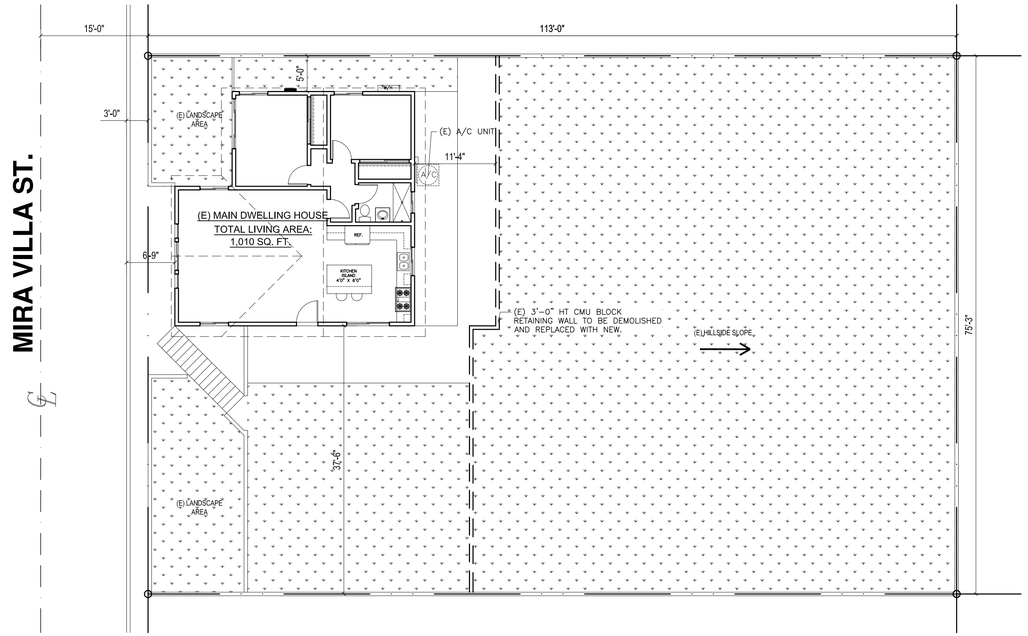
BUILDING NOTES

1. AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS' COMPENSATION INSURANCE CERTIFICATE.
2. ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
3. 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.
4. 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. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
5. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. 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.
8. SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT OFFICE IS LOCATED AT 21865 COPLEY DRIVE IN DIAMOND BAR, PHONE NO. 909 396 2000. BE ADVISED, SCAQMD MAY REQUIRE A 10 DAY WAIT PERIOD PRIOR TO START OF WORK.
9. ALL NONCOMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURE PRIOR TO FINAL INSPECTION.
10. DUE TO THE POSSIBLE PRESENCE OF LEAD-BASED PAINT, LEAD-SAFE WORK PRACTICES ARE REQUIRED FOR ALL REPAIRS THAT DISTURB PAINT IN PRE-1979 BUILDINGS. FAILURE TO DO SO COULD CREATE LEAD HAZARDS THAT VIOLATE CALIFORNIA HEALTH & SAFETY CODE, SECTIONS 17920.10 AND 105256 WITH POTENTIAL FINES FOR VIOLATIONS UP TO $5,000 SECTION (D) AMENDED OR IMPRISONMENT FOR NOT MORE THAN 6 MONTHS IN THE COUNTY JAIL OR BOTH.
11. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.
12. SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY.
13. SURVEY REQUIRED.

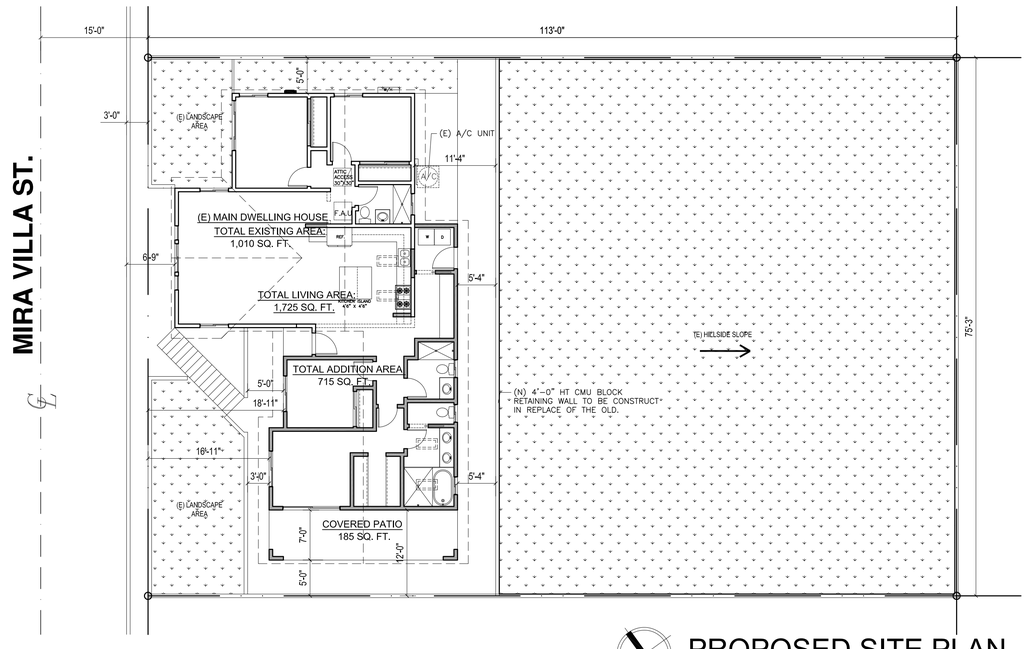
ENGINEERING NOTES

1. LOT DRAINAGE SHALL BE CONDUCTED TO THE STREET OR AS SHOWN ON THE PLANS. SHOW EXISTING AND PROPOSED DRAINAGE RELATIVE TO BUILDING; DRAIN AWAY FROM BUILDING; SHOW SWAL WITH FLOW LINE ELEVATIONS.
2. DO NOT BLOCK NATURAL DRAINAGE COURSE FROM ADJACENT PROPERTIES.
3. NO EARTHWORK (GRADING) OTHER THAN SHOWN AND APPROVED BY CITY ENGINEER.
4. CONTRACTOR SHALL REPLACE ANY CURB, CURB AND GUTTER, SIDEWALK AND DRIVEWAY APRONS IF DAMAGED AND BROKEN DURING PROJECT CONSTRUCTION.
5. A SEPARATE PERMIT IS REQUIRED TO PERFORM ALL WORK WITHIN THE STREET RIGHT-OF-WAY.



EXISTING SITE PLAN

SCALE: 1" = 10'-0"



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

PLANNING NOTE

1. SPECIAL SETBACK APPLIED PER RESOLUTION #9-50

7. FIRE DEPT. NOTES

1. BEFORE MAKING A REQUEST FOR A FIRE INSPECTION, PLEASE READ AND COMPLY WITH THE APPLICABLE MONTEREY PARK FIRE DEPARTMENT NOTES. ADDITIONALLY, THE PERSON REQUESTING THE INSPECTION IS RESPONSIBLE FOR MEETING THE INSPECTOR ON TIME, PROVIDING ACCESS TO THE AREA REQUIRING INSPECTION AND HAVING AN APPROVED SET OF PLANS AND SUPPORTING DOCUMENTS AVAILABLE AT THE TIME OF THE INSPECTION.
2. A FIRE INSPECTION AND FINAL APPROVAL IS REQUIRED BEFORE THE BUILDING DEPARTMENT WILL ACCEPT A FINAL INSPECTION REQUEST. PLEASE EMAIL YOUR INSPECTION REQUEST TO THE MONTEREY PARK FIRE DEPARTMENT, FIRE PREVENTION DIVISION AT WWW.FIREPREVENTION@MONTEREYPARK.CA.GOV ON OUR INSPECTION REQUEST FORM. THE PERSON DOING THE WORK AUTHORIZED BY A PERMIT SHALL NOTIFY THE FIRE DEPARTMENT THAT SUCH WORK IS READY FOR A FIRE INSPECTION. THE INSPECTION REQUEST FORM IS ON OUR WEBSITE AT: HTTP://CA-MONTEREYPARK.CIVICPLUS.COM/408/FORMS-STANDARDS-GUIDELINES
3. FIRE DEPARTMENT ACCESS ROADS AND PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AND MAINTAINED DURING CONSTRUCTION, ALTERATION OR DEMOLITION OF A BUILDING. CFC 3310.1 & 3315
4. AN APPROVED NUMBER OR ADDRESS SHALL BE PROVIDED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL BE A MINIMUM OF 4-INCHES HIGH BY ½ -INCH STROKE AND SHALL CONTRAST WITH THEIR BACKGROUND. CFC 505.1
5. THE CONTRACTOR SHALL ADHERE TO THE 2019 CALIFORNIA FIRE CODE, CHAPTER 33 REGULATIONS DURING DEMOLITION, ALTERATION, AND CONSTRUCTION OF THE BUILDING.
6. IF AS-BUILT PLANS ARE REQUIRED, ADDITIONAL FEES WILL BE DUE FOR REVIEW OF THE AS-BUILT PLANS.
7. A RE-INSPECTION FEE WILL BE ACCESSED FOR AN INSPECTION THAT IS NOT ACCESSIBLE, APPROVED PLANS ARE NOT ON THE JOB SITE, THE JOB IS NOT READY FOR INSPECTION OR MORE THAN ONE INSPECTION IS REQUIRED TO CORRECT DEFICIENCIES NOTED ON THE PREVIOUS INSPECTION.

6. SHEET INDEX

ARCHITECTURAL	A-1.1	SITE PLAN
	A-1.2	CALGREEN NOTES
	A-1.3	GENERAL NOTES
	A-1.4	NOTES
	A-2.1	PROPOSED 1ST FLOOR
	A-2.2	PROPOSED ROOF PLAN
	A-3.1	PROPOSED BUILDING ELEVATIONS
	A-4.1	PROPOSED BUILDING SECTIONS
	A-5.1	1ST FLR. ELECTRICAL PLAN
	A-6.1	DOOR AND WINDOW SCHEDULE
	A-7.1	DETAILS
STRUCTURAL	S-1	FOUNDATION PLAN / ROOF FRAMING PLAN
	SD-1	STRUCTURE DETAILS
	SD-2	STRUCTURE DETAILS
ENERGY	T24-1	CODE COMPLIANCE FORM

5. DESIGN TEAM

DESIGNER:
WYTESTUDIOS
PETER THAI
TEL: (626) 283-9494
EMAIL: pthai@wytestudios.com

STRUCTURAL ENGINEER:
PETER LE, S.E.
TEL: (626) 898-5770

MPE ENGINEER:
DHL CONSULTANT
ALBERT LUU
TEL: (714) 679-6472
EMAIL: darklore009@live.com

1) PRIMARY DWELLING DOES NOT HAVE FIRE SPRINKLER SYSTEM.
2) CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
3) ALL EXISTING LANDSCAPE TO REMAIN OR TO BE RESTORED AFTER CONSTRUCTION.

4. NOTES

SEPARATE APPLICATION(S) AND PERMIT(S) ARE REQUIRED FOR:

1. NFPA 13 FIRE SPRINKLER SYSTEM

3. DEFERRED SUBMITTAL

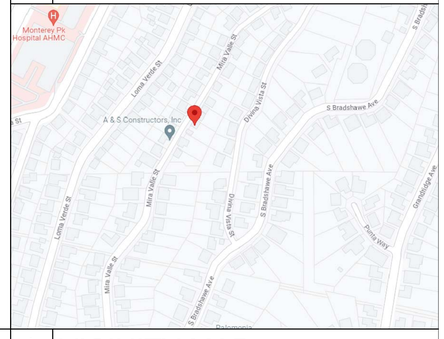
1. PROJECT: SINGLE FAMILY HOUSE ADDITION
   930 MIRA VALLE ST.,
   MONTEREY PARK, CA 91754
2. OWNER: LILLIAN TSENG
   930 MIRA VALLE ST.,
   MONTEREY PARK, CA 91754
   626-688-5777
3. LEGAL DESCRIPTION: TRACT NO 10409 LOT 3 BLK 8, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
   A.P.N.: 5262-034-003
4. SCOPE OF WORK:
   1) TO CONSTRUCT AN ADDITION TO AN EXISTING MAIN DWELLING HOUSE.
   2) TO REPLACE ALL EXISTING ROOF WITH NEW ROOF SYSTEM.
   3) TO REPLACE ALL EXISTING PLUMBING FIXTURES AND WINDOWS WITH NEW PER PREVIOUS PERMIT B15-0732.
5. LOT AREA: 8,503.25 SF
6. ZONING: R-1
7. OCCUPANCY: SINGLE FAMILY RESIDENCE
8. CONSTRUCTION TYPE: TYPE V-B
9. CODE: 2022 CBC, CRC, CFC, CEC, CMC, CPC, 2022 CALGREEN CODES W/ CITY OF MONTEREY PARK MUNICIPAL CODE
10. BUILDING HEIGHT / STORIES: 18'-0" ONE STORY
11. LOT COVERAGE:
    (E) MAIN HOUSE 1,010 SF

    PROPOSED
    (N) ADDITION TO MAIN HOUSE 715 SF
    (N) COVERED PATIO 185 SF

    TOTAL = 1,910 SF

    1,910 / 8,503.25 SF = 0.225 = 22.5% < 35% OK
12. LANDSCAPE:
    5,285 SF / 8,503.25 SF = 0.621 = 62.1%
13. FIRE SPRINKLER:
    EXISTING HOUSES: YES (REQUIRED)

2. INFO. & STATISTICS



1. VICINITY MAP

WYTE STUDIOS
ARCHITECTURE & DESIGN
pthai@wytestudios.com
WWW.WYTESTUDIOS.COM
PETER THAI
626.283.9494

PROJECT NUMBER:
230421WK1SCHA

PROJECT
SINGLE FAMILY HOUSE ADDITION
930 MIRA VALLE ST.,
MONTEREY PARK, CA 91754

AHJ STAMP APPROVAL

TITLE
SITE PLAN

SHEET NO.
A-1.1

27. 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 POUNDS PER SQUARE FOOT OF THE BUILDING AREA SHALL MEET THE MINIMUM 65 PERCENT CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1.

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-PERCENT CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1.

28. DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THROUGH 5, SECTION 4.408.3 OR SECTION 4.408.4.

NOTES:

1. SAMPLE FORMS FOUND IN "A GUIDE TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE (RESIDENTIAL)" LOCATED AT WWW.HCD.CA.GOV/CALGREEN.HTML MAY BE USED TO ASSIST IN DOCUMENTING COMPLIANCE WITH THIS SECTION.
2. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C&D) PROCESSORS CAN BE LOCATED AT THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CALRE-CYCLE).

ADDITIONAL CALGREEN MANDATORY REQUIREMENT NOTES

A. WASTE MANGEMENT FOR THIS PROJECT REQUIRES THE USE OF CONSOLIDATED DISPOSAL SERVICES ONLY. TO ORDER A BIN CALL 800-299-4898 OR 562-663-3400

B. PRIOR TO FINAL INSPECTION ALL DOCUMENTATION SHALL BE PROVIDED TO MANAGEMENT SERVICES DEMONSTRATING COMPLICANCE WITH WASTE MANAGEMENT PLAN.

C. PRIOR TO FINAL INSPECTION A COPY OF OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO BUILDING DEPARTMENT WITH AN INDEX PAGE SHOWING WHICH PAGE OF THE MANUAL ADDRESSES THE REQUIREMENT 1 THROUGH 10 OF THE SECTION 4.410.1

D. AT THE TIME OF FINAL INSPECTION, OPERATION AND MAINTENANCE MANUAL SHALL BE PLACED IN EACH UNIT.

E. AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL START UP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCTS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM AS PER SECTION 4.504.1

F. ALL FINISH MATERIALS SHALL COMPLY WITH SECTION 4.504.2

G. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL COMPLY WITH SECTION 4.504.3

H. ALL RESILIENT FLOORING SYSTEMS INSTALLED SHALL COMPLY WITH SECTION 4.504.4

I. ALL COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL COMPLY WITH SECTION 4.504.5

J. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. A MOISTURE CONTENT REPORT SHALL BE PROVIDED TO BUILDING DEPARTMENT AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING. SEE SECTION 4.505.3 FOR FURTHER INFORMATION.

12. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATINGS AS A FLAT, NON FLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36 AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL APPLY.

13. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 945122(A)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DPLETING SUBSTANCES, IN SECTION 94522(C)(2) AND (D)(2) OR CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.

14. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

A. MANUFACTURER'S PRODUCT SPECIFICATION.
B. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.

15. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:

A. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
B. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCS (SPECIFICATION 01350).
C. NSF/ANSI 140 AT THE GOLD LEVEL.
D. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD.

16. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUE GREEN LABEL PROGRAM.

17. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 50 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUE (RFCI) FLOORSCORE PROGRAM.

18. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4.504.5

19. A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:

A. A 4-INCH THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06.
B. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
C. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.

20. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:

A. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER.
B. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
C. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.

21. MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:

A. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUIDLING.
B. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.

HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50-80 PERCENT.

22. WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2.

23. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

A. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ACCA MANUAL J, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
B. DUCT SYSTEMS ARE SIZED ACCORDING TO ACCA 29-D MANUAL D, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
C. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S MANUAL S OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

24. CONSTRUCTION WASTE MANAGEMENT. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARD- OUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.

EXCEPTIONS:

1. EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
2. ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
3. THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOBSITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVERSION FACILITY.

25. CONSTRUCTION WASTE MANAGEMENT PLAN. SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.

1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).
3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN.
4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENER- ATED.
5. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.

26. WASTE MANAGEMENT COMPANY. UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH SECTION 4.408.1.

NOTE: THE OWNER OR CONTRACTOR MAY MAKE THE DETERMINATION IF THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY.

NOTE: GENERAL CONTRACTOR TO VERIFY THE GREEN BUILDING CODE REQUIREMENTS FOR THIS PROJECT.

PROJECT MUST RECYCLE AND/OR SALVAGE FOR REUSE A MIN. OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE CALCGREEN CODE SECTIONS 4.408.1 AND 5.408.1

2022 CALGREEN MANDATORY REQUIREMENT NOTES

1. 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.
   A. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.
   B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAG SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM,
   C. COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE.

2. THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DOES NOT REGULATE MANDATORY ENERGY EFFICIENCY STANDARDS IN RESIDENTIAL BUILDINGS. FOR THE PURPOSES OF MANDATORY ENERGY EFFICIENCY STANDARDS IN THIS CODE, THE CALIFORNIA ENERGY COMMISION WILL CONTINUE TO ADOPT MANDATORY BUILDING STANDARDS. HOWEVER IT IS THE INTENT OF THIS CODE TO ENCOURAGE BUILDINGS TO ACHIEVE AT LEAST A 15% REDUCTION IN ENERGY USAGE WHEN COMPARED TO THE STATES MANDATORY ENERGY EFFICIENCY STANDARDS.

3. A SCHEDULE OF PLUMBING FIXTURES AND FIXTURE FITTINGS THAT WILL REDUCE THE OVERALL USE OF POTABLE WATER WITHIN THE BUILDING BY AT LEAST 20 PERCENT SHALL BE PROVIDED. THE REDUCTION SHALL BE BASED ON THE MAXIMUM ALLOABLE WATER USE PER PLUMBING FIXTURE AND FITTING AS REQUIRED BY THE CALIFORNIA BUILDING STANDARDS CODE. THE 20 PERCENT REDUCTION IN POTABLE WATER USE SHALL BE DEMONSTRATED BY ONE OF THE FOLLOWING METHOD:
   A. EACH PLUMBING FIXTURE AND FITTING SHALL MEET REDUCED FLOW RATES SPECIFIED IN TABLE 4.303.2

4. WHEN SINGLE SHOWER FIXTURES ARE SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATE SPECIFIED IN THE 20 PERCENT REDUTION COLUMN CONTAINED IN TABLE 4.303.2 OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME.

5. IRRIGATION CONTROLLERS. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
   A. CONTROLLERS SHALL BE WEATHER – OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.
   B. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSOR OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLERS. SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

6. OPENINGS IN THE BUILDING ENVELOPE SPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE NEEDED TO ACCOMMODATE GAS, PLUMBING, ELECTRICAL LINES AND OTHER NECESSARY PENETRATIONS MUST BE SEALED IN COMPLIANCE WITH THE CALIFORNIA ENERGY CODE.
   EXCEPTION: ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN 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.

7. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.
   EXCEPTIONS:
   A. EXCAVATED SOIL AND LAND-CLEARING DEBRIS
   B. 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.

8. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDINGS:
   A. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
   B. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
      1. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
      2. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPROUTS.
      3. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTER.
      4. LANDSCAPE IRRIGATION SYSTEMS.
      5. WATER REUSE SYSTEMS.
   C. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
   D. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA
   E. 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
   F. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
   G. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPROUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUDATION.
   H. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
   I. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
   J. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.

9. ANY INSTALLED GAS FIREPLACES SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

10. AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.

11. ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY:
   A. ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANT PRIMERS, AND CAULK SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIC IN SUBSECTION 2 BELOW.
   B. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALNT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, I NCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507

2022 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) MANDATORY REQUIREMENTS CHECKLIST

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (sheet # or N/A)	COMMENTS (e.g. note # or detail #)
		PLANNING AND DESIGN		
1	4.106.2	STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION	A-1.2	SEE NOTE #1
		ENERGY EFFICIENCY		
2	4.201.1	COMPLY WITH CALIFORNIA ENERGY CODE	CF-1R, MF-1R A-1.2	MANDATORY REQUIREMENT ADOPTED CEC FOR RESIDENTIAL BUILDING SEE NOTE #2
		WATER EFFICIENCY & CONSERVATION		
4	4.303.1	20 PERCENT SAVINGS	A-1.2	SEE NOTE #3
5	4.303.2	MULTIPLE SHOWERHEADS SERVING ONE SHOWER	A-1.2	SEE NOTE #4 AND TABLE 4.303.2
6	4.304.1	IRRIGATION CONTROLLERS	A-1.2	SEE NOTE #5
		MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
7	4.406.1	JOINTS AND OPENINGS	A-1.2	SEE NOTE #6
8	4.408.1	CONSTRUCTION WASTE REDUCTION OF AT LEAST 50 PERCENT	A-1.2	SEE NOTE #7
9	4.410.1	OPERATION AND MAINTENANCE MANUAL	A-1.2	SEE NOTE #8
		MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
10	4.503.1	FIREPLACES AND WOODSTOVES	A-1.2	SEE NOTE #9
11	4.504.1	COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION	A-1.2	SEE NOTE #10
12	4.504.2	FINISH MATERIAL POLLUTANT CONTROL ADHESIVES, SEALANTS, CAULKS. PAINT AND COATINGS AEROSOL PAINTS AND COATINGS VERIFICATION	A-1.2	SEE NOTE #11-14 ALSO SEE VOC TABLES 4.504.1, 4.504.2, 4.504.3 AND 4.504.5
13	4.504.2.1			
14	4.504.2.2			
15	4.504.2.3			
16	4.504.2.4			
17	4.504.3	CARPET SYSTEMS	A-1.2	SEE NOTE #15
18	4.504.3.1	CARPET CUSHION	A-1.2	SEE NOTE #16
19	4.504.4	RESILIENT FLOORING SYSTEMS	A-1.2	SEE NOTE #17
20	4.504.5	COMPOSITE WOOD PRODUCTS	A-1.2	SEE NOTE #18
21	4.505.2.1	CAPILLARY BREAK	A-1.2	SEE NOTE #19
22	4.505.3	MOISTURE CONTENT OF BUILDING MATERIALS	A-1.2	SEE NOTE #20
23	4.506.1	BATHROOM EXHAUST FANS	A-1.2	SEE NOTE #21
24	4.507.1	WHOLE HOUSE EXHAUST FANS	A-1.2	SEE NOTE #22
25	4.507.2	HEATING AND AIR-CONDITIONING SYSTEM DESIGN USE ACCA MANUALS "J", "D", "S" FOR DESIGN	A-1.2	SEE NOTE #23

SECTION 4.303
INDOOR WATER USE

FIXTURE TYPE	FLOW RATE
SINGLE SHOWERHEAD	2.0 GPM @ 80 PSI
MULTIPLE SHOWERHEADS SERVING ONE SHOWER	2.0 GPM @ 80 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
RESIDENTIAL LAVATORY FAUCETS	1.2 GPM @ 60 PSI
COMMON/PUBLIC LAVATORY FAUCETS	0.5 GPM @ 60 PSI
METERING FAUCETS	0.25 GALLONS PER CYCLE
ALL WATER CLOSETS	1.28 GALLONS/FLUSH
WALL MOUNTED URINALS	0.125 GALLONS/FLUSH
OTHER URINALS	0.5 GALLONS/FLUSH

1. THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.
2. LAVATORY FAUCETS SHALL NOT HAVE A FLOW RATE LESS THAN 0.8 GPM AT 20 PSI.

TABLE 4.504.1
ADHESIVE VOC LIMIT
LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT AND ASPHALT TILE ADHESIVES	50
DRYWALL AND PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVES	250
STRUCTURAL WOOD MEMBER ADHESIVES	140
TOP AND TRIM ADHSIVES	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

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

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

TABLE 4.504.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS
GRAMS OF VOC PER LITER OF COATING, LESS WATER AND LESS EXEMPT COMPOUNDS

ARCHITECTURAL APPLICATIONS	EFFECTIVE 1/1/2016	EFFECTIVE 1/1/2018
FLAT COATINGS	50	
NONFLAT COATINGS	100	
NONFLAT-HIGH GLOSS COATINGS	150	
SPECIALTY COATINGS		
ALUMINUM ROOF COATINGS	400	
BASEMENT SPECIALTY COATINGS	400	
BITUMINOUS ROOF COATINGS	50	
BITUMINOUS ROOF PRIMERS	350	
BOND BREAKER	350	
CONCRETE CURING COMPOUNDS	350	
CONCRETE/MASONRY SEALERS	100	
DRIVEWAY SEALERS	50	
DRY FOG COATINGS	150	
FAUX FINISHING COATINGS	350	
FIRE RESISTIVE COATINGS	350	
FLOOR COATINGS	100	
FORM-RELEASE COMPOUNDS	250	
GRAPHIC ARTS COATING (SIGN PAINTS)	500	
HIGH TEMPERATURE COATINGS	420	
INDUSTRIAL MAINTENANCE COATINGS	250	
LOW SOLIDS COATINGS	120	
MAGNESITE CEMENT COATINGS	450	
MASTIC TEXTURE COATINGS	100	
METALLIC PIGMENTED COATINGS	500	
MULTICOLOR COATINGS	250	
PRETREATMENT WASH PRIMERS	420	
PRIMERS, SEALERS, AND UNDERCOATERS	100	
REACTIVE PENETRATING SEALERS	350	
RECYCLED COATINGS	250	
ROOF COATINGS	50	
RUST PREVENTATIVE COATINGS	400	250
SHELL

DIVISION 12: FURNISHINGS

1. ALL FURNISHINGS TO BE APPROVED BY OWNER AND ARCHITECT, UNLESS SPECIFIED ON DRAWINGS.

DIVISION 13: SPECIAL CONSTRUCTION

A. SOUND TRANSMISSION CONTROL

1. PROVIDE INSULATION BETWEEN FRAMING FOR ALL FLOORS & WALLS.
2. USE SCREW INSTEAD OF NAILING FOR ALL FLOOR SHEATHING AND GYPSUM BOARD INSTALLATION.
3. APPLY 3/4" GYPCRETE OVER 5/8" T&G PLYWOOD SHEATHING OVER 2ND FLOOR FRAMING.
4. ALL PLUMBING PIPES SHOULD BE PROPERLY FASTENED BY METAL STRIP OR EXPANSION FOAM TO AVOID PLUMBING NOISE.
5. ALL EXTERIOR DOORS AND WINDOWS TO BE AIR TIGHT WITH DOUBLE GLAZING.

DIVISION 14: CONVEYING SYSTEM

1. IF ELEVATORS OR ANY OTHER CONVEYING SYSTEM IS PROPOSED, THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO COMPLY WITH CALIFORNIA BUILDING CODE AND SHOW EXTERIOR AND INTERIOR FINISH AND COLOR CATALOG, STRUCTURAL SUPPORT, AND OTHER EQUIPMENT FOR CITY AND ARCHITECT'S APPROVAL.

DIVISION 15: MECHANICAL

A. HEATING, VENTILATION AND AIR CONDITIONING

1. PAY FOR ALL PERMITS, FEES AND INSPECTIONS, AND FURNISH TO ELECTRICAL CONTRACTOR A WIRING DIAGRAM FOR INSTALLATION.
2. INCLUDE FURNISHING AND INSTALLATION OF VENTS, CAPS, DUCTS, REGISTERS, RETURN AIR GRILLES, CONTROL WIRING, THERMOSTAT, AND CONNECTIONS TO GAS AND POWER.
3. PROVIDE GUARANTEE ON WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF INSTALLATION.
4. PROVIDE MECHANICAL VENTILATION FOR ENCLOSED TOILET COMPARTMENTS, BATHROOMS, LAUNDRY ROOM FOR CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR.
5. IF SEPARATE HEATING, VENTILATION AND AIR CONDITIONING DRAWINGS ARE INCLUDED IN THE CONSTRUCTION DOCUMENTS, SEE ADDITIONAL REQUIREMENTS ON THOSE PLANS.
6. IN RESIDENTIAL PROJECTS WHEN THERE ARE NO HVAC DRAWINGS REQUIRED, THE CONTRACTOR SHALL PROVIDE SIMPLE HVAC DIAGRAMS AT HIS COST WITH INDICATIONS OF ANY ADDITIONAL DROP-CEILING AND BOX-OUT AREA FOR ARCHITECT'S AND OWNER'S APPROVAL.

B. PLUMBING

1. INCLUDE FURNISHING AND INSTALLATION OF COMPLETE PLUMBING SYSTEM WITH ALL RELATED WORK, IN ACCORDANCE WITH ALL APPLICABLE CODES. INCLUDE ALL WASTE, GAS, WATER LINES, FIXTURES AND ACCESSORIES, UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS, CONNECT HOUSE SEWER TO STREET MAIN AND RUN GAS AND WATER LINES TO METERS SET BY UTILITY COMPANIES. INCLUDE ALL EXCAVATION AND FILLING, TAMPING AND LEVELING OFF TO FINISHED GRADE.
3. ALL MATERIALS SHALL BE NEW AND IN PERFECT CONDITION. USE COPPER FOR HOT AND COLD PIPING AND APPROVED ABS OR CAST IRON FOR SOIL AND WASTE PIPE.
4. PROVIDE FLASHING AND CAULKING AT ALL VENTS THRU ROOF, SHUT OFF VALVES AT GAS AND WATER SERVICE ENTRY, AND METAL SLEEVES FOR ALL PIPES PASSING THRU CONCRETE.
5. ALL STUDS, JOISTS AND PLATES SHALL BE DRILLED PROPERLY FOR PLUMBING SUPPLIES, DRAINS AND VENTS. BROKEN STUDS AND PLATES SHALL BE PROPERLY STRAPPED BY PLUMBING CONTRACTOR.
6. THERE SHALL BE NO EXPOSED PIPES, DUCTS, VENTS, ETC.
7. IF SEPARATE PLUMBING DRAWINGS ARE INCLUDED IN THE CONSTRUCTION DOCUMENTS, SEE ADDITIONAL REQUIREMENTS ON THOSE PLANS.
8. IN RESIDENTIAL PROJECTS WHEN THERE ARE NO PLUMBING DRAWINGS REQUIRED, THE CONTRACTOR SHALL PROVIDE SIMPLE PLUMBING DIAGRAMS AT HIS COST WITH INDICATIONS OF ANY ADDITIONAL DROP-CEILING AND BOX-OUT AREA FOR ARCHITECT'S AND OWNER'S APPROVAL.
9. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWERHEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACE SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR. CRC R307.2

DIVISION 16: ELECTRICAL

1. ALL ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH THE CALIFORNIA ELECTRICAL SAFETY ORDERS AND THE CALIFORNIA ELECTRICAL CODE.
2. ALL SWITCHES SHALL BE SILENT AND SET AT 42", EXCEPT AT COUNTERS.
3. ALL WALL OUTLETS SHALL BE SET AT 10", EXCEPT AT COUNTERS.
4. ALUMINUM WIRE NO. 6 AWG AND SMALLER SHALL NOT BE USED.
5. SERVICE TO BE CONNECTED AS PER CODE.
6. G.F.I. RECEPTACLES TO BE WIRED IN ALL OUTLETS IN THE KITCHEN, BATHROOM AND GARAGE.
7. THERE SHALL BE NO EXPOSED CONDUITS, WIRES ETC., UNLESS NOTED AS EXPOSED CONSTRUCTION ON FINISH SCHEDULE.
8. EACH BUILDING ENTRY SHOULD HAVE ONE FOOT-CANDLE MINIMUM MAINTAINED LIGHTING.
9. ALL HALLWAYS AND STAIRWAYS SHOULD HAVE 1/2 FOOT-CANDLE MINIMUM MAINTAINED LIGHTING.
10. IF SEPARATE ELECTRICAL DRAWINGS ARE INCLUDED IN THE CONSTRUCTION DOCUMENTS, SEE ADDITIONAL REQUIREMENTS ON THOSE PLANS.
11. IN RESIDENTIAL PROJECTS WHEN THERE ARE NO ELECTRICAL DRAWINGS REQUIRED, THE CONTRACTOR SHALL PROVIDE SIMPLE ELECTRICAL DIAGRAMS AT HIS COST WITH INDICATIONS OF ANY ADDITIONAL DROP-CEILING AND BOX-OUT AREA FOR ARCHITECT'S AND OWNER'S APPROVAL.

C. SHEET METAL AND MISCELLANEOUS METAL

1. SHEET METAL WORK SHALL PROVIDE COMPLETE WEATHER-TIGHT AND WATERPROOF CONNECTIONS.
2. ALL GALVANIZED METAL SHALL BE SHOP PRIMED WITH ONE COAT OF ZINC DUST-ZINC OXIDE PRIMER OVER ALL SURFACES AND PROPERLY PAINTED TO MATCH ADJACENT SURFACE, UNLESS NOTED OTHERWISE.
3. PROVIDE AND INSTALL ALL FLASHING AND COUNTER FLASHING ITEMS TO COMPLETE A WATERPROOF CONDITION.
4. PROVIDE GALVANIC INSULATION BETWEEN NON-SIMILAR METALS.

DIVISION 8: DOORS, WINDOWS, AND GLASS

1. INCLUDES FURNISHING AND INSTALLATION OF ALL DOORS AND WINDOWS, GLASS AND GLAZING AND ALL RELATED WORK. INSTALL DOORS AND WINDOWS AS SCHEDULED ON THE DRAWINGS, AND AS PER MANUFACTURER'S INSTRUCTIONS.
2. EXTERIOR DOORS: EVERY EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.
3. FIRE DOORS SHALL BE SELF CLOSING (OR AUTOMATIC CLOSING WHERE REQUIRED) LABELED "FIRE ASSEMBLED", INCLUDING FRAME AND HARDWARE EQUIPPED WITH METAL THRESHOLDS, AND WITHOUT MAIL SLOTS OR VENT OPENINGS.
4. GLAZING:
   (A). GLASS THICKNESS, STRENGTH, MATERIALS AND METHOD OF INSTALLATION SHALL CONFORM WITH REQUIREMENTS OF CALIFORNIA BUILDING CODE.
   (B). OPENINGS IN THE EXTERIOR WALL AND ALL GLAZED OPENINGS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE BUILDING CODE.
   (C). GLASS DOORS, ADJACENT PANELS AND ALL GLAZED OPENINGS WITHIN 18" OF THE ADJACENT FLOOR, WHOSE LEAST DIMENSION IS GREATER THAN 18", SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD PER CALIFORNIA BUILDING CODE.
   (D) ALL GLASS MUST COMPLY WITH U.S. CONSUMER SAFETY PROTECTION COMMISSION REQUIREMENTS.
5. ALL EXTERIOR DOORS AND WINDOWS TO BE INSTALLED WITH WEATHER STRIPPING.
6. ALL SLIDING WINDOWS AND DOORS TO BE INSTALLED WITH SLIDING SCREENS.
7. DOOR STOPS SHALL BE INSTALLED FOR EACH DOOR.
8. MIRRORS SHALL BE 1/4" POLISHED PLATE GLASS, MIRROR GLAZING QUALITY WITH COPPERBACK SILVERING.

DIVISION 9: FINISHES

A. LATHING AND PLASTERING

1. AS PER CALIFORNIA BUILDING CODE AND LOCAL CODES.
2. PROVIDE PROPER EXPANSION SCORING AS INSTRUCTED BY MANUFACTURER, UNLESS NOTED OTHERWISE.

B. GYPSUM BOARD

1. AS PER CALIFORNIA BUILDING CODE AND LOCAL CODES.
2. GYPSUM BOARD CONTRACTORS SHALL BE RESPONSIBLE TO APPROVE CONDITION OF WOOD FRAMING TO ENSURE THAT IT IS PROPERLY ERECTED AND READY FOR GYPSUM BOARD INSTALLATION.
3. MATERIALS:
   (A). ONE-HOUR WALLBOARD: 5/8 INCH THICKNESS, TYPE X.
   (B). WALLBOARD AND CEILING: 5/8 INCH THICKNESS.
   (C). RESTROOM WALLS: 5/8 INCH THICKNESS WATER RESISTANT.
   (D). INTERIOR CEILINGS: PAINT OVER 5/8 INCH GYPSUM BOARD, UNLESS OTHERWISE NOTED.
   (E). TAPE, JOINT CEMENT, AND ADHESIVE AS INSTRUCTED BY MANUFACTURER.

C. PAINTING

1. PAINTING CONTRACTORS SHALL BE RESPONSIBLE TO APPROVE CONDITION OF GYPSUM BOARD TO ENSURE THAT IT IS PROPERLY APPLIED AND READY FOR PAINT.
2. ALL ADJACENT WORK SHALL BE PROTECTED AGAINST PAINT SPLATTERING.
3. COLORS AS SPECIFIED ON PLAN, OR APPROVED BY ARCHITECT OR OWNER.

D. INTERIOR FINISHES

1. WALLS AND CEILINGS IN KITCHENS AND BATHS: 1 COAT PIGMENT WALL SEAL, 1 COAT ENAMEL UNDERCOAT, AND 1 COAT EGGSHELL ENAMEL.
2. ALL OTHER WALLS: 1 COAT PIGMENT WALL SEAL AND 1 COAT WASHABLE WALL PAINT FOR FULL COVERAGE.
3. ALL WOODWORK INCLUDING DOORS, EXCEPT KITCHEN CABINETS: 1 COAT ENAMEL UNDERCOAT AND 1 COAT EGGSHELL ENAMEL FOR FULL COVERAGE.
4. KITCHEN CABINETS 1 COAT WOOD STAIN AND 2 COATS CLEAR GLOSS.

E. EXTERIOR FINISHES

1. ALL WOOD AND METAL SURFACES EXCEPT SIDING: 1 COAT PRIMER AND 2 COATS PURE PREPARED PAINT.
2. EXTERIOR SIDING: 2 COATS OLYMPIC STAIN.

F. FLOORING

1. CARPETING, CERAMIC TILES, VINYL, ETC., INSTALLATION TO BE AS INSTRUCTED BY MANUFACTURER.

DIVISION 10: SPECIALTIES

A. SIGNAGE NONE

DIVISION 11: EQUIPMENT

A. FIRE FIGHTING EQUIPMENT

1. SEE FIRE DEPARTMENT NOTES FOR REQUIREMENTS IF ANY.
2. IF FIRE SPRINKLER SYSTEM OR FIRE ALARM SYSTEM IS REQUIRED, CONTRACTOR TO PROVIDE SUCH DRAWINGS AT HIS COST FOR FIRE DEPT. AND ARCHITECT'S REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
3. IF ADDITIONAL DROP-CEILING IS NEEDED FOR THE ABOVE SYSTEM, CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT PLANS SHOWING THE PROPOSED ADDITIONAL DROP-CEILING AREA FOR ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.

B. SECURITY ALARM SYSTEM

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS AT HIS COST FOR ARCHITECT'S AND OWNER'S APPROVAL PRIOR TO INSTALLATION.

5. GRADING, EXCAVATING, AND FILLING AS PER LOCAL CODES AND CALIFORNIA BUILDING CODES.
6. NOTIFY ARCHITECT AND SOIL ENGINEER OF EXCAVATIONS TO DEPTHS SHOWN AND OF ANY INADEQUACIES IN REACHING SUITABLE SPECIFIED SUPPORTING MATERIAL.
7. EXCAVATION TO DEPTHS LOWER THAN PLAN SHOWN SHALL BE FILLED WITH CONCRETE AS SPECIFIED FOR FOUNDATIONS.
8. BACKFILL AND FILL MATERIAL TO BE PROPERLY PLACED AND DAMPENED AND SOLIDLY COMPACTED TO A 90% RELATIVE DENSITY OR AS REQUIRED BY THE SOIL REPORT.
9. ALL EXCAVATIONS TO BE FREE OF WATER AND DEBRIS PRIOR TO POURING CONCRETE.
10. GRADING AND DRAINAGE EQUIPMENT SHALL BE ADEQUATE FOR DRAINAGE TO STREET CURB AND WATER SHALL FLOW AWAY FROM BUILDING.
11. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO FULLY PROTECT ADJACENT PROPERTIES.
12. THE SOILS REPORT AND ENGINEER CALCULATION PREPARED FOR THIS PROJECT IS PART OF THESE CONSTRUCTION DOCUMENTS.
13. FOR ANY TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH, INTO WHICH A PERSON IS REQUIRED TO DESCEND, THE CONTRACTOR SHALL OBTAIN NECESSARY PERMIT FROM STATE OFFICE, DIVISION OF INDUSTRIAL SAFETY.
14. WHEN EXCAVATIONS THAT REMOVE THE LATERAL SUPPORT FROM EXISTING BUILDING OR A PUBLIC WAY IS PROPOSED, TEMPORARY SHORING SLOT CUTTING OR UNDERPINNING IS REQUIRED. CONTRACTOR SHALL PREPARE AND SUBMIT THOSE PLANS FOR BUILDING DEPARTMENT, ARCHITECT AND ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.
15. RETAINING WALLS, IF ANY, SHALL BE PROVIDED WITH APPROVED BACK DRAIN SYSTEM AND ALL DRAINAGE SHALL BE CONDUCTED TO THE STREET IN AN ACCEPTABLE MANNER AND IN A NON-EROSIVE DEVICE.

DIVISION 3: CONCRETE

1. SEE GENERAL NOTES ON APPROVED STRUCTURAL DRAWINGS AND DETAIL PLANS.
2. SEE DIVISION 2, SITE WORK, FOR ADDITIONAL REQUIREMENTS.

DIVISION 4: MASONRY

1. SEE GENERAL NOTES ON APPROVED STRUCTURAL DRAWINGS AND DETAIL PLANS.
2. SEE DIVISION 2, SITE WORK, FOR ADDITIONAL REQUIREMENTS.

DIVISION 5: STRUCTURAL METAL

1. SEE GENERAL NOTES ON APPROVED STRUCTURAL DRAWINGS AND DETAIL PLANS.
2. FOR SHEET METAL AND MISCELLANEOUS METAL SEE DIVISION 7, THERMAL AND MOISTURE PROTECTION.

DIVISION 6: CARPENTRY

A. ROUGH CARPENTRY

1. FOR STRUCTURAL REQUIREMENTS, SEE STRUCTURAL GENERAL NOTES AND DRAWINGS.
2. DROP CEILING, WALL ENCLOSURE, OR BOX-OUT IS REQUIRED TO FUR ALL EXPOSED PLUMBING, MECHANICAL AND ELECTRICAL SYSTEM TO A CLEAN FINISH AND GOOD ORDER APPEARANCE.
3. INSTALL BLOCKING FOR HANDRAILS, DRAPERY HARDWARE, CABINETS, SIDING, BRACKETS, PLUMBING FIXTURES, ACCESSORIES, ETC.
4. ALL FINISH WALLS PROJECTING FROM WALL AND ALL FREESTANDING COLUMNS SHALL BE BOXED TO MIN. 8 INCHES IN THICKNESS, UNLESS OTHERWISE NOTED ON PLANS.
5. PROVIDE FIRE STOPS EVERY 10 FEET MAXIMUM HORIZONTALLY AND VERTICALLY FOR STUD WALLS AND PARTITIONS.
6. PROVIDE NAILERS ATTACHED TO STRUCTURAL STEEL, IF ANY, WITH 1/2" BOLTS AT 48" O.C. FOR ATTACHMENT OF OTHER MATERIAL. OTHERWISE NOTED IN STRUCTURAL PLANS.

B. FINISH CARPENTRY

1. FURNISH AND INSTALL ALL FINISH CARPENTRY INCLUDING TRIM, DOOR FRAMES, PANELING, SHELVING, WEATHER-STRIPPING, ETC. AND;
2. INSTALLATION OF FINISH HARDWARE, BATH ACCESSORIES, CABINET PULLS, ETC.
3. ALL JOINTS SHALL BE TIGHT AND TRUE AND SECURELY FASTENED. CORNERS SHALL BE NEATLY MITERED, BUTTED, OR COPED, WITH NAILS SET AND SURFACE FREE OF TOOL MARKS.
4. WOOD WORK SHALL BE ACCURATELY SCRIBED TO FIT ADJOINING SURFACES.
5. ALL WORK SHALL BE MACHINED OR HAND-SANDED, SHARP EDGES AND SPLINTERS REMOVED, AND COMPLETELY PREPARED FOR FINISH.
6. FITTING AND HANGING OF DOORS:
   (A). EACH DOOR SHALL BE ACCURATELY CUT, TRIMMED, AND FITTED TO ITS RESPECTIVE FRAME AND HARDWARE WITH DUE ALLOWANCE FOR PAINTER'S FINISHES.
   (B). CLEARANCE AT THE LOCK AND HANGING STILES AND AT THE TOP SHALL NOT EXCEED 1/8". CLEARANCE AT THE BOTTOM SHALL BE ADJUSTED FOR FINISH FLOOR COVERING SCHEDULED, INCLUDING CARPETING.
   (C). LOCK STILE EDGES SHALL BE BEVELED.
   (D). DOOR SHALL OPERATE FREELY, BUT NOT LOOSELY, WITHOUT STICKING OR BINDING WITHOUT HINGE BOUND CONDITIONS; AND WITH ALL HARDWARE PROPERLY ADJUSTED AND FUNCTIONING.

DIVISION 7: THERMAL AND MOISTURE PROTECTION

A. THERMAL INSULATION

1. ALL INSULATION SHALL BE INSTALLED SECURELY AND TIGHTLY FITTED, AND SHALL COMPLY TO THE ENERGY COMPLIANCE TITLE 24.
2. RAIN-DAMAGED INSULATION MATERIAL SHALL BE REMOVED AND REPLACED BY NEW MATERIAL.

B. ROOFING AND WATERPROOFING

1. INSTALL ROOFING AND WALL FLASHING PER MANUFACTURER'S RECOMMENDATIONS AND CAREFULLY INCORPORATING G.I. FLASHING SCUPPERS, JACKS, SLEEVES, ROOF DRAINS, ETC.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETELY WATERTIGHT ROOF.
3. GUARANTEE: MAINTAIN ROOF AND FLASHING IN A WATERTIGHT CONDITION FOR 5 YEARS MINIMUM FROM DATE OF COMPLETION.

GENERAL NOTES

(SINGLE FAMILY RESIDENCE)

DIVISION 1: GENERAL REQUIREMENTS

GENERAL REQUIREMENTS SHALL BE AS SET FORTH IN AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201, "THE GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION," CURRENT EDITION, AND THE FOLLOWING ADDITIONS OR MODIFICATIONS TO THE GENERAL CONDITIONS:

1. EACH CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, TRANSPORTATION AND EQUIPMENT NECESSARY TO PERFORM ALL WORK UNDER HIS TRADE IN FULL ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, AND CONTRACT DOCUMENTS.
2. ALL WORK SHALL CONFORM TO THE CURRENT EDITIONS OF FEDERAL, STATE AND LOCAL CODES, AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING GENERAL CONSTRUCTION, MECHANICAL, ELECTRICAL, PLUMBING, OR RELATED WORK SHALL COMPLY WITH APPLICABLE SECTIONS OF THE CODES THAT HAVE JURISDICTION.
3. MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE NEW EXCEPT AS OTHERWISE SPECIFIED. WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE BEST ACCEPTED STANDARDS OF PRACTICE OF ALL TRADES, CONSISTENT WITH THE CONTRACT DOCUMENTS. EACH CONTRACTOR SHALL DO ALL CUTTING, FITTING, OR PATCHING THAT MAY BE REQUIRED TO MAKE ALL PARTS COME TOGETHER PROPERLY AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER TRADES, OR REASONABLY IMPLIED BY THE CONTRACT DOCUMENTS FOR THE COMPLETED STRUCTURE.
4. CONTRACTOR SHALL INSPECT JOB SITE AND STUDY ALL ELEMENTS OF CONTRACT DOCUMENTS AND SHALL VERIFY DIMENSIONS, ELEVATIONS AND CONDITIONS ON THE JOB SITE AND REPORT ANY DISCREPANCIES, INCONSISTENCIES, OR POSSIBLE ERRORS AND OMISSIONS TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. IN ALL CASES, DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE RESULT OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION OR FABRICATION OF THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING THE REQUIRED INSPECTION BY LOCAL AUTHORITIES. WHERE CONTINUOUS INSPECTION MAY BE REQUIRED, A REGISTERED DEPUTY INSPECTOR, APPROVED BY THE LOCAL BUILDING DEPARTMENT, SHALL BE EMPLOYED BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR EXERCISING ALL SAFETY PRECAUTIONS CONTINUOUSLY PER LOCAL AND STATE CODES ON THE CONSTRUCTION SITE.
7. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BARRIERS, LIGHTING, COVERINGS, FIRE PREVENTION AND OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND THE PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THE CONSTRUCTION CONTRACT.
8. DRAWINGS AND SPECIFICATIONS ON PLANS ARE COOPERATIVE AND ARE INTENDED TO INCLUDE EVERYTHING NECESSARY TO COMPLETE THE BUILDING, NOT WITHSTANDING THAT NOT EVERY ITEM IS SPECIFICALLY MENTIONED OR SHOWN, BUT IT BEING OBVIOUSLY INTENDED AND NECESSARY, IT SHALL PROVIDED AND INSTALLED AS IF IT WERE FULLY SHOWN AND SPECIFIED.
9. IN THE EVENT THERE ARE FOUND DISCREPANCIES, OR AMBIGUITIES IN, OR OMISSIONS FROM THE SPECIFICATIONS OR DRAWINGS, OR SHOULD THERE BE ANY DOUBT AS TO THEIR MEANING, THE ARCHITECT SHALL BE NOTIFIED IN ORDER TO PROVIDE A WRITTEN CLARIFICATION.
10. CONSULTANT'S DRAWINGS SUCH AS GRADING, STRUCTURAL, MECHANICAL, ELECTRICAL AND LANDSCAPING DRAWINGS, ETC., ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF GRADING, STRUCTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE AND RELATED WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL AND THE CONSULTANT'S DRAWINGS, SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ORDERING OR FABRICATION. IT SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND AT NO EXPENSE TO OWNER OR ARCHITECT IF THE CONTRACTOR FAILS TO NOTIFY THE ARCHITECT.
11. OPTIONS, IF PROVIDED, ARE FOR THE CONTRACTOR'S CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY, SHALL COORDINATE ALL DETAILS, AND SHALL OBTAIN ALL REQUIRED APPROVALS. REQUESTS FOR MATERIALS OR METHOD SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE ARCHITECT AND OWNER. NO SUBSTITUTION OF ANY KIND SHALL BE MADE UNLESS PERMISSION IS GRANTED IN WRITING BY THE ARCHITECT AND OWNER. COSTS OF AN ADDITIONAL DESIGN WORK NECESSITATED BY SELECTION OF AN OPTION OR SUBSTITUTION OR DUE TO ERRORS OR OMISSIONS IN CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.
12. FOR ALL SHOP DRAWINGS, THE CONTRACTOR SHALL REVIEW FIRST AND CHECK TO VERIFY ALL FIELD MEASUREMENTS AND SHALL SUBMIT TO THE ARCHITECT WITH SUCH PROMPTNESS, AS TO CAUSE NO DELAY IN HIS OWN WORK OR IN THAT OF ANY OTHER CONTRACTOR. THE ARCHITECT SHALL CHECK AND APPROVE, WITH REASONABLE PROMPTNESS, SUCH SHOP DRAWINGS ONLY FOR CONFORMANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.
13. THE DESIGNER DOES NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE, AND NO PROVISIONS OF THE CONTRACT DOCUMENTS SHALL RELIEVE THE CONTRACTOR FROM ANY LIABILITY DUE TO NEGLIGENCE, INCOMPETENCE OR ERRORS OF OMISSION OR COMMISSION OF THE CONTRACTOR.
14. EACH CONTRACTOR SHALL CARRY WORKMEN'S COMPENSATION INSURANCE AS REQUIRED BY LAW. THE OWNER SHALL CARRY ALL-RISK CONSTRUCTION INSURANCE ON THE BUILDING AND MATERIALS OF THE CONTRACTION PROJECT.
15. EACH CONTRACTOR SHALL TAKE OUT AND PAY FOR ALL NECESSARY PERMITS, FEES, LICENSES AND INSPECTIONS TO HIS WORK.
16. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP DURING AND AFTER COMPLETION OF HIS PHASE OF THE WORK. SHOULD THE CONTRACTOR FAIL TO CLEAN UP AS DIRECTED, THE PROJECT SUPERINTENDENT SHALL AUTHORIZE THE CLEAN UP TO BE MADE. THE COST OF WHICH WILL BE CHARGEABLE TO THE CONTRACTOR.
17. FOR CONSTRUCTION SAFETY, ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF OSHA, CAL-OSHA AND ALL SAFETY CODES. CONTRACTOR SHALL BE RESPONSIBLE TO POST WARNING SIGNS TO CLEARLY NOTIFY ALL WORKERS.

DIVISION 2: SITE WORK

1. CLEAR SITE OF ALL ITEMS FOUND NECESSARY TO BE REMOVED FOR PROPER INSTALLATION OF NEW WORK.
2. GIVE ALL REQUIRED NOTICES TO PUBLIC AND OTHER AUTHORITIES AND UTILITY COMPANIES AS REQUIRED.
3. REMOVE AND LEGALLY DISPOSE OF ALL DEBRIS AND REFUSE FROM THE SITE.
4. PROVIDE PROTECTION, BARRICADES, TEMPORARY TOILET, ETC. AS REQUIRED BY STATE AND LOCAL LAWS.

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230421WK1SCHA

PROJECT

SINGLE FAMILY HOUSE ADDITION

930 MIRA VALLE ST., MONTEREY PARK, CA 91754

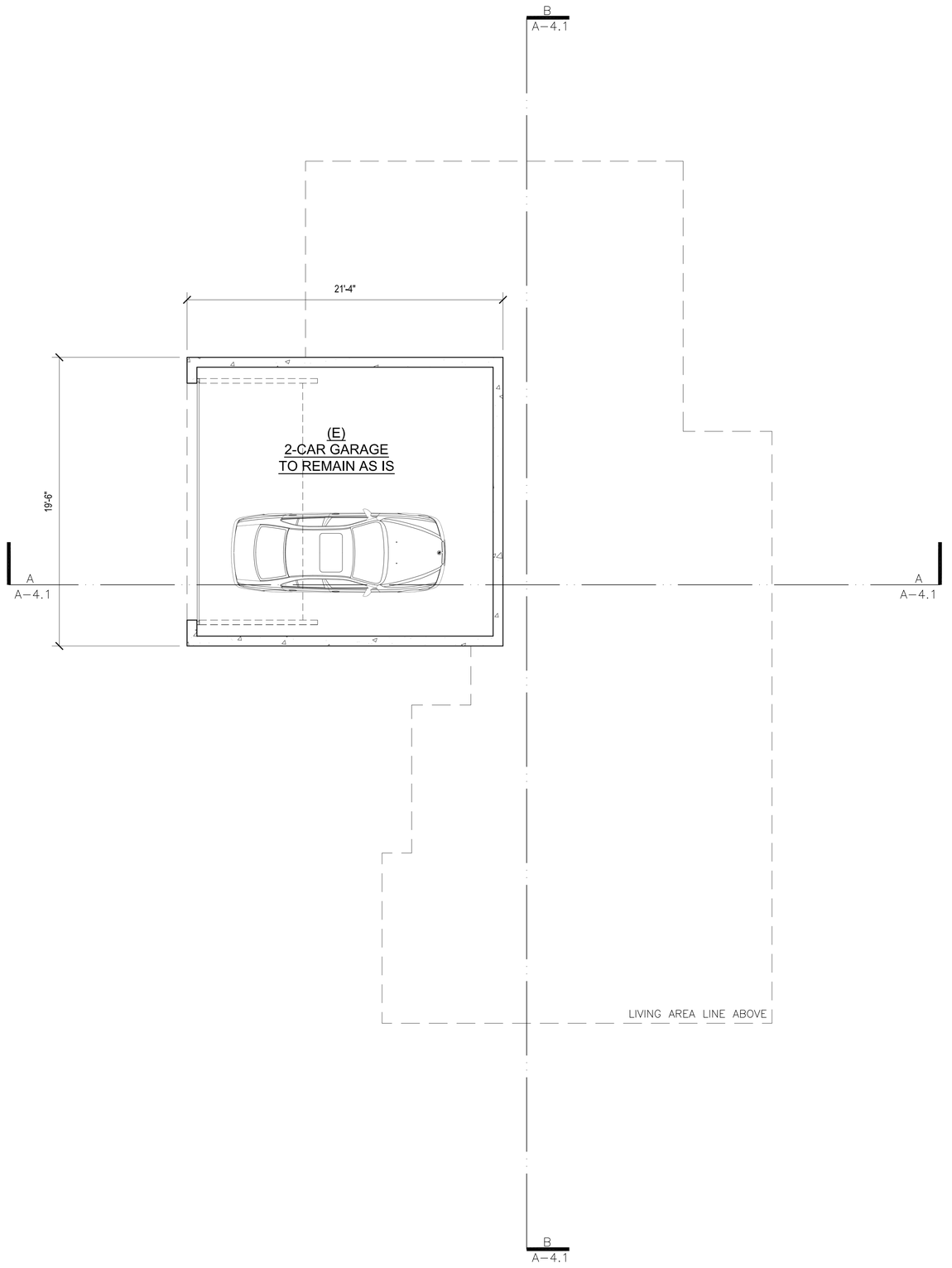
AHJ STAMP APPROVAL

TITLE

GEN. NOTES

SHEET NO.

A-1.3



LEGEND:

EXISTING CMU BLOCK WALL

EXISTING GARAGE GROUND FLOOR PLAN

SCALE: 1/4"=1'–0"

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AHJ STAMP APPROVAL

TITLE
FLR. PLAN

SHEET NO.
A-2.0

FLOOR PLAN LEGEND

SYMBOL	NAME
1	SINGLE VANITY SINK
2	DOUBLE VANITY SINK
3	SHOWER ENCLOSURE WITH TEMPERED GLASS
4	TOILET (MAX. 1.28 GPF.)
5	TUB LOCATED INSIDE SHOWER
6	WASHER SPACE W/ WASTE, HOT & COLD WATER, RECESSED INTO WALL
7	DRYER SPACE W/ DRYER VENT TO OUTSIDE PER PLAN
8	(E) TANKLESS WATER HEATER MOUNTED TO EXTERIOR WALL
9	EXHAUST VENT TO OUTSIDE AIR
10	4" DRYER VENT W/ BACK DRAFT DAMPER TO OUTSIDE AIR
11	30" X 30" ROOF ACCESS W/ 36-IN. WIDE OF SOLID CONTINUOUS FLOORING TO EQUIPMENT & CONTROL IN ATTIC
12	F.A.U. INSTALLATION MUST BE PER MFG. INSTALLATION INSTRUCTIONS
13	(E) 200 AMP ELEC. PANEL
14	(E) AC CONDENSER UNIT
15	EV CHARGER PROVIDE CONDUIT / WIRING FOR INSTALLATION

ADDITIONAL PLUMBING NOTES:

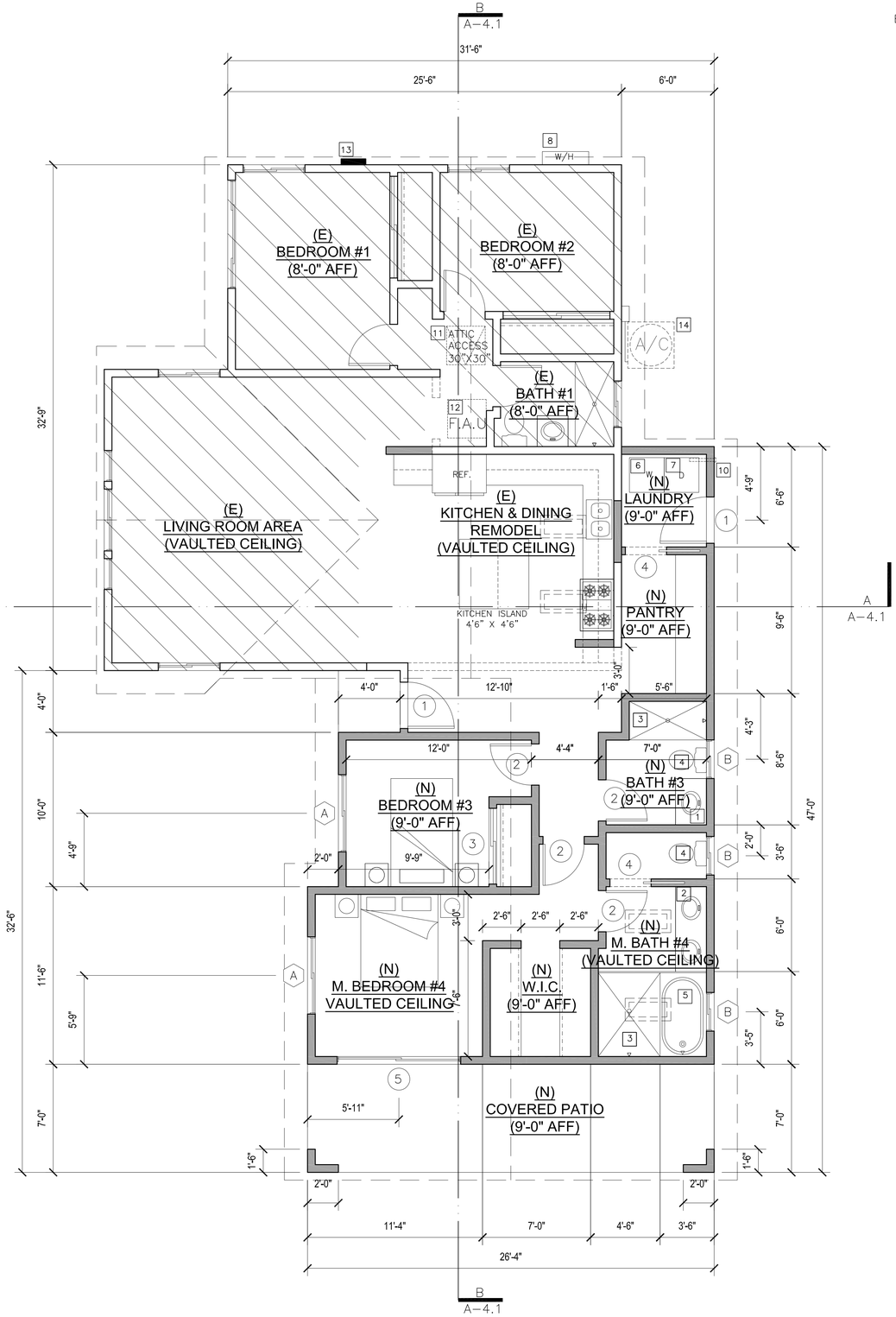
PLUMBING FIXTURES SHALL COMPLY WITH WATER CONSERVATION FLOW RATES: SHOWERHEADS– 2.0 GPM, LAVATORY FAUCETS– 1.2 GPM, KITCHEN FAUCETS– 1.8 GPM, WATER CLOSETS– 1.28 GPF.

T24 NOTES:

- A MINIMUM OF 50% OF THE LUMINARIES IN A KITCHEN MUST BE FLUORESCENT OR HIGH EFFICACY.
- BATHROOMS, GARAGES, LAUNDRY OR UTILITY ROOMS MUST HAVE FLUORESCENT OR HIGH EFFICACY LIGHTING, AND AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES MUST BE CONTROLLED BY A VACANCY SENSOR.
- BEDROOMS, LIVING ROOMS, FAMILY ROOMS, AND OTHER ROOMS USED FOR LIVING AND SLEEPING MUST HAVE FLUORESCENT OR HIGH EFFICACY LIGHTING, OR AN OCCUPANT SENSOR, OR DIMMERS MAY BE INSTALLED.
- EXTERIOR LIGHTING MUST BE FLUORESCENT OR HIGH EFFICACY, OR AN OCCUPANT SENOR WITH AN INTEGRAL PHOTO CONTROL MAY BE INSTALLED.

PLUMBING NOTES:

1. ALL HOT & COLD WATER PIPE SHALL BE IN COPPER.
2. ALL PLUMBING PIPE THRU FRAMING SHALL USE FOAM SPRAY SPACE SEALANT TO BE HOLD IN TIGHT FROM VIBRATION. PROVIDE R-13 FOR ALL PLUMBING WALL.
3. PLUMBING WALL SHALL BE 6" CONSTRUCTION AND SOUNDPROOFED.
4. ALL WATER CLOSETS TO BE INSTALLED REQUIRE TO BE SINGLE FLUSH TOILETS NOT TO EXCEED 1.28 GALLONS PER FLUSH. CGBS 2016 SECTION 4.303.1.1.
5. WATER CLOSET OR BIDET SHALL BE SET NO CLOSER THAN 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION OR NO CLOSER THAN 30" CENTER TO CENTER TO ANY SIMILAR FIXTURE AND THE CLEAR SPACE IN FRONT OF IT SHALL BE ATLEAST 24". 2019 CPC SECTION 402.5
6. CONTRACTOR TO PROVIDE 3.5 INCH CLEAN OUT BASE ON 4 INCH SOIL PIPE 18 INCHES FROM FOUNDATION AND EXTEND ABOVE GRADE. 2019 CPC SECTION 707.9 AND 719.3



BUILDING NOTES:

1. A MINIMUM OF 1" OF AIRSPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE VENT LOCATION, PER CRC R806.6
2. ROOF COVERING FOR NEW CONSTRUCTION SHALL BE A CLASS A, CLASS B, OR CLASS C ROOF ASSEMBLY. R902.1 AMENDED CRC.
3. ALL FIXTURES, EQUIPMENT, PIPING, AND MATERIALS SHALL BE LISTED.
4. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE IFNISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR, PER R307.2.
5. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. R105.3.2
6. 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.
7. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM CLEAR OPENING OF 5.0 SF ON FIRST FLOOR WITH A MINIMUM NET CLEAR OPENING HEIGHT OF 24 IN. AND WIDTH OF 20 IN., WHICH SHALL BE ADDRESSED ON PLANS, PER CRC R310.2.1
8. THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1300.
9. PROVIDE RAIN GUTTERS AND DOWNSPOUTS ON HOUSE FOR RAIN BARRELS.
10. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERAISL HAVE BEEN USED. CGBSC 4.504.2.4
11. A MIN. OF 65% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE, PER CGBSC 4.408.1. CG3
12. EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, PER CGBSC 4.506.1
13. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTNERS. THE ATTIC ACESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE, PER CEC 150.0(A)2
14. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING HAVING A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET EXCEPT FOR GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MIN. NET CLEAR OPENING HEIGHT SHALL BE 24 IN., WIDTH SHALL BE 20 IN. MIN., AND BOTTOM OF THE CLEAR OPENING SHALL BE NO GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.

LEGEND:

- EXISTING WALL
- EXISTING WALL TO BE REMOVE (NON–STRUCTURAL PARTITION WALLS)
- NEW WALL (ALL EXTERIOR WALL LESS THAN 5' FROM PROPERTY LINE SHALL BE 1–HR RATED WALL ASSEMBLY SEE DET. #7 ON SHT. A7.1)
- INDICATES 1–HR RATED WALL ASSEMBLY SEE DET. #6 &#10 ON SHT. A7.1
- BLDG LINE ABOVE
- (T.G.) =TEMPERED GLASS
- EX KITCHEN EXHAUST VENT
- DRYER EXHAUST VENT
- 2'–0"x4'–0" FLAT CLEAR SKYLIGHT MAX 6" HEIGHT RAISED BY "VELUX" OR EQ. ICC–ESR 4108

NOTE:

1. WHERE EAVE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR, AND A MINIMUM OF ONE INCH AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATING.

2. OPENINGS SHALL HAVE CORROSION–RESISTANT WIRE MESH OR OTHER APPOVED MATERIAL WITH 1/16–IN. MINIMUM AND 1/4–IN. MAXIMUM OPENING.

PROPOSED MAIN DWELLING 1ST FLOOR PLAN

SCALE: 1/4"=1'–0"

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PROJECT NUMBER:
230421WK1SCHA

PROJECT
SINGLE FAMILY HOUSE ADDITION

930 MIRA VALLE ST., MONTEREY PARK, CA 91754

AHJ STAMP APPROVAL

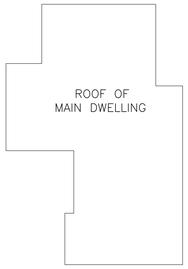
TITLE
FLR. PLAN

SHEET NO.
A-2.1

ATTIC VENTILATION CALCULATION

TYPE OF VENTING

A. EAVE VENT: 2X(2X2X3.14/4)/144
= 0.04 SF SEE DET. #15 ON A7.1
B. DOMER VENT : 135/144 = 0.94 SF
(DL24AL BY"HARLEN")

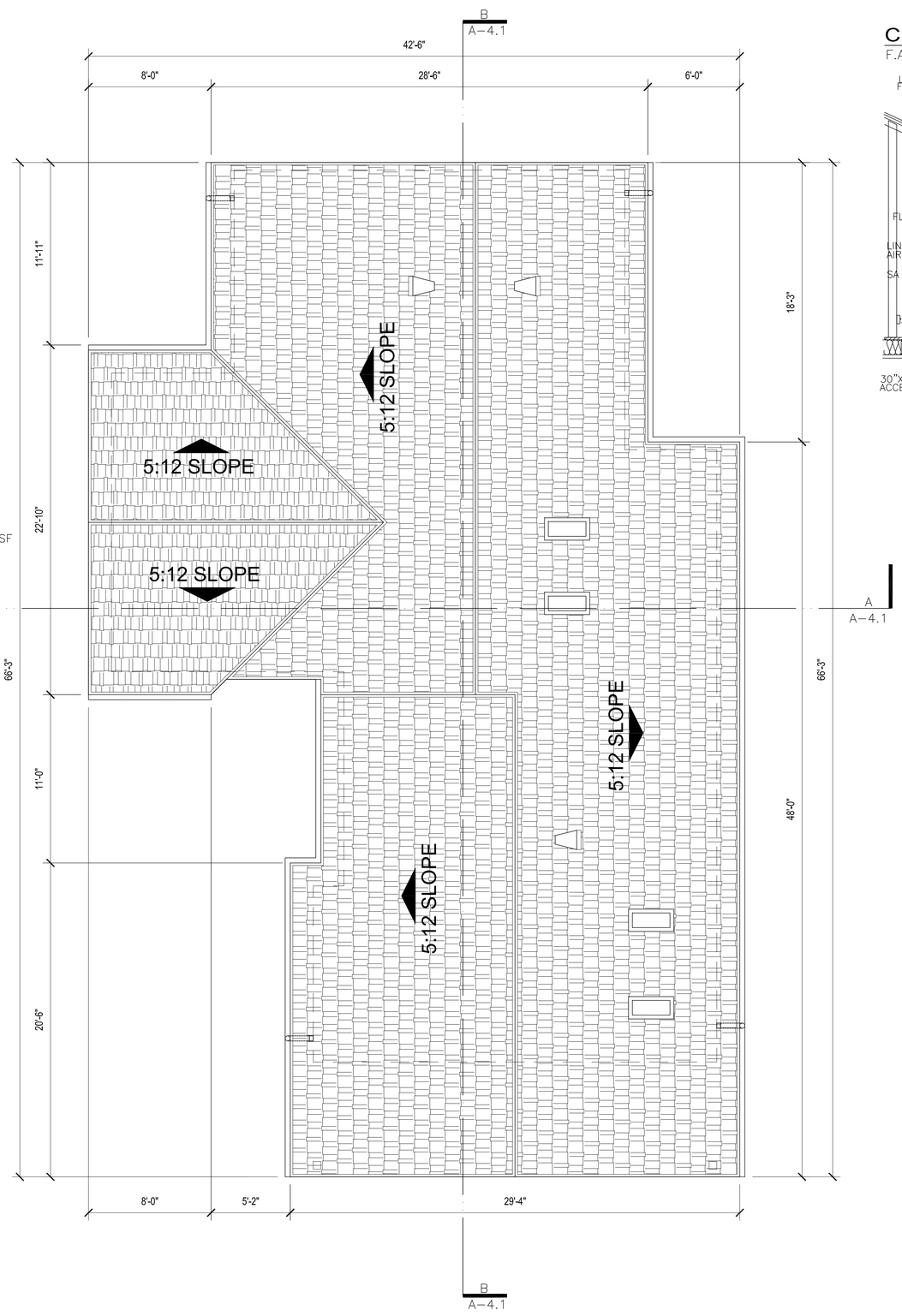


CALCULATION

1. ATTIC AREA TO BE VENTILATED: 1,721 SF
2. VENT AREA(MAIN ROOF) PROVIDED: 846 + 1,107 = 1,953 SF > 1,721 SF

A. EAVE(DETAILS #15–A7.1):
VENT AREA AT EACH R/R SPACE–
TOTAL VENTILATED EAVE LENGTH: 246 FT
NUMBER OF BLOCKINGS: 246 FT /16 IN = 184.5
TOTAL F.A.M. : 184.5 X 0.04 = 7.38 SF
TOTAL ATTIC AREA VENTILATED : 7.38 X 150 = 1,107 SF

B. DORMER VENT:
DORMER PROVIDED : 3
TOTAL F.A.M. : 3 X .94 = 2.82 SF
TOTAL AREA VENTILATED : 2.82 X 300 = 846 SF

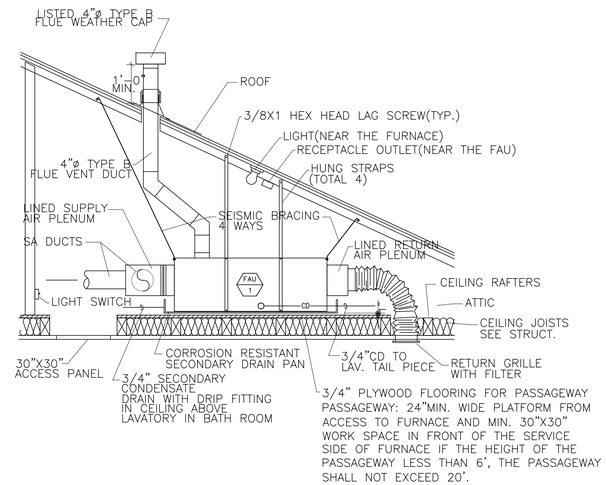


LEGEND:

- 3" DIA. MTL. DOWNSPROUT
- DORMER VENT
- STRUCTURE BELOW
- 50 GALLON RAIN BARREL
- COMPOSITE ROOF SHINGLE ICC–ESR1475, CLASS A COLOR TO MATCH EXISTING CRRC: 0676–0042a
- 1.53KW SOLAR PV (PER CF1R) FUTURE SOLAR ZONE AREA PROVIDED: 400 SF
- 2'–0"x4'–0" FLAT CLEAR SKYLIGHT MAX. 6" HEIGHT RAISED BY "VELUX" OR EQ. ICC–ESR 4108

CLEARANCE TO COMBUSTIBLES

F.A.U. DETAIL AND ANCHORAGE DETAIL



ATTIC FURNACE INSTALLATION REQUIREMENTS

1. MECHANCIAL CODE REQUIREMENTS (SEC. 708)
   A. ATTIC ACCESS OPENING – 30"x30" MIN.
   B. ATTIC ACCESS OPENING DISTANCE TO FAU–20 FEET MAX.
   C. 24" WIDE CONTINUOUS FLOORING FROM ACCESS. OPENING TO FAU.
   D. NO ROOF SUPPORTS, BEAMS OR ETC. ARE PERMITTED IN THE 30" WIDE WORKING PLATFORM AREA.
   E. MIN. 30" HEADRM IN THE ATTIC AT OR ABOVE THE ACCESS OPENING
2. PROVIDE LIGHTING DEVICE IN ATTIC, SWITCH AND PLUG IS TO BE LOCATED CLOSE TO ACCESS PANEL.
3. FAU IS NOT PERMITTED IN ATTIC OF PREFABRICATED TRUSSES UNLESS CLEARANCES CAN BE ASSURED
4. INSTALLED FURNACE SHALL MEET ALL CLEARANCES TO COMBUSTIBLES AS LISTED ON FURNACE PRIOR TO APPROVAL. NO LINE CONTACT PERMITED.

ATTIC/ENCLOSED RAFTER SPACE NOTE:

1. PROVIDE CROSS VENTILATION FOR ATTIC AND EACH ENCLOSE RAFTER SPACE AS SPECIFIED IN CRC SECTION R806. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OR 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM–IN WINTER SIDE OF THE CEILING. [CRC R806.2]

2. PROVIDE (2) 2" DIAMETER HOLE WILL BE PROVIDED AT EACH BLOCKING BETWEEN RAFTERS AND A MINIMUM 1" CONTINUOUS STRIP VENT IN SOFFIT.

PROPOSED MAIN DWELLING ROOF PLAN

SCALE: 1/4"=1'–0"

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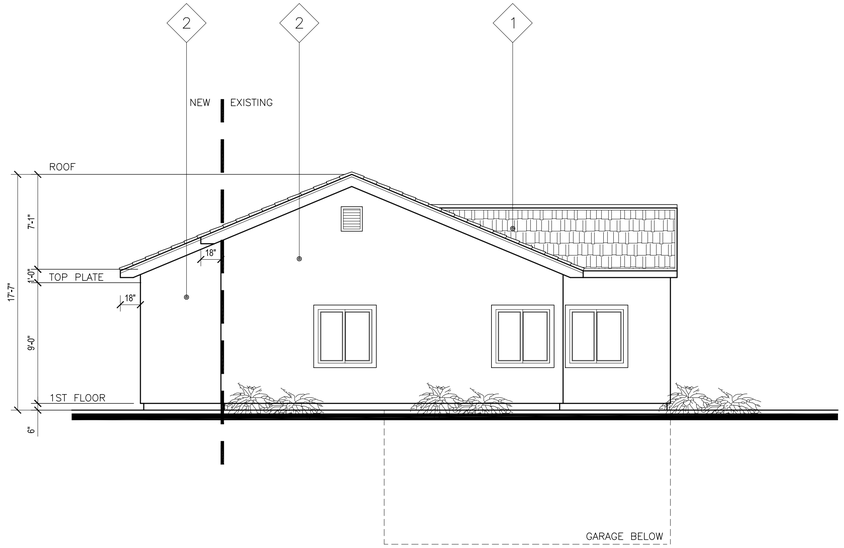
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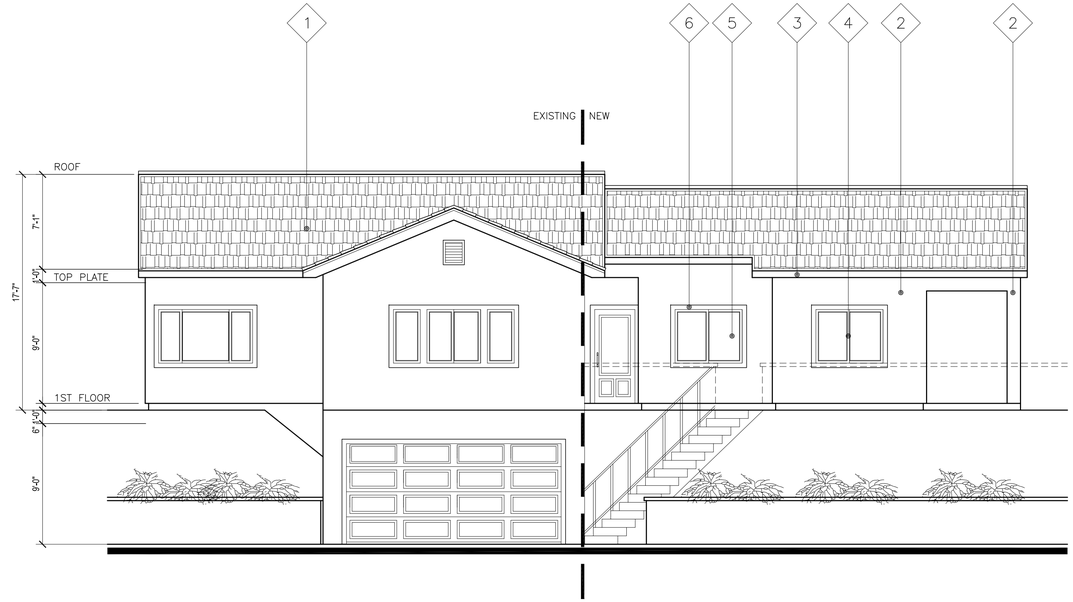
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TITLE
ROOF PLAN

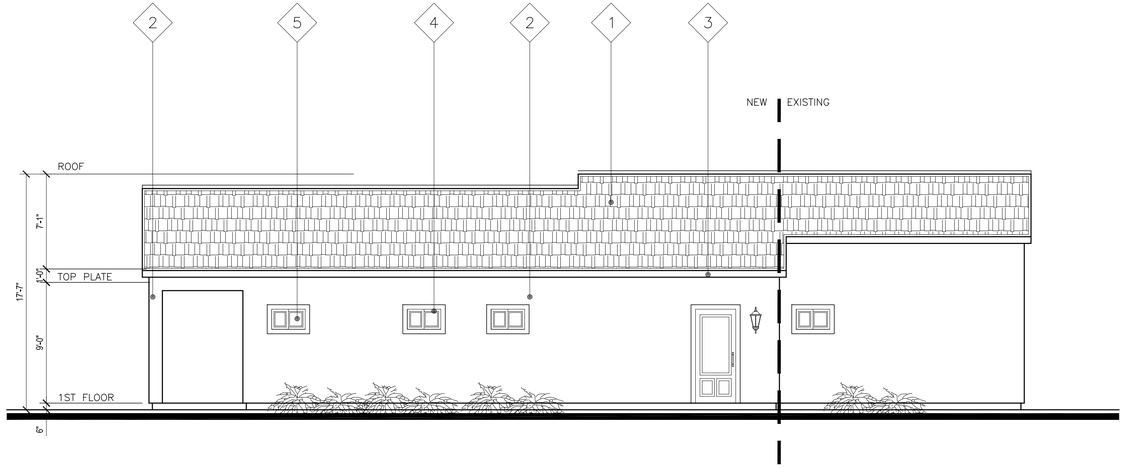
SHEET NO.
A-2.2



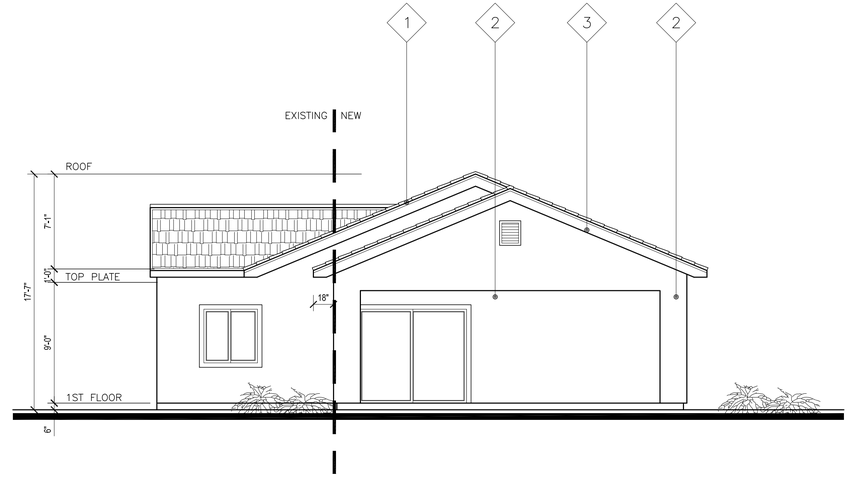
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

NOTE:

EXTERIOR COLORS AND MATERIALS OF THE PROPOSED ADDITION, INCLUDING WALLS, ROOF AND WINDOWS MUST MATCH EXISTING STRUCTURES.

EXTERIOR FINISH SCHEDULE

SYMBOL	NAME	DESCRIPTION	COLOR	REMARKS/MANUFACTURE
1	ROOF	COMPOSITE ROOF SHINGLE TIMBERLINE COOL SERIES	TO MATCH EXISTING	BY "GAF" OR EQUAL ICC-ESR1475, CLASS A ASTM D3161, CLASS F ASTM D7158, CLASS H
2	STUCCO	SAND W/ ELASTOMERIC PAINT	TO MATCH EXISTING	BY "LA HABRA" OR EQUAL
3	FASCIA PAINTED	SMOOTH W/ ELASTOMERIC PAINT	WHITE	BY "BEHR" OR EQUAL
4	WINDOW FRAME	WOOD FRAME W/METAL CLAD	WHITE	BY "VALUE" OR EQUAL
5	GLASS	DUAL GLAZING	CLEAR	BY "VALUE" OR EQUAL
6	STUCC MOLDING	SAND W/ ELASTOMERIC PAINT	WHITE	BY "BEHR" OR EQUAL

PROPOSED BUILDING ELEVATIONS

SCALE: 3/16"=1'-0"

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PROJECT NUMBER:
230421WK1SCHA

PROJECT
SINGLE FAMILY HOUSE ADDITION

930 MIRA VALLE ST.,
MONTEREY PARK, CA
91754

AHJ STAMP APPROVAL

TITLE
ELEVATIONS

SHEET NO.
A-3.1

ATTIC/ENCLOSED RAFTER SPACE NOTE:

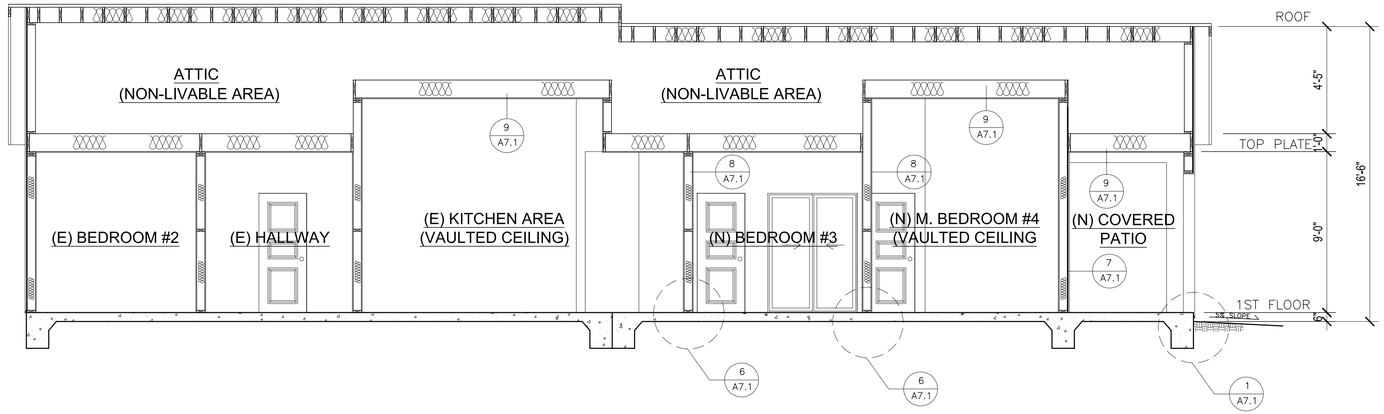
1. PROVIDE CROSS VENTILATION FOR ATTIC AND EACH ENCLOSE RAFTER SPACE AS SPECIFIED IN CRC SECTION R806. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OR 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN WINTER SIDE OF THE CEILING. [CRC R806.2]

FIRE BLOCKING NOTE:

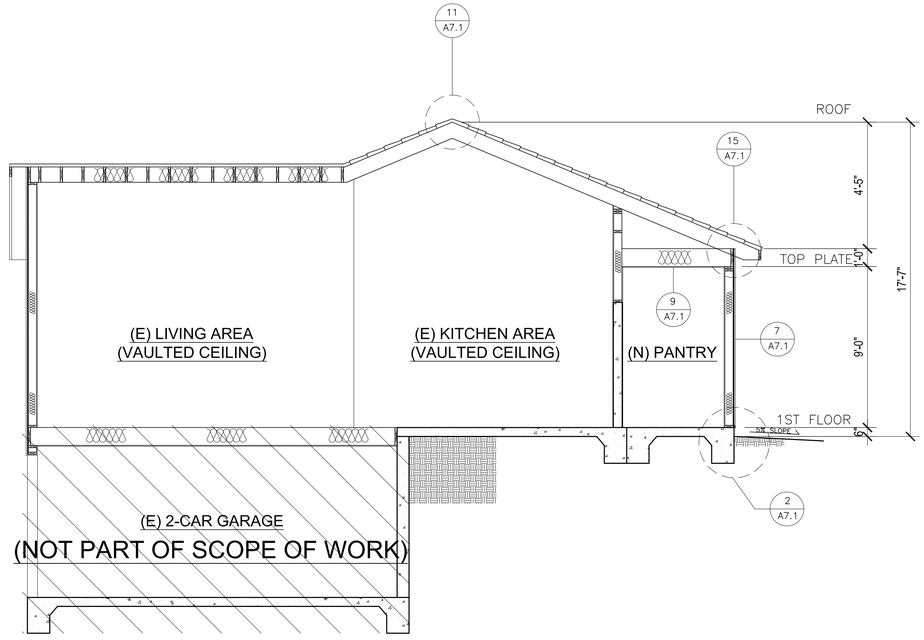
1. FIRE BLOCKING IS REQUIRED IN CONCEALED SPACES 10' O.C. HORIZONTAL AND VERTICALLY AT THE CEILING AND FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIR AND LANDING, OPENINGS AROUND VENTS PIPES, DUCTS, CABLES, WIRES, CHIMNEYS AND FIREPLACES.

DRAFTSTOPPING NOTE:

1. DRAFTSTOPPING SHALL BE PROVIDED IN ANY CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, THE CONCEALED SPACE SHALL NOT EXCEED 1,000 SQ. FT. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. CRC R302.12



SECTION B



SECTION A

PROPOSED BUILDING SECTIONS

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

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TITLE
SECTIONS

SHEET NO.
A-4.1

SINGLE FAMILY DWELLING GUIDELINES:

1. ELECTRONIC BALLAST IF 13 WATTS OR MORE.

2. RECESSED CANS IN INSULATED CEILINGS "IC" TYPE & CERTIFIED AIRTIGHT.

3. SWITCH ALL HIGH-EFFICACY LIGHTS SEPARATELY FROM LOW-EFFICACY LIGHTS.

4. ALL LIGHTS SHALL BE HIGH EFFICACY (15 WATTS OR LESS PROVIDE 40 LUMEN PER WATT, 15-40 WATTS PROVIDE 50 LUMENS PER WATT, AND OVER 40 WATTS PROVIDE 60 LUMENS PER WATT) UNLESS:
   A. IN KITCHENS UP TO 50% OF HARDWIRED WATTS MAY BE LOW-EFFICACY
   B. IN BATHROOMS, GARAGES, LAUNDRY & UTILITY ROOMS HAVE A MANUAL SWITCH FOR ON AND A VACANCY-SENSOR FOR OFF.
   C. ALL OTHER ROOMS (HALLS, STAIRS, DINING, BEDROOMS) HAVE A MANUAL SWITCH FOR ON AND A VACANCY-SENSOR FOR OFF OR HAVE ELECTRIC DIMMER SWITCHES.
   D. OUTDOOR BUILDING LIGHTS HAVE A MOTION SENSOR ON AND PHOTO-CELL SENSOR OFF.

5. HIGH EFFICACY LUMINARIES FOR RESIDENTIAL LIGHTING SHALL CONTAIN ONLY HIGH EFFICACY LAMPS SHALL NOT CONTAIN A MEDIUM SCREW BASE SOCKET (E24/E26). A HIGH EFFICACY LAMP HAS A LAMP EFFICACY THAT IS NO LOWER THAN EFFICACIES CONTAINED IN TABLE 150-C. BALLASTS FOR LAMPS RATED 13 WATTS OR GREATER SHALL BE ELECTRONIC AND SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ.

6. ALL HIGH EFFICACY LUMINARIES (INCLUDING RECESSED CAN FIXTURES) SHALL CONTAIN PIN-BASED SOCKETS UNLESS SPECIFICALLY APPROVED BY THE ENERGY COMMISSION. (ENS 150(K)1)

7. ALL HEATING SYSTEMS SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM WHICH THE BUILDING OCCUPANT CAN MANUALLY PROGRAM TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS AT LEAST 4 PERIODS WITHIN 24 HOURS. (ENS 150(I))

8. WATER CLOSETS WITH MAXIMUM 1.28 GPF, BATHROOM FAUCET BETWEEN 0.8-1.5 GPM AT 20-60 PSI, AND SHOWERHEADS WITH MAXIMUM 2.0 GPF AT 80 PSI, KITCHEN FAUCET 1.8 GPM.

9. ALL 15- AND 20- AMPERE, 125- AND 250- VOLT NON-LOCKING RECEPTACLES THAT ARE INSTALLED ON THE EXTERIOR OF A DWELLING UNIT AND LOCATED IN DAMP OR WET LOCATIONS, SHALL BE LISTED AS WEATHER RESISTANT TYPE. (CEC 406.8(A)(B))

10. HIGH EFFICACY LIGHT REQUIREMENTS. TO QUALIFY AS HIGH EFFICACY, LUMINARIES MUST BE CERTIFIED TO THE CA ENERGY COMMISSION. LUMINARIES THAT CAN ACCEPT LOW-EFFICACY LAMPS AND LED LUMINARIES THAT HAVE NOT BEEN CERTIFIED DO NOT QUALIFY AS HIGH EFFICACY:
   I. BATHROOM SHALL HAVE AT LEAST ONE HIGH EFFICACY LIGHT.
   II. LAUNDRY, GARAGE, AND UTILITY ROOMS SHALL BE EQUIPPED WITH HIGH EFFICACY LIGHTS AND SHALL BE CONTROLLED BY OCCUPANT SENSOR OFF.
   III. LUMINAIRES THAT ARE RECESSED INTO CEILINGS SHALL HAVE AIRTIGHT HOUSING.
   IV. LUMINARIES THAT ARE RECESSED INTO INSULATED CELILING ARE REQUIRED TO BE RATED FOR INSULATION CONTRACT ("IC-RATED")

11. HOT WATER PIPE INSULATION:
   I. THE FIRST 5 FEET OF HOT AND COLD WATER PIPES FROM THE WATER HEATER.
   II. ALL PIPING WITH A NOMIAL DIAMETER OF 3/4 IINCH OR LARGER.
   III. ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES.
   IV. ALL PIPING ASSOCIATED WITHIN A DOMESTIC HOT WATER RECIRCULATION SYSTEM REGARDLESS OF THE PIPE DIAMETER.

12. HIGH EFFICIENCY WATER HEATER READY:
   I. A 120 V ELECTRICAL RECEPTACLE THAT IS WITHIN THREE FEET OF THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND,
   II. A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED; AND
   III. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE, AND,
   IV. A GAS SUPPLY LINE WITH A CAPACITY OF TO PROVIDE AT LEAST 200,000 BTU/HR TO THE WATER HEATER.

13. ALL LIGHTINGS SHALL BE SWITCHED SEPARATELY FROM EXHAUST FANS.

14. ALL LIGHTS INSTALLED IN SHOWER SHALL BE RATED FOR WET LOCATIONS.

15. ALL HOSE BIBS MUST BE PROTECTED BY AN ANTI-SIPHONE DEVICE. CPC 603.1.

16. ALL 120V 15 AND 20 AMP RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT TYPE. CEC 406.12.

17. HALLWAYS LONGER THAN 10 FEET ARE REQUIRED TO HAVE AT LEAST ONE RECEPTABLE OUTLET. CEC 210.52 (H)

18. FIXED PANELS SUCH AS THE PORTION OF A SLIDING GLASS DOOR THAT IS NOT MOVABLE MUST BE CONSIDERED WALL SPACE. CEC 210.52(A)(2)

19. IF WALL SPACE IS NOT AVAILABLE, RECEPTACLES MUST BE INSTALLED ON THE FLOOR. RECEPTACLES INSTALLED ON THE FLOOR MUST BE WITHIN 18" OF THE WALL TO BE COUNTED AS A REQUIRED RECEPTACLE. (MUST USE LISTED FLOOR BOXES AND COVERS. CEC 210.52(A)(3) AND CEC 314.27(C).

20. PASSAGEWAY OF 24 IN. WIDE OF SOLID CONTINUOUS FLOORING FROM ACCESS TO MECHANICAL EQUIPMENTS AND ITS CONTROL TO BE PROVIDED IN ATTIC. LENGTH OF PASSAGEWAY SHALL NOT EXCEED 20 FT.

21. ARC-FAULT CIRCUIT-INTERRUPTION SHALL BE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (EC 210.12)

22. TAMPER-RESISTANT RECEPTACLES SHALL BE INSTALLED IN ALL AREAS SPECIFIED IN 210.52, ALL NONLOCKING TYPE 12-VOLT; 15- AND 20- AMP RECEPTABLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES. (EC 406.12)

23. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/ THERMOSTATIC MIXING TYPE VALVE. (PC 418)

24. ALL NEW, REPLACEMENT AND EXISTING WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES, ONE IN THE UPPER ⅓ OF THE TANK AND ONE IN THE LOWER ⅓ OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM 4 IN. ABOVE THE CONTROL. (PC 508.2)

25. PROVIDE AFCI PROTECTION IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HAWLLWAYS, OR SIMILAR ROOMS OR AREAS PER CEC SECTION 210.12

26. PROVIDE PERMANENT PLUG-IN COVERS FOR EXTERIOR RECEPTACLES (BUBBLE COVERS) PER CEC 406.9(B)(1)

27. ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER PER CEC 2016 SECTION 110.12

28. ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL O N AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON AND ONE OF HTE FOLLOWING: CONTROLLED BY PHOTOCELL AND MOTION SENSOR, PHOTO CONTROL AND AUTOMATIC SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM.

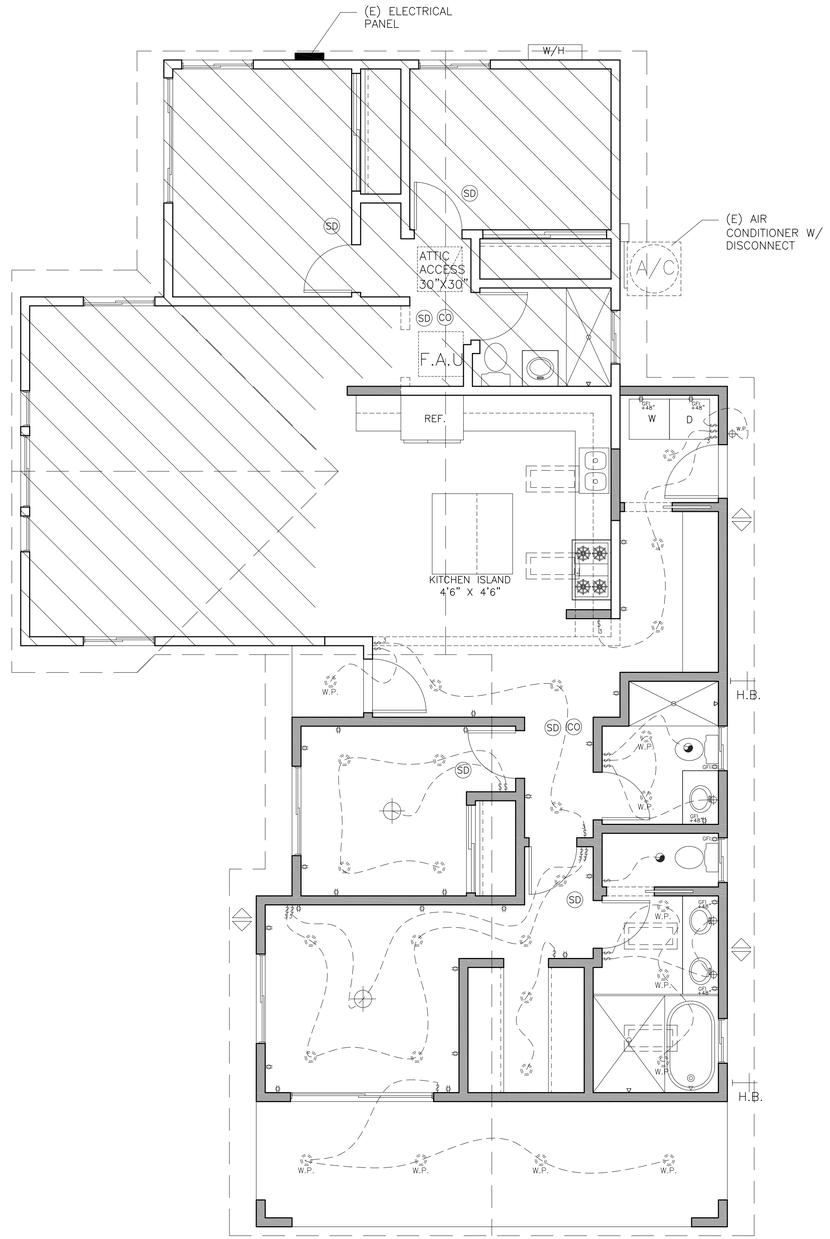
ADDITIONAL NOTES:

1. ALL HOSE BIBS MUST HAVE AN APPROVED ANTI-SIPHON DEVICE. CPC 603.5.7.

2. PROVIDE THE INTERMITTENT LOCAL EXHAUST AIRFLOW RATES OF 50 CFM FOR BATHROOMS & 100 CFM FOR KITCHEN.

3. APPLIANCES, (WASHER AND DRYER) LOCATED IN GARAGE WHICH CREATE A GLOW, SPARK OR FLAME SHALL BE INSTALLED AT LEAST 18-IN. ABOVE THE FLOOR UNLESS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT, PER MC 305.1.

4. INSTANTANEOUS WATER HEATERS WITH AN INPUT RATING GREATER TNAN 6.8 KBTU/HR. (2 KW) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD-WATER SUPPLY AND THE HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED, PER CALIFORNIA ENERGY CODE 110.3. #7



ELECTRICAL SYMBOLS

- SWITCH
- THREE WAY SWITCH
- D DIMMER SWITCH
- VS VACANCY SENSOR SWITCH
- DUPLEX 110V / COMBINATION AFCI BREAKER
- 20 DUPLEX 20 AMPS / COMBINATION AFCI BREAKER
- GFI DUPLEX, GFI
- 4' LED T8 TUBES
- SD UL 217 RATED SMOKE ALARM HARDWIRED, INTERCONNECTED AND WITH BATTERY BACK-UP
- CO UL 2034/2075 RATED CARBON MONOXIDE ALARM HARDWIRED, INTERCONNECTED AND WITH BATTERY BACK-UP
- 'ENERGY STAR' VENT. FAN & LIGHT COMBINATION 50 CFM INTERMITTENT W/ HUMIDITY CONTROL
- C.T.V. CABLE TELEVISION
- CEILING MOUNT
- W.P. CEILING MOUNT/ WATER & VAPOR PROOFED
- WALL MOUNT
- CEILING RECESSED
- PH TELEPHONE
- H.B. HOSE BIB W/ APPROVED ANTI-SIPHON DEVICE
- SENSOR LIGHT
- HD HARD-WIRED RISE HEAT DETECTOR W/BATTERY BACK-UP
- EX KITCHEN EXHAUST VENT
- 200 AMP 200 AMP ELECT. SERVICE ENTRANCE BOX
- THERMOSTATS CONTROL

BATHROOMS VENT NOTES:

1. BATHROOMS MUST BE VENTED TO THE OUTSIDE WITH > 50 CFM PER CMC TABLE 403.7 & HUMIDITY CONTROL PER CMC 402.5

2. BATHROOMS MUST MAINTAIN HUMIDITY BETWEEN 50% AND 80%.

3. EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, PER CGBSC 4.504.2.4

SMOKE ALARM NOTES:

1) SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.

2) BATTERY SMOKE ALARM PERMITTED IN EXISTING BUILDINGS WHERE NO CONSTRUCTION IS TAKING PLACE.

3) SMOKE ALARM SHALL BE TESTED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS. SMOKE ALARMS SHALL BE REPLACED AFTER 10 YEARS FROM THE DATE OF MANUFACTURED MARKED ON THE UNIT.

4) CONVENTIONAL IONIZATION SMOKE ALARMS THAT ARE SOLELY BATTERY POWERED SHALL BE EQUIPPED WITH A 10 YEAR BATTERY AND HAVE A SILENCE FEATURE.

PROPOSED MAIN DWELLING ELECTRICAL PLAN

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

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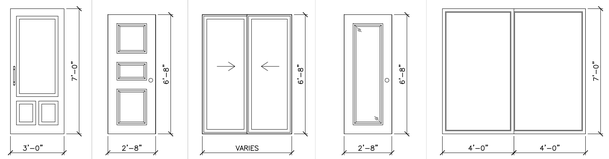
AHJ STAMP APPROVAL

TITLE
ELEC. PLAN

SHEET NO.
A-5.1

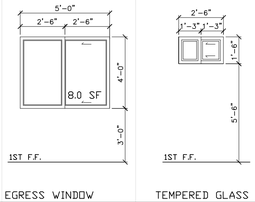
DOOR SCHEDULE

DOOR MARK		1	2	3	4	5	6	7	8
SIZE	WIDTH	3'-0"	2'-8"	VARIES	2'-8"	8'-0"			
	HEIGHT	7'-0"	6'-8"	6'-8"	6'-8"	7'-0"			
ELEVATION		EXTERIOR DOOR	INTERIOR DOOR	CLOSET DOOR	INTERIOR DOOR	EXTERIOR PATIO DOOR			
TYPE		SWING	SWING	SLIDING	POCKET DOOR	SLIDING			
THICKNESS		1-3/4"	1-3/4"	PER MANUFACTURER	1-3/4"	1-3/4"			
CONSTRUCTION		SOLID WOOD CORE	HOLLOW WOOD CORE	SHATTERPROOF MIRROR W/ ALUM. FRAME	FROSTED GLAZING	ALUM./COATED/GLAZE			
FACING & FINISH		ALUM./COATED	PAINTED	PER MANUFACTURER	PAINTED	ALUM./COATED			
FRAME		WOOD	WOOD	WOOD	WOOD	WOOD			
WEATHER STRIPPING		YES	NO	NO	NO	YES			
THRESHOLD		ALUMINUM				ALUMINUM			
RATING									
REMARK									
MANUFACTURER MODEL		'VALUE' OR EQ.	'VALUE' OR EQ.	'VALUE' OR EQ.	'VALUE' OR EQ.	'VALUE' OR EQ.			
U-FACTOR									
SHGC-FACTOR									



WINDOW SCHEDULE

WINDOW MARK		A	B	C
SIZE	WIDTH	4'-0"	2'-6"	
	HEIGHT	4'-0"	1'-6"	
ELEVATION		EGRESS WINDOW	TEMPERED GLASS	
TYPE		SLIDING	SLIDING	
FRAME		VINYL	VINYL	
FINISH		FACTORY	FACTORY	
GLASS		DUAL GLAZING CLEAR	DUAL GLAZING OPAQUE	
THICKNESS		5/8"	5/8"	
SCREEN		YES	YES	
WEATHER STRIPPING		YES	YES	
SAFETY GLAZING		NO	YES	
RATING				
MANUFACTURER/ MODEL		'VALUE' OR EQ.	'VALUE' OR EQ.	
U-FACTOR		0.3	0.3	
SHGC-FACTOR		0.22	0.22	



FINISH SCHEDULE

ROOM NAME	FLOOR: MARBLE	FLOOR: HARDWOOD	FLOOR: CONCRETE	FLOOR: CERAMIC TILE	FLOOR: CARPET	WALL: DRYWALL PAINT	WALL: DRYWALL SEMI-GLOSS PAINT	WALL: MARBLE	WALL: GRANITE	WALL: VINYL WALL COVERING	WALL: CERAMIC TILE*	WALL: WALLPAPER OVER 4' HIGH WOOD PANAL OFF BD. PAINTED	CEILING: DRYWALL SEMI-GLOSS PAINT	BASE: MARBLE	BASE: WOOD BASE	BASE: CERAMIC TILE	BASE: VINYL BASE
ADDITION																	
M. BEDROOM #4					○	○							○				
M. BATH #4				○			○				○		○			○	
WALK-IN-CLOSET					○	○							○		○		
BEDROOM #3					○	○							○		○		
BATH #3				○			○				○		○			○	
PANTRY		○				○							○		○		
LAUNDRY				○			○				○		○			○	

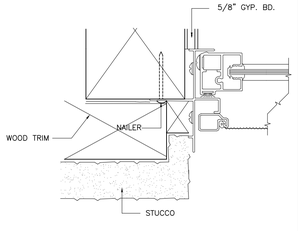
*NOTES:
1. BATHTUBS AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 72" ABOVE DRAIN INLET PER CBC R307.2.
2. FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR CERAMIC WALL TILES IN TUB/SHOWER AREAS AS WELL AS WALL PANELS IN SHOWER AREAS PER CRC R702.4.2

NOTES

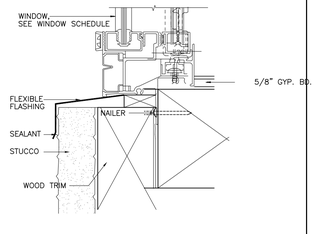
1. THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300.

2. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY MANUFACTURER'S DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD WHICH IT COMPLIES. CRC R308.1.

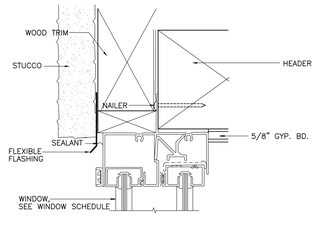
3. THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.



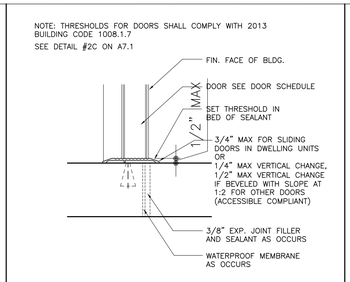
5 EXTERIOR WINDOW JAMB



4 EXTERIOR WINDOW SILL

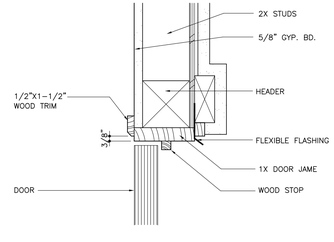


3 EXTERIOR WINDOW HEAD



2 TYPICAL DOOR SILL

SCALE: N.T.S.
FILE NO.: 08202-1



1 EXTERIOR DOOR HEAD

SCALE: N.T.S.
FILE NO.: 08202-1

HAZARDOUS LOCATIONS

ALL GLAZING IN HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS SAFETY GLAZING. NOTE AND SHOW ALL REQUIRED LOCATIONS ON PLANS. HAZARDOUS LOCATIONS ARE IDENTIFIED AS FOLLOWS:

1. GLAZING IN ALL DOORS.
2. GLAZING IN BATH AND SHOWER ENCLOSURES.
3. GLAZING WITHIN A 24" ARC OF A DOOR EDGE.
4. PANELS OVER 9 SQUARE FEET HAVING THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISH FLOOR AND HAVING A TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.
5. ALL GLAZING IN GUARDRAILS.
6. GLAZING 5'-0" FROM TOP OR BOTTOM OF STAIRWAYS WITH BOTTOM EDGE LESS THAN 60" ABOVE WALKING SURFACE.
7. WARDROBE DOORS.

DOOR & WINDOW SCHEDULE

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

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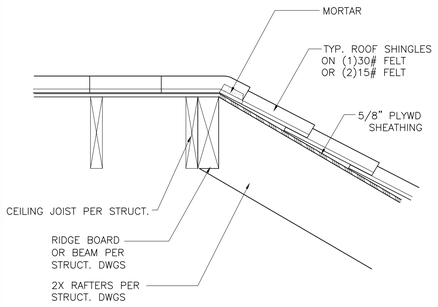
TITLE
DOOR & WIN.

SHEET NO.
A-6.1

17

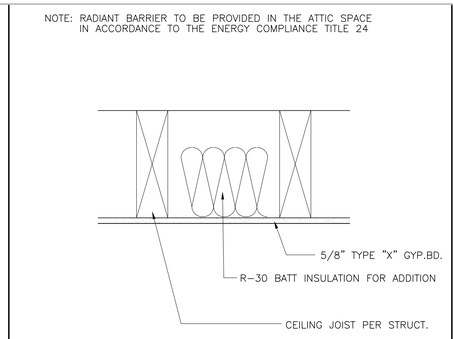
13

ROOF RIDGE / HIP



9

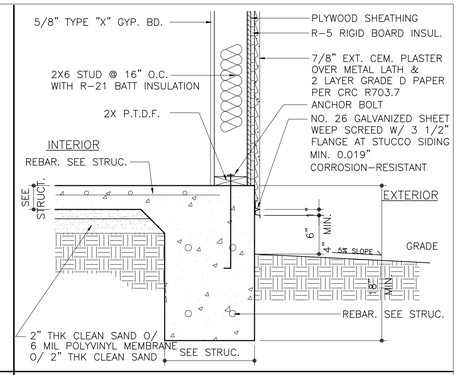
CEILING ASSEMBLY



5

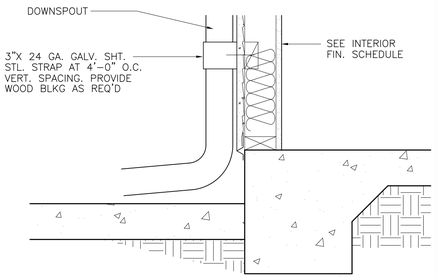
1

EXTERIOR WALL ON GRADE



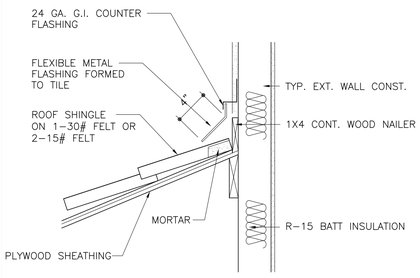
18

DOWNSPOUT @ GROUND



14

ROOF CRICKET / FLASHING

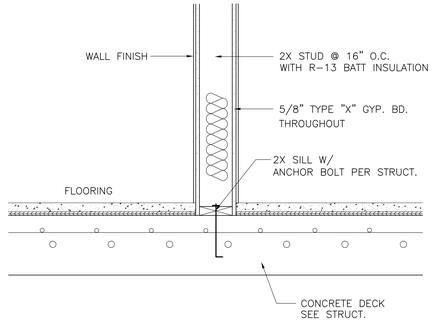


10

ROOF VALLEY

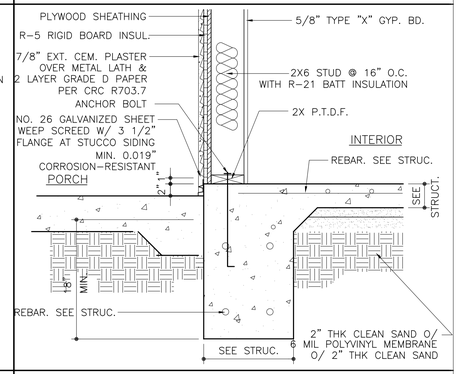
6

INTERIOR WALL @ SLAB



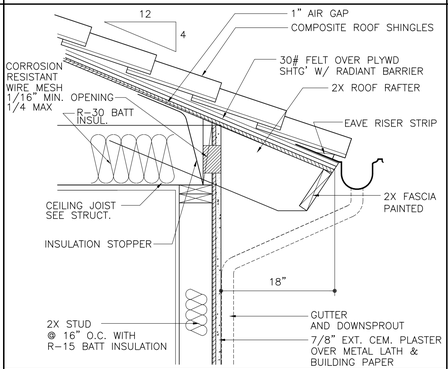
2

EXTERIOR WALL ON PORCH



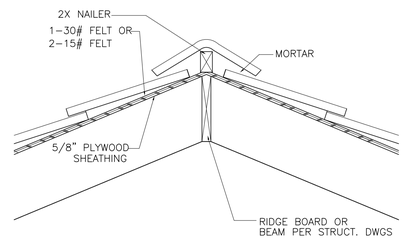
19

ROOF / EAVE DETAIL



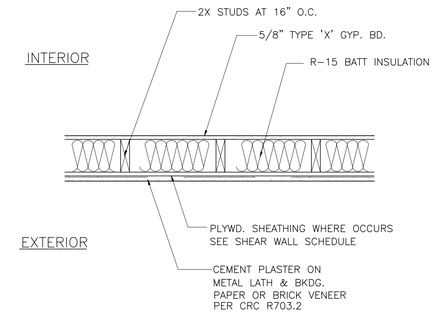
11

ROOF RIDGE / HIP



7

TYP. EXTERIOR WALL

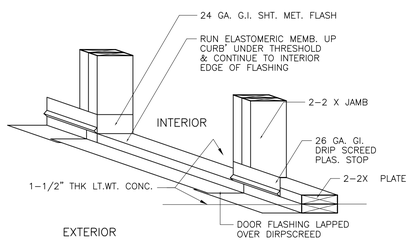


ALL BUILDING ENVELOPES SHALL HAVE A STC RATING OF 50 OR HIGHER.

3

20

TYP. FLASHING @ EXT. DOOR



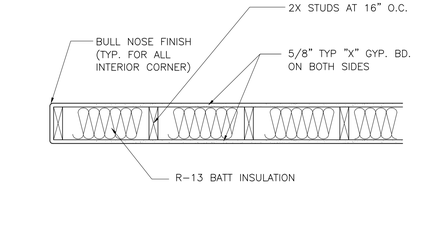
16

12

ROOF VALLEY

8

TYP. INTERIOR WALL



NOTES:
1. USE 2X6 STUD THROUGHOUT
2. USE TYPE "X" GYP. BD. THROUGHOUT

4

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PROJECT NUMBER:
230421WK1SCHA

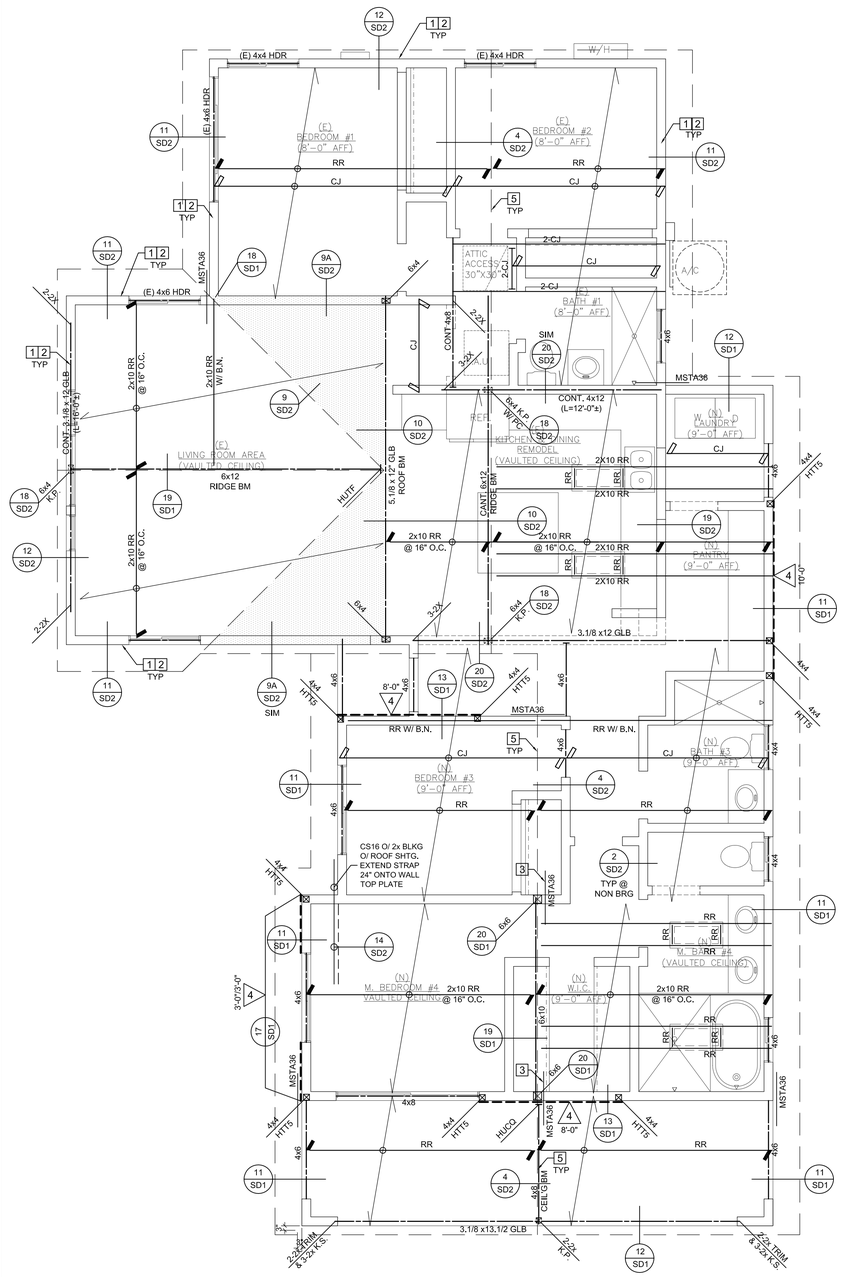
PROJECT
SINGLE FAMILY HOUSE ADDITION

930 MIRA VALLE ST.,
MONTEREY PARK, CA
91754

AHJ STAMP APPROVAL

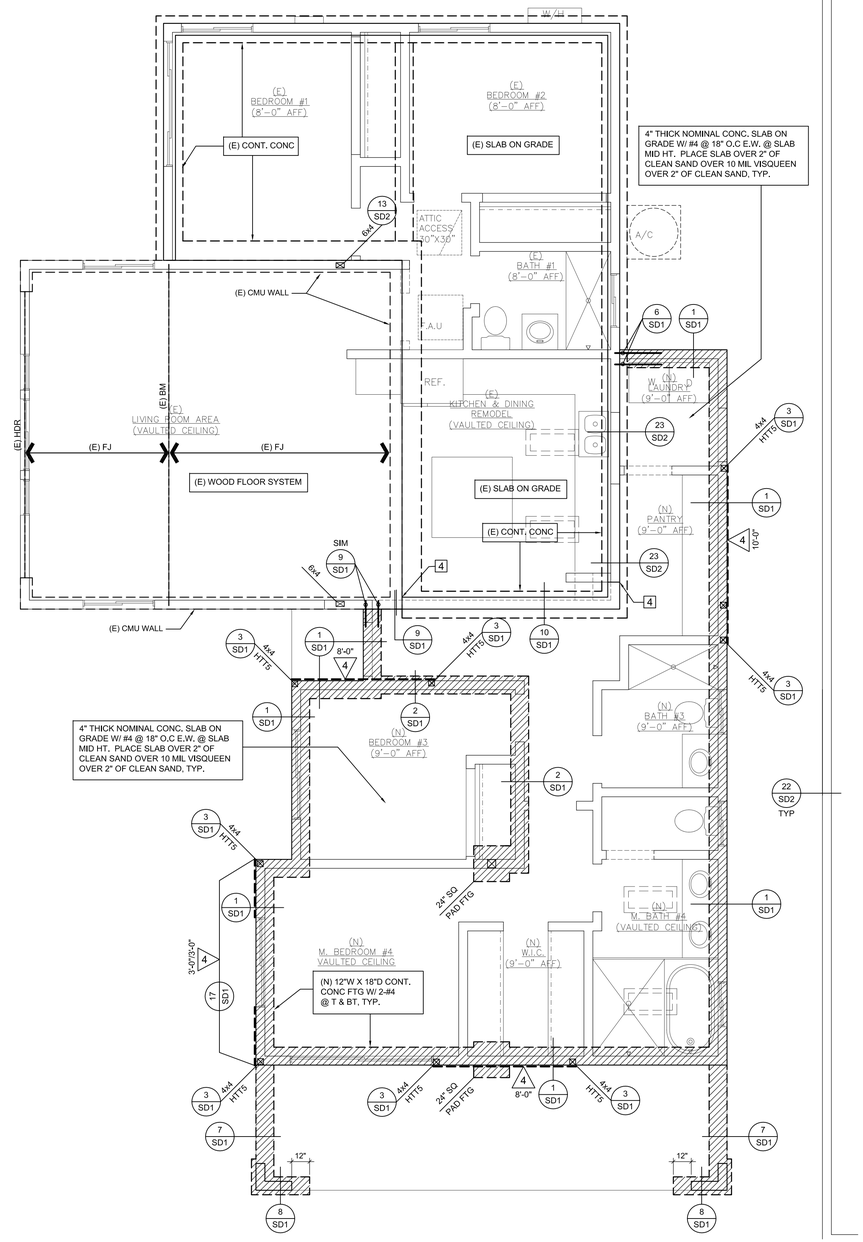
TITLE
DETAILS

SHEET NO.
A-7.1



ROOF FRAMING

SCALE 1/4" = 1'-0"



FOUNDATION

SCALE 1/4" = 1'-0"

FRAMING & FOUNDATION NOTES

1. THE SPECIFICATIONS, GENERAL NOTES ON SHEETS SD-1 AND THE FOLLOWING APPLY TO THE WORK OF THE FOUNDATION.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON JOB SITE AND NOTIFY THE ARCHITECT/ ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES PRIOR TO STARTING THE WORK.
3. WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE STRUCTURAL DRAWING.
4. ALL WALLS ARE TO BE 2x4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
5. BEARING HEADERS SPANNING 8'-0" OR MORE SHALL HAVE AT LEAST 2-2x TRIMMER CONTINUOUS TO THE SOLE PLATE AND 2-2X KING STUDS, U.O.N.
6. ALL SHEAR CONNECTORS AND BLOCKING AT PLATE LEVEL MUST BE INSTALLED PRIOR TO THE INSTALLATION OF ROOF SHEATHING.
7. BEAMS AND HEADER ARE TO BE SUPPORTED WITH THE SAME WIDTH FULL BEARING STUDS OR POSTS, U.N.O.
8. FOR ALL CS COILED STRAPS USE 8d NAILS ON EVERY OTHER NAIL HOLE.
9. USE SIMPSON U HANGER FOR ROOF JOIST TO FLUSH BEAM CONNECTION U.N.O.
10. USE SIMPSON FULL DEPTH HU-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
11. ALL FOUNDATION HARDWARE SHALL BE SECURELY TIED IN PLACE PRIOR TO FOUNDATION INSPECTION AND POURING OF CONCRETE.
12. HOLD DOWN BOLTS AND SHEAR WALL ANCHOR BOLTS SHALL BE RE-TIGHTENED JUST PRIOR TO DRYWALL INSTALLATION.
13. ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE CITY INSPECTOR.
14. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.
15. ALL EXISTING STRUCTURAL MEMBERS AS SHOWN ON PLAN AND DETAILS MUST BE VERIFIED IN FIELD (V.I.F.)
16. NOTIFY ARCH / ENGINEER IF THE REMOVAL OF STRUCT MEMBERS ARE NOT INDICATED ON STRUCT PLAN.

FRAMING & FOUNDATION NOTES

1. RR — INDICATES 2x6 ROOF RAFTER @ 16" O.C. U.N.O.
2. CJ — INDICATES 2X6 CEILING JOIST @ 16" O.C. U.N.O.
3. 8'-0" / # — SHEAR WALL CALLOUT INDICATES SHEAR WALL TYPE, LOCATION AND LENGTH OF PANEL. REFER TO DETAIL 16/SD-1, SHEAR WALL AND ANCHOR BOLT SCHEDULE FOR MORE INFORMATION.
4. 4'-6"/5'-0"/ETC. → INDICATES MIN. SHEAR PANEL LENGTHS BETWEEN OPENINGS
   # — INDICATES SHEAR PANEL APPLIED TO ENTIRE WALL, INCLUDING ABOVE AND BELOW WALL OPENING PER DETAIL 17/SD-1. INSTALL ANCHOR BOLTS ALONG FULL LENGTH OF WALL IF IT IS AT FIRST FLOOR.
5. 4x4 HDU6 — INDICATES POST AND SIMPSON HOLDOWN ANCHOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND DETAIL 3 ON SHEET SD-1.
6. 4x4 CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE
7. INDICATES (E) CONT. CONC FTG W/ (2) #4 @ TOP & #4 @ BOT., V.I.F.
8. INDICATES (N) CONT. CONC FTG (12" W X 18" D W/ (2) #4 @ TOP & #4 @ BOT)
9. INDICATES 24" SQ. WIDENED FTG. W/ 3 -#4 E.W. @ BOT, TYP. DEPTH OF FTG TO MATCH CONT. FTG

SHEAR WALL & ANCHOR BOLTS SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	SILL PLATE	SOLE PLATE	ANCHOR BOLT - SPACING	SHEAR TRANSFER CENTER TO CENTER SPACING		CAPACITY (PLF)
					16d	A35	
NON SHEAR WALL	-	2X	2X	5/8"∅ @ 48" O.C.	8"	32"	-
6	3/8" APA RATED SHEATHING W/ 8d NAILS @ 6" O.C. EDGE AND 12" @ FIELD.	2X	2X	5/8"∅ @ 24" O.C.	6"	20"	260
4	15/32" APA RATED SHEATHING W/ 8d NAILS @ 4" O.C. EDGE AND 12" @ FIELD.	2X	2X	5/8"∅ @ 16" O.C.	4"	16"	350

GENERAL NOTES:
ALL WOOD SHEAR PANELS SHALL BE C-D OR C-C PLYWOOD.
ALL WOOD SHEAR PANELS SHALL BE NAILED WITH COMMON NAILS.
LTP4 MAY BE SUBSTITUTED FOR A35 CONNECTORS.
ALL ANCHOR BOLTS REQUIRE 3X 3X 1/4" SQUARE PLATE WASHERS.

CONSTRUCTION NOTES

1. INSTALL NEW STUD TO EXISTING STUD PER DET 12/SD-2 AT RAISED PLATE HEIGHT.
2. INSTALL SHEAR PANEL PER SCHEDULE #6 FROM (E) 2X SILL PLATE TO (N) DOUBLE WALL TOP PLATES.
3. INSTALL STRAP MSTA36 FROM RIDGE BEAM TO RIDGE BOARD.
4. SAW CUT AND REMOVE (E) CMU WALL PER DET 24/SD-2.
5. 2X8 RIDGE BOARD.

-	OCTOBER 10, 2023 1ST SUBMITTAL

THESE DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE SOLE PROPERTY OF THE DESIGN ENGINEER AND ARE INTENDED SOLELY FOR THE USE OF THIS PROJECT LISTED IN THE TITLE BLOCK BELOW; NO PART OF THESE DRAWINGS CAN BE COPIED, TRANSFERRED, OR REPRODUCED WITHOUT WRITTEN CONSENT OF THE DESIGN ENGINEER.

Sheet Title: ROOF FRAMING & FOUNDATION PLANS

REGISTERED PROFESSIONAL ENGINEER — R. A. N. D. E. L. P. — S 04726 — 12-31-2024 — CIVIL — STRUCTURAL — STATE OF CALIFORNIA

Project Name: SINGLE FAMILY HOUSE ADDITION
930 MIRA VALLE ST
IMONTEREY PARK, CA 91754

Date: OCTOBER 10, 2023
Scale:
Drawn:
Job:
Sheet: S-1
Of Sheets

GENERAL

ALL WORK TO CONFORM TO THE 2022 CBC.

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL GRADES, DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING CONSTRUCTION. CROSS CHECK ALL DETAILS AND DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, ELECTRICAL, MECHANICAL, AND CIVIL DRAWINGS AND NOTIFY THE ENGINEER AND THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE NOTED OR SHOWN IN THE PLANS OR SPECIFICATIONS, ALL PHASES OF WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE. LATEST ADDITION, AS WELL AS ALL APPLICABLE STATE AND LOCAL ORDINANCES AS ADOPTED BY THE CONTROLLING JURISDICTION.
3. THE CONTRACT DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE STRUCTURE SHOWN ON THESE DRAWINGS IS STRUCTURALLY SOUND ONLY IN THE COMPLETED FORM. GENERAL CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN, AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT ARE NOT LIMITED TO: BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, AND SHORING FOR THE STRUCTURE.
4. IN NO CASE SHALL DIMENSIONS BE SCALED FROM DRAWINGS AND/OR DETAILS. ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR CLARIFICATION PRIOR TO PROCEEDING. ANY WORK INSTALLED PRIOR TO AND/OR IN CONFLICT WITH SUCH CLARIFICATION SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.
5. IN ALL CASES WHERE A CONFLICT MAY OCCUR SUCH AS BETWEEN ITEMS INCLUDED IN THE SPECIFICATIONS AND NOTES ON THE DRAWINGS, OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE ENGINEER SHALL BE NOTIFIED AND HE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
6. ALL MATERIALS SHALL BE FURNISHED AS SHOWN HEREIN UNLESS ALTERNATES ARE APPROVED IN WRITING BY THE OWNER AND STRUCTURAL ENGINEER.
7. WHERE A DETAIL, SECTION OR NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE, DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO LIKE CASES OF CONSTRUCTION.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER INDICATED ON THE CONTRACT DRAWING OR NOT, AND TO PROTECT THEM FROM DAMAGE. REPAIR AND REPLACEMENT OF SAID WORK SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

DESIGN CRITERIA

ROOF DL: 12 PSF ASPHALT SHINGLES, 3.0 PSF MAX)
ROOF LL: 20 PSF (REDUCIBLE)

WIND DESIGN DATA

BASIC WIND SPEED:	95 MPH (ULTIMATE)	EXPOSURE:	C
RISK CATEGORY:	II		

EARTHQUAKE DESIGN DATA

I	= 1.0	Sdc	= D	RISK CATEGORY II	
Ss	= 1.994	Fa	= 1.2	Sd1	= 0.792
S1	= 0.699	Fv	= 1.7	Sds	= 1.555
SITE CL	= D	PROCEDURE =	ELF	Cs	= 0.24
R	= 6.5	ρ	= 1.3	BASE SHR	= 0.24x1.3 Wd

BEARING WALL SEISMIC FORCE RESISTING SYSTEM

SOILS AND FOUNDATION

1. THE FOUNDATION DESIGN IS BASED UPON CHAPTER 18 (SECTION 1804) OF THE CBC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIREMENTS.
2. ALL FOOTINGS AND SLABS SHALL BE FOUNDED ON FIRM UNDISTURBED NATURAL SOILS OR APPROVED COMPACTED FILL.
3. ALL COMPACTED FILL SHALL BE PLACED IN AN APPROVED MANNER WITH A MINIMUM DENSITY OF 90% OF THE MAXIMUM OBTAINABLE IN ACCORDANCE WITH ASTM D 1557.
4. ALL FOUNDATION EXCAVATIONS, FILLING, BACK FILLING, AND BUILDING PADS SHALL BE INSPECTED AND APPROVED BY THE CITY BUILDING INSPECTOR BOTH PRIOR TO, AND AFTER PLACEMEMT OF REINFORCEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING NECESSARY TO SUPPORT CUT AND/OR FILL SECTIONS DURING EXCAVATION AND FOR FORMING AND PLACEMENT OF CONCRETE.
5. THE CONTRACTOR SHALL INFORM THE ARCHITECT AND ENGINEER OF THE LOCATION OF EXISTING UTILITIES AND COMMENCE WORK ONLY AFTER WRITTEN APPROVAL FROM THE ARCHITECT.
6. THE MAXIMUM ALLOWABLE FOUNDATION PRESSURE IS 1500 PSF.

CONCRETE AND REINFORCING STEEL

1. ALL CONCRETE MATERIALS, CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE ACI CODE AND SPECIFICATION (ACI-318-14) AND APPLICABLE IBC.
2. THE CONCRETE SUPPLIER SHALL BEAR THE RESPONSIBILITY THAT THE MIX DESIGN WILL ATTAIN THE REQUIRED SPECIFIED STRENGTH AND SHRINKAGE CHARACTERISTICS.
3. UNLESS NOTED OTHERWISE, CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE **II**.
4. AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C-33, THE NOMINAL MAXIMUM SIZE OF THE AGGREGATES SHALL NOT EXCEED 1/3 SLAB THICKNESS, NOR 3/4 OF THE MINIMUM CLEAR SPACING BETWEEN REINFORCING BARS. LIGHTWEIGHT AGGREGATE SHALL CONFORM TO ASTM C-330.
5. THE MAXIMUM SLUMP AT PLACEMENT SHALL NOT EXCEED 4 INCHES FOR ALL CONCRETE, U.N.O.
6. MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH f'c = 2,500 **PSI.**
7. CONCRETE CURING SHALL COMPLY WITH SECTION 5.11 OF ACI 318-14. FORMS AND SHORING SHALL REMAIN UNDISTURBED FOR 24 HOURS FOR VERTICAL SURFACES AND 10 DAYS FOR STRUCTURAL SLABS.
8. **ALL REINFORCING BARS, WIRE MESH, ANCHOR BOLTS, HOLD DOWN ANCHORS, DOWELS, EMBEDDED HARDWARE, STRAPS, POST BASES, AND OTHER CONCRETE INSERTS MUST BE WELL SECURED IN THE PROPER LOCATION, AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO PLACING CONCRETE.**
9. PIPES, DUCTS, CONDUITS, ETC. SHALL NOT BE PLACED IN SLABS UNLESS APPROVED BY THE ENGR.
10. REFER TO ARCH. DRAWINGS FOR MOLDS, GROOVES, ACCESSORIES, LOCATION OF SLAB DEPRESSIONS, SIDEWALKS AND EXTERIOR SLABS.
11. **CONCRETE COVERAGE OF REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING:**
    UNFORMED SURFACES CAST DIRECTLY AGAINST THE EARTH**:**
    SLAB ON EARTH**:** AT CENTER OF SLAB
    ALL OTHER CONCRETE**:** 3 INCHES
12. ALL REINFORCING STEEL #5 OR LARGER SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615, GRADE 60. NO. 4 AND SMALLER REBAR MAY BE GRADE 40. ALL REINFORCING SHALL BEAR MILL STOCK IDENTIFICATION.
13. BARS SHALL BE CLEAN OF RUST, MUD, OIL, GREASE OR OTHER COATING MATERIAL LIKELY TO IMPAIR BONDING.

HARDWARE

1. ALL WOOD FRAMING CONNECTORS SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL. INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH SIMPSON'S PRODUCT AND INSTRUCTION MANUAL/CATALOG - LATEST EDITION. SUBSTITUTIONS MUST BE APPROVED IN WRITING PRIOR TO CONSTRUCTION.

WOOD FRAMING

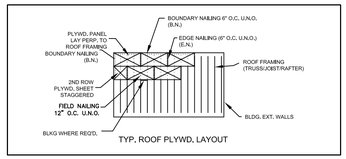
1. ALL FRAMING SHALL CONFORM TO THE GRADES AS SET BY THE W,C,L,I.B, OR W,W,P,A, AND THE LATEST I,B,C, AND NATIONAL DESIGN SPECIFICATION (N,D,S,). ALL LUMBER SHALL BEAR THE GRADE STAMP OF AN APPROVED TESTING AGENCY, EXCEPT EXPOSED LUMBER AT VISIBLE AREAS.
2. ALL LUMBER USED FOR STRUCTURAL PURPOSES SHALL BE DOUGLAS FIR - LARCH, COAST REGION, GRADED IN ACCORDANCE WITH THE WEST COAST LUMBER INSPECTION BUREAU. ALL LUMBER SHALL HAVE LESS THAN 19% MOISTURE CONTENT.
3. UNLESS NOTED OTHERWISE, THE MINIMUM GRADE SHALL BE AS FOLLOWS:

JOISTS & BEAMS		STUDS AND POSTS	
2X	D.F.-L #2	2X4	D.F.-L #2
4X10 OR SMALLER	D.F.-L #2	2X6	D.F.-L #2
4X12 OR LARGER	D.F.-L #1	3x4, 4X4, 4X6	D.F.-L #2
6X & 8X	D.F.-L #1	6X6 OR LARGER	D.F.-L #1
MISCELLANEOUS			
SILL PLATE	P.T.D.F.-L STANDARD GRADE		
2X TOP/SOLE PLATE	D.F.-L STANDARD GRADE		
SHEAR BLOCKING	D.F.-L STANDARD GRADE		

4. ALL SILL PLATES BEARING ON MASONRY OR CONCRETE FOUNDATION WALL OR SLAB ON GRADE SHALL BE PRESSURE TREATED IN ACCORDANCE WITH CBC 2304.12. SILL PLATES SHALL BE PRESERVATIVE TREATED WITH SODIUM BORATE (SBX/DOT). SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" DIAMETER BOLTS OR APPROVED ANCHORS AT 4'-0" O.C. MAXIMUM U.N.O. ON SHEAR WALL SCHEDULE EMBEDDED 7 INCH MINIMUM IN CONCRETE. ALL BOLTS SHALL HAVE PROPERLY SIZED NUT AND WASHER (MIN. 0.229"X3"X3" STEEL PLATE WASHER REQUIRED AT SHEAR WALL LOCATIONS). THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE SILL PLATE ON THE SIDE(S) WITH SHEATHING. MINIMUM 2 BOLTS OR ANCHOR STRAPS PER PIECE OF SILL PLATE WITH ONE BOLT OR ANCHOR STRAP LOCATED NOT MORE THAN 12" OR LESS THAN 4" FROM EACH END OF EACH PIECE.
5. BOLTS SHALL CONFORM TO ASTM A-307, ALL BOLTS THROUGH WOOD SHALL HAVE 3X3X1/4" SQUARE PLATE WASHERS BETWEEN BOLT HEADS / NUTS AND WOOD BEARING SURFACE. BOLT HOLES SHALL BE BORED 1/32" TO 1/16" LARGER THAN THE BOLT DIAMETER ALL BOLTS SHALL BE RE-TIGHTENED PRIOR TO BUILDING WRAP AND DRYWALL INSTALLATION.
6. PROVIDE 0.058" X 1,1/2" WIDE STEEL TIE STRAPS WITH 6-16d NAILS AT EACH SIDE WHERE PLATES ARE INTERRUPTED BY UTILITY PENETRATIONS AT NON-SHEAR WALLS. IF PENETRATION OCCURS AT SHEAR WALLS, NOTIFY THE ENGINEER PRIOR TO STARTING WORK.
7. WALL FRAMING TO BE 2X STUDS AT 16" O.C. ON EXTERIOR WALLS AND 2X STUDS AT 16" O.C. ON INTERIOR WALLS. PROVIDE DOUBLE TOP PLATE ON ALL WALLS THE MAXIMUM STUD HEIGHT FOR 2X4 EXTERIOR WALL IS 10'. THE MAXIMUM 2X4 INTERIOR WALL HEIGHT IS 14'. THE MAXIMUM NON-BEARING STUD HEIGHT FOR 2X6 STUDS IS 20' U.N.O. ON PLANS.
8. ROOF SHTG SHALL BE INSPECTED PRIOR TO PLACING INSULATION AND ROOFING.
9. ALL STRUCTURAL SHEATHING SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE APA - THE ENGINEERED WOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF PRODUCTS STANDARD DOC PS 1-09, PS2-10, OR PRP-210. ALL SHEATHING WHICH HAS ANY EDGE OR SURFACE PERMANENTLY EXPOSED TO THE WEATHER SHALL BE OF THE EXTERIOR TYPE. SHEATHING LESS THAN 24 INCHES IN ANY DIMENSION SHALL NOT BE USED IN SHEAR WALLS, FLOOR, OR ROOF DIAPHRAGM. SPACING OF 1/8" IS RECOMMENDED AT PANEL EDGES AND EDGES.

ROOF SHEATHING:

15/32 INCH APA RATED SHEATHING, EXP 1, 32/16 SPAN RATING WITH 8d COMMON AT 6" ON-CENTER AT EDGES AND 12" ON-CENTER AT INTERMEDIATE SUPPORT. LAY PANEL WITH FACE GRAIN OR STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND CONTINUOUS OVER TWO OR MORE SPANS.



TYP. ROOF PLYWD. LAYOUT

10. ROOF AND FLOOR SHEATHING, AND SHEAR WALL PANELS, NAILING AND INSTALLATION SHALL BE INSPECTED AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO COVERING.
11. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, CONDUITS, ETC, UNLESS SPECIFICALLY DETAILED ON DRAWINGS.
12. UNLESS NOTED OTHERWISE ON THE PLANS, REFER TO DETAIL 4/SD-2 FOR NAILING SCHEDULE.
13. ALL NAILS SHALL BE COMMON NAILS IN COMPLIANCE WITH FEDERAL SPECIFICATIONS FF-N-105B. SINKERS SHALL NOT BE ALLOWED UNLESS SPECIFIED OR APPROVED BY THE ENGINEER. ALL NAILS EXPOSED TO WEATHER, HEAT AND/OR MOISTURE SHALL BE GALVANIZED.
14. ALL WOOD IN CONTACT WITH THE GROUND, MASONRY, OR CONCRETE WITHIN 18" OF THE GROUND SHALL BE PRESSURE TREATED, OR HEART REDWOOD/CEDAR WITH APPROVED RESISTANCE TO DECAY AND ATTACK FROM INSECTS.
15. ALL FASTENERS IN CONTACT WITH PRESERVATIVE SHALL BE HOT-DIPPED ZINC COATED GALVANIZED WITH COATING WEIGHT PER ASTM A-153 OR STAINLESS STEEL, EXCEPTION: PROVIDE A LETTER FROM THE MANUFACTURER OF THE TREATED WOOD PRODUCT STATING THAT CORROSION RESISTANT FASTENERS ARE NOT REQUIRED.

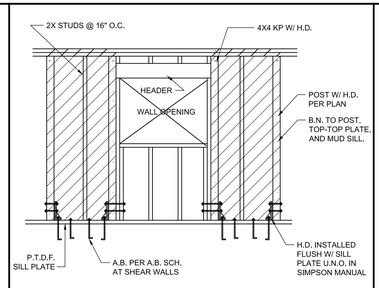
MANUFACTURED LUMBER

1. **GLUE LAMINATED LUMBER SHALL BE OF A COMBINATION AS ESTABLISHED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC), AND FABRICATED BY A LICENSED FABRICATOR IN ACCORDANCE WITH AITC 117, AND PRODUCT STANDARDS PS56.**
2. **SIMPLE SPAN BEAMS SHALL BE COMBINATION 24F-V4, DF/DF.**
3. CANTILEVER AND OR CONTINUOUS BEAMS SHALL BE COMBINATION 24F-V8, DF/DF.
4. **HEEL CUTS NOT ALLOWED UNLESS DETAILED ON DRAWINGS.**
5. **INDIVIDUAL LAMINATIONS SHALL NOT EXCEED 2 INCHES IN NET THICKNESS**
6. **MOISTURE CONTENT SHALL BE FROM 7% TO 12%.**
7. **LAMINATED BEAMS SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:**
   FLEXURAL STRESS Fb = 2,400 PSI
   HORIZONTAL SHEAR PERPENDICULAR TO WIDE FACE Fv = 240 PSI
   MODULUS OF ELASTICITY E = 1.8**/**6
8. **PARALLAM BEAMS SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:**
   FLEXURAL STRESS Fb = 2,900 PSI
   HORIZONTAL SHEAR PERPENDICULAR TO WIDE FACE Fv = 290 PSI
   MODULUS OF ELASTICITY E = 2,0X10**^**6 **PSI**

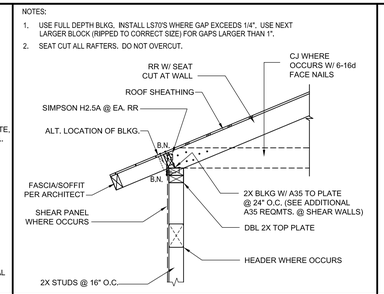
CONCRETE MASONRY

1. ALL BLOCKS SHALL CONFORM TO ASTM C90, LATEST EDITION. MASONRY UNITS SHALL HAVE CURED FOR NOT LESS THAN TWENTY- EIGHT (28) DAYS WHEN PLACED IN THE STRUCTURE. PROVIDE ALL BOND BEAM UNITS, LINTELS, ETC., AS REQUIRED. STRENGTH (f'm) SHALL BE 1,500 **PSI** MINIMUM.
2. SOLID ALL GROUT ALL CELLS UNLESS NOTED OTHERWISE.
3. CLEANOUTS REQUIRED AT THE BOTTOM OF ALL CELLS CONTAINING VERTICAL REINFORCEMENT FOR POURS EXCEEDING 4 FEET IN HEIGHT.
4. MORTAR SHALL BE FRESHLY PREPARED AND UNIFORMLY MIXED AND COMPOSED OF ONE PART PORTLAND CEMENT, 1/4 TO 1/2 PART LIME PUTTY OR HYDRATED LIME AND DAMP LOOSE SAND EQUAL TO 2-1/4 TO 3 TIMES THE SUM OF THE VOLUME OF CEMENT AND LIME USED.
5. GROUT SHALL BE COMPOSED BY VOLUME OF ONE PART PORTLAND CEMENT, TWO TO THREE PARTS SAND, TWO PARTS PEA GRAVEL TO WHICH MAY BE ADDED NOT MORE THAN 1/10 PART HYDRATED LIME OR LIME PUTTY. SUFFICIENT WATER SHOULD BE ADDED TO PRODUCE A CONSISTENCY FOR POURING WITHOUT SEGREGATION OF GROUT CONSTITUENTS.
6. GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS.

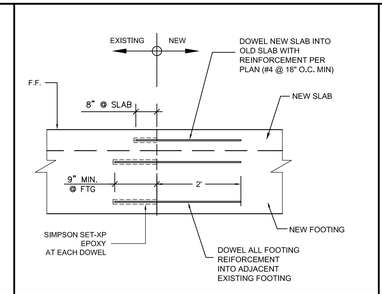
STRUCTURAL SPECIFICATIONS 25



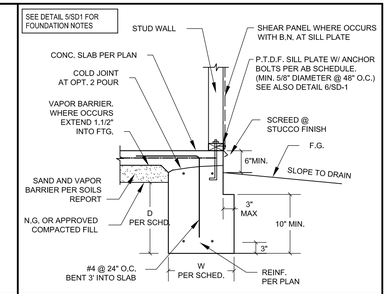
TYPICAL SHEAR WALL 16



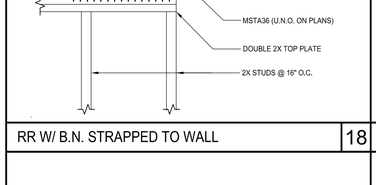
ROOF RAFTER PERPENDICULAR TO EXT. WALL 11



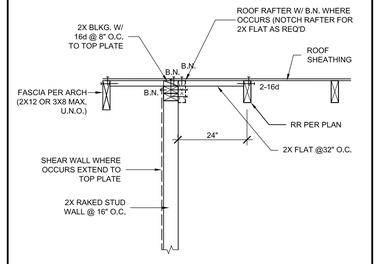
NEW TO EXIST'G FTG. AND SLAB DOWELS 6



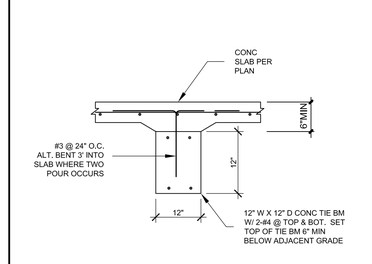
EXTERIOR FOOTING 1



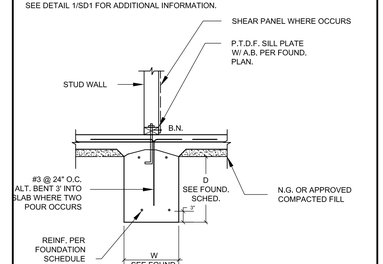
SEE DETAIL 18/SD-4 FOR ADDITIONAL INFORMATION
TYPICAL OPENING IN SHEAR WALL 17



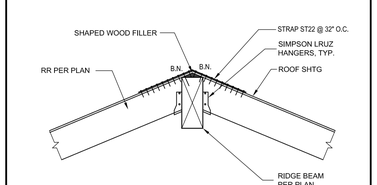
RAFTERS PARALLEL TO EXT. WALL 12



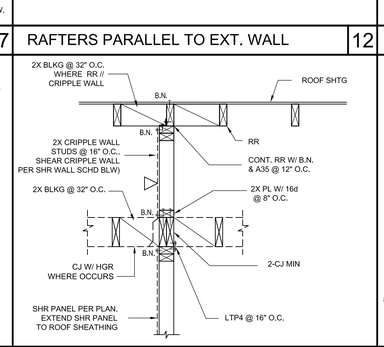
CONC TIE BM 7



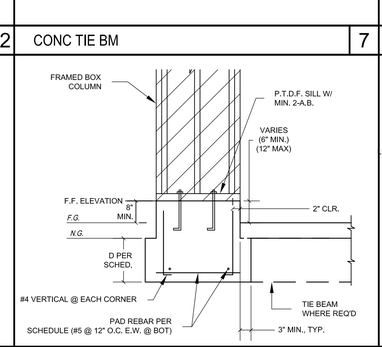
INTERIOR FOOTING 2



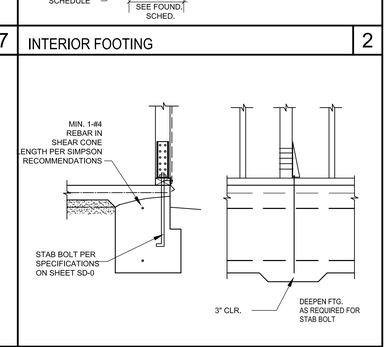
RR W/ B.N. STRAPPED TO WALL 18



EXTENDED SHEAR PANEL TO ROOF 13

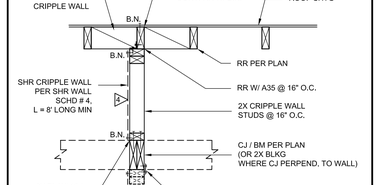


BOX COLUMN FOOTING 8

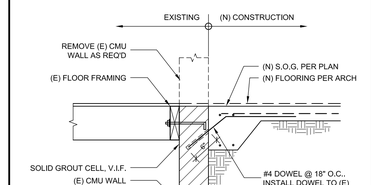


HD HOLDOWN AT SLAB ON GRADE FTG. 3

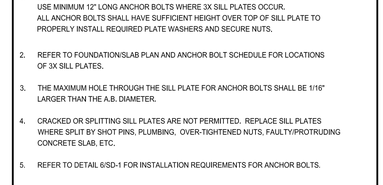
ROOF RAFTER @ RIDGE BEAM 19



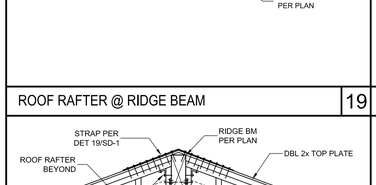
DRAG PANEL-1 14



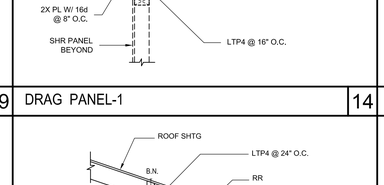
NOTE: SEE DET 1/- FOR INFO NOT SHOWN
(N) S.O.G. @ (E) CMU WALL 9


1. USE MINIMUM 10" LONG ANCHOR BOLTS WHERE 2X SILL PLATES OCCUR. USE MINIMUM 12" LONG ANCHOR BOLTS WHERE 3X SILL PLATES OCCUR. ALL ANCHOR BOLTS SHALL HAVE SUFFICIENT HEIGHT OVER TOP OF SILL PLATE TO PROPERLY INSTALL REQUIRED PLATE WASHERS AND SECURE NUTS.
2. REFER TO FOUNDATION/SLAB PLAN AND ANCHOR BOLT SCHEDULE FOR LOCATIONS OF 3X SILL PLATES.
3. THE MAXIMUM HOLE THROUGH THE SILL PLATE FOR ANCHOR BOLTS SHALL BE 1/16" LARGER THAN THE A.B. DIAMETER.
4. CRACKED OR SPLITTING SILL PLATES ARE NOT PERMITTED. REPLACE SILL PLATES WHERE SPLIT BY SHOT PINS, PLUMBING, OVER-TIGHTENED NUTS, FAULTY/PROTRUDING CONCRETE SLAB, ETC.
5. REFER TO DETAIL 6/SD-1 FOR INSTALLATION REQUIREMENTS FOR ANCHOR BOLTS.
6. EXTEND FOOTING AT VENEER (BRICK, ROCK, ETC.,) UNLESS VENEER MANUFACTURER RECOMMENDS OTHERWISE. ALSO, EXTEND FOOTING AT FIR-OUT ARCHITECTURAL ELEMENTS U.N.O. ON PLAN.
7. SQUARE PLATE WASHERS PER THE SCHEDULE ON SHEET SD-0 ARE REQ'D AT ALL AB'S

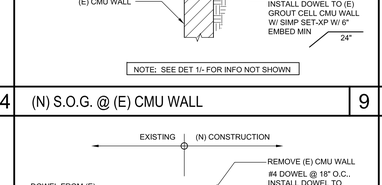
NOTES FOR FOUNDATION DETAILS 4



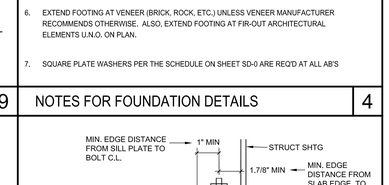
NOTE: LAMINATE STUDS W/ 16d @ 8" O.C, STAGGERED NAILS, TYP.
RIDGE BM & POST 20



DRAG PANEL-2 15



NOTE: SEE DET 1/- FOR INFO NOT SHOWN
(N) SOG @ (E) SOG 10



NOTE:
1. THE MAXIMUM HOLE THROUGH THE SILL PLATE FOR ANCHOR BOLTS SHALL BE 1/16" LARGER THAN THE A.B. DIAMETER.
2. CRACKED OR SPLITTING SILL PLATES ARE NOT PERMITTED. REPLACE SILL PLATES WHERE SPLIT BY SHOT PINS, PLUMBING, OVER-TIGHTENED NUTS, FAULTY/PROTRUDING CONCRETE SLAB, ETC.

TYPICAL ANCHOR BOLT DETAIL 5

△	OCTOBER 10, 2023 1ST SUBMITTAL
△	
△	
△	

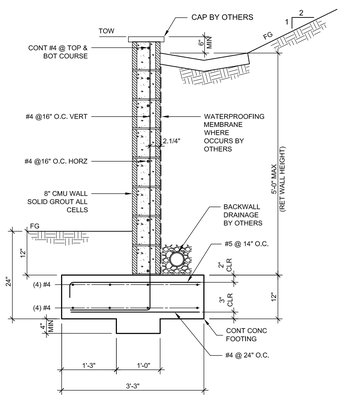
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Sheet Title: STRUCTURAL DETAILS

REGISTERED PROFESSIONAL ENGINEER
RYAN L. LEE
S 04726
12-31-2024
CIVIL
STATE OF CALIFORNIA

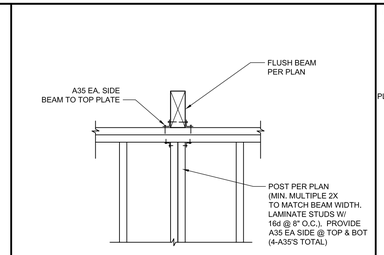
Project Name: SINGLE FAMILY HOUSE ADDITION
930 MIRA VALLE ST
MONTEREY PARK, CA 91754

Date	OCTOBER 10, 2023
Scale	
Drawn	
Job	
Sheet	SD-1
Of	Sheets

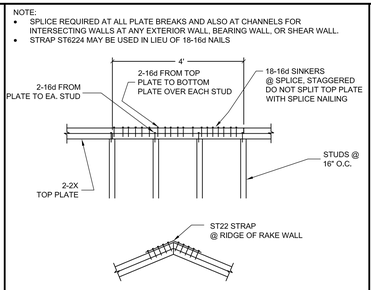


NOTE: PROVIDE EXPANSION JOINT @ 40'-0" MAX

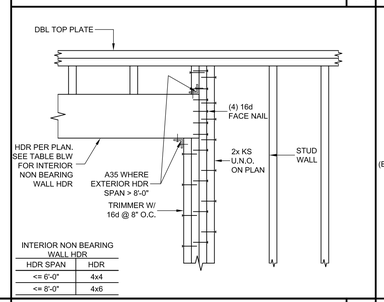
27 TYP SITE RET WALL 22



TYPICAL CEIL'G FLUSH BEAM CONNECTION 16



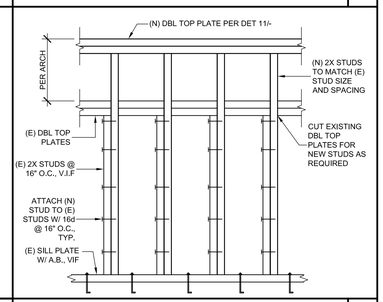
TYPICAL TOP PLATE SPLICE 11



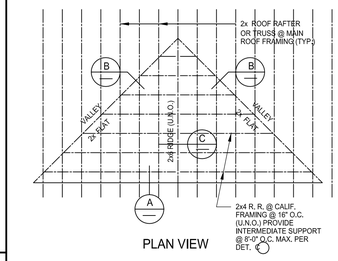
INTERIOR NON BEARING WALL HDR

HDR SPAN	HDR
<= 6'-0"	4x4
<= 8'-0"	4x6

TYP WALL FRAMING 17

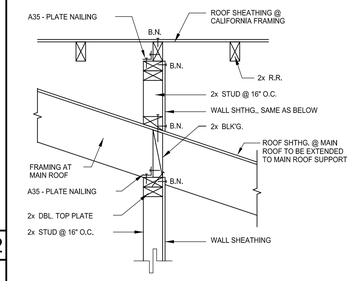


NEW STUD WALL CONSTRUCTION 12

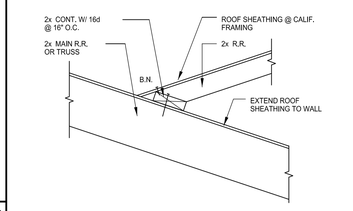


PLAN VIEW

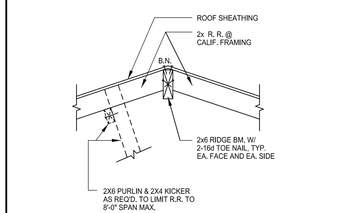
CALIFORNIA FRAMING (OVERFRAMING)



A CALIF. ROOF @ SHEAR WALL

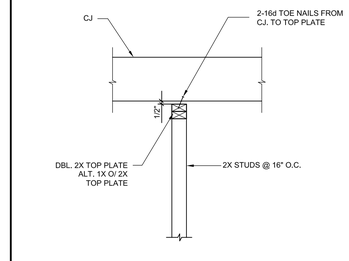


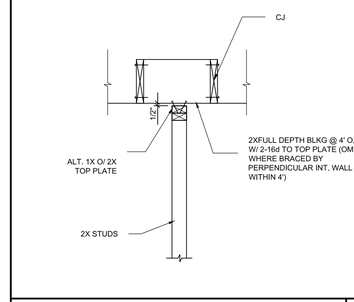
B CALIF. ROOF TO MAIN ROOF



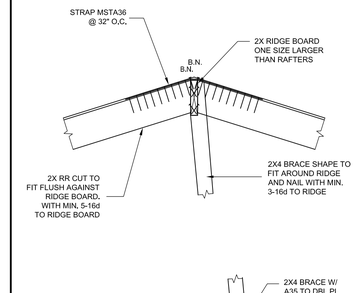
C RIDGE BOARD

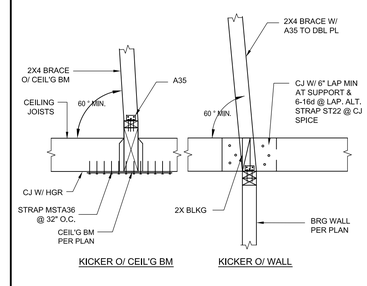
TYP. OVER FRAMED ROOF 9





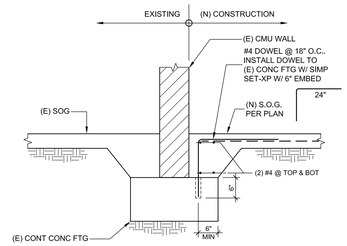
BRACE FOR NON-BEARING INTERIOR WALL 2



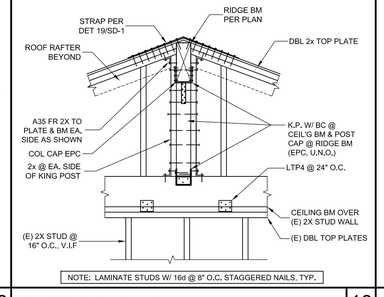


KICKER O/ CEIL'G BM KICKER O/ WALL

RIDGE BOARD O/ CEIL'G BM / BRG WALL 4

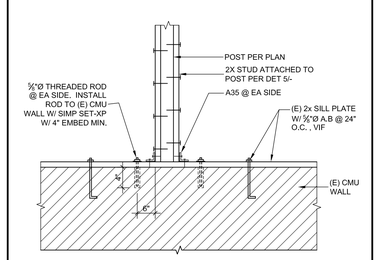


28 (N) SOG @ (E) CMU WALL & (E) SOG 23



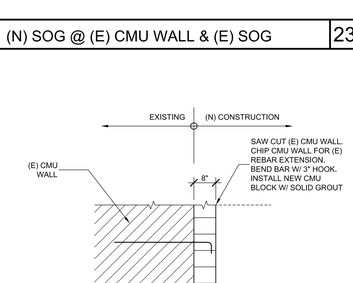
NOTE: LAMINATE STUDS W/ 16d @ 8" O.C. STAGGERED NAILS, TYP.

RIDGE BM @ CEILG BM 18

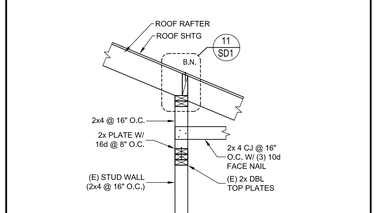


(N) POST @ (E) CMU WALL 13

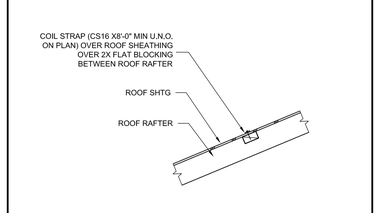
TYPICAL POCKETED BEAM 5



29 SAW CUT (E) CMU WALL 24



VAULTED CEIL'G @ FLAT CEIL'G 19



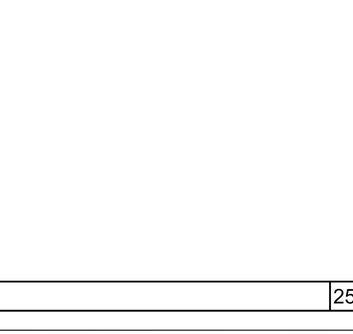
STRAP @ ROOF 14

C RIDGE BOARD

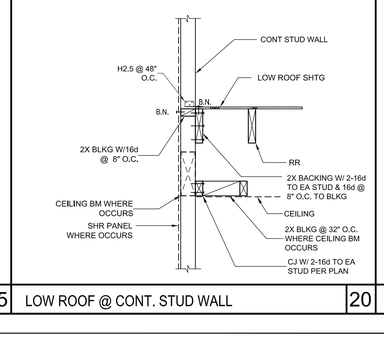
TYP. OVER FRAMED ROOF 9

KICKER O/ CEIL'G BM KICKER O/ WALL

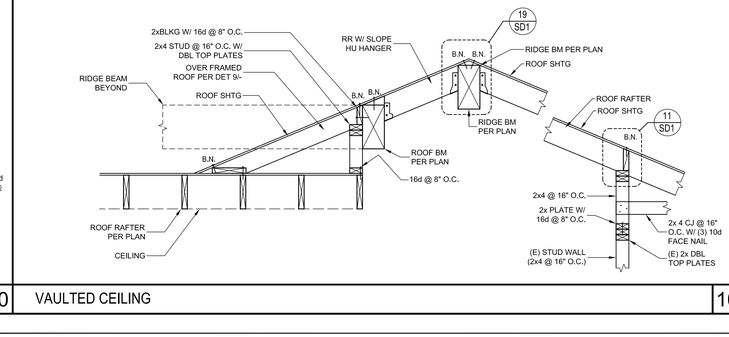
RIDGE BOARD O/ CEIL'G BM / BRG WALL 4



30 25



LOW ROOF @ CONT. STUD WALL 20



VAULTED CEILING 10

TYPICAL POCKETED BEAM 5

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1	OCTOBER 10, 2023 1ST SUBMITTAL
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3	
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Sheet Title: STRUCTURAL DETAILS

REGISTERED PROFESSIONAL ENGINEER — S 04726 — 12-31-2024 — STRUCTURAL — STATE OF CALIFORNIA

Project Name: SINGLE FAMILY HOUSE ADDITION
930 MIRA VALLE ST
IMONTEREY PARK, CA 91754

Date: OCTOBER 10, 2023
Scale:
Drawn:
Job:
Sheet: SD-2
Of: Sheets

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFMS0	CFMS0
Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. [gal]	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location
DHW Heater 1	Gas	Small Instantaneous	1	0	Ef	0.82	Btu/hr	200000	0	70	n/a	

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status
E Wall	Single Family Home Addition Zone	R-15 Wall	83	Back	351	31.25	90	Extension	New
S Wall	Single Family Home Addition Zone	R-15 Wall	173	Right	234	56	90	Extension	New
W Wall	Single Family Home Addition Zone	R-15 Wall	263	Front	216	52	90	Extension	New
Interior Surface	Single Family Home Addition Zone	R-0 Wall	n/a	n/a	176	0	n/a		New
Interior Surface-2	Single Family Home Addition Zone	R-0 Wall	n/a	n/a	100	0	n/a		New

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Cathedral Ceiling 1	Single Family Home Addition Zone	R-38 Roof Rafter	263	Front	715	0	4	0.27	0.92	Yes

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
B	Window	E Wall	Back	83	2.5	1.5	3	11.25	0.3	NFRC	0.22	NFRC	Bug Screen

GENERAL INFORMATION

01	Project Name	Single Family Home Addition	
02	Run Title	Title 24 Analysis	
03	Project Location	930 Mira Valle Street	
04	City	Monterey Park,CA	05 Standards Version: 2022
06	Zip code	91770	07 Software Version: CBECC-Res 2022.3.0
08	Climate Zone	9	09 Front Orientation (deg/ Cardinal): 263
10	Building Type	Single family	11 Number of Dwelling Units: 1
12	Project Scope	Newly Constructed Addition	13 Number of Bedrooms: 4
14	Addition Cond. Floor Area (ft²)	715	15 Number of Stories: 1
16	Existing Cond. Floor Area (ft²)	1010	17 Fenestration Average U-factor: 0.3
18	Total Cond. Floor Area (ft²)	1725	19 Glazing Percentage (%): 13.88%
20	ADU Bedroom Count	n/a	21 ADU Conditioned Floor Area: n/a
22	Fuel Type	Natural gas	23 Occupancy U: No

ADDITION ALONE - Project Analysis Parameters

01	02	03	04	05	06
Existing Area (excl. new addition) (ft2)	Addition Area (excl. existing) (ft2)	Total Area (ft2)	Existing Bedrooms	Addition Bedrooms	Total Bedrooms
1010	715	1725	2	2	4

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
FAU	Heating and cooling system other	FAU Unit	1	Cooling System 1	1	HVAC Fan 1	Distribution System 1	n/a

HVAC - HEATING UNIT TYPES

01	02	03	04	05
Name	System Type	Number of Units	Heating Efficiency	Heating Unit Brand
FAU Unit	Central gas furnace	1	AFUE - 80	n/a

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08	09
Name	System Type	Number of Units	Efficiency Metric	Efficiency EER/EER2/CEER	Efficiency SEER/SEER2	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling System 1	Central split AC	1	EER2/SEER2	12.48	18	Not Zonal	Single Speed	Cooling System 1-hers-cool

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification
			Supply	Return	Supply	Return	Supply	Return			
Distribution System 1	Conditioned space-entirely	Non-Verified	R-4.2	R-4.2	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Existing (not specified)	Distribution System 1-hers-dist

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
S	Window	S Wall	Right	173	8	7	1	56	0.3	NFRC	0.22	NFRC	Bug Screen
A	Window	W Wall	Front	263	4	4	2	32	0.3	NFRC	0.22	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
1	E Wall	20	0.2
1-2	W Wall	20	0.2

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang					Left Fin				Right Fin			
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
B	1.6	1.6	6	6	1.6	0	0	0	0	0	0	0	0
S	1.6	1.6	6	6	1.6	0	0	0	0	0	0	0	0
A	1.6	1.6	6	6	1.6	0	0	0	0	0	0	0	0

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	14.37	0	18.01	0	-3.64
Space Cooling	0	23.55	0	27.42	0	-3.87
IAQ Ventilation	0	11.4	0	3.26	0	8.14
Water Heating	0	39.53	0	39.53	0	0
Self Utilization/Flexibility Credit						
Efficiency Compliance Total	0	88.85	0	88.22	0	0.63
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	6.87	0	6.87		
Appl. & Cooking	0	46.84	0	46.8		
Plug Loads	0	64.62	0	64.62		
Outdoor Lighting	0	4	0	4		
TOTAL COMPLIANCE	0	211.18	0	210.51		

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Not Required	0

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE	Includes Fault Indicator Display?	HERS Verification	Status
5Fam IAQVentRpt 1-1	100	0.1	Exhaust	No	n/a / n/a	No	No	

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	Single Family Home Addition Zone	715	114	none	0	80%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.081	Inside Finish: Gypsum Board Sheathing / Insulation: Wood Siding/sheathing/decking Cavity / Frame: R-15 / 2x4 Sheathing / Insulation: Wood Siding/sheathing/decking Exterior Finish: 3 Coat Stucco
R-38 Roof Rafter	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-38	None / None	0.037	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Radiant Barrier Cavity / Frame: R-38 / 2x4 Sheathing / Insulation: Wood Siding/sheathing/decking Inside Finish: Gypsum Board
R-0 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board

ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Compliance Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	35.88	35.82	0.06	0.17
Net EUI[2]	35.88	35.82	0.06	0.17

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- IAQ Ventilation System: as low as 0.1 W/CFM
- Cool roof
- Window overhangs and/or fins
- Non-standard duct location (any location other than attic)

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Quality insulation installation (QII)
- Kitchen range hood
- Refrigerant Charge verification required if a refrigerant containing component is altered
- Duct Sealing required if a duct system component, plenum, or air handling unit is altered

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Single Family Home Addition Zone	Conditioned	FAU	715	9	DHW Sys 1	New

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Albert Luu	Documentation Author Signature: Albert Luu
Company: DHL Consultant	Signature Date: 10/11/2023
Address: 10732 La Batista Ave	CEA / HERS Certification Identification (if applicable): 619-22-30106
City/State/Zip: Fountain Valley, CA 92708	Phone: (714) 679-6472

CABEC Certified Energy Analyst

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Peter Thai	Responsible Designer Signature: Peter Thai
Company: Wytestudios.com	Date Signed: 10/11/2023
Address: 301 E Arlight St	License:
City/State/Zip: Monterey Park, CA 91755	Phone: 6262839494

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

WYTE STUDIOS
ARCHITECTURE & DESIGN
PETER THAI
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WWW.WYTESTUDIOS.COM

PROJECT NUMBER:
230421WK1SCHA

PROJECT
SINGLE FAMILY HOUSE ADDITION

930 MIRA VALLE ST.,
MONTEREY PARK, CA
91754

DATE

[redacted]

ISSUE DRAWING LOG

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T24 CALCS

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