

NOTICE OF APPROVAL

The Department of Community Planning & Building of the City of Carmel-by-the-Sea has approved a Project pursuant to the City's Municipal Code. Persons interested in the project may review additional materials available at the Department of Community Planning & Building located at City Hall on Monte Verde Street between Ocean and 7th Avenues, phone number 831-620-2010.

<u>The decision to approve this project may be appealed within 10 days from the date of this</u> by filing a written appeal with the Department of Community Planning & Building.

Planning Case #: Design Study 23154

Owner Name: SCHAEFER SYLVIA & MILLER KIRK T

Case Planner: Suray Nathan, Assistant Planner

Date Posted: _____

Date Approved:	08/22/2023
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Project Location: 1st Avenue 2 NE of Carpenter

APN #: 009144005000 **BLOCK/LOT:** 2/6 & 8

Applicant: Jeremy McCullough

Project Description: Authorizes reducing site coverage from 2,212 SF to 578 SF (54 percent permeable), installing two planters in the backyard, and a generator outside the setbacks.

Can this project be appealed to the Coastal Commission? Yes 🗆 No 🗹

Upon completion of the 10 calendar-day appeal period, please return this form, along with the *Affidavit of Posting*, to the case planner noted above.

	CONDITIONS OF APPROVAL	
No.	Standard Conditions	
1.	Authorization. Approval of Design Study (DS 23-154 (Schaefer) authorizes reducing site coverage from 2,212 SF to 578 SF (54 percent permeable), installing two planters in the backyard, and a generator outside the setbacks located on 1st Ave 2 NE of Carpenter in the Single-Family Residential (R-1) District as depicted in the plans prepared by Jeremy McCullough stamped approved and on file in the Community Planning & Building Department, unless modified by the conditions of approval contained herein.	✓
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	~
3.	Permit Validity. This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.	1
5.	Service Laterals. All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	✓
6.	Fire Sprinklers - Residential. Additions, alterations or repairs to existing structures that involve the addition, removal or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135.	✓
7.	Modifications. The applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of	✓

	Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	
8.	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings that is not listed on this form, shall not be deemed approved upon issuance of a building permit.	
9.	Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by Planning Staff, the Planning Commission, or the City Council on appeal, and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern, unless otherwise approved in writing by the Community Planning & Building Director, or their designee.	
	When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.	
	Landscape Conditions	
10.	Landscape Plan. All new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on-site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	 Image: A start of the start of
11.	Tree Removal. Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	~

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12.	Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the	√
	building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	
13.	Erosion Control in the Right-of-Way. Projects with a natural slope within the right-of- way immediately adjacent to the property where parking is not practical shall install jute netting and a drought tolerant ground cover to manage post-construction erosion control. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" located in the Forest Management Plan.	✓
14.	 Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. Excavation within 6 feet of a tree trunk is not permitted. No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels. Tree Protection Zone The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed 18 inches radially from the tree for every one then 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection zone is at or within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. The Structural Root Zone Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavat	

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sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place. 15. Exterior Lighting. Exterior lighting shall be limited to 25 watts or less (incandescent \checkmark equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer's specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application. Indemnification. The applicant agrees, at his or her sole expense, to defend, 16. \checkmark indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto. Driveway. The driveway material shall extend beyond the property line into the public 17. \checkmark right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. The driveway material and asphalt connection shall be clearly identified on the construction drawings submitted with the building permit application. If a driveway is proposed to be sand set a dimensioned construction detail showing the base material shall be included in the construction drawings. 18. Hazardous Materials Waste Survey. A hazardous materials waste survey shall be \checkmark required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.

19.	Cultural Resources. All new construction involving excavation shall immediately cease	\checkmark
	if cultural resources are discovered on the site, and the applicant shall notify the	
	Community Planning & Building Department within 24 hours. Work shall not be	
	permitted to recommence until such resources are properly evaluated for	
	significance by a qualified archaeologist. If the resources are determined to be	
	significant, prior to resumption of work, a mitigation and monitoring plan shall be	
	prepared by a qualified archaeologist and reviewed and approved by the Community	
	Planning and Building Director. In addition, if human remains are unearthed during	
	excavation, no further disturbance shall occur until the County Coroner has made the	
	necessary findings as to origin and distribution pursuant to California Public	
	Resources Code (PRC) Section 5097.98.	
20.	Truck Haul Route. Prior to Building Permit issuance, the applicant shall provide for City	\checkmark
	(Community Planning and Building Director in consultation with the Public Services	
	and Public Safety Departments) review and approval, a truck-haul route and any	
	necessary temporary traffic control measures for the grading activities. The applicant	
	shall be responsible for ensuring adherence to the truck-haul route and	
	implementation of any required traffic control measures.	
21.	USA North 811. Prior to any excavation or digging, the applicant shall contact the	\checkmark
	appropriate regional notification center (USA North 811) at least two working days,	
	but not more than 14 calendar days, prior to commencing that excavation or digging.	
	No digging or excavation is authorized to occur on site until the applicant has	
	obtained a Ticket Number and all utility members have positively responded to the	
	dig request. (Visit USANorth811.org for more information)	
22.	Conditions of Approval. All conditions of approval for the Planning permit(s) shall be	\checkmark
	printed on a full-size sheet and included with the construction plan set submitted to	
	the Building Safety Division.	
	ENVIRONMENTAL COMPLIANCE CONDITIONS	
23.	Drainage Plan. Prior to issuance of a building permit, the applicant shall provide a	\checkmark
	drainage plan that meets the requirements of the City's drainage guidance, SOG 17-	
	07. At a minimum, new and replaced impervious area drainage must be dispersed	
	around the site rather than focused into one corner of the property, infiltration	
	features must be sized appropriately and must be located at least 6 feet from	
	neighboring properties. The drainage plan shall include information on drainage from	
	new impervious areas and semi-pervious areas.	
24.	BMP Tracking Form. Prior to issuance of a building permit, the applicant shall submit	\checkmark
	a completed BMP Tracking form for review and approval by the City of Carmel.	
25.	Semi-Permeable Surfaces. Prior to issuance of a building permit, the applicant shall	\checkmark
	provide cross-section details for semi-permeable surfaces.	
26.	Erosion and Sediment Control Plan. Prior to issuance of a building permit, the	\checkmark
	applicant shall provide an erosion and sediment control plan that includes locations	
	and installation details for erosion and sediment control BMPs, material staging	
	areas, and stabilized access for review and approval by the City of Carmel.	

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	SPECIAL CONDITIONS	
27.	Electrical Permit. Prior to the issuance of a building permit, the applicant is required	\checkmark
	to apply for an electrical permit for the installation of the generator.	
28.	Site Coverage. Prior to the final inspection, the applicant shall remove 1,634 square	
	feet of site coverage from approximately 2,212 square feet to 578 square feet to	
	comply with zoning requirement.	
29.	Inspection. The City shall be allowed inspection of the affected premises periodically	
	as necessary.	
30.	Final Inspection. A final inspection is required by the Planning Division.	\checkmark

Acknowledgement and acceptance of conditions of approval:

Property Owner Signature

Printed Name

Date

Once signed, please email to <u>snathan@ci.carmel.ca.us</u>.

CONTACT INFO

CARMEL-BY-THE-SEA PLANNING DEPARTMENT APPROVED

Permit #: DS 23-154 (Schaefer) Date Approved: 08/22/2023 Planner: Suray Nathan.

KELLY CONSTRUCTION 111 HARVEST ST. SALINAS, CA 93901 CSLB# 899820 tedkelly831@yahoo.com (831) 235-4884

ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING CODES-

- CALIFORNIA FIRE CODE 2022

- REQUIREMENTS

OWNER / APPLICANT

SYLVIA SCHAEFER & KIRK MILLER **1ST 2 NE CARPENTER** CARMEL CA 93923 ssylvia52@yahoo.com

DESIGNER

MONTEREY BUILDING DESIGN PO BOX 222161 CARMEL, CA 93922 info@montereybuildingdesign.com (831) 620-9170

CONTRACTOR

PROJECT DESCRIPTION

OWNER PROPOSES TO REPLACE EXISTING DECOMPOSED GRANITE COVERAGE WITH 315 SQFT OF PERMEABLE PATIO, INSTALL TWO PLANTERS AND ADD A BACK-UP GENERATOR.

SITE DETAILS

ADDRESS: APN: OWNER/APPLICANT: ZONING: SITE AREA: **RESIDENCE**: YEAR BUILT: WASTE: WATER: ELECTRICITY/GAS: CONSTRUCTION TYPE: V-B OCCUPANCY: FIRE SUPPRESSION:

1ST 2 NE CARPENTER, CARMEL AP# 009-144-005-000 SYLVIA SCHAEFER & KIRK MILLER R-1 4,000 SQFT 1,583 SQFT 2008 MUNICIPAL MUNICIPAL PGE R-3 YES

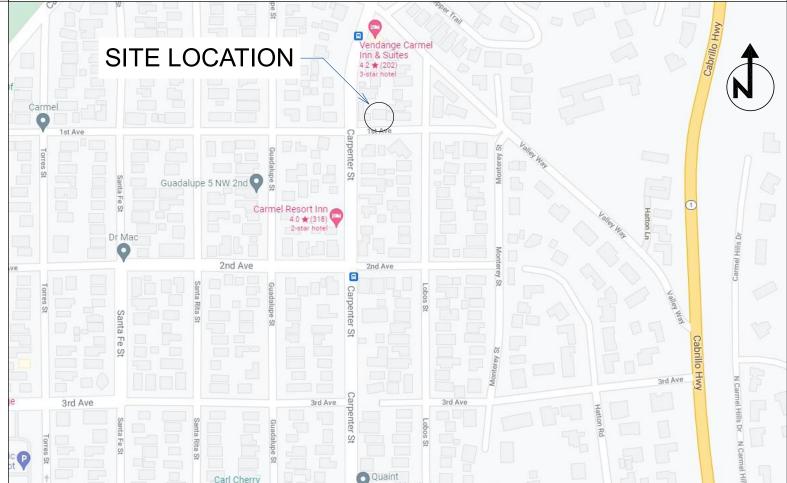
SITE AREA

SITE COVERAGE CALCULATION	EXISTING		PROPOSED	
LOT SIZE	4,000	SQFT	4,000	SQFT
DRIVEWAY	101	SQFT	191	SQFT
CONC. LANDINGS		SQFT		SQFT
COMPACTED D.G.	1,949	SQFT	0	SQFT
TOTAL IMPERMEABLE	2,212	SQFT	263	SQFT
PLANTERS	0	SQFT	26	SQFT
PATIO PAVERS- SAND SET	0	SQFT	315	SQFT
TOTAL PERMEABLE	0	SQFT	315	SQFT
				-
TOTAL COVERAGE	2,212	SQFT	578	SQFT
MAX ALLOWED	556		556	
W/ 4% PERMEABLE BONUS FOR DRIVEWAY	578		578	

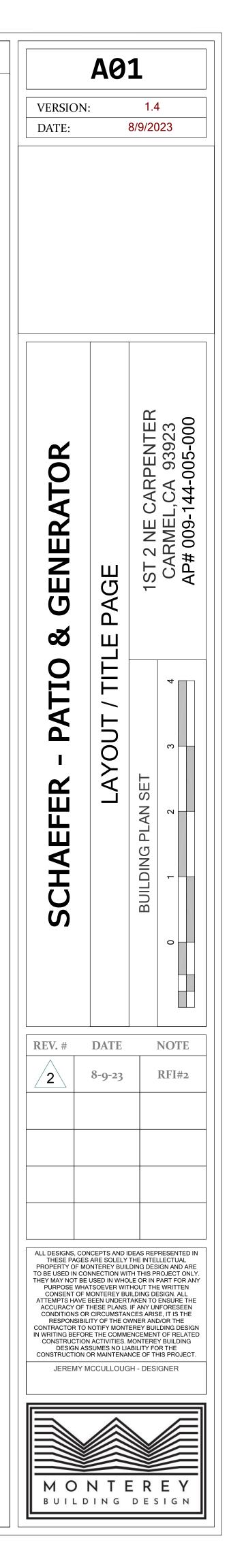
NOTES

- CALIFORNIA RESIDENTIAL CODE 2022 - CALIFORNIA MECHANICAL CODE 2022 - CALIFORNIA PLUMBING CODE 2022 - CALIFORNIA ELECTRICAL CODE 2022 - CALIFORNIA ENERGY CODE 2022 - CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 - CITY OF CARMEL AMENDMENTS AND REGULATORY

SITE LOCATION



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A01	LAYOUT / TITLE PAGE	
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A02	PLOT PLAN	
A2.1	DRAINAGE PLAN	
A03	DETAILS	
E01	ELECTRICAL PLAN	



GENERAL BUILDING NOTES

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

CALIFORNIA GREEN BUILDING NOTES:

SEPERATE AND RECYCLE ATLEAST 65% OF ALL CONSTRUCTION WASTE ADHESIVES, SEALANTS, CAULKS, PAINTS, STAINS AND OTHER COATINGS SHALL COMPLY WITH VOC LIMITS SET FORTH IN TABLE 4.504.1, TABLE 4.504.2 AND TABLE 4.504.3. CANTRACTOR SHALL PROVIDE BUILDING DEPARTMENT WITH MANUFACTURERS PRODUCT SPECIFICATIONS UPON REQUEST. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.

CARPENTRY

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION. LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR ICF SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

WINDOW NOTES:

ALL WINDOWS SHALL CONFORM TO WINDOW SCHEDULE.

DOOR NOTES:

ALL WALK-THRU EXTERIOR DOORS SHALL BE SOLID CORE

INTERIOR DOORS SHALL BE PAINTED.

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

CONCRETE NOTES:

1. ALL CONCRETE AND REINFORCEMENT SHALL CONFORM TO THE MORE STRINGENT REQUIREMENTS OF THE LATEST EDITION OF EITHER THE A.C.I., C.R.C., OR C.B.C. 2. ALL CONCRETE SHALL ATTAIN A MINIMUM STRENGTH OF 2500 P.S.I. IN 28 DAYS U.N.O. DESIGN MIXTURE SHALL BE 5-1/2 SACK CEMENT PER CUBIC YARD CONCRETE. COARSE AGGREGATE SHALL BE 3/4" U.N.O. THE USE OF A DESIGN PUMP MIXTURE MAY BE SUBSTITUTED IF THE CEMENT RATIO IS INCREASED TO 6 SACKS U.N.O. 3. ALL CEMENT SHALL BE PORTLAND TYPE I OR TYPE II OF A.S.T.M. (C-150)

4. THERE SHALL BE NO ADMIXTURES USED UNLESS SPECIFIED OR APPROVED BY THE ENGINEER 5. ALL CONCRETE SHALL BE VIBRATED AND PLACED IN ACCORDANCE WITH A.S.T.M. (C-143)

U.N.O. 6. ALL CONCRETE SHALL BE CURED BY KEEPING THE EXPOSED SURFACES CONTINUOUSLY

MOIST FOR A 7 DAY PERIOD AND BY USING AN APPROVED CURING COMPOUND AFTER 7 DAY WET CURE. 7. ALL CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE ENGINEER.

8. SLABS SHALL NOT EXCEED 20' IN ANY DIRECTION WITHOUT A CONTROL JOINT PERPENDICULAR TO THAT DIRECTION U.N.O.

9. THE ENGINEER SHALL BE NOTIFIED PROMPTLY OF: CONCRETE WHICH SHOWS HONEYCOMBING, SPALLING, CRACKING, OR OTHER SIGNS OF INADEQUATE STRENGTH; LACK. MISPLACEMENT, OR UNDER SIZING OF ANCHOR HARDWARE. ANY UNCERTAINTY ABOUT HARDWARE OR REINFORCEMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PLACING OF CONCRETE.

10. THE BUILDING INSPECTOR AND, WHEN SPECIFIED, ENGINEER SHALL INSPECT REINFORCEMENT AND HARDWARE BEFORE CONCRETE IS PLACED. 11. ALL FALSEWORK AND FORMING DESIGN AND CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. FALSEWORK MUST STAY IN PLACE UNTIL CONCRETE REACHES A

STRENGTH OF 2000 P.S.I. 12. CONCRETE CYLINDER SAMPLES SHOULD BE TAKEN THROUGHOUT EACH STAGE OF THE FOUNDATION PLACEMENT AND TESTED FOR COMPRESSIVE STRENGTH WHERE MINIMUM

REQUIRED STRENGTH IS GREATER THAN 2500 P.S.I 13. ALL CONCEALED BOLTS AND/OR NUTS SHALL BE RE-TIGHTENED PRIOR TO APPLYING COVERINGS.

14. HARDWARE SIZE, EMBEDMENT, FASTENERS, AND MEMBERS RECEIVING FASTENERS SHALL MEET THE MOST STRINGENT SPECIFICATION OF THE STANDARD OR SPECIFIC DETAIL. WHERE INTERSECTIONS OF HARDWARE ASSEMBLIES APPEAR TO CONFLICT WITH THE REQUIREMENTS OF ANY INDIVIDUAL STRUCTURAL DETAIL OR INTERFERE WITH STRUCTURAL CONTINUITY, OR UNCERTAINTIES ABOUT INSTALLATION OF THE HARDWARE

EXIST, CONTACT THE ENGINEER BEFORE CONTINUING THIS WORK. 15. ALL MANUFACTURED METAL CONNECTORS INDICATED IN DRAWINGS ARE "SIMPSON STRONG TIE" UNLESS OTHERWISE SHOWN. SUBSTITUTIONS MAY BE MADE WITH HARDWARE I.C.C RATED TO PERFORM EQUAL OR BETTER THAN THE SPECIFIC SIMPSON HARDWARE CONTRACTOR SHALL TAKE RISK FOR THE SUITABILITY OF ANY SUBSTITUTION HARDWARE NOT SPECIFICALLY AUTHORIZED BY ENGINEER

STRUCTURAL HARDWARE:

- 1. ALL CONCEALED BOLTS AND/OR NUTS SHALL BE RE-TIGHTENED PRIOR TO APPLYING
- COVERINGS. 2. HARDWARE SIZE, EMBEDMENT, FASTENERS, AND MEMBERS RECEIVING FASTENERS SHALL MEET THE MOST STRINGENT SPECIFICATION OF THE STANDARD OR SPECIFIC DETAIL. WHERE INTERSECTIONS OF HARDWARE ASSEMBLIES APPEAR TO CONFLICT WITH THE REQUIREMENTS OF ANY INDIVIDUAL STRUCTURAL DETAIL OR INTERFERE WITH STRUCTURAL CONTINUITY, OR UNCERTAINTIES ABOUT INSTALLATION OF THE HARDWARE EXIST, CONTACT THE ENGINEER BEFORE CONTINUING THIS WORK.
- 3. ALL MANUFACTURED METAL CONNECTORS INDICATED IN DRAWINGS ARE "SIMPSON STRONG TIE" UNLESS OTHERWISE SHOWN. SUBSTITUTIONS MAY BE MADE WITH HARDWARE I.C.C RATED TO PERFORM EQUAL OR BETTER THAN THE SPECIFIC SIMPSON HARDWARE CONTRACTOR SHALL TAKE RISK FOR THE SUITABILITY OF ANY SUBSTITUTION HARDWARE NOT SPECIFICALLY AUTHORIZED BY ENGINEER.

SITE CONTROL DURING CONSTRUCTION:

THE APPLICANT AND/OR PROPERTY OWNER SHALL ADHERE TO THE FOLLOWING DUST CONTROL MEASURES: 1. WATER ALL ACTIVE CONSTRUCTION ARES TWICE PER DAY AND USE EROSION CONTROL MEASURES TO PREVENT WATER RUNOFF CONTAINING SILT AND DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM. 2. COVER TRUCKS HAULING SOIL SAND AND OTHER LOOSE MATERIAL. 3. PAVE, WATER OR APPLY NON-TOXIC SOIL STABILIZERS ON UNPAVED ACCESS ROADS AND PARKING AREAS. 4. SWEEP PAVED ACCESS ROADS AND PARKING AREAS DAILY. 5. SWEEP STREETS DAILY IF VISIBLE MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.

HOURS OF CONSTRUCTION :

THE OPERATION OF TOOLS AND EQUIPMENT USED IN CONSTRUCTION SHALL BE LIMITED TO THE HOURS AUTHORIZED BY LOCAL AUTHORITY. NO HEAVY EQUIPMENT RELATED CONSTRUCTION ACTIVITY IS ALLOWED ON SUNDAYS OR HOLIDAYS. IF THE CITY ADOPTS A NOISE ORDINANCE IN THE FUTURE, APPLICABLE PROVISIONS OF SAID ORDINANCE SHALL REPLACE THIS CONDITION. DISCOVERY OF PREHISTORIC OR ARCHAEOLOGICAL RESOURCES

SHOULD CONCENTRATIONS OF ARCHAEOLOGICAL OR PALEONTOLOGICAL MATERIALS BE ENCOUNTERED DURING CONSTRUCTION OR GRADING OPERATIONS, ALL GROUND-DISTURBING WORK SHALL BE TEMPORARILY HALTED ON THE SITE AND THE COMMUNITY DEVELOPMENT DEPARTMENT CONTACTED. WORK NEAR THE ARCHAEOLOGICAL FINDS SHALL NOT BE RESUMED UNTIL A QUALIFIED ARCHAEOLOGIST HAS EVALUATED THE MATERIALS AND OFFERED RECOMMENDATIONS FOR FURTHER ACTION. PREHISTORIC MATERIALS THAT COULD BE ENCOUNTERED INCLUDE: OBSIDIAN OR CHERT FLAKES OR TOOLS, LOCALLY DARKENED MIDDEN, GROUND STONE ARTIFACTS, DEPOSITIONS OF SHELL DIETARY BONE, AND HUMAN BURIALS. SHOULD HUMAN REMAINS BE UNCOVERED, STATE LAW REQUIRES EXCAVATION IS HALTED IN THE IMMEDIATE AREA AND THAT THE COUNTY CORONER BE CONTACTED IMMEDIATELY. SHOULD THE CORONER DETERMINE THAT THE REMAINS ARE LIKELY THOSE OF A NATIVE AMERICAN, THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION MUST BE CONTACTED WITHIN 24 HOURS OF IDENTIFICATION. THE HERITAGE COMMISSION CONSULTS WITH THE MOST LIKELY NATIVE AMERICAN DESCENDANTS TO DETERMINE THE APPROPRIATE TREATMENT OF THE REMAINS.

ADDRESS IDENTIFICATION:

PRIOR TO CONSTRUCTION, A LEGIBLE ADDRESS IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ALL ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL NOT BE LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. **ROT / DECAY RESISTANCE NOTES:**

R317.1 LOCATION REQUIRED

PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1

- 1 WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) OR WOOD GIRDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.
- 2 WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND.
- 3 SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIFR
- 4 THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1 /2 INCH (12.7 MM) ON TOPS, SIDES AND ENDS. 5 WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND OR LESS THAN 2 INCHES (51 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO
- SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER 6 WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. THE IMPERVIOUS MOISTURE BARRIER SYSTEM PROTECTING THE STRUCTURE SUPPORTING FLOORS SHALL PROVIDE POSITIVE DRAINAGE OF WATER THAT INFILTRATES
- THE MOISTURE-PERMEABLE FLOOR TOPPING. 7 WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

R317.1.1 FIELD TREATMENT FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.

R317.1.2 GROUND CONTACT ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT THAT UNTREATED WOOD USED ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER SHALL NOT BE REQUIRED TO BE PRESSURE-

PRESERVATIVE TREATED.

R507.2.3 FASTENERS AND CONNECTORS METAL FASTENERS AND CONNECTORS USED FOR ALL DECKS SHALL BE IN ACCORDANCE WITH SECTION R317.3 AND TABLE R507.2.3

TABLE R507.2.3

	17	DLL 11307.2.3	
ITEM	MATERIAL	MINIMUM FINISH/COATING	ALTE
NAILS AND TIMBER RIVETS	IN ACCORDANCE WITH ASTM F1667	HOT-DIPPED GALVANIZED PER ASTM A153	STAIN SILIC COPF
BOLTS LAG SCREWS (INCLUDING NUTS AND WASHERS)	IN ACCORDANCE WITH ASTM A307 (BOLTS), ASTM A563 (NUTS), ASTM F844 (WASHERS)	HOT-DIPPED GALVANIZED PER ASTM A153, CLASS C (CLASS D FOR 3 /8-INCH DIAMETER AND LESS) OR MECHANICALLY GALVANIZED PER ASTM B695, CLASS 55 OR 410 STAINLESS STEEL	STAIN SILIC COPF
METAL CONNECTORS	PER MANUFACTURER'S SPECIFICATION	ASTM A653 TYPE G185 ZINC COATED GALVANIZED STEEL OR POST HOT-DIPPED GALVANIZED PER ASTM A123 PROVIDING A MINIMUM AVERAGE COATING WEIGHT OF 2.0 OZ./FT2	STAIN

CBC 2304.10.5.1 FASTENERS AND CONNECTORS FOR PRESERVATIVE-TREATED WOOD FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. STAPLES SHALL BE OF STAINLESS STEEL. FASTENERS OTHER THAN NAILS, STAPLES, TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B695, CLASS 55 MINIMUM. CONNECTORS THAT ARE USED IN EXTERIOR APPLICATIONS AND IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL HAVE COATING TYPES AND WEIGHTS IN ACCORDANCE WITH THE TREATED WOOD OR CONNECTOR MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, NOT LESS THAN ASTM A653, TYPE G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED, EXCEPTION: PLAIN CARBON STEEL FASTENERS, INCLUDING NUTS AND WASHERS, IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.

2304.12 PROTECTION AGAINST DECAY AND TERMITES WOOD SHALL BE PROTECTED FROM DECAY AND TERMITES IN ACCORDANCE WITH THE

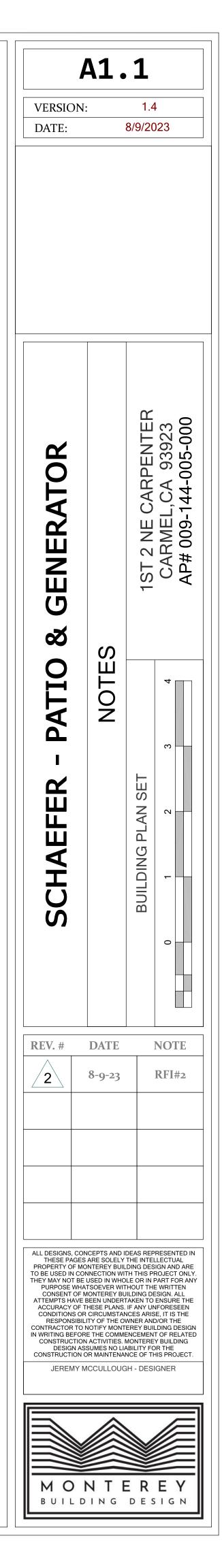
APPLICABLE PROVISIONS OF SECTIONS 2304.12.1 THROUGH 2304.12.7.

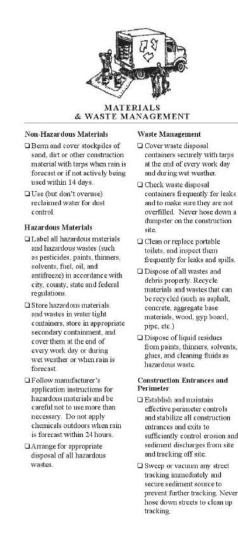
ERNATE FINISH/ COATING NLESS STEEL. CON BRONZE OR PER NLESS STEEL. CON BRONZE OR PER INLESS STEEL

4.410.1 OPERATION AND MAINTENANCE MANUAL

AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:

- 1 DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
- OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
- 1 EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGERS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT. 2 ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
- 3 SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS. 4 LANDSCAPE IRRIGATION SYSTEMS. 5 WATER REUSE SYSTEMS.
- 3 INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
- 4 PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA. 5 EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30—60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
- 6 INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND
- CONTROLLERS WHICH CONSERVE WATER. 7 INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE
- OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION. 8 INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
- 9 INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE. 10 A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING
- AGENCY OR THIS CODE. 11 INFORMATION FROM CAL FIRE ON MAINTENANCE OF DEFENSIBLE SPACE AROUND RESIDENTIAL STRUCTURES.





POLLUTION PREVENTION PLANNING Every construction project must have an erosion and sediment control plan to prevent soil and materials from leaving the site. Basic steps for this plan include:

ment requirements and create your plan to match your construction site and project needs.

(s) nearest the construction site area and provide plan to protect them from worksite pollutants.

control permits, if needed. Schedule construction activities so that the soil is not

small areas; install key sediment control practices before site grading begins.

answer any questions and ensure compliance. Modify BMPs as job requires.

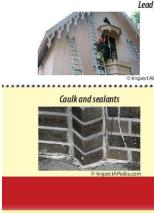


PREVENT POLLUTION AND AVOID FINES (3 C'S) Control: The best line of defense is to use good housekeeping practices and sediment/erosion control BMPs to prevent materials and debris from entering the storm

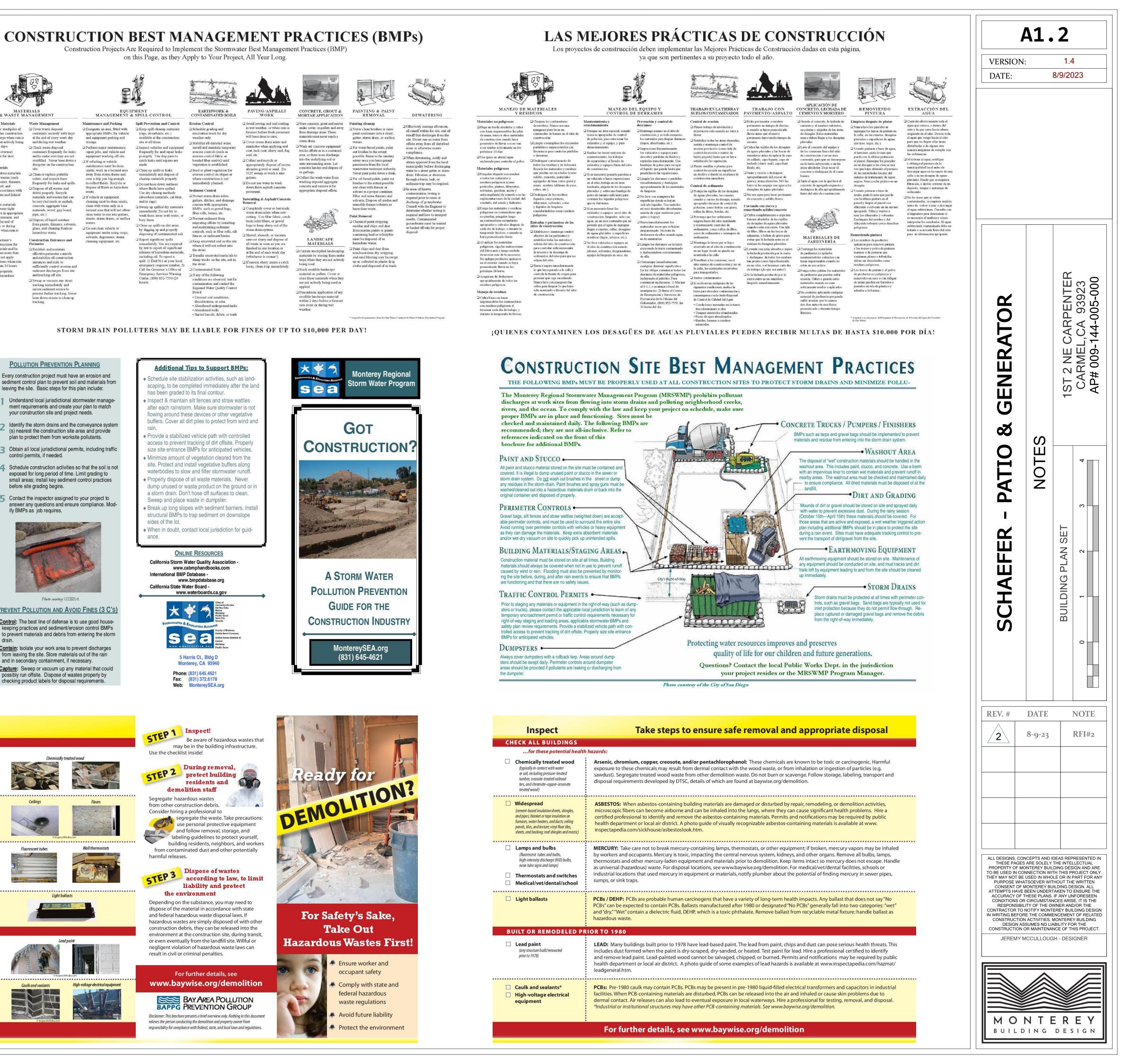
Contain: Isolate your work area to prevent discharges from leaving the site. Store materials out of the rain and in secondary containment, if necessary. Capture: Sweep or vacuum up any material that could possibly run offsite. Dispose of wastes properly by



Light ballast



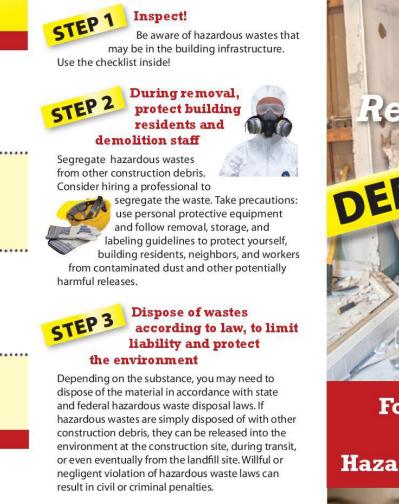
CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

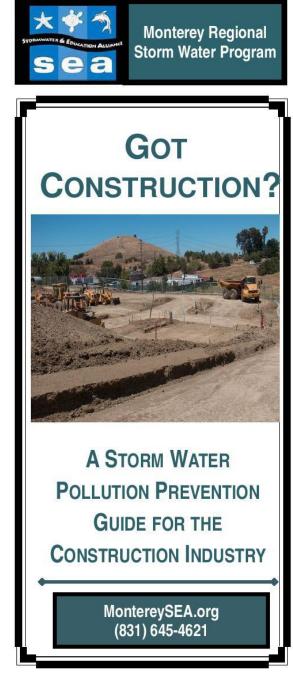


- exposed for long period of time. Limit grading to









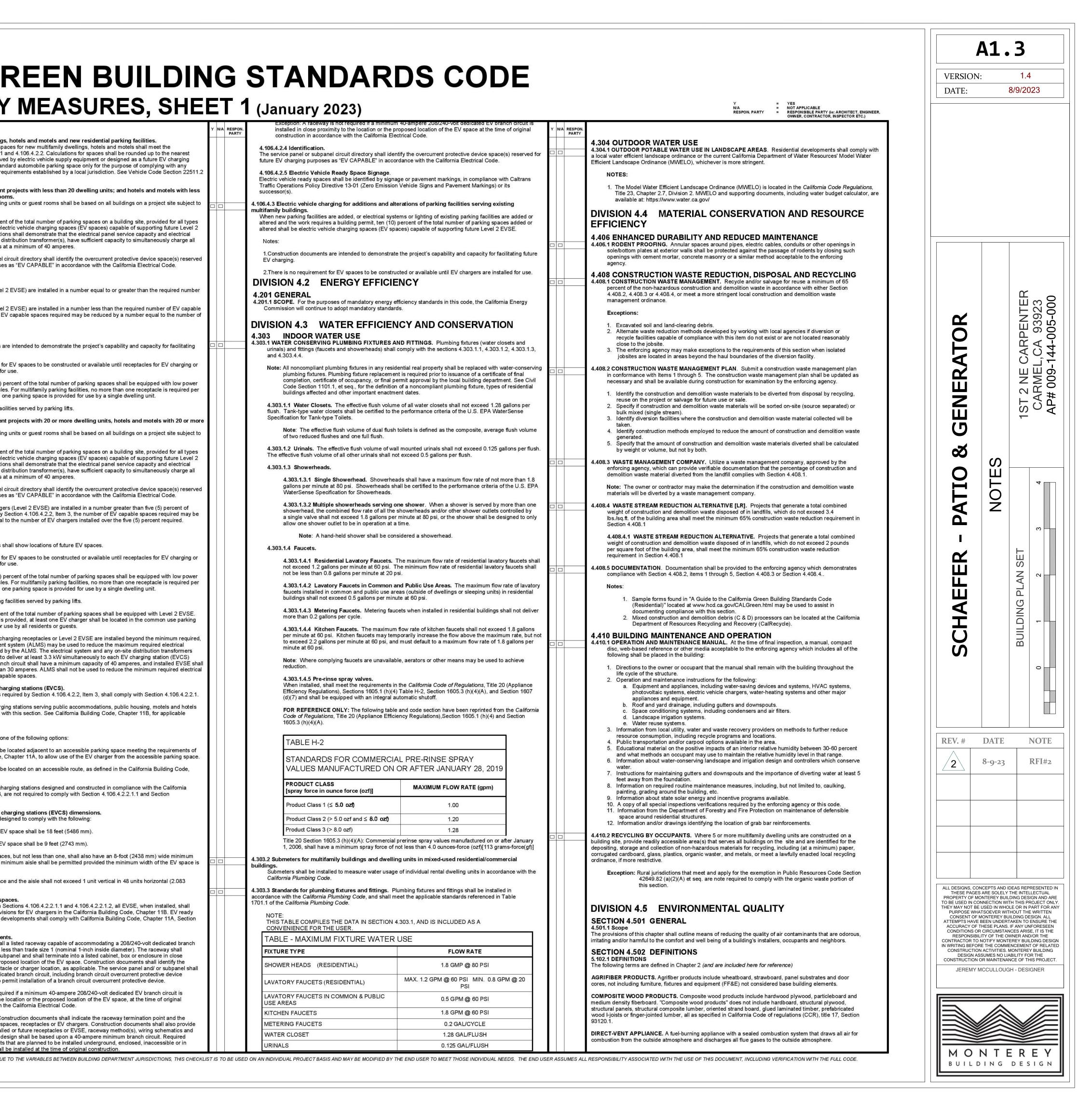


	Inspect	
Cŀ	IECK ALL BUILDINGS	
	for these potential health	hazards:
	Chemically treated wood (typically in contact with water or soil, including pressure-treated lumber, creosote-treated railroad ties, and chromate-copper-arsenate treated wood)	Arsenic, chromiun exposure to these of sawdust). Segregat disposal requireme
	Widosproad	ACDECTOC: W/h
	Widespread (cement-based insulation sheets, shingles, and pipes; blanket or tape insulation on fumaces, water heaters, and ducts; ceiling panels, tiles, and texture; vinyl floor tiles, sheets, and backing; roof shingles and mastic)	ASBESTOS: When microscopic fibers certified professior health department inspectapedia.com
	Lamps and bulbs (fluorescent tubes and bulbs, high-intensity discharge (HID) bulbs, neon tube signs and lamps)	MERCURY: Take ca by workers and occ thermostats and ot as universal (hazarc
	Thermostats and switches Medical/vet/dental/school	industrial locations sumps, or sink trap
	Light ballasts	PCBs / DEHP: PCBs PCBs" can be expec and "dry." "Wet" con hazardous waste.
B	UILT OR REMODELED PR	IOR TO 1980
	Lead paint (any structure built/renovated prior to 1978)	LEAD: Many buildi includes dust form and remove lead p health department leadgeneral.htm.
	Caulk and sealants*	PCBs: Pre-1980 ca
	High-voltage electrical equipment	facilities. When PCE dermal contact. Air *Industrial or institu
	High-voltage electrical	dermal contact. A

California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE **RESIDENTIAL MANDATORY MEASURES, SHEET 1** (January 2023)

Y N/A RESPON. PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Y N/A RESPON. PARTY	4.106.4.2 New multifamily dwelling When parking is provided, parking s requirements of Sections 4.106.4.2.
	301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.		whole number. A parking space sen space shall count as at least one sta applicable minimum parking space r for further details.
	301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.		4.106.4.2.1Multifamily development than 20 sleeping units or guest ro The number of dwelling units, sleepi this section.
	The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.		1.EV Capable. Ten (10) perce of parking facilities, shall be e EVSE. Electrical load calculat system, including any on-site EVs at all required EV spaces
	Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section. Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or		The service panel or subpane for future EV charging purpos Exceptions:
	improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.		1.When EV chargers (Leve of EV capable spaces. 2.When EV chargers (Leve
	301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.		spaces, the number of EV chargers installed. Notes: a.Construction documents future EV charging.
	SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.		b.There is no requirement EV chargers are installed f 2.EV Ready . Twenty-five (25)
	 Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with 		Level 2 EV charging receptac dwelling unit when more than Exception: Areas of parking fa 4.106.4.2.2 Multifamily developme
	Chapter 4 and Appendix A4, as applicable. DIVISION 4.1 PLANNING AND DESIGN ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development		sleeping units or guest rooms. The number of dwelling units, sleep this section. 1.EV Capable . Ten (10) perce
	BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise		of parking facilities, shall be e EVSE. Electrical load calculat system, including any on-site EVs at all required EV spaces
	AA Additions and Alterations New CHAPTER 4 RESIDENTIAL MANDATORY MEASURES		The service panel or subpane for future EV charging purpos Exception: When EV charg parking spaces required by reduced by a number equa
	SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS		Notes: a.Construction documents
	The following terms are defined in Chapter 2 (and are included here for reference) FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.		b.There is no requirement EV chargers are installed f 2.EV Ready. Twenty-five (25) Level 2 EV charging receptac
	 WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls. 4.106 SITE DEVELOPMENT 		dwelling unit when more than Exception: Areas of parkin 3.EV Chargers. Five (5) perc
	 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section. 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less 		Where common use parking i area and shall be available fo When low power Level 2 EV o an automatic load manageme
	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.		capacity to each space served shall have sufficient capacity is served by the ALMS. The bra have a capacity of not less that capacity to the required EV ca
	 Retention basins of sufficient size shall be utilized to retain storm water on the site. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. Compliance with a lawfully enacted storm water management ordinance. 		4.106.4.2.2.1 Electric vehicle cl Electric vehicle charging stations Exception: Electric vehicle char shall not be required to comply
	Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)		4.106.4.2.2.1.1 Location. EVCS shall comply with at least of
	 4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1. Swales 		1.The charging space shall the California Building Code 2.The charging space shall Chapter 2, to the building.
	 Water collection and disposal systems French drains Water retention gardens Other water measures which keep surface water away from buildings and aid in groundwater recharge. 		Exception: Electric vehicle c Building Code, Chapter 11B 4.106.4.2.2.1.2, Item 3.
	 Exception: Additions and alterations not altering the drainage path. 4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply 		4.106.4.2.2.1.2 Electric vehicle The charging spaces shall be o 1.The minimum length of each
	equipment (EVSE) shall be installed in accordance with the <i>California Electrical Code,</i> Article 625. Exceptions: 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and		2.The minimum width of each E 3.One in every 25 charging spa aisle. A 5-foot (1524 mm) wide
	infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power. 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section		12 feet (3658 mm). a.Surface slope for this EV spa percent slope) in any direction.
	 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities. 		4.106.4.2.2.1.3 Accessible EV s In addition to the requirements in comply with the accessibility pro- spaces and EVCS in multifamily 1109A.
	4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.		4.106.4.2.3 EV space requirem 1.Single EV space required. Insta circuit. The raceway shall not be originate at the main service or s proximity to the location or the pr raceway termination point, recep have a 40-ampere minimum ded installed, or space(s) reserved to
	Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the <i>California Electrical Code</i> .		Exception: A raceway is not rec installed in close proximity to th construction in accordance with
	4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".		2.Multiple EV spaces required. C location of installed or future EV information on amperage of insta electrical load calculations. Plan raceways and related componen concealed areas and spaces sha

nstalled in close proximity to the location or the proposed location of the EV space at the time of original N/A RESPO construction in accordance with the California Electrical Code. gs, hotels and motels and new residential parking facilities. paces for new multifamily dwellings, hotels and motels shall meet the 4.106.4.2.4 Identification. and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for red by electric vehicle supply equipment or designed as a future EV charging future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. ndard automobile parking space only for the purpose of complying with any equirements established by a local jurisdiction. See Vehicle Code Section 22511.2 4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its nt projects with less than 20 dwelling units; and hotels and motels with less successor(s). ing units or guest rooms shall be based on all buildings on a project site subject to 4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or ent of the total number of parking spaces on a building site, provided for all types altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or ectric vehicle charging spaces (EV spaces) capable of supporting future Level 2 altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. ons shall demonstrate that the electrical panel service capacity and electrical distribution transformer(s), have sufficient capacity to simultaneously charge all at a minimum of 40 amperes. 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future I circuit directory shall identify the overcurrent protective device space(s) reserved EV charging. ses as "EV CAPABLE" in accordance with the California Electrical Code. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. DIVISION 4.2 ENERGY EFFICIENCY el 2 EVSE) are installed in a number equal to or greater than the required number 4.201 GENERAL **4.201.1 SCOPE.** For the purposes of mandatory energy efficiency standards in this code, the California Energy el 2 EVSE) are installed in a number less than the required number of EV capable Commission will continue to adopt mandatory standards. EV capable spaces required may be reduced by a number equal to the number of DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.303 INDOOR WATER USE 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and are intended to demonstrate the project's capability and capacity for facilitating urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4. for EV spaces to be constructed or available until receptacles for EV charging or Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving for use. plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil percent of the total number of parking spaces shall be equipped with low power Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential es. For multifamily parking facilities, no more than one receptacle is required per buildings affected and other important enactment dates. one parking space is provided for use by a single dwelling unit. 4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per cilities served by parking lifts. flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. ent projects with 20 or more dwelling units, hotels and motels with 20 or more Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume ing units or guest rooms shall be based on all buildings on a project site subject to of two reduced flushes and one full flush. 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush ent of the total number of parking spaces on a building site, provided for all types The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. ectric vehicle charging spaces (EV spaces) capable of supporting future Level 2 ons shall demonstrate that the electrical panel service capacity and electrical 4.303.1.3 Showerheads. distribution transformer(s), have sufficient capacity to simultaneously charge all at a minimum of 40 amperes. 4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA el circuit directory shall identify the overcurrent protective device space(s) reserved NaterSense Specification for Showerheads. ses as "EV CAPABLE" in accordance with the California Electrical Code. 4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one ers (Level 2 EVSE) are installed in a number greater than five (5) percent of showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by Section 4.106.4.2.2. Item 3, the number of EV capable spaces required may be a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only al to the number of EV chargers installed over the five (5) percent required. allow one shower outlet to be in operation at a time Note: A hand-held shower shall be considered a showerhead. shall show locations of future EV spaces. 4.303.1.4 Faucets. for EV spaces to be constructed or available until receptacles for EV charging or 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall for use. not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. percent of the total number of parking spaces shall be equipped with low power es. For multifamily parking facilities, no more than one receptacle is required per 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory one parking space is provided for use by a single dwelling unit. faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. g facilities served by parking lifts. 4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver ent of the total number of parking spaces shall be equipped with Level 2 EVSE. more than 0.2 gallons per cycle. is provided, at least one EV charger shall be located in the common use parking use by all residents or guests. 4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not harging receptacles or Level 2 EVSE are installed beyond the minimum required, to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per ent system (ALMS) may be used to reduce the maximum required electrical minute at 60 psi. d by the ALMS. The electrical system and any on-site distribution transformers o deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) Note: Where complying faucets are unavailable, aerators or other means may be used to achieve nch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall reduction. an 30 amperes. ALMS shall not be used to reduce the minimum required electrical pable spaces. 4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance narging stations (EVCS). Efficiency Regulations). Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1. (d)(7) and shall be equipped with an integral automatic shutoff. ging stations serving public accommodations, public housing, motels and hotels FOR REFERENCE ONLY: The following table and code section have been reprinted from the California with this section. See California Building Code, Chapter 11B, for applicable Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A). one of the following options: TABLE H-2 be located adjacent to an accessible parking space meeting the requirements of , Chapter 11A, to allow use of the EV charger from the accessible parking space. STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28. 2019 be located on an accessible route, as defined in the California Building Code, PRODUCT CLASS harging stations designed and constructed in compliance with the California MAXIMUM FLOW RATE (gpm) [spray force in ounce force (ozf)] , are not required to comply with Section 4.106.4.2.2.1.1 and Section Product Class 1 (≤ 5.0 ozl) 1.00 charging stations (EVCS) dimensions. esigned to comply with the following: Product Class 2 (> 5.0 ozf and \leq 8.0 ozf) 1.20 Product Class 3 (> 8.0 ozf) 1.28 EV space shall be 18 feet (5486 mm). Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January EV space shall be 9 feet (2743 mm). 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)] aces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum 4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial minimum aisle shall be permitted provided the minimum width of the EV space is buildings Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code ce and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 701.1 of the California Plumbing Code. Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall visions for EV chargers in the California Building Code, Chapter 11B. EV ready developments shall comply with California Building Code, Chapter 11A, Section THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER. TABLE - MAXIMUM FIXTURE WATER USE all a listed raceway capable of accommodating a 208/240-volt dedicated branch less than trade size 1 (nominal 1-inch inside diameter). The raceway shall FIXTURE TYPE FLOW RATE ubpanel and shall terminate into a listed cabinet, box or enclosure in close oposed location of the EV space. Construction documents shall identify the SHOWER HEADS (RESIDENTIAL) 1.8 GMP @ 80 PSI acle or charger location, as applicable. The service panel and/ or subpanel shall icated branch circuit, including branch circuit overcurrent protective device MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 permit installation of a branch circuit overcurrent protective device. LAVATORY FAUCETS (RESIDENTIAL) PSI uired if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is LAVATORY FAUCETS IN COMMON & PUBLIC 0.5 GPM @ 60 PSI e location or the proposed location of the EV space, at the time of original USE AREAS the California Electrical Code. 1.8 GPM @ 60 PSI KITCHEN FAUCETS onstruction documents shall indicate the raceway termination point and the spaces, receptacles or EV chargers. Construction documents shall also provide METERING FAUCETS 0.2 GAL/CYCLE lled or future receptacles or EVSE, raceway method(s), wiring schematics and WATER CLOSET 1.28 GAL/FLUSH design shall be based upon a 40-ampere minimum branch circuit. Required s that are planned to be installed underground, enclosed, inaccessible or in 0.125 GAL/FLUSH URINALS all be installed at the time of original construction.



AIA

California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE **RESIDENTIAL MANDATORY MEASURES, SHEET 2** (January 2023)

		I	
MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight			TABLE 4.50 (Less Water and
hundredths of a gram (g O ³ /g ROC). Note: MIR values for individual compounds and hydrocarbon solvents are			SEALANTS
and 94701.	specified in COR, fille 17, Sectio	115 94700	ARCHITECTUR
MOISTURE CONTENT. The weight of the water in wood expressed in pe	rcentage of the weight of the over	n-dry wood.	MARINE DECK
PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for a article. The PWMIR is the total product reactivity expressed to hundredths			NONMEMBRAN
product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17,			ROADWAY SINGLE-PLY RO
REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the	potential, once emitted, to contrib	ute to	OTHER
ozone formation in the troposphere.			SEALANT PRIN
VOC. A volatile organic compound (VOC) broadly defined as a chemical of with vapor pressures greater than 0.1 millimeters of mercury at room temp	perature. These compounds typic		ARCHITECTUR
hydrogen and may contain oxygen, nitrogen and other elements. See CC	R Title 17, Section 94508(a).		NON-POROL
4.503 FIREPLACES 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent seal	ed-combustion type. Any installed	d	POROUS MODIFIED BITU
woodstove or pellet stove shall comply with U.S. EPA New Source Perfor applicable, and shall have a permanent label indicating they are certified t pellet stoves and fireplaces shall also comply with applicable local ordinar	o meet the emission limits. Wood		MARINE DECK
4.504 POLLUTANT CONTROL	1003.		OTHER
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHA CONSTRUCTION. At the time of rough installation, during storage on the			
startup of the heating, cooling and ventilating equipment, all duct and othe openings shall be covered with tape, plastic, sheet metal or other methods	er related air distribution compone		
reduce the amount of water, dust or debris which may enter the system.			
4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials s	hall comply with this section.		TABLE 4.5
4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant a requirements of the following standards unless more stringent local			ARCHITE
management district rules apply:			GRAMS OF V COMPOUNDS
 Adhesives, adhesive bonding primers, adhesive primers, shall comply with local or regional air pollution control or 	air quality management district ru	les where	
applicable or SCAQMD Rule 1168 VOC limits, as shown Such products also shall comply with the Rule 1168 proh	in Table 4.504.1 or 4.504.2, as a ibition on the use of certain toxic		FLAT COATIN
compounds (chloroform, ethylene dichloride, methylene o tricloroethylene), except for aerosol products, as specifie			NON-FLAT C
2. Aerosol adhesives, and smaller unit sizes of adhesives, a			NONFLAT-HI
units of product, less packaging, which do not weigh mor than 16 fluid ounces) shall comply with statewide VOC st prohibitions on use of certain toxic compounds, of <i>Cellico</i>	andards and other requirements,	including	ALUMINUM F
prohibitions on use of certain toxic compounds, of <i>Califor</i> commencing with section 94507.	ma code or regulations, little 17	2	BASEMENT
4.504.2.2 Paints and Coatings. Architectural paints and coatings the ARB Architectural Suggested Control Measure, as shown in Ta			BITUMINOUS
apply. The VOC content limit for coatings that do not meet the defi listed in Table 4.504.3 shall be determined by classifying the coatin	nitions for the specialty coatings o	categories	BITUMINOUS
coating, based on its gloss, as defined in subsections 4.21, 4.36, an Board, Suggested Control Measure, and the corresponding Flat, No	nd 4.37 of the 2007 California Air	Resources	BOND BREAK
Table 4.504.3 shall apply.			
4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coati Limits for ROC in Section 94522(a)(2) and other requirements, inclu			DRIVEWAY S
compounds and ozone depleting substances, in Sections 94522(e)			
Regulations, Title 17, commencing with Section 94520; and in area	(1) and (f)(1) of California Code of		DRY FOG CC
	 and (f)(1) of California Code of s under the jurisdiction of the Bay 	/ Area Air	FAUX FINISH
 <i>Regulations</i>, Title 17, commencing with Section 94520; and in area Quality Management District additionally comply with the percent V 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this section 	(1) and (f)(1) of California Code of s under the jurisdiction of the Bay OC by weight of product limits of shall be provided at the request of	/ Area Air Regulation	FAUX FINISH FIRE RESIST
 <i>Regulations</i>, Title 17, commencing with Section 94520; and in area Quality Management District additionally comply with the percent V 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this section enforcing agency. Documentation may include, but is not limited to be a section of the percent of th	(1) and (f)(1) of California Code of s under the jurisdiction of the Bay OC by weight of product limits of shall be provided at the request of	/ Area Air Regulation	FAUX FINISH FIRE RESIST FLOOR COAT
 <i>Regulations</i>, Title 17, commencing with Section 94520; and in area Quality Management District additionally comply with the percent V 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this section 	(1) and (f)(1) of California Code of s under the jurisdiction of the Bay OC by weight of product limits of shall be provided at the request of	/ Area Air Regulation	FAUX FINISH FIRE RESIST FLOOR COAT FORM-RELE/
 <i>Regulations</i>, Title 17, commencing with Section 94520; and in area Quality Management District additionally comply with the percent V 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this section enforcing agency. Documentation may include, but is not limited to 1. Manufacturer's product specification. 	(1) and (f)(1) of California Code of s under the jurisdiction of the Bay OC by weight of product limits of shall be provided at the request of	/ Area Air Regulation	FAUX FINISH FIRE RESIST FLOOR COA FORM-RELE GRAPHIC AR
 <i>Regulations</i>, Title 17, commencing with Section 94520; and in area Quality Management District additionally comply with the percent V 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this section enforcing agency. Documentation may include, but is not limited to 1. Manufacturer's product specification. 	(1) and (f)(1) of <i>California Code</i> of s under the jurisdiction of the Bay OC by weight of product limits of shall be provided at the request o , the following:	/ Area Air Regulation	FAUX FINISH FIRE RESIST FLOOR COA ^T FORM-RELE GRAPHIC AR HIGH TEMPE INDUSTRIAL
 <i>Regulations</i>, Title 17, commencing with Section 94520; and in area Quality Management District additionally comply with the percent V 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this section enforcing agency. Documentation may include, but is not limited to 1. Manufacturer's product specification. 2. Field verification of on-site product containers. 	(1) and (f)(1) of <i>California Code</i> of s under the jurisdiction of the Bay OC by weight of product limits of shall be provided at the request o , the following:	/ Area Air Regulation	FAUX FINISH FIRE RESIST FLOOR COAT FORM-RELE/ GRAPHIC AR HIGH TEMPE INDUSTRIAL LOW SOLIDS
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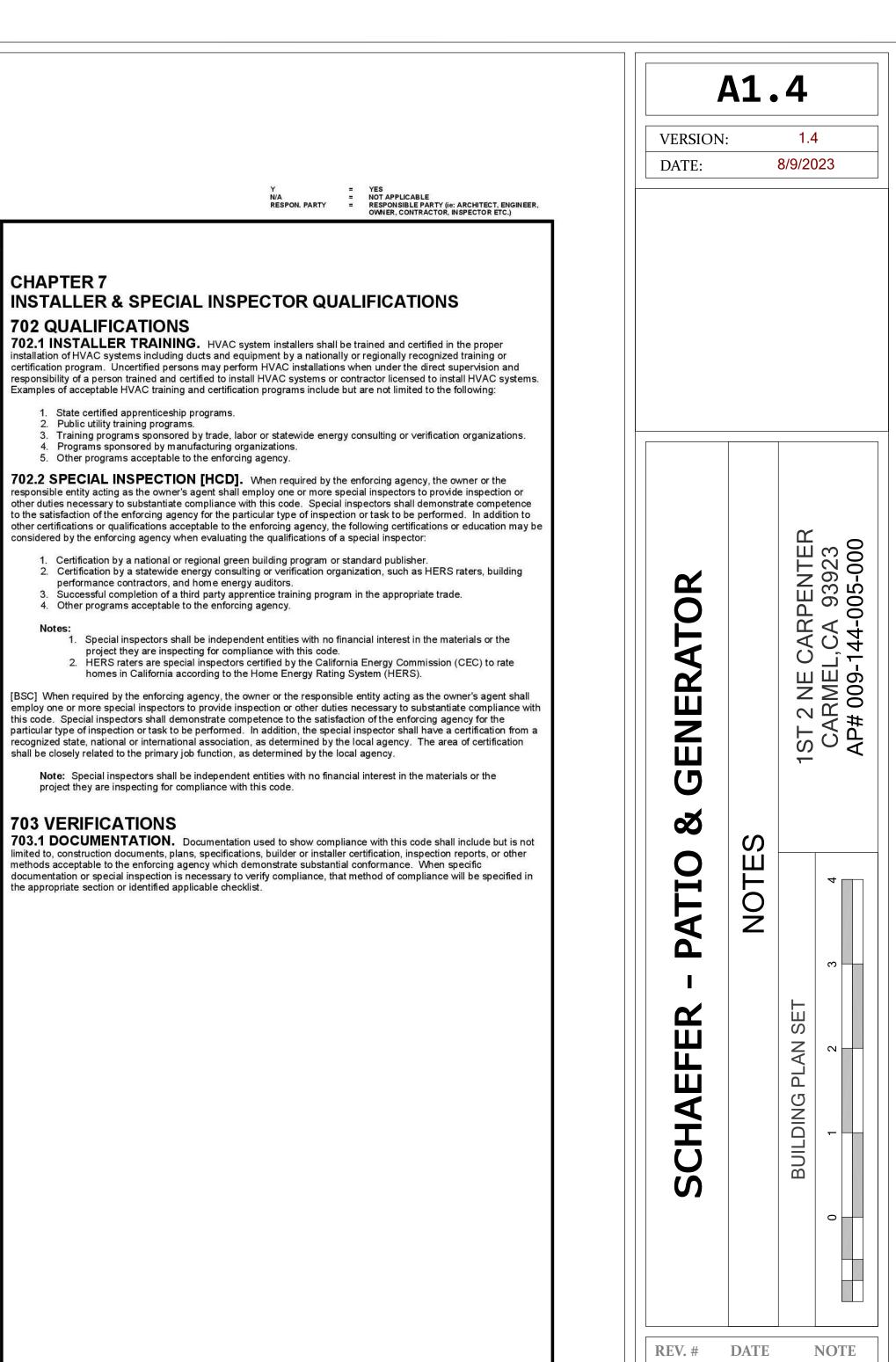
TABLE 4.504.2 - SEALANT VOC LII	MIT
(Less Water and Less Exempt Compounds in G	rams per Liter)
SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

CRAME OF VOO DED LITED OF COATING I FO	OWATER & LEGO EVENT
GRAMS OF VOC PER LITER OF COATING, LES COMPOUNDS	S WATER & LESS EXEMP
COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS1	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	230
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATER PROOFING MEMBRANES	250
WOOD COATINGS	230
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340
	340

ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE. 3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS

SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

		2 (January 2023)			
28 177	 RESPON. PARTY		Y	N/A	RESPON. PARTY
		TABLE 4.504.5 - FORMALDEHYDE LIMITS1			
		MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION PRODUCT CURRENT LIMIT			
		HARDWOOD PLYWOOD VENEER CORE 0.05			
		HARDWOOD PLYWOOD COMPOSITE CORE 0.05			
		PARTICLE BOARD 0.09 MEDIUM DENSITY FIBERBOARD 0.11			
		THIN MEDIUM DENSITY FIBERBOARD2 0.13			
		1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL			
		MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF.			22
		CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.			
		2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).			
		DIVISION 4.5 ENVIRONMENTAL QUALITY (continued) 4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions			
		from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs.			
		https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.			
		4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)			
		See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.			
		4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.			
		4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)			
		See California Department of Public Health's website for certification programs and testing labs. hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.			
		4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for			
		formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5			
		4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:			
		 Product certifications and specifications. Chain of custody certifications. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.). Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards. Other methods acceptable to the enforcing agency. 			
		4.505 INTERIOR MOISTURE CONTROL 4.505.1 General. Buildings shall meet or exceed the provisions of the <i>California Building Standards Code</i> .			
		4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.			
		4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:			
		 A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. Other equivalent methods approved by the enforcing agency. 			
		 A slab design specified by a licensed design professional. 4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent 			
		moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent			
		 moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code. 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified. 3. At least three random moisture readings shall be performed on wall and floor framing with documentation 			
		acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying			
		recommendations prior to enclosure. 4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the			
		 following: 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a burnidity experient. 			
		humidity control. a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.			
		 A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in) Notes: 			
		 For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination. Lighting integral to bathroom exhaust fans shall comply with the <i>California Energy Code</i>. 			
		4.507 ENVIRONMENTAL COMFORT 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:			
		 The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods. 			
		Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.			



ATE	NOTE
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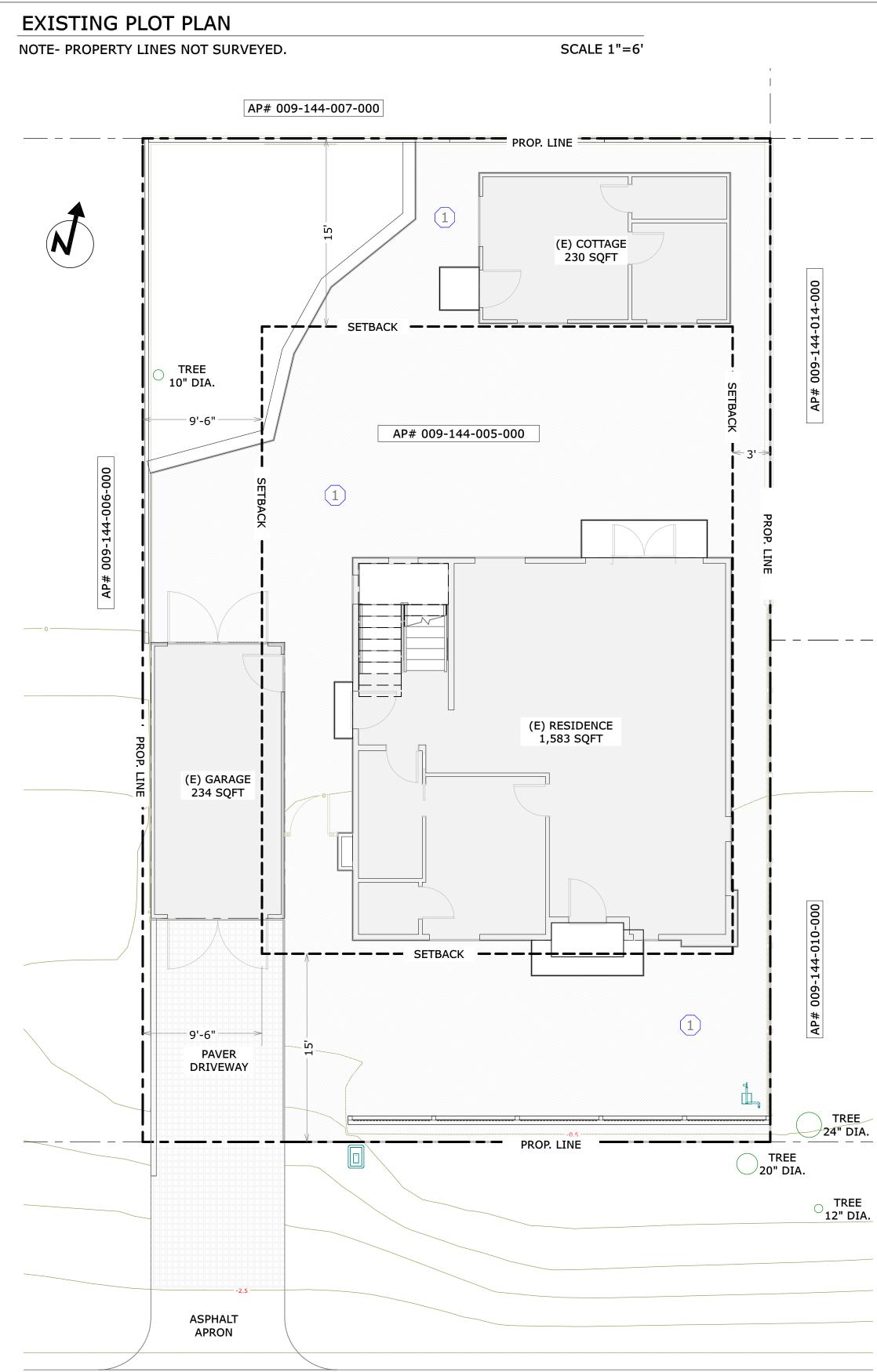
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ALL DESIGNS, CONCEPTS AND IDEAS REPRESENTED IN THESE PAGES ARE SOLELY THE INTELLECTUAL PROPERTY OF MONTEREY BUILDING DESIGN AND ARE TO BE USED IN CONNECTION WITH THIS PROJECT ONLY. THEY MAY NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF MONTEREY BUILDING DESIGN. ALL ATTEMPTS HAVE BEEN UNDERTAKEN TO ENSURE THE ACCURACY OF THESE PLANS. IF ANY UNFORESEEN CONDITIONS OR CIRCUMSTANCES ARISE, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR THE CONTRACTOR TO NOTIFY MONTEREY BUILDING DESIGN IN WRITING BEFORE THE COMMENCEMENT OF RELATED

CONSTRUCTION ACTIVITIES. MONTEREY BUILDING DESIGN ASSUMES NO LIABILITY FOR THE CONSTRUCTION OR MAINTENANCE OF THIS PROJECT. JEREMY MCCULLOUGH - DESIGNER

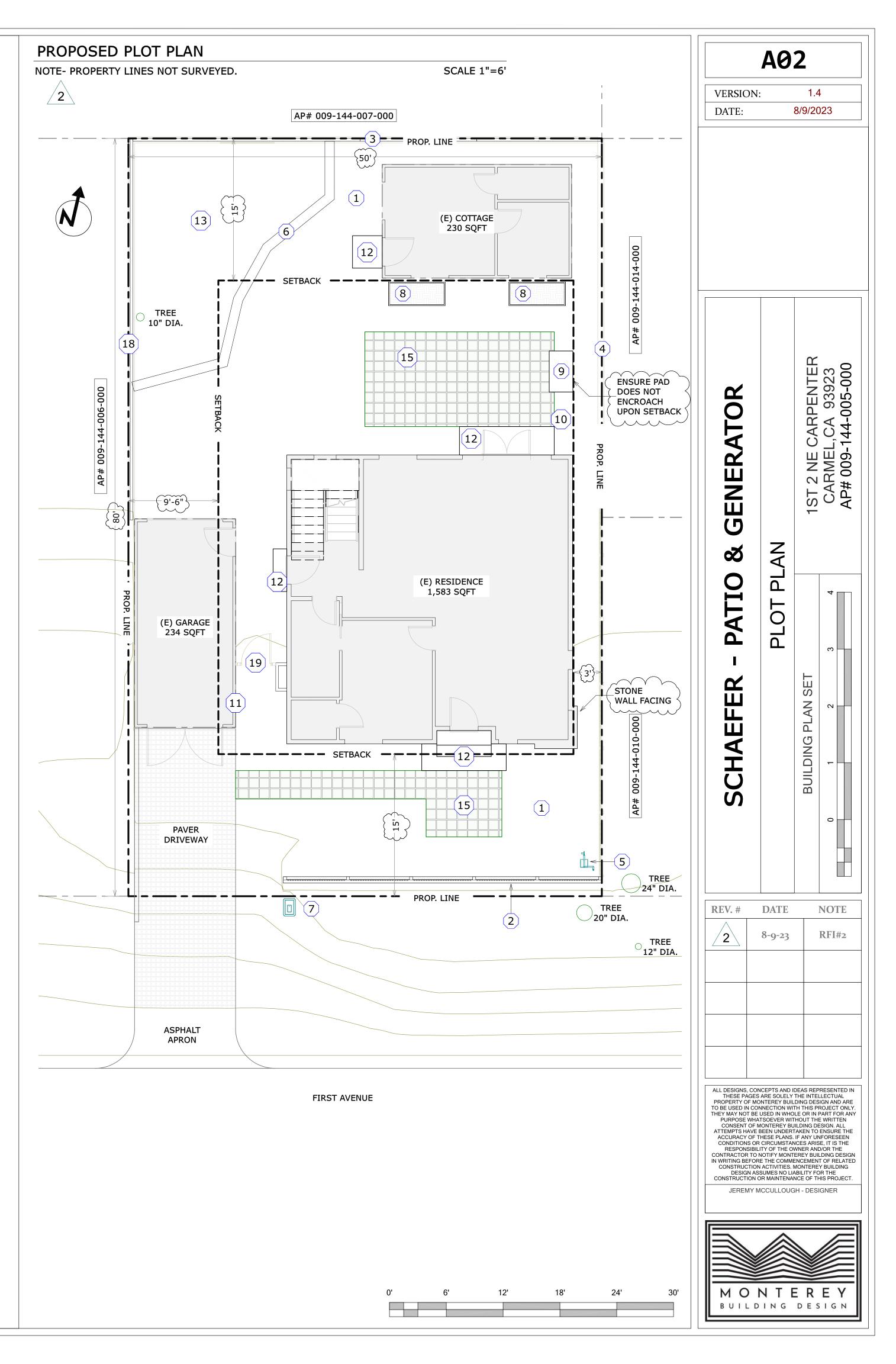


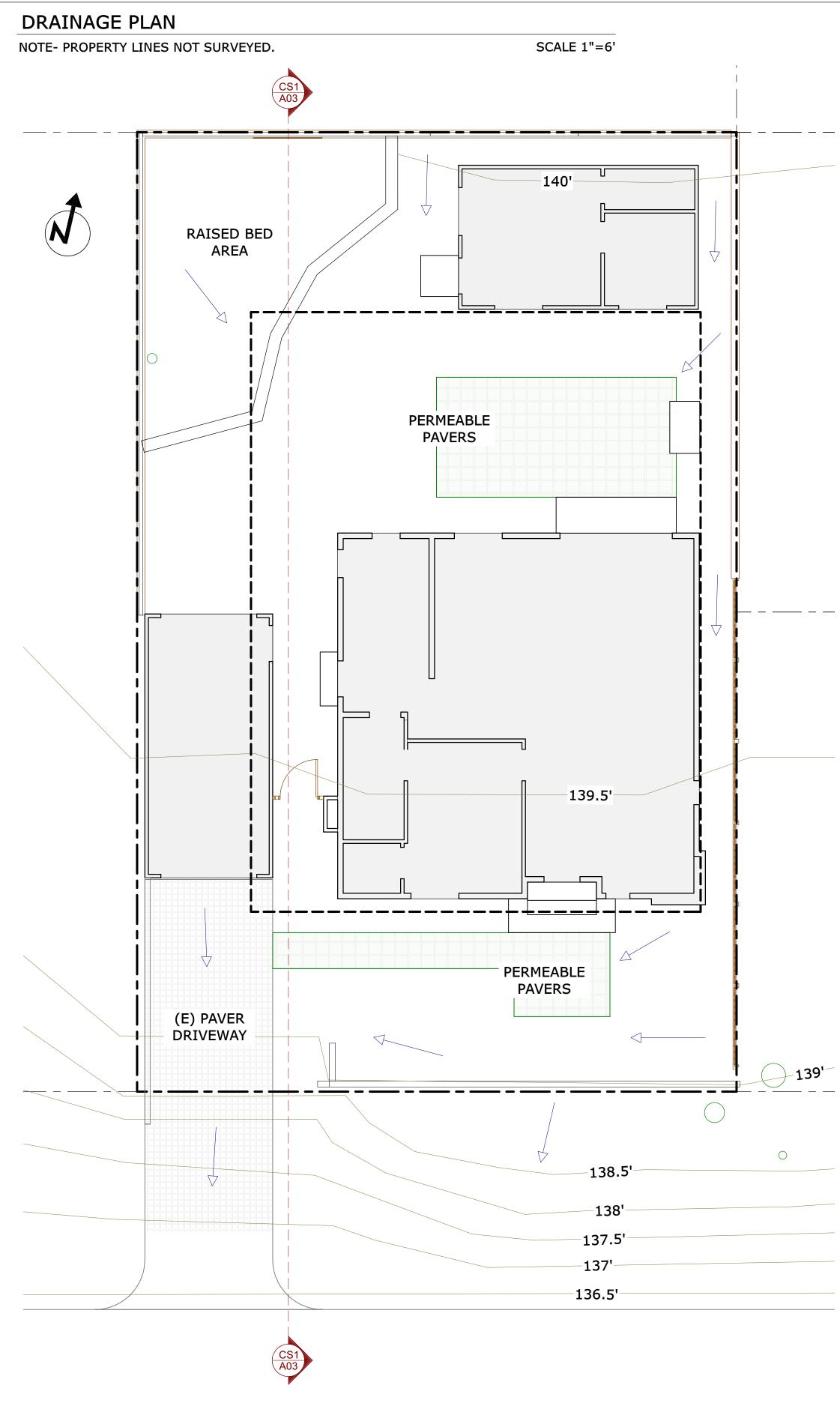


FIRST AVENUE

	NOTE SCHEI		1
	REMOVE (E) DECOMPOSED GRANITE	EXPOSED SOIL TO REMAIN	1,949 SQFT
2	(E) 5' TALL WOOD & STONE FENCE	WOOD STAKE O/ LOW STACKED STONE	
3	(E) 6' WOOD & MASONRY FENCE	4-6' WOOD FENCE O/ STEPPED CMU WALL	
4	(E) 7-8' MASONRY WALL	MASONRY	
5	(E) GAS METER		
6	(E) ROCK WALL BENCH	LESS THAN 24" TALL	
7	(E) WATER METER		
8	NEW RAISED PLANTER		13 SQFT
9	NEW BACK-UP GENERATOR	8500W. NAT. GAS	ON CONC. PAD
10	GAS & ELECTRICAL TRENCH		72 SQFT
11	(E) ELECTRICAL METER & PANEL	200 AMP	
12	(E) CONC. LANDING	IMPERMEABLE	72 SQFT
13	(E) PLANTER AREA	PERMEABLE	367 SQFT
15	NEW PAVER PATIO W/ 1" GROUND COVER SPACING OVER DRAIN ROCK	PERMEABLE	1,015 SQFT
18	(E) WOOD & MASONRY FENCE	WOOD LATTICE O/ 4-5' TALL MASONRY WALL	
19	(E) METAL GATE	PAINTED BLACK STEEL	

SITE COVERAGE CALCULATION	EXISTING		PROPOSED	
LOT SIZE	4,000	SQFT	4,000	SQFT
DRIVEWAY	191	SQFT	191	SQFT
CONC. LANDINGS		SQFT		SQFT
COMPACTED D.G.	1,949	SQFT	0	SQFT
TOTAL IMPERMEABLE	2,212	SQFT	263	SQFT
PLANTERS	0	SQFT	26	SQFT
PATIO PAVERS- SAND SET	0	SQFT	315	SQFT
TOTAL PERMEABLE	0	SQFT	315	SQFT
TOTAL COVERAGE	2,212	SQFT	578	SQFT
MAX ALLOWED	556		556	
W/ 4% PERMEABLE BONUS FOR DRIVEWAY	578		578	1

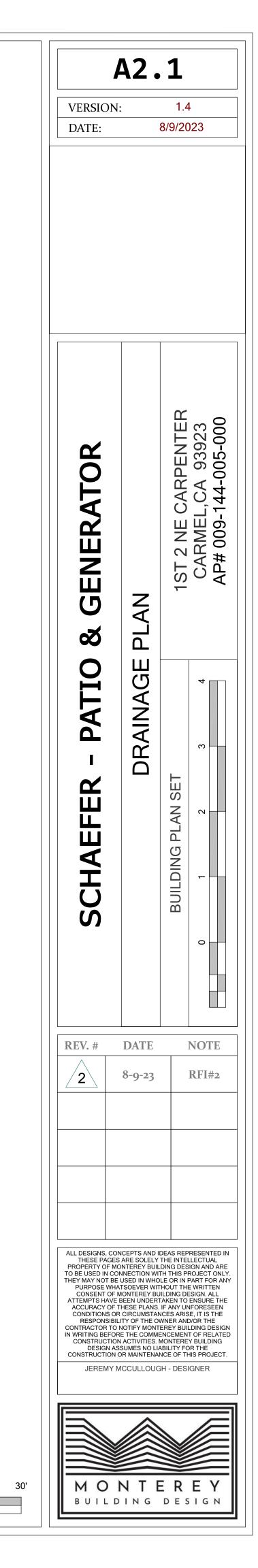




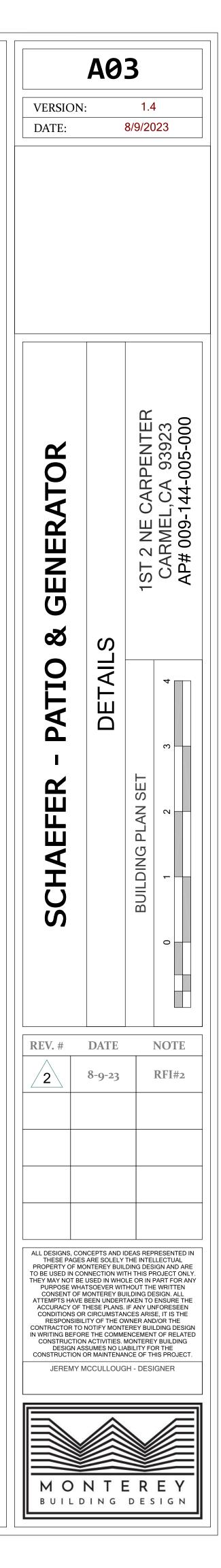
12'

24'

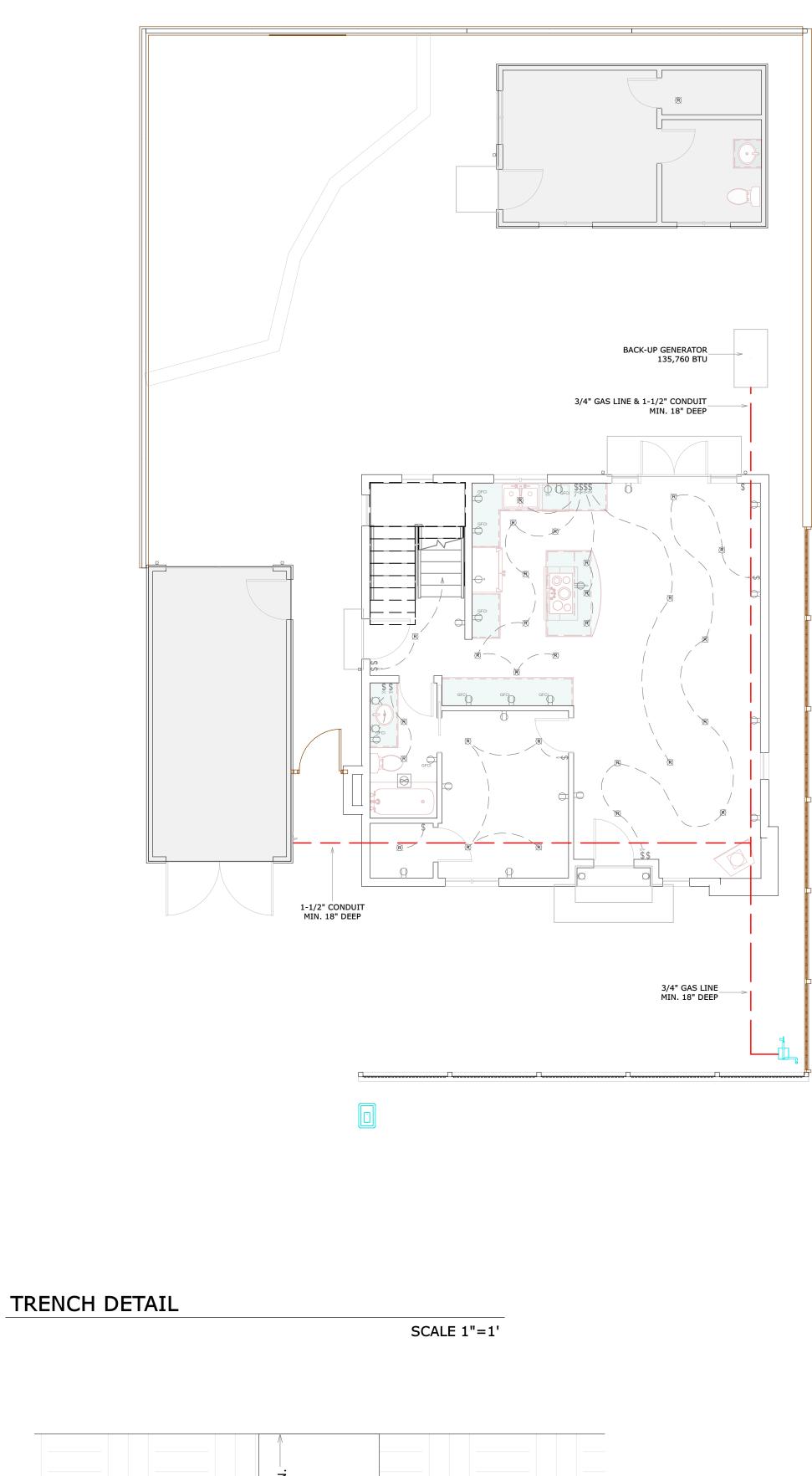
18'

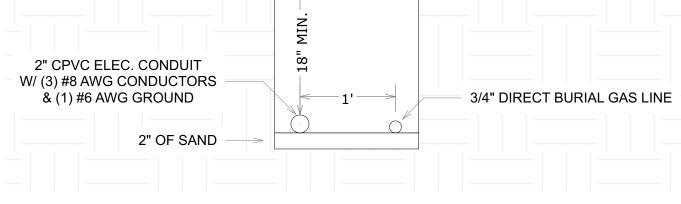






GENERATOR PLAN NOTE- DIMENSIONS ARE TO FACE OF FRAMING.





GLOBAL POWER EQUIPMEN

Installation Manual

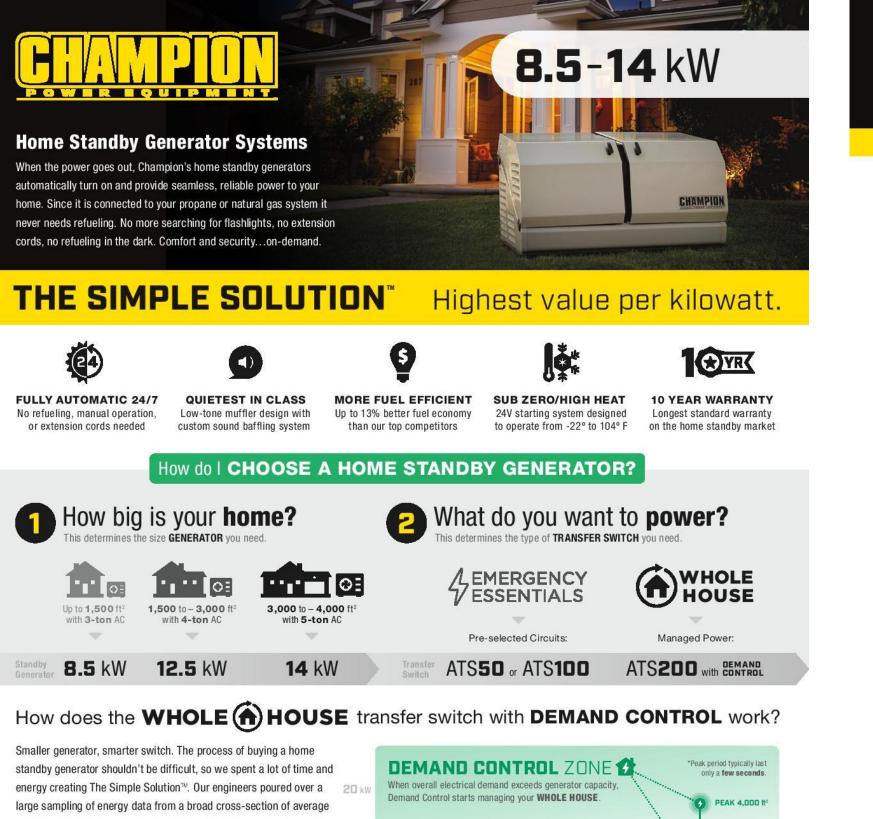
Home Standby Generator

Models: 100199 - 8.5 kW 100152 - 11 kW 100136 - 12.5 kW 100237 - 14 kW



REV 20220823

DANGER: Not intended for use in critical life support application. **DANGER:** Generator must be installed and operated outdoors only.



American homes. They found that most homes throughout the day rarely exceed an electrical demand of about 6,000W – even during peak periods. Only during brief peak requirements that last only a few seconds (e.g. starting a central AC) does a home require more power. This is where Champion's WHOLE HOUSE transfer switch takes over. Your home's circuits are divided into prioritized zones from vital to managed. Through our **DEMAND CONTROL** intelligent load management technology, your home's power requirements are monitored continuously. If your generator nears maximum capacity, pre-designated, high demand appliances are briefly managed to avoid overload. As soon as demand lowers, the generator will automatically reacquire the appliances that are managed.

1					
	DEMA	ND CONT	ROL ZONE 1		iod typically last a few seconds .
W			eds generator capacity,	A summer of	
	Demand Cont	rol starts managing yo	UT WHOLE HOUSE.		PEAK 4,000 ft ²
W			PEAK	3,000 ft²	
			14 kW 🗲		
	1	2.5 kW 🗲			
₩ 🔶			PEAK 1,50	oo ft² 🔶	
	GENER	ATOR CAPA	CITY ZONE		B
	Electrical dem	nand in this area is cov	ered by the generator.		6 kW
				Aug. Daily lies	
				Avg. Daily Use (up to 4,000 ft?)	
(æ	()	e	
1	2:00 AM	6:00 AM	12:00 PM	6:00pm	12:00 AI

Home Stan Maximum Maximum

Rated volta Amps Harmonic c Main line c Phase Frequency Unit weight Size (L × W Engine Type No. of cylin

Displacem Cylinder bl

Ignition sys Spark plug Governor Starter Oil capacit

Oil Type RPM Controls Mode swit Mode swit

Mode swit Ready to r Programm Engine sta Starter loc

Battery cha Charger fa AVR over v Low oil pro Safety fuse Overcrank/

16 Part No. 101049

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ENERATO Voltage (single phas Amperage@ 240V or Amperage@ 240V or Engine/alternator RP Champion OHV engin Fuel consumption @ Fuel consumption @ Fuel consumption @ Fuel consumption @ Governor dBA at normal operat Enclosure Starting system Warranty Oil recommendation Oil capacity (qt. [L]) Generator model # > Dimensions (L x > Weight + ATS50 Emergend + ATS100 Emerger + ATS200 Whole H

Model	Generator	Description	Output (Propane/NG)	Engine
100199		Generator only		654-51-55
100174	8.5 kW	ATS50 Emergency Essentials switch (NEMA 1)	8,500W 7,500W	439cc Champion OHV
100177	1 [ATS50 Emergency Essentials switch (NEMA 3R)		10
100136		Generator only		
100176	12.5 kW	ATS100 Emergency Essentials switch (NEMA 1)	12,500W	717cc V-twin
100179		ATS100 Emergency Essentials switch (NEMA 3R)	11,000W	Champion OHV
100291	1 1	ATS200 Whole House switch w/Demand Control (service entry)		
100237		Generator only		
100295		ATS100 Emergency Essentials switch (NEMA 1)	14,000W	754cc V-twin
100292	14 kW	ATS100 Emergency Essentials switch (NEMA 3R)	12,500W	Champion OHV
100294	1 1	ATS200 Whole House switch w/Demand Control (service entry)		

SPECIFICATIONS

8.5 KW HSB SPECIFICATIONS

andby Generator	
continuous power, LPG (Propane)	8.5 kW
continuous power, NG (Natural Gas)	7.5 kW
age	120/240
	70.8/35.4 LPG, 62.5/31.25 NG
distortion	Less than 5%
circuit breaker	35.5 amp
	Single
y	60 Hz
nt	365.1 lb. (165.6 kg)
$W \times H$)	49.1 × 28 × 28.3 in. (124.7 × 71 × 72 cm)
	Champion OHV
nders	1
nent	439cc
llock	Aluminum with cast-iron sleeve
vstem	Solid state – magneto
g	F7RTC (NGK BPR7ES)
	Mechanical
	Electric 24V DC
ty	1.2 qt (1.1 L)
	5W-30 Full Synthetic*
	3600
tch auto	Auto start on utility failure
tch manual	Starts on demand
tch off	Stops unit/control and charger active
run/maintenance messages	Standard
nable start delay	Standard
art sequence	Standard
ckout	Standard
narger/low battery indicator	Standard
ault	Standard
voltage protection	Standard
otection	Standard
ed	Standard
/overspeed/underspeed protection	Standard

*Unit ships without oil. Add oil before starting the HSB.

STE The SIMPLE SOLUTION" POWEREQUIPMENT HOME STANDBY GENERATOR SYSTEMS

SPECIFICATIONS	8.5 kw	12.5 kw	14 kw
se)		120/240	
on LPG	35.4	52	58.3
on NG	31.3	45.8	52.1
PM		3600	
ine (cc)	439	717	754
⊉1/2 load – NG ft³/hr	103.2	122.2	115.9
⊉ full load – NG ft³/hr	129.3	198.1	181.5
🤉 1/2 load – propane ft³/hr (gal/hr)	0.1 (1.1)	0.2 (1.5)	0.2 (1.6)
⊉ full load – propane ft³/hr (gal/hr)	0.2 (1.6)	0.3 (2.6)	0.4 (2.6)
		Mechanical	
ation	59.5	63	63.5
+	Gullwing design/corr	osion resistant steel with all-w	eather mounting pad
		Sub zero/high heat 24V	
		10 year limited	
1		Mobil 1 5W-30 full synthetic	_
	1.2 (1.1)	1.5 (1.4)	1.5 (1.4)
	100199	100136	100237
x W x H)		49 x 28 x 28 in.	
	365 lb.	426 lb.	445 lb.
ncy Essentials switch (NEMA 1/3R) model #	100174/100177	- 	-
ency Essentials switch (NEMA 1/3R) model #	-	100176/100179	100295/100292
House w/Demand Control switch (service entry) model #	12	100291	100294

www.championpowerequipment.com or emailing hsb@cpeauto.com

12039 Smith Ave. – Santa Fe Springs, CA 90670 – USA hsb@cpeauto.com - 1-877-338-0999

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