WATER
	EXTINGUISHER	PNT	PAINT(ED)		RESISTANT
FHC	FIRE HOSE CAB	PTD/R	PAPER TOWEL	WGT	WEIGHT
FIN	FINISH		DISPENSER/		
FL	FLOOR (LINE)	PTN	PARTITION		
FLASH	FLASHING		RECEPTACLE		

Mandatory Measures:

- A) Manufactured fenestration products and exterior doors shall:
- 1) Have a clearly visible temporary label meeting the requirements of Sec. 10-111 (a) 1, not to be removed before inspection by the enforcement agency, listing the certified U-factor, the solar heat gains coefficient (SHGC), and Visible Transmittance (VT) certifying that the air leakage requirements of Sec. 110.6 (a) 1 are met for each product line; and
 - 2) Have a permanent label meeting the requirements of Sec. 10-111 (a) 2 if the product is rated using NFRC procedures.
- Sec. 110.6 (a)
- B) Field-fabricated fenestration and field-fabricated exterior doors shall be caulked between the fenestration products or exterior door and the building, and shall be weather stripped. EXCEPTION: Unframed glass doors and fire doors.
- Sec. 110.6 (b)
- C) Joints, penetrations and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather stripped, or otherwise sealed to limit infiltration and exfiltration.
- Sec. 110.7
- D) All insulating material shall be installed in compliance with the flamespread rating and smoke density requirements of the CBC.
- Sec. 110.8 (c)
- E) No mechanical equipment nor plumbing vents shall be located within the designated 'Solar Zone' areas.
- Sec. 110.10 (b) 1-8
- F) Any roofing product used as a cool roof shall be certified and labeled in accordance with the requirements of Sec. 10-113 by the Cool Roof Rating Council (CRRRC) and meet conditions set in Sec. 110.8 (f)
- 2019 Low-rise Residential Energy Correction List.docx 4
- G) New space conditioning equipment shall meet the applicable efficiency requirements of Tables 110.2-(A-K).
- Sec. 110.2 (A-K)
- K) All factory fabricated duct systems shall comply with UL 181. This includes all ducts, and closure systems such as collars, connections and splices. Labeled, complying to UL 181.
- Sec. 150.0 (m)2
- L) For single family dwellings and townhouses with the ducts connected directly to the air handler, the total leakage of the duct system shall not exceed 5 percent of the nominal system air transfer airflow as determined utilizing the procedures in Reference Residential Appendix Section RA3.1.4.3.1. If the single-family dwellings and townhouses are in the rough-in stage of construction prior to installation and the air-handling unit is not yet installed the leakage shall not exceed 4 percent of the air-handler systems manufactured listed airflow.
- Sec. 150.0 (m)1-A
- M) All air distribution system ducts and plenums, including, but not limited to, building cavities, mechanical closets, air-handler boxes and support platforms used as ducts or plenums, shall be installed, sealed and insulated to meet the requirements of the 2019 California Mechanical Code and ASHRAE 90.1-2006 HVAC Duct Construction Standards Metal and Flexible. Supply-air ducts conveying heated or cooled air shall be insulated to a minimum installed level of R-4.2 (R-6.0 in unconditioned space), unless ducts are in conditioned space.
- Sec. 150.0 (m)
- N) All dwelling buildings shall meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings
- Sec. 150.0 (g)
- O) The piping for all space conditioning and service water heating systems shall be insulated in accordance with TABLE 120.3 -A.
- P) Service water heating systems and equipment shall meet the applicable requirements of the Appliance Efficiency Regulations as required by Sec. 110.1.
- Sec. 110.3 (b)
- Q) Service hot water systems with circulating pumps or with electrical heat trace systems shall be capable of automatically turning off the system.
- 2019 Low-rise Residential Energy Correction List.docx 5
- Sec. 110.3 (c) 2
- R) Instantaneous water heaters with an input rating greater than 6.8 MBTU/hr. (2 kW) shall have isolation valves on both the cold water supply and the hot water pipe leaving the water heater. Hose bibs or other fittings shall be installed on each valve for flushing the water heater when the valves are closed. Provide detail.
- Section 110.3 (c) 6

Building Compliance:

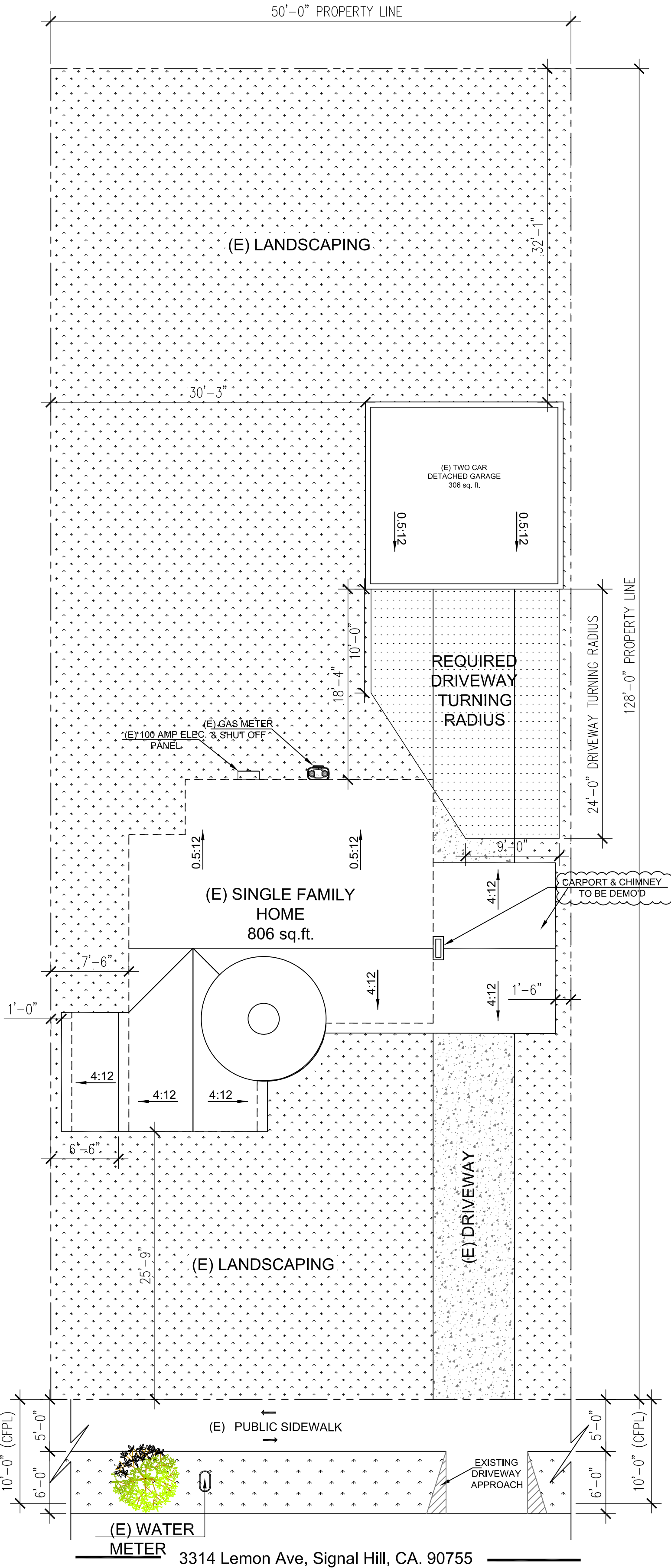
- A) The person in charge of the construction or installation, who is eligible under Division 3 of the Business and Professions Code to accept responsibility for the construction or installation of regulated manufactured devices shall post, or make available with the building permit(s) issued for the building, the Certificate of Installation documentation for manufactured devices regulated by the Appliance Efficiency Regulations or Part 6. Such Certificate of Installation documentation shall be made available to the enforcement agency for all applicable inspections. These certificates shall:
- i) Identify features, materials, components, manufactured devices, and system diagnostic results required to verify compliance with the Appliance Efficiency Regulations and Part 6.
 - ii) State the number of the building permit under which the construction or installation was performed. Sections of the certificate(s), for which submitted to a HERS provider data registry is required, shall display the unique registration number assigned by the HERS data registry.
 - iii) Include a declaration statement indicating that the constructed or installed features, materials, components, or manufactured devices conform to all applicable codes and regulations, and to the requirements for such devices given in the plans and specifications approved by the local enforcement agency.
 - iv) Be signed by the documentation author to certify the documentation is accurate and complete.
 - v) Be signed by the individual eligible under Division 3 of the Business and Professions Code to accept responsibility for construction, or installation in the applicable classification for the scope of work specified on the Certificate of Installation document(s). Sec. 10-103 (a) 3 A
- B) The builder shall provide the building owner or the person(s) responsible for operation and maintenance of the feature, material, component or mechanical device installed (in case of multitenant or centrally operated buildings) with the following at the time of occupancy:
- i) Compliance information. The appropriate completed and signed Certificate(s) of Compliance, Certificate(s) of Installation, and if applicable Certificate(s) of Verification documentation submitted.
 - ii) Operating information. The appropriate Certificate(s) of Compliance and a list of the features, materials, components, and mechanical devices installed in the building and instructions on how to operate them correctly and efficiently.
 - iii) Maintenance information. Required routine maintenance actions shall be clearly stated and incorporated on a readily accessible label. The label may be limited to identifying the operation and maintenance manual.
 - iv) Ventilation Information. A description of the quantity of outdoor air that the ventilation system is designed to provide to the building conditioned space, and instructions for proper operation and maintenance. Sec. 10-103 (b)
- C) The Enforcement agency shall not issue a Certificate of Occupancy until all required Certificates of Verification are posted and made available to the building department for all applicable inspections, and that all Certificates of Verification conform to the specifications of Section 10-103(a)5. Sec. 10-103 (d) 2

SYMBOLS LEGEND

⦿	WALL MOUNTED LIGHT	(E) = EXISTING
⦿	DIMMER SWITCH	(N) = NEW
⦿	T.V. ANTENNA	
⦿	DUPLEX CONVENIENCE OUTLET	
⦿	DUPLEX GROUND FAULT INTERRUPTER	GFCI and Arc-Fault protected
⦿	WEATHERPROOF CONVENIENCE OUTLET	
⦿	PHONE JACK	
⦿	GARBAGE DISPOSAL	
⦿	CEILING FAN	
⦿	CAN LIGHTING RECESSED 6" LED	
SD ⦿	SMOKE DETECTOR HARDWIRED w/ BATTERY BACK UP AND INSTALLED PER NFPA 72	
CM ⦿	CARBON MONOXIDE ALARM HARDWIRED w/ BATTERY BACK UP	
⦿	CEILING MOUNTED EXHAUST VENT w/ LIGHT w/ HUMIDISTAT / ENERGY STAR / TERMINATE TO OUTSIDE MIN. 50-CFM INTERMITTENT or 20-CFM CONTINUOUS VENTILATION	
⦿	CEILING FAN	
⦿	MINI SPLIT	
⦿	ELECTRICAL PANEL	
⦿	GAS METER	
⦿	WATER HEATER	
⦿	AIR-CONDITIONER-OUTDOOR-UNIT	
⦿	HOUSE BIBB w/ BACKFLOW DEVICE	
⦿	WATER SHUT OFF AND SUBMETER	
⦿	PROPOSED ADDITION	
⦿	EXISTING WALL TO BE REMODELED, STRIPPED TO STUDS, & (N) DRYWALL AND STUCCO TO REPLACE (E), (N) PLYWOOD TO BE INSTALLED PER STRUCTURAL SHEETS AS WELL	
⦿	EXISTING WINDOW, WALL & DOOR TO BE REMOVED	
⦿	PROPOSED CALIFORNIA ROOF	

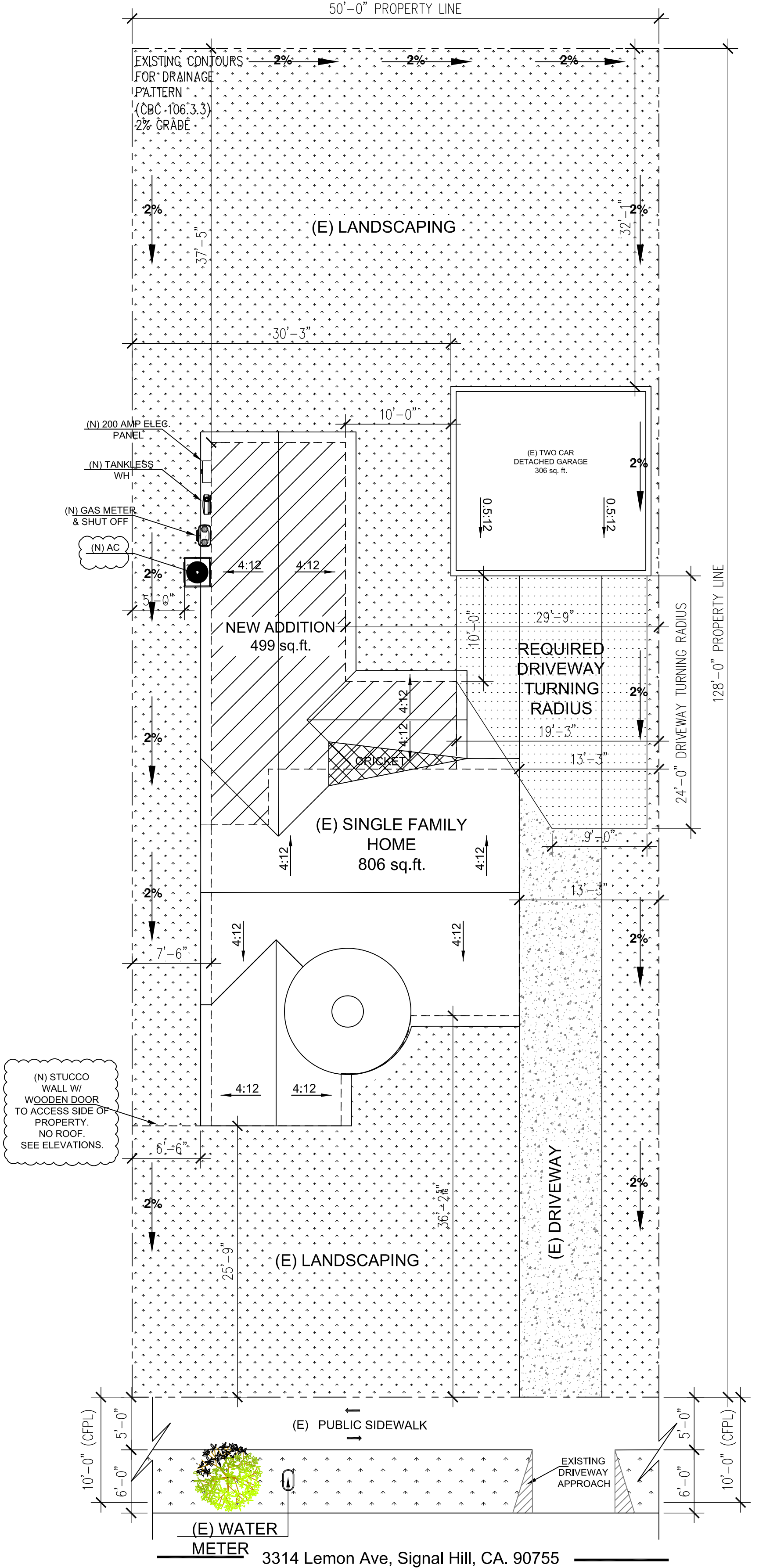
STORM WATER MANAGEMENT NOTES:

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WINDS.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FORM BEING TRANSPORTED FORM THE SITE BY THE FORCES OF WIND OR WATER.
3. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. NON-STORMWATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY.
8. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
9. ANY SLOPES WITH DISTURBED SOILS OR DENuded OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
10. SCHEDULE CONSTRUCTION ACTIVITY TO REDUCE AREA AND DURATION OF SOIL EXPOSED TO EROSION BY WIND, RAIN, RUNOFF AND VEHICLE TRACKING.



(E) PLOT PLAN
SCALE: 1/8" = 1'-0"

CITY OF SIGNAL HILL
BUILDING DIVISION
ACCEPTED: INSPECTOR TO VERIFY IN FIELD
FEBRUARY 19, 2026
PLANS SHALL NOT BE CHANGED OR ALTERED WITHOUT AUTHORIZATION FROM THE BUILDING & SAFETY DIVISION.
ACCEPTANCE OF PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY CITY ORDINANCE OR STATE LAW.
THIS PLAN TO BE KEPT ON THE JOB SITE ALL TIMES



(N) PLOT PLAN
SCALE: 1/8" = 1'-0"

CITY OF SIGNAL HILL
PLANNING APPROVAL
February 19, 2026
SIGNATURE: SUSANA MARTINEZ

[Signature]



PROJECT:
**3314 Lemon Ave.
Signal Hill, CA. 90755**

CONTRACTOR: TBD
CUSTOMER:
HANNA DANG & HUY NGUYEN
14611 COLONIAL DR.,
Garden Grove, CA. 92683
(714) 232-0437
ENGINEER:
HUSSEIN KHATER
5150 E. PCH, SUITE 200
Long Beach, CA. 90804
(949) 241-3528
DESIGNER:
HOUMAM SAIRAFE
488 E. OCEAN BLVD., #209
Long Beach, CA. 90802
(562) 716-6136
JOB NO. : 22014.1-R0

REV.	DATE
△	
REV.	DATE
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REV.	DATE
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PLOT PLAN & GENERAL NOTES

A1

WATER PIPING MATERIALS:
IN ACCORDANCE WITH SEC. 604.1 OF THE CALIFORNIA PLUMBING CODE. PEX, CPVC,
AND OTHER PLASTIC WATER PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE
WITH THE REQUIREMENTS OF SEC. 604 OF THE CPC. INSTALLATION STANDARDS OF
APPENDIX I OF THE CPC AND MANUFACTURERS RECOMMENDED INSTALLATION
STANDARDS. CPVC WATER PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS
SPECIFIED IN SEC. 604.1.1(d) OF THE CPC PRIOR TO PERMIT ISSUANCE.

WINDOW SCHEDULE

*NOTE: ALL NEW GLAZING WILL BE INSTALLED WITH LABELS TO REMAIN IN PLACE FOR INSPECTION

SYM.	SIZE	THK.	GLAZING	MATERIAL	TYPE	U-FACTOR	SHGC	REMARKS
(A)	48" X 48"	1 3/8"	DBL. LOW E SH GC 0.64	VNYL	SLIDER	0.3	0.23	NOTE: The load resistance of glass under uniform load shall be determined in accordance with ASTM E1300.
(B)	36" X 24"	1 3/8"	DBL. LOW E SH GC 0.64	VNYL	SLIDER	0.3	0.23	
(C)	48" X 48"	1 3/8"	DBL. LOW E SH GC 0.64	VNYL	SLIDER	0.3	0.23	
(D)	48" X 48"	1 3/8"	DBL. LOW E SH GC 0.64	VNYL	SLIDER	0.3	0.23	
(E)	24" X 12"	1 3/8"	DBL. LOW E SH GC 0.64	VNYL	SLIDER	0.3	0.23	
(F)	60" X 48"	1 3/8"	DBL. LOW E SH GC 0.64	VNYL	SLIDER	0.3	0.23	

DOOR SCHEDULE

SYM.	SIZE	THK.	FRAME	MATERIAL	TYPE	REMARKS
(1)	30" X 80"	1 3/4"	WOOD	WOOD	SWINGING	SECURITY LOCK DOOR PROVIDED BY OWNERS
(2)	28" X 80"	1 3/4"	WOOD	WOOD	SWINGING	
(3)	72" X 80"	1 3/4"	ALUMINUM	ALUMINUM	SLIDING	
(4)	36" X 80"	1 3/4"	WOOD	WOOD	SWINGING	
(4)	36" X 80"	6"	WOOD	WOOD	SWINGING	
(5)	24" X 80"	1 3/4"	WOOD	WOOD	SWINGING	

MATERIAL CONSERVATION & RESOURCE EFFICIENCY

9. Provide a note on the floor plans indicating that 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 similar methods.
(4.406.1)
10. Provide an approved Recycling and Reuse Plan (RRP)
from Environmental Programs Division showing that
65% of nonhazardous construction and demolition
debris will be salvaged, recycled, and/or reused.
(4.408.1)
11. The attached Building Operations and Maintenance
Manual must be completed and provided at the time of
final inspection and placed in the building. (4.410.1)

MATERIAL CONSERVATION & RESOURCE EFFICIENCY

a. At the time of rough installation, or 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 acceptable methods to reduce the
amount of water, dust, and debris which may enter
the system.
(4.504.1)
b. 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 replaced or allowed to dry
prior to enclosure in wall or floor cavities.
(4.505.3)
c. All mechanical exhaust fans in rooms with a bathtub
or shower shall comply with the following:
i. Fans shall be ENERGY STAR compliant and
be ducted to terminate outside the building.
ii. Fans must be controlled by a humidity control
capable of adjustment between a relative
humidity range of 45% to a maximum of 80%
unless functioning as a component of a whole
house ventilation system. (4.506.1)

NOTES:

Adhesives, sealants and caulks shall meet or
exceed the standards outlined in Section 4.504.2.1
and comply with the VOC limits in Tables 4.504.1
and 4.504.2 as applicable.
(4.504.2.1)
b. Paints and coatings shall meet or exceed the
standards outlined in Section 4.504.2.2 and comply
with the VOC limits in Table 4.504.3.
(4.504.2.2)
c. Aerosol paints and coatings shall meet or exceed
the standards outlined in Section 4.504.2.3.
(4.504.2.3)
d. All carpet installed in the building interior shall meet
the testing and product requirements of one of the
following:
i. Carpet and Rug Institute's Green Label Plus
Program OR
ii. California Department of Public Health
Standard Method for the testing of VOC
Emissions (Spec 01350) OR
iii. NSF/ANSI 140 at the Gold Level OR
iv. Scientific Certifications Systems Indoor
Advantage Gold (4.504.3)
e. All carpet cushion installed in the building interior
shall meet the requirements of the Carpet and Rug
Institute Green Label Program. Carpet adhesives
shall not exceed a VOC limit of 50 g/L.
(4.504.3.1, 4.504.3.2)
f. A minimum of 80% of floor area receiving resilient
flooring shall comply with one or more of the
following:
i. Products certified as a Low-Emitting Material in
the CHPS High Performance Products
Database OR
ii. Products certified under UL GREENGUARD
Gold (Formerly the Greenguard Children &
Schools program), OR
iii. Certification under the RFO FloorScore
Program OR
iv. Meet the California Department of Public
Health Standard Method for the testing of VOC
Emissions (Spec 01350)
(4.504.4)
g. Composite wood products (hardwood plywood,
particle board, and MDF) installed on the interior or
exterior of the building shall meet or exceed the
standards outlined in Table 4.504.5. Verification of
compliance with these sections must be provided at
the time of inspection.
(4.504.5)

NOTE:
THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS
(INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION
HAS BEEN COMPLETED.

SYMBOLS LEGEND

- WALL MOUNTED LIGHT (E) = EXISTING
- DIMMER SWITCH (N) = NEW
- VACANCY SENSOR
- T.V. ANTENNA
- DUPLEX CONVENIENCE OUTLET
- DUPLEX GROUND FAULT INTERRUPTER
GFCI and Arc-Fault protected
- WEATHERPROOF CONVENIENCE OUTLET
- PHONE JACK
- GARBAGE DISPOSAL
- CEILING FAN
- CAN LIGHTING RECESSED 6" LED
- SMOKE DETECTOR HARDWIRED w/ BATTERY BACK UP
- CARBON MONOXIDE ALARM HARDWIRED
w/ BATTERY BACK UP
- CEILING MOUNTED EXHAUST VENT
w/ LIGHT w/ HUMIDISTAT / ENERGY STAR /
TERMINATE TO OUTSIDE
MIN. 50-CFM INTERMITTENT or 20-CFM
CONTINUOUS VENTILATION
- CEILING FAN
- MINI SPLIT
- ELECTRICAL PANEL
- GAS METER
- WATER HEATER
- AIR-CONDITIONER-OUTDOOR-UNIT
- HOUSE BIBB w/ BACKFLOW DEVICE
- WATER SHUT OFF AND SUBMETER
- 1-HR FIRE RATED WALL
- PROPOSED ADDITION
stud sizing and spacing such as 2x4 at 16" O.C.
- EXISTING WALL TO BE REMODELED, STRIPPED TO STUDS, &
(N) DRYWALL AND STUCCO TO REPLACE (E), (N) PLYWOOD TO
BE INSTALLED PER STRUCTURAL SHEETS AS WELL
- EXISTING WINDOW, WALL & DOOR
TO BE REMOVED
- PROPOSED CALIFORNIA ROOF
- ARCH WAY

NOTES:
SMOKE ALARM shall be
interconnected hard-wired with battery backup and
shall be installed in accordance with NFPA 72.

CARBON MONOXIDE ALARM
shall be interconnected hard-wired with battery
backup.

ALL 120V, SINGLE PHASE, 15 & 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS
INSTALLED IN DWELLING UNIT: KITCHENS, DINING ROOMS, FAMILY ROOMS, LIVING ROOMS,
PARLORS, LIBRARIES, DENs, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, LAUNDRY
AREAS, HALLWAYS, AND SIMILAR ROOMS SHALL BE PROTECTED BY A LISTED
ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE
PROTECTION FO THE BRANCH CIRCUIT, PER CEC 210.12.

ALL NEW LIGHT SHALL BE HIGH EFFICACY.

CALGREEN REQUIREMENTS:
EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE
OUTSIDE THE BUILDING.

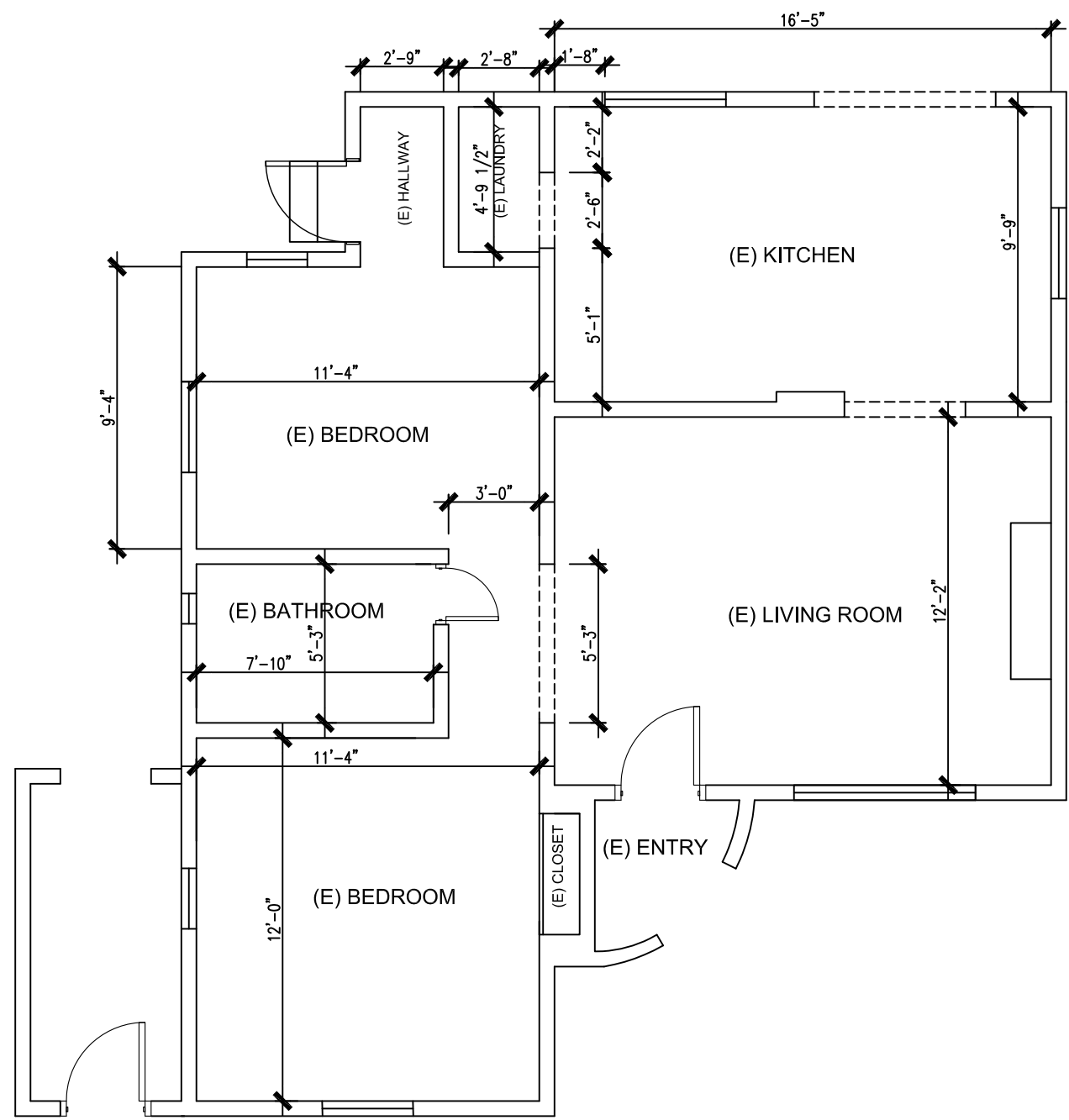
DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH
MATERIALS HAVE BEEN USED.

INTERMITTENT LOCAL EXHAUST AIRFLOW RATES OF 50 CFM, MIN. FOR BATHROOMS.

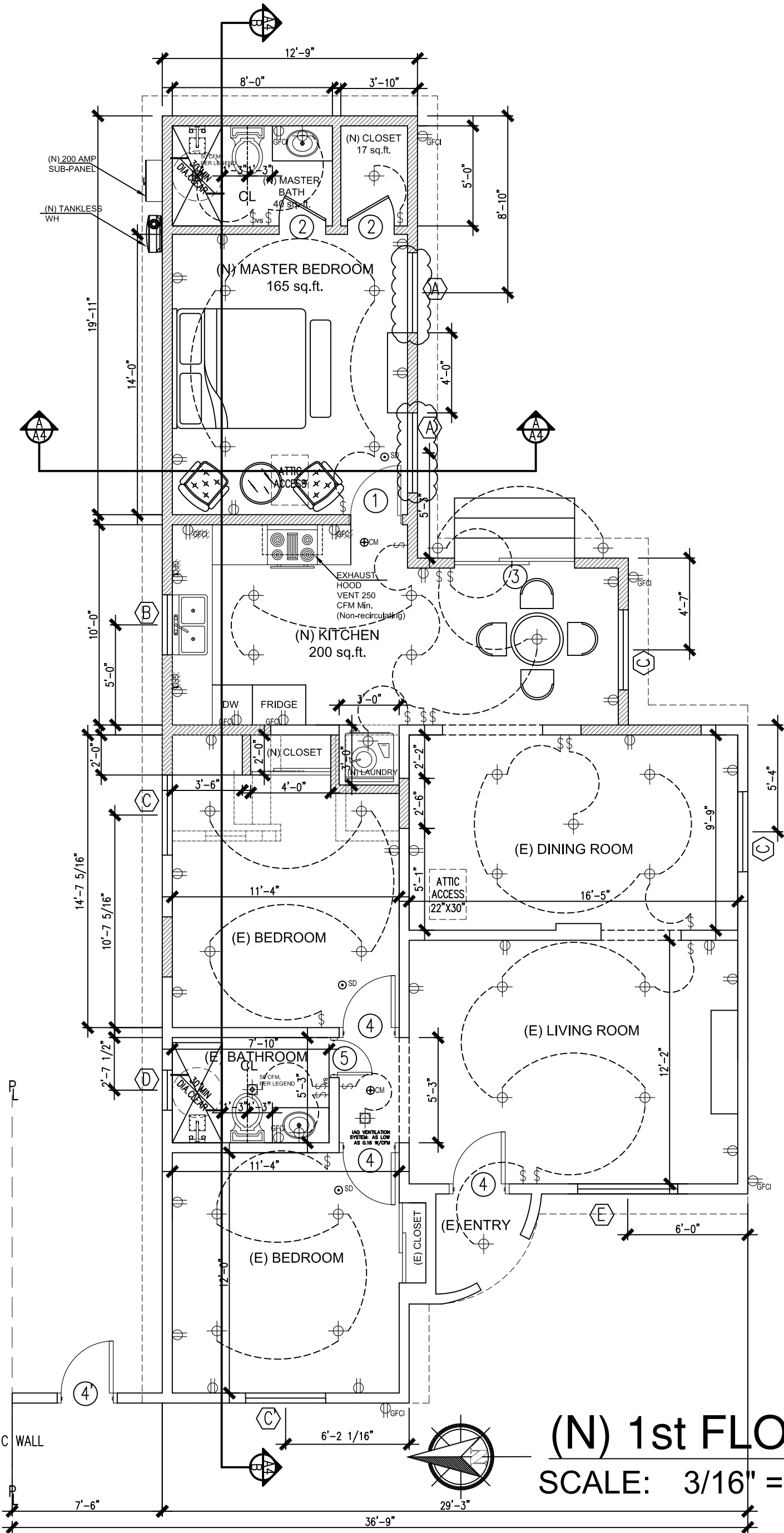
RECEPTACLES TO BE TAMPER RESISTANT FOR ALL (N) RECEPTACLES.

WETPROOF/DAMPMPROOF LIGHT FIXTURES TO BE INSTALLED OVER TUBS & SHOWERS.

SPECIFY FIBER-CEMENT, FIBER-MAT REINFORCED CONCRETE, GLASS MAT GYPSUM
BACKERS, OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR CERAMIC
TILES IN TUB AND SHOWER AREAS AS WELL AS WALL PANELS IN
SHOWER AREAS, PER CBC R702.4.2. GREEN BOARD SHALL NOT BE USED.



(E) 1st FLOOR PLAN
SCALE: 3/16" = 1'-0"



CITY OF SIGNAL HILL
BUILDING DIVISION

ACCEPTED: INSPECTOR TO VERIFY IN FIELD

FEBRUARY 19, 2026

PLANS SHALL NOT BE CHANGED OR ALTERED WITHOUT
AUTHORIZATION FROM THE BUILDING & SAFETY DIVISION.
ACCEPTANCE OF PLANS SHALL NOT BE CONSTRUED TO BE A
PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY CITY
ORDINANCE OR STATE LAW.

THIS PLAN TO BE KEPT ON THE JOB SITE ALL TIMES

CITY OF SIGNAL HILL
PLANNING APPROVAL
February 19, 2026

SIGNATURE: SUSANA MARTINEZ

(N) 1st FLOOR PLAN
SCALE: 3/16" = 1'-0"

FIBER REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR CERAMIC WALL
TILES IN TUB AND SHOWER AREAS

SEE DETAIL 18 / S1.3 FOR
WINDOW FLASHING DETAIL



3314 Lemon Ave.
Signal Hill, CA. 90755

PROJECT:

CONTRACTOR: TBD
CUSTOMER:
HANNA DANG & HUY NGUYEN
14611 COLONIAL DR.,
Garden Grove, CA. 92683
(714) 232-0437
ENGINEER:
HUSSEIN KHATER
5150 E. PCH, SUITE 200
Long Beach, CA. 90804
(949) 241-3528
DESIGNER:
HOUMAM SAIRAFE
488 E. OCEAN BLVD., #209
Long Beach, CA. 90802
(562) 716-6136
JOB NO. : 22014.1-RO

REV. DATE

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REV. DATE

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REV. DATE

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FLOOR PLAN &
GENERAL NOTES

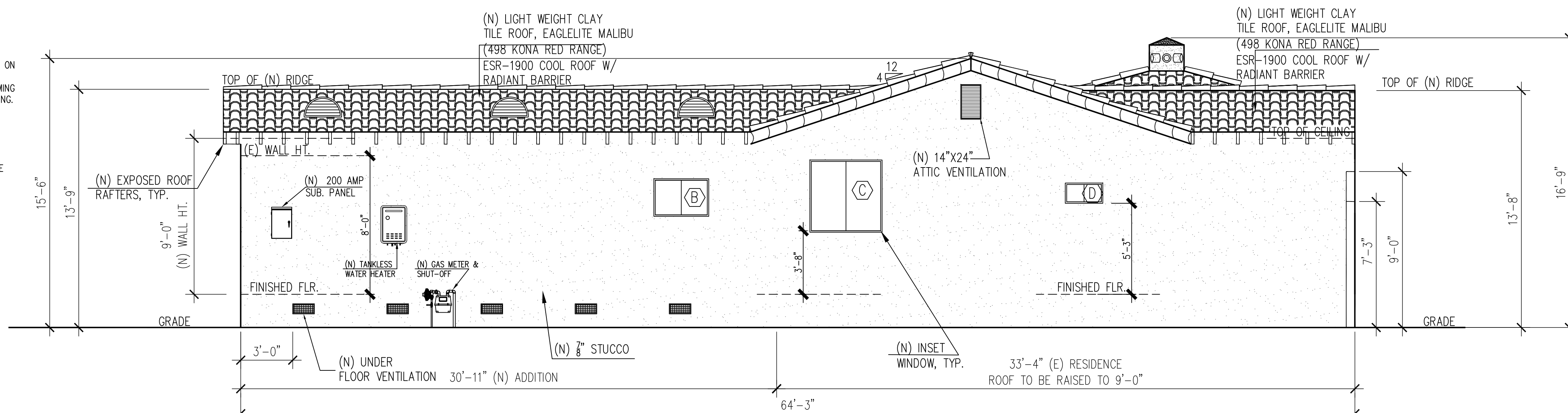
A2

1. ADDRESS SIGN: VERIFY A BACK LIGHTED ADDRESS SIGN ON WALL +8'-0" ABOVE FIN. FLR. (SEE EXTERIOR ELEV.), 4" HIGH NUMERALS.
2. EXTERIOR STUCCO (EESH-2323) FINISHING TO REMAIN AS IS. (N) WINDOWS PER ELEVATIONS PROVIDED ON EAST ELEVATION ON SHEET A4.
3. TEMPERED GLASS: INSTALL TEMPERED GLASS IN WINDOWS AND DOORS AT THIS LOCATIONS CONFORMING TO C.B.C. AND CALIF. CODES. ALSO SEE EXTERIOR ELEVATIONS FOR LOCATION OF 1 OR MORE PAINES OF GLAZING. **NOTE:** ALL NEW WINDOWS SHALL MATCH EXISTING.
4. FASCIA AND TRIM: KILN DRIED REDWOOD OR CEDAR, SURFACED ALL SIDES U.N.D. SEE DETAILS FOR DIMENSIONS AND PROFILES. PAINT/STAIN AS PER OWNER'S CHOICE.
5. VINYL FRAMED WINDOWS: DUAL GLAZED WINDOWS, SEE WINDOW SCHEDULE ON A2.
6. EXISTING ELECTRICAL MAIN ENTRY AND METER PANEL: ELECTRICAL CONTRACTOR TO VERIFY THE ADEQUACY OF THE EXISTING ADDITION PRIOR TO COMMENCING WITH THE WORK.
7. 1x4 WOOD TRIM AT ALL WINDOWS AND EXTERIOR DOORS, TYP.

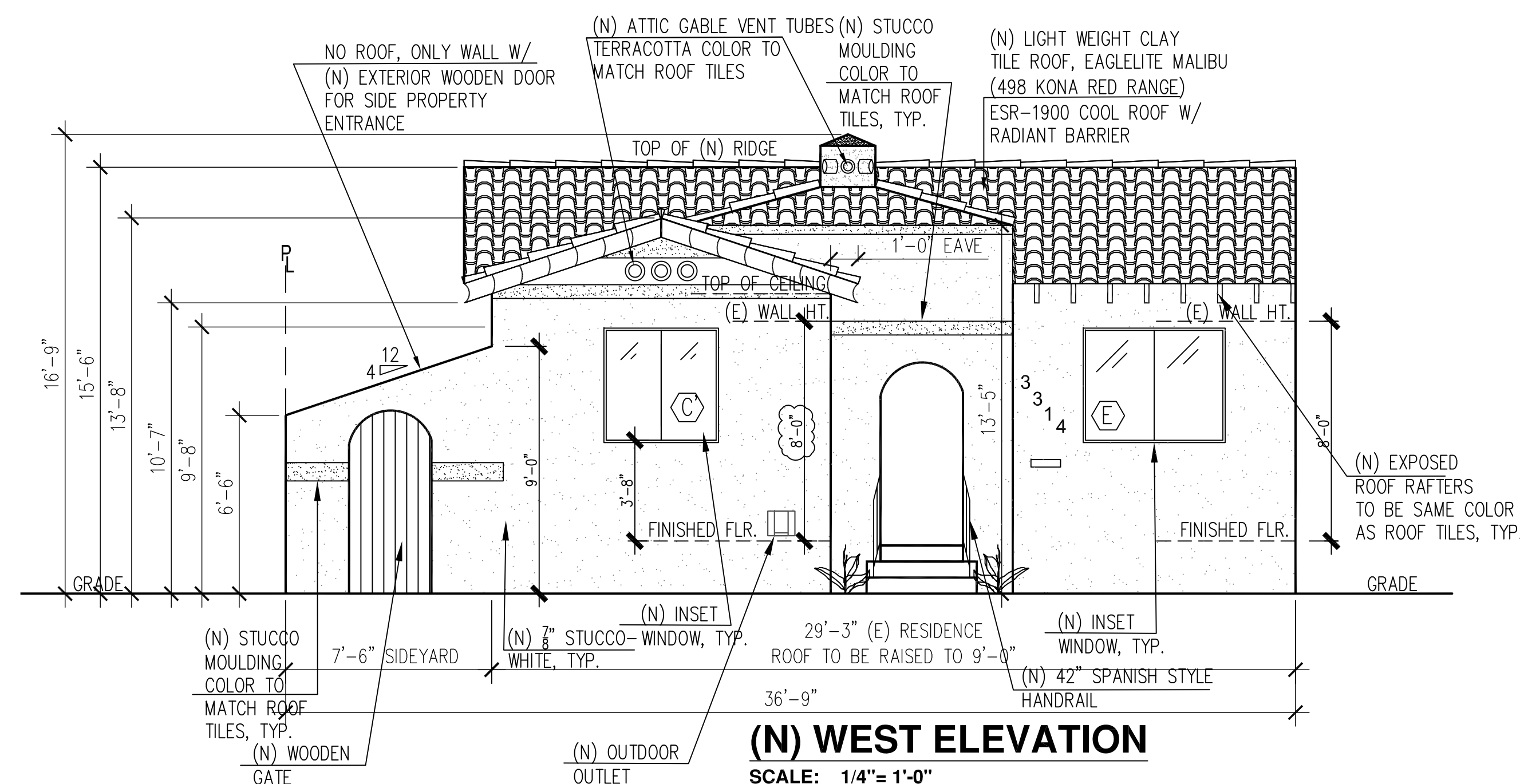
ALL ROOF TO BE REMOVED AND REPLACED.

NOTE:

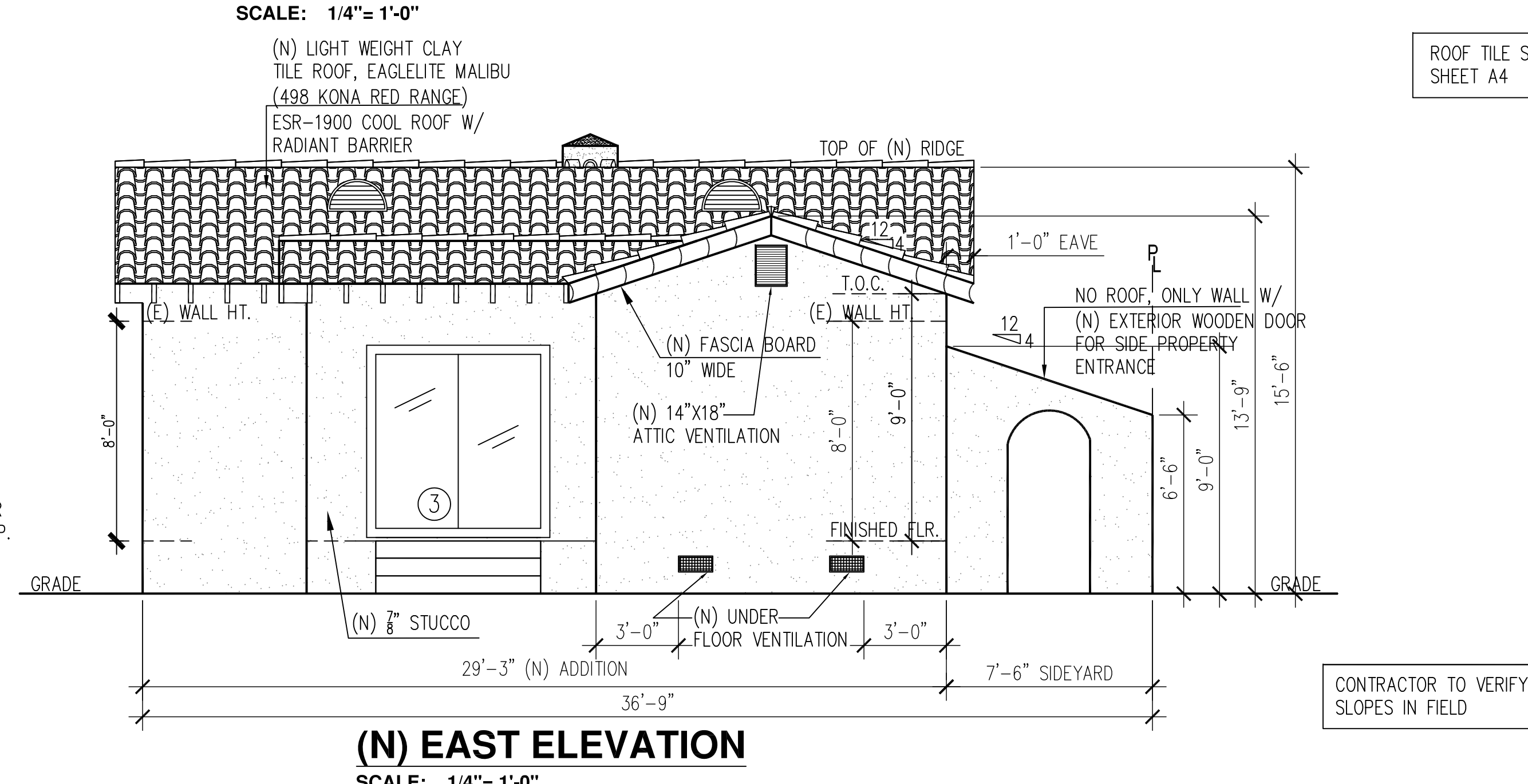
- 5.) "PLATE WASHERS ARE REQUIRED FOR ALL HOLD DOWNS." 2315.5.6
- 6.) "PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET. 7013.9
- 7.) CONCRETE 2500 PSI
- 8.) GLAZING WHICH IS LESS THAN 60 INCHES FROM A FLOOR AND WITHIN A 24 INCH ARC OF A DOORWAY'S VERTICAL EDGE MUST BE TEMPERED
- 9.) ALL EXTERIOR DOORS SHALL HAVE A MIN. OF 36" LANDING IN THE DIRECTION OF TRAVEL, ON EA. SIDE OF DOOR



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



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



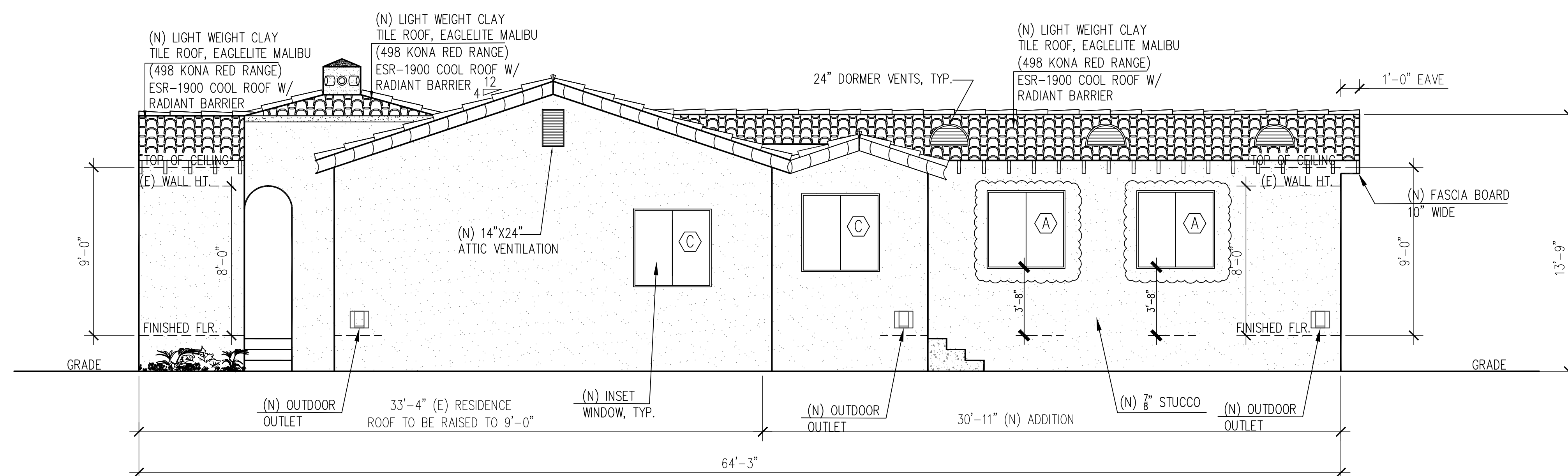
SCALE: 1/4" = 1'-0"

(N) FOOTING AREA	512 SQ. FT.
VENT AREA CALCULATION	$512 / 150 = 3.41 \text{ S.F.}$
PROVIDED:	
(7) SCREENED VENTS 14"X 6"	0.52 sq.ft. = 3.64 sq.ft.
(GIBRALTAR BUILDING PRODUCTS	
Model # FV146G-1/8)	
TOTAL	<u>3.64 sq.ft</u>

PROVIDE VENTILATION W/ CORROSION RESISTANT
WIRE MESH W/ OPENINGS OF 1" IN DIMENSION.

(N) ATTIC AREA	1,204	sq.ft.
VENT AREA CALCULATION	1,204 / 150 = 8.03	sq.ft.
PROVIDED:		
(8) DORMER VENTS 24"DIA	0.69	sq.ft. = 5.52 sq.ft.
(GIBALTAR BUILDING PRODUCTS Model # BH24-1/8)		
(2) 14"x 24" GABLE END VENT.	1.02	sq.ft. = 2.04 sq.ft.
(GIBALTAR BUILDING PRODUCTS Model # GLPG1424G-1/8)		
(1) 14"x 18" GABLE END VENT.	0.76	sq.ft. = 0.76 sq.ft.
(GIBALTAR BUILDING PRODUCTS Model # GLPG1418G-1/8)		
TOTAL	8.32	sq.ft.

PROVIDE ATTIC VENTILATION W/ CORROSION RESISTANT
WIRE MESH W/ OPENINGS OF $\frac{1}{2}$ " IN DIMENSION.



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

CITY OF SIGNAL HILL
BUILDING DIVISION

ACCEPTED: INSPECTOR TO VERIFY IN FIELD

FEBRUARY 19, 2026

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**CITY OF SIGNAL HILL
PLANNING APPROVAL
February 19, 2026**

SIGNATURE: SUSANA MARTINEZ

Handwritten signature: *Handwritten signature*

A3

PROJECT:

CONTRACTOR: TBD
CUSTOMER:
HANNA DANG & HUY NGUYEN
14611 COLONIAL DR.,
Garden Grove, CA. 92683
(714) 232-0437
ENGINEER:
HUSSEIN KHATER
5150 E. PCH, SUITE 200
Long Beach, CA. 90804
(949) 241-3528
DESIGNER:
HOUMAM SAIRFAE
488 E. OCEAN BLVD., #209
Long Beach, CA. 90802
(562) 716-6136
JOB NO. : 22014.1-RO

REV. 1 DATE _____REV. 2 DATE _____

REV. 3 DATE _____



3314 Lemon Ave.
Signal Hill, CA. 90755

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JOB NO. : 22014.1-R0

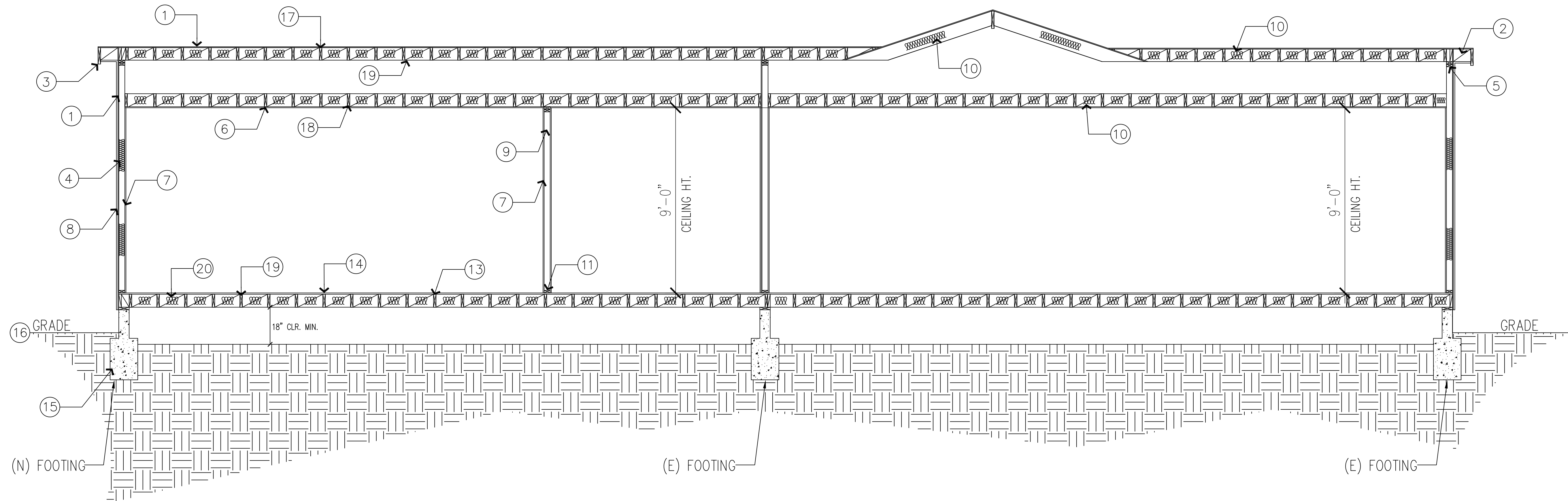
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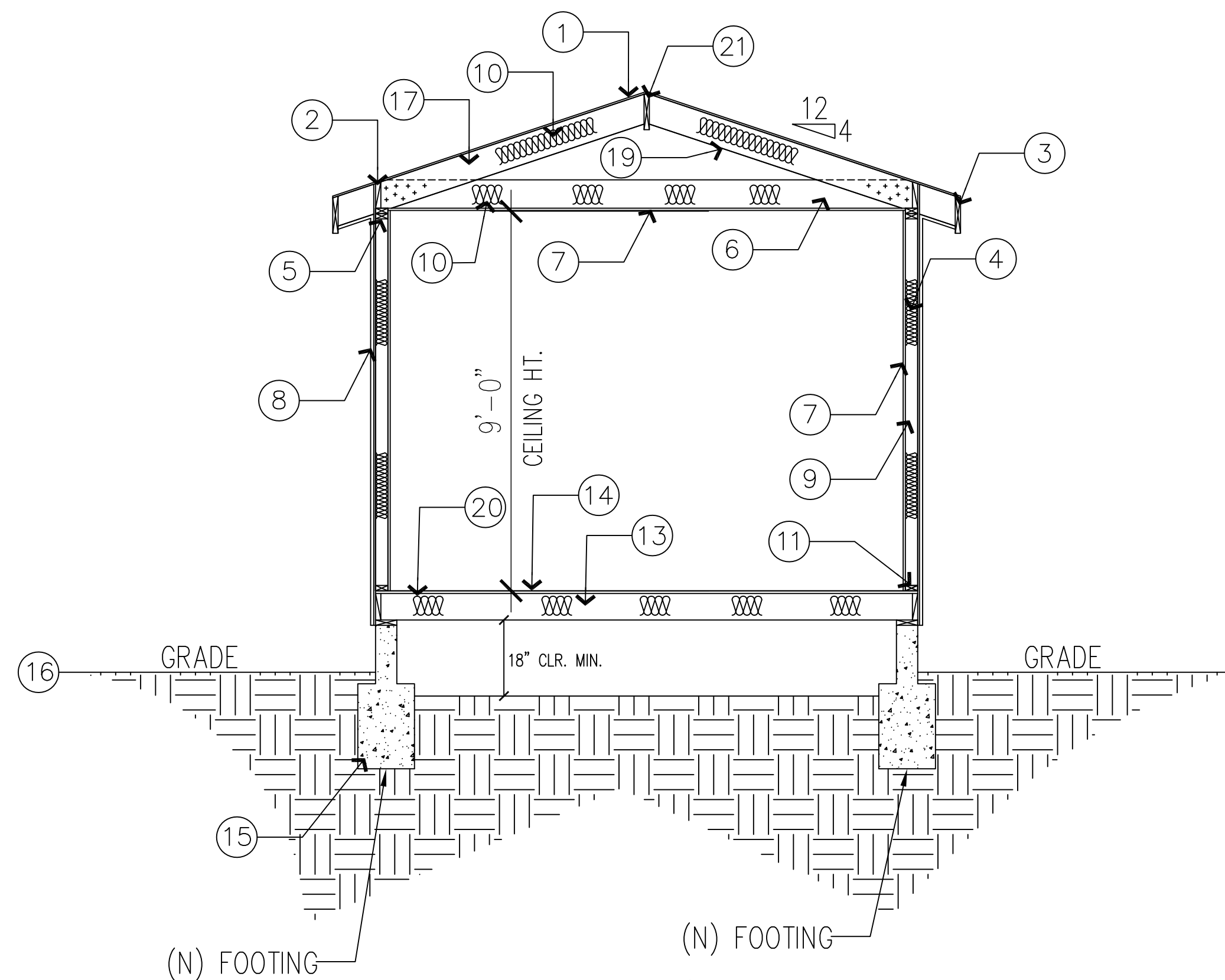
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SECTIONS

A4



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



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

Hussein Khater

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from a company you can trust



Eagle Tile Product Specifications

www.eagleroofing.com



498 Kona Red Range

Profile	Weight	Description	Category
Malibu	Lightweight	Range of Red	Lightweight

Regions Available
California, Western Canada, Southwest, Southern Nevada

Ref	Agd Ref. (3 yr)	EMI	Agd EMI. (3 yr)	SRI	Agd SRI (3 yr)	CRUC
0.22	0.21	0.9	0.91	22	21	0918-0018



CITY OF SIGNAL HILL
BUILDING DIVISION

ACCEPTED: INSPECTOR TO VERIFY IN FIELD

FEBRUARY 19, 2026

PLANS SHALL NOT BE CHANGED OR ALTERED WITHOUT
AUTHORIZATION FROM THE BUILDING & SAFETY DIVISION.
ACCEPTANCE OF PLANS SHALL NOT BE CONSTRUED TO BE A
PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY CITY
ORDINANCE OR STATE LAW.
THIS PLAN TO BE KEPT ON THE JOB SITE ALL TIMES

TABLE 1--TILE DIMENSIONS, INSTALLED WEIGHTS AND MANUFACTURING FACILITIES					
TILE DESIGNATION	PROFILE	DIMENSIONS (in)		INSTALLED DRY WEIGHT (psf)	
		LENGTH	WIDTH	Eagle	Saginaw
Clayrim	High	12"	12"	5.8	5.7
Malibu	Medium	12"	12"	9.0	8.9
Double Eagle	Plan (Low)	12"	12"	7.7	7.6
Double Eagle	Plan (Low)	12"	12"	9.03	8.93
Double Eagle	Plan (Low)	12"	12"	9.7	9.6
Double Eagle	Plan (Low)	12"	12"	9.1	9.0