

ABBREVIATIONS

ABV	above	DBA	division of the state architect	DCL	include (dg, (ing))	RAD	radius
AFV	above finished floor	DR	door	ID	inside diameter	RWL	rebar leader
AP	access panel	DL	double hung	INV	invert	REF	reference
APC	access panel cover	DH	double hung	INT	interior	REFLECT (G), (ING)	reflector (g), (ing)
ACT	actuator	DBL PLT	double plate	INCAN	international	REG	register
ADD	addendum	DRB	drain board	ISA	international sign association	REJ	reject
ADW	adhesive	DWG	drawing	J	joint	REJ	reject
ADJ	adjacent	EF	each face	JF	joint filler	REJ	reject
AG	air conditioning	EL	electrical	J	joint	REV	revision (s), revised
AIC	air conditioning	ELC	electrical (ed)	KPL	kickplate	ROW	right-of-way
ALUM	aluminum	EP	electrical panelboard	KIT	kit	R	roof
AMB	american disability assoc.	EW	electric water cooler	KD	knock down	RD	roof drain
ANC	anchor, anchorage	ELV	elevator	L	laboratory	RFU	roof finish
ANCH	anchor	EMR	emergency	LAB	laboratory	RR	roof rafter
ANOD	anodized	EMT	electrical metallic tubing	LB	lag bolt	RO	rough opening
AD	area drain	ENC	enclosure (encl)	LAH	laminar (x)	RT	rubber tile
AC	asphalt concrete	EQ	equipment	LAV	lavatory	RT	rubber tile
AT	asphalt tile	EST	estimate	LV	light	SPCL	safety glass
ASPH	asphalt	EXCA	excavate	LV	light	SCD	see civil drawings
AUTO	automatic	EON	expanding metal plate	EXE	exterior	SED	see structural drawings
A	at	EB	expansion bolt	EXT	exterior	SHD	see mechanical drawings
BA	bathtub	EOP	exposed	EXT	exterior	SEC	sections
BP	building paper	EP	expansion	EXT	exterior	SETH	sheet, sheathing
BSMT	basement	EP	expansion	EXT	exterior	SH	sheet
BSP	bearing plate	EP	expansion	EXT	exterior	SH	sheet
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BSP	bearing plate	EP	expansion	EXT	exterior	SH	sheet
BMT	basement						

REVISIONS

Table with 2 columns: No., Description. Contains 5 empty rows for revisions.

NOTHING IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE CONSIDERED TO PERMIT AN INSTALLATION IN VIOLATION OF ANY APPLICABLE CODES AND/OR REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AGENCIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AGENCIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AGENCIES HAVING JURISDICTION.

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OWNER

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PROJECT

NEW RESIDENCE FOR TAD MINOR
STIRLING WAY
INVERNESS, CA 94937
APN# 112-132-06
LONG & LAT: 38d6g7N, 122 d 5145'w

DATE: JAN. 13, 2023

DRAWN BY: PLB

SCALE: AS SHOWN

SHEET:



GENERAL RADIANT NOTES:

- 102. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
103. RADIANT CONTRACTOR SHALL BE RESPONSIBLE FOR SITE VERIFICATION OF EXISTING CONDITIONS, AND PROPER ENGINEERING OF RADIANT INSTALLATION.
104. ALL NEW RADIANT EQUIPMENT AND APPLIANCES TO BE INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
105. RADIANT SYSTEM TO PROVIDE CONSTANT, EVEN TEMPERATURE THROUGHOUT HOUSE.
106. EACH RADIANT ZONE TO HAVE INDIVIDUAL THERMOSTAT AND TEMPERATURE SENSOR ZONES NOTED IN PLAN ARE THE MINIMUM NUMBER RECOMMENDED.

GENERAL PLUMBING NOTES:

- 107. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
108. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR SITE VERIFICATION OF EXISTING CONDITIONS, AND PROPER ENGINEERING OF PLUMBING INSTALLATION.
109. ALL PLUMBING FIXTURES ARE TO BE SELECTED BY OWNER. REFER TO SPECIFICATIONS FOR MORE INFORMATION. FIXTURES SHALL BE COMPLIANT WITH ALL STATE AND LOCAL CODES AND REGULATIONS.
110. ALL NEW PLUMBING FIXTURES AND FITTINGS TO BE INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
111. MAXIMUM FLOW RATES OF FIXTURES AND FITTINGS: SEE CALGREEN THIS SHEET.
112. ALL WATER SUPPLY PIPING SHALL BE PROTECTED FROM FREEZING BY AMIN. 36"OF EARTH COVERING. WHEN STRUCTURAL CONDITIONS NECESSITATE INSTALLATION OF WATER PIPING IN EXTERIOR WALLS OR ABOVE CEILINGS, THE PIPES SHALL BE INSTALLED TO THE INSIDE FACE OF FRAMING AND INSULATED ON THE UNHEATED SIDE OF THE PIPES WITH INSULATION EQUIVALENT TO THE R VALUE REQUIRED FOR THE WALL OR CEILING. PLUMB SINKS ON EXTERIOR WALLS FROM FLOOR BELOW. WATER PIPING SHALL NOT BE INSTALLED OR CONCEALED IN UNHEATED WALLS, CEILINGS AND ATTICS.
113. THE WATER SUPPLY SYSTEM, INCLUDING HOT AND COLD, SHALL BE DESIGNED AND INSTALLED FOR WINTERIZATION AND FREEZE PROTECTION, SUCH AS ALLOWING FOR ROUTINE DRAINAGE OF THE SYSTEM TO PREVENT FREEZING. THE WATER SUPPLY SHALL BE EQUIPPED WITH A READY ACCESSIBLE SHUT OFF VALVE (VALVES) AND/OR DRAIN PORT(S) WHEN USED SHALL BE READILY ACCESSIBLE, INSULATED FOR PROTECTION FROM FREEZING, AND SHALL BE PROTECTED FROM THE POTENTIAL FOR BACKFLOW.
114. SECURE ALL EQUIPMENT PER CMC 303.4 & CPC SECTION 507.2.
115. PLUMBING CONTRACTOR SHALL COORDINATE WATER SERVICE REQUIREMENTS FOR LANDSCAPE IRRIGATION. VERIFY REQUIREMENTS WITH OWNER AND LANDSCAPE CONTRACTOR. ALL WATER OUTLETS AND HOSE-BIBBS MUST HAVE A PERMANENT BACK-FLOW PREVENTER PER CPC 603.4.7.
116. PROVIDE AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHER PER CPC EC. 807.3.
117. PROVIDE FOOT VENT AND ACCESSIBLE CLEAN OUT IN THE VERTICAL PORTION PER CPC SEC. 909.0, SPECIAL VENTING FOR ISLAND FIXTURES.
118. PROVIDE A PRESSURE RELIEF FOR STORAGE WATER HEATERS PER CPC SEC. 606.3.
119. PROVIDE HOT WATER RECIRCULATING SYSTEM W/ ALL SECTIONS OF PIPE INSULATED FOR ENTIRE LENGTH. USE 1" THICK R-4 INSULATION FOR PIPES 2" DIA AND LESS, AND 1-1/2" THICK INSULATION OF PIPES GREAT THAN 2" DIA.
120. ALL HOT WATER PIPES TO KITCHEN SHALL BE INSULATED FROM HEATING SOURCE TO FIXTURE WITH 1" THICK, R-4 INSULATION FOR PIPES 2" DIA AND LESS, AND 1-1/2" THICK INSULATION FOR PIPES GREATER THAN 2" DIA.
121. ALL SINK FAUCETS SHALL BE INSTALLED WITH AN AERATOR WITH A FLOW RESTRICTOR.
122. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER MANUFACTURERS INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120°F. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATH TUB AND WHIRLPOOL BATH TUB FILLER SHALL BE LIMITED TO 120°F. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THESE PROVISIONS. THE DEVICES USED SHALL BE ASSE COMPLIANT AND SHALL BE INSTALLED AT ALL APPLICABLE FIXTURES.
123. PIPE INSULATION IS A MANDATORY REQUIREMENT IN THE FOLLOWING CASES:
A) STORAGE TANKS FOR A NON-RECIRCULATING SYSTEM MUST HAVE PIPE INSULATION ON BOTH HOT AND COLD WATER PIPES FOR LENGTH OF FIVE FEET. THERE IS NO EXCEPTION FOR WATER HEATER PIPING IN THE CONDITIONED SPACE.
B) RECIRCULATING SECTIONS OF DOMESTIC HOT WATER SYSTEMS MUST BE INSULATED (THE ENTIRE LENGTH OF PIPING, WHETHER BURIED OR EXPOSED).
C) INDIRECT FIRED DOMESTIC HOT WATER SYSTEM PIPING FROM THE HEATING SOURCE TO THE STORAGE TANK, HOT

HOT WATER HEATER INSTALLATION NOTES:

- 124. WATER HEATERS AND FURNACES WHICH HAVE A GLOW, SPARK, OR IGNITION SOURCE, AND ARE INSTALLED IN A GARAGE, SHALL BE MOUNTED 18" ABOVE THE FLOOR.
125. WATER HEATERS AND FURNACES SHALL BE PROTECTED FROM AUTO IMPACT BY A PROTECTIVE BARRIER OR BE LOCATED OUT OF THE NORMAL PATH OF VEHICLES
126. WATER HEATERS SHALL BE STRAPPED TO THE BUILDING WITH AT LEAST TWO STRAPS TO PREVENT SEISMIC MOVEMENT. ONE STRAP WITHIN THE TOP THIRD AND THE OTHER WITHIN THE BOTTOM THIRD OF THE WATER HEATER. THE LOWER STRAP SHALL NOT BE WITHIN 4" OF THE CONTROLS.
127. WATER HEATERS SHALL BE PROVIDED WITH A CONDENSATE DRAIN THAT IS NO MORE THAN 2" HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS GRAVITY DRAINING WITHOUT PUMP ASSISTANCE.
128. IF A WATER HEATER VENT PIPE MAKES BENDS THROUGH THE BUILDING STRUCTURE, THEN IT SHALL BE EITHER A CATEGORY III OR IV VENT PIPE.
129. PROVIDE A GAS SUPPLY LINE WITH A CAPACITY TO PROVIDE A MINIMUM OF 200,000 BTUHR TO THE WATER HEATER LOCATION (3/4" MIN.)
130. MINIMUM 1" THICK PIPE INSULATION SHALL BE INSTALLED ON HOT WATER PIPES FROM THE WATER HEATER TO THE KITCHEN FIXTURES.
131. ANY WATER SYSTEM PROVIDED WITH A CHECK VALVE, BACKFLOW PREVENTER, OR ANY OTHER NORMALLY CLOSED DEVICE THAT PREVENTS DISSIPATION OF BUILDING PRESSURE BACK INTO THE WATER MAIN SHALL BE PROVIDED WITH AN APPROVED, LISTED, AND ADEQUATELY SIZED EXPANSION TANK.
132. ALL STORAGE TYPE WATER HEATERS NEED A TEMPERATURE/PRESSURE RELIEF VALVE INSTALLED PER THEIR LISTING EQUAL TO THE SIZE OF THE VALVE OUTLET AND SHALL DISCHARGE FULL SIZE TO THE FLOOD LEVEL OF THE AREA RECEIVING THE DISCHARGE AND POINTING DOWN. DISCHARGE PIPE SHALL DISCHARGE INDEPENDENTLY BY GRAVITY THROUGH AN AIR GAP INTO THE DRAINAGE SYSTEM OR OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT EXCEEDING

GENERAL FIRE SYSTEM NOTES:

- 39. THE CONTRACTOR SHALL DESIGN & PROVIDE HEATING, COOLING, VENTILATION, PLUMBING, FIRE SUPPRESSION, AND ELECTRICAL SYSTEMS AS INDICATED. REFER TO SPECIFICATIONS AND MEP PLANS. PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND/OR LOCAL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS INCLUDING BUT NOT LIMITED TO THE REQUIREMENTS CONTAINED IN THE NOTES BELOW. COMPLY WITH THE REQUIREMENTS OF CALIF. TITLE 24, ENERGY CALCULATIONS AND MANDATORY MEASURES.
40. ELECTRICAL/MECHANICAL/PLUMBING LAYOUT IS SCHEMATIC. REFER TO SPECIFICATIONS FOR PRODUCT SUBMITTAL DATA AND SHOP DRAWING REQUIREMENTS. VERIFY ALL LAYOUTS IN FIELD WITH OWNER & DESIGNER. CONTRACTOR SHALL SCHEDULE A WALK-THROUGH WHEN THE STRUCTURE IS SUBSTANTIALLY FRAMED. NOTIFY DESIGNER WHEN READY.
41. DO NOT SOFFIT FOR ELECTROMECHPLUMB SYSTEMS UNLESS SPECIFICALLY NOTED ON PLANS. IF ADDITIONAL SOFFITS ARE REQUIRED, REVIEW WITH DESIGNER IN ADVANCE FOR APPROVAL.
42. PROVIDE ACCESS AND WORKING SPACE CLEARANCES FOR SERVICE, INSPECTION AND REPLACEMENT OF APPLIANCES AND EQUIPMENT AS REQUIRED BY CODE AND MFR.

CALGREEN:

- 43. CAL GREEN MANDATORY MEASURES AND MITIGATION
44. SITE DEVELOPMENT (4.10) STORM WATER DRAINAGE DURING CONSTRUCTION
45. SEE SITE PLAN C1.0 FOR TEMPORARY PROTECTIVE MEASURES.
46. MULTIPLE SHOWER HEADS SERVING ONE SHOWER (4.303.2) COMBINED FLOW RATES OF ALL THE SHOWER HEADS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED MAXIMUM FLOW RATE SPECIFIED IN TABLE 4.303.2
A. SHOWER HEADS: 2 GPM
B. LAVATORY FAUCETS: 1.5 GPM
C. KITCHEN FAUCETS: 1.8 GPM
D. WATER CLOSETS: 1.28 GALLONS/FLUSH
E. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW RATE OF ALL SHOWER HEADS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI.
47. OUTDOOR WATER USE (4.304) AUTOMATIC IRRIGATION CONTROLLERS AND SHALL BE WEATHER BASED IRRIGATION ON MANUAL SWITCH PER LANDSCAPE DESIGNER.
48. JOINTS AND OPENINGS (4.406) ANNULAR SPACE AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. CONTRACTOR SHALL COMPLY WITH SECTION 4.406.1 RODENT PROOFING.
49. CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING (4.408) CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING: RECYCLE AND/OR SAVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE.
50. BUILDING MAINTENANCE AND OPERATION (4.410) OPERATION AND MAINTENANCE MANUAL PROVIDED TO OWNER.
51. POLLUTANT CONTROL (4.504) SEALED DUCT OPENINGS AND VOC IN FINISH MATERIALS, AT THE TIME OF ROUGH INSTALLATION, AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED.
52. INTERIOR MOISTURE CONTROL (4.505) VAPOR RETARDER INSTALLED AT SLAB ON GRADE FOUNDATIONS/MOISTURE CONTENT OF BUILDING MATERIALS CHECKED BEFORE ENCLOSURE. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED BY MEANS OF MOISTURE READINGS USING A MOISTURE METER. SEE DETAILS SHEET A-02.04. FOR REQUIRED VAPOR RETARDER. CONTRACTOR TO PERFORM AND SUBMIT MOISTURE CONTROL TO ENFORCING AGENCY.
53. BATHROOM EXHAUST FANS (4.506.1) EACH BATHROOM SHALL BE MECHANICALLY VENTILATED UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
54. ENVIRONMENTAL COMFORT (4.507) WHOLE HOUSE EXHAUST FANS/HEAT LOSS GAIN VALUES/SIZE DUCTS/ HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36'S OR EQUIVALENT. FANETS MUST BE EQUAL IN MECHANICAL ROOM/ ATTIC SPACE. HVAC SUB-CONTRACTOR TO SIZE AND INSTALL PER CAL GREEN REQUIREMENTS.
55. QUALIFICATIONS (702) HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED

GENERAL MECHANICAL NOTES:

- 57. HVAC SYSTEMS SHALL BE SIZED, DESIGNED AND EQUIPMENT SELECTED USING THE METHODS OUTLINED IN CALGREEN RESIDENTIAL MANDATORY MEASURES, SECA-507-ENVIRONMENTAL COMFORT.
58. ALL DUCT SIZES PER ASHRAE 62.2 TABLE 7.1.
59. PROVIDE COMBUSTION AIR TO MECHANICAL ROOMS & EQUIPMENT AS REQUIRED BY CODE & EQUIPMENT MFR.CMC 701
60. CLOTHES DRYER EXHAUST DUCTS SHALL COMPLY WITH CMC SECTION 504.4 AND SHALL BE OF RIGID METAL WITH SMOOTH INTERIOR SURFACES AND SHALL NOT BE ASSEMBLED WITH SCREWS OR OTHER FASTENING MEANS THAT EXTEND INTO THE DUCT THAT WOULD CATCH LINT. CLOTHES DRYER EXHAUST DUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CLOTHES DRYER MANUFACTURERS INSTALLATION INSTRUCTIONS. LISTED CLOTHES DRYER TRANSITION DUCTS NOT MORE THAN 6 FEET IN LENGTH SHALL BE PERMITTED TO BE USED IN CONNECTION WITH DOMESTIC DRYER EXHAUSTS. FLEXIBLE CLOTHES DRYER TRANSITION DUCTS SHALL NOT BE CONCEALED WITHIN CONSTRUCTION UNLESS PROVIDED WITH AN ENGINEERED SYSTEM OR OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURERS INSTRUCTIONS AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FT INCLUDING (2) 90 DEGREE ELBOWS. A LENGTH OF TWO FT SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO. CLOTHES DRYER SHALL VENT TO OUTSIDE AND BE EQUIPPED WITH A BACK-DRAFT DAMPER.
61. TERMINATE HORIZONTAL OR SIDE WALL MECHANICAL DRAFT VENTING SYSTEMS NOT LESS THAN 4' BELOW OR 4' HORIZONTALLY FROM, AND NOT LESS THAN 1' ABOVE A DOOR, AN OPERABLE WINDOW OR A GRAVITY AIR INLET INTO A BUILDING PER CMC 802.8.1 (SEE CMC SECTION 802.8.2 FOR VENT TERMINALS OF DIRECT VENT APPLIANCES) DIRECT VENT APPLIANCES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. THE VENT HEIGHT SHALL BE ABOVE THE ANTICIPATED SNOW DEPTH.
62. PROVIDE MECHANICAL WHOLE BUILDING VENTILATION IN ACCORDANCE WITH SECTION 4 OF ASHRAE STANDARD 62.2. VENTILATION RATE SHALL BE 1 CFM PER EVERY 100 SF OF CONDITIONED FLOOR AREA (CFA) PLUS 7.5 CFM PER OCCUPANT PLUS 1 OR 1 OCCUPANT PER BEDROOM PLUS 1. A LOCAL EXHAUST FAN CAN BE USE TO MEET THIS REQUIREMENT. LOCAL FAN MUST OPERATE AT 1.5 ONE OR LESS AT .25 IN. W.C. AND MUST VENT DIRECTLY TO THE OUTSIDE. CHAPTER 4 OF THE RESIDENTIAL COMPLIANCE MANUAL. AIRFLOW SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE APPENDIX RA3.7.
63. EXHAUST VENTS SHALL BE PROVIDED WITH BACK-DRAFT DAMPERS AND EXHAUST FANS TO VENT DIRECTLY TO OUTSIDE TERMINATING 3' MIN. FROM BUILDING OPENINGS PER CMC 504.5.
64. WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS THAT CLOSE WHEN FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2.
65. WHOLE HOUSE FAN IN BATHROOM MUST BE LABELED 'WHOLE HOUSE FAN'.
66. KITCHEN - MIN. 100 CFM OR CEILING OR WALL EXHAUST FAN THAT SUPPLIES 5 AIR CHANGES PER HOUR.
67. BATHROOM EXHAUST FANS SHALL BE RATED AT 50CFM MIN PER ASHRAE 62.2, AND 1 SONE MAX. FOR CONTINUOUS (3 SONE MAX. FOR INTERMITTENT).
68. EXHAUST FANS FOR BATHROOMS THAT CONTAIN A SHOWER, TUB, OR TUB/SHOWER SHALL COMPLY WITH THE REQUIREMENTS LISTED IN CALGREEN RESIDENTIAL MANDATORY MEASURES, SECTION 4.506, INDOOR AIR QUALITY AND EXHAUST.

GENERAL ARCHITECTURAL NOTES:

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

PROJECT NOTES:

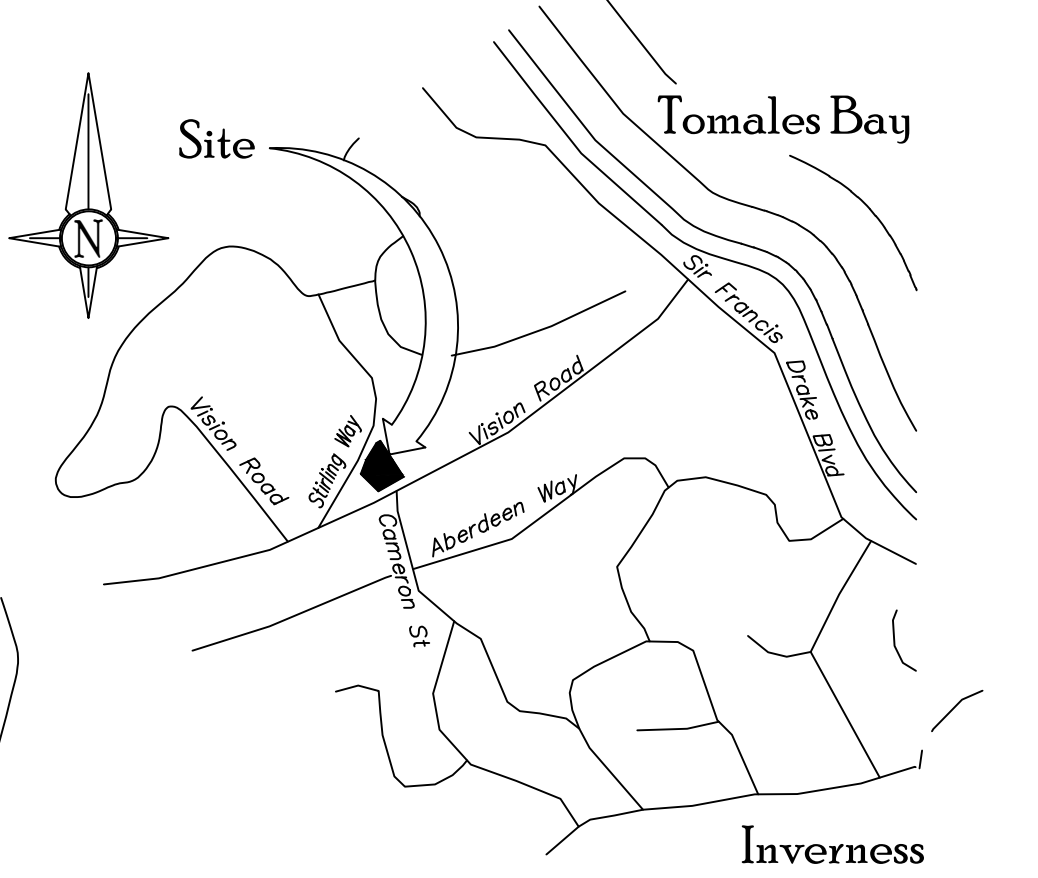
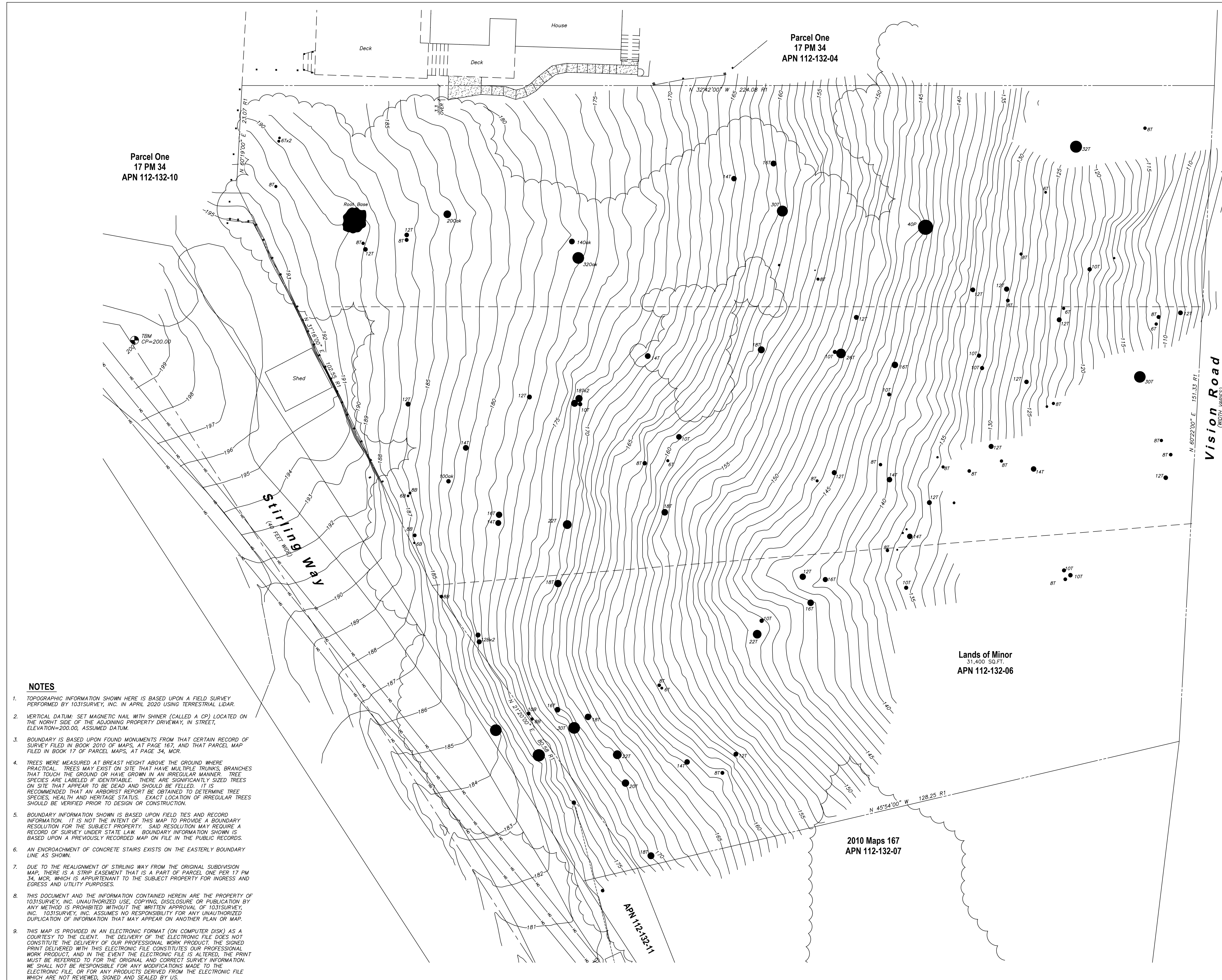
- 1. THE WORK INCLUDED UNDER THESE DRAWINGS CONSISTS OF ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT - LEAVING ALL WORK READY FOR USE.
2. THE PLANS INCLUDE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. ALL WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THE DRAWINGS IS INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES.
3. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION BEFORE PROCEEDING.
4. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DRAWINGS AS REQUIRED.
5. COORDINATE ALL ARCHITECTURAL WORK WITH STRUCTURAL, ELECTRICAL,MECHANICAL, PLUMBING AND INTERIOR DESIGN CONDITIONS BEFORE THE ORDERING OF, OR THE INSTALLATION OF, ANY ITEM OF WORK.
6. UTILITY SERVICE AND EMERGENCY SERVICES ARE TO BE MAINTAINED FOR THE SITE BY THE CONTRACTOR DURING THE DEMOLITION AND CONSTRUCTION PHASES OF WORK.
7. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS DAILY OF ALL SUBCONTRACTORS AND TRADES, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE.
8. PROTECT ALL EXISTING SITE CONDITIONS TO REMAIN - INCLUDING TREES, SHRUBS, PAVING, FENCES, ETC.
9. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
10. ALL DIMENSIONS NOTED VIF ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY VARIANCES TO THE DESIGNER PRIOR TO PROCEEDING.
11. DIMENSIONS ARE TO CENTERLINE OF GRIDS, COLUMNS, STUDS, WINDOWS, DOORS AND FIXTURES, OR TO FACE OF STUD OR CONCRETE.
12. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURERS RECOMMENDATIONS.
13. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.
14. FOLLOW MANUFACTURERS INSTALLATION RECOMMENDATIONS AND STANDARDS, AND INDUSTRY AND BUILDING PRACTICES FOR SEALANT, CAULKING, AND FLASHING LOCATIONS.
15. PROVIDE BACKING AS REQUIRED FOR INSTALLATION OF EQUIPMENT, FIXTURES, ACCESSORIES, AND CASEWORK.
16. STRUCTURAL OBSERVATIONS SHALL BE COMPLETED AND ACCEPTED BY THE ENGINEER OF RECORD WITH NO CONDITIONS PRIOR TO FOUNDATION, SHEAR, AND FRAME INSPECTIONS.

CONSTRUCTION MANAGEMENT PLAN:

- 17. EXISTING UTILITIES: CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. NOTIFY THE DESIGNER OF ANY DISCREPANCIES WITH THE DRAWINGS PRIOR TO COMMENCING WORK.
18. SHOULD THE PROJECT BE LOCATED WITHIN THE LAKE TAHOE BASIN, THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH TRPA CONSTRUCTION REQUIREMENTS.
19. CONSTRUCTION TRAILER, PORTABLE TOILET, AND DUMPSTER SHALL BE LOCATED WITHIN THE BOUNDARIES OF THE AREA OF DISTURBANCE.
20. ACCESS: CONSTRUCTION ACCESS TO THE BUILDING SITE SHALL BE OVER THE PROPOSED DRIVEWAY ONLY. PROVIDE ONGOING PROTECTION OF EXISTING VEGETATION DURING ALL PHASES OF CONSTRUCTION UNTIL COMPLETION OF THE PROJECT.
21. PARKING: COMPLY WITH THE REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION.
22. MATERIAL STORAGE/DELIVERY: ALL BUILDING MATERIALS, EQUIPMENT, AND MACHINERY, ARE TO BE DELIVERED TO AND REMAIN WITHIN THE BOUNDARIES OF THE AREA OF DISTURBANCE.
23. DEBRIS AND WASTE REMOVAL: CLEAN UP TRASH AND DEBRIS AT THE END OF EACH DAY. REMOVE FROM THE CONSTRUCTION SITE AT LEAST ONCE A WEEK. CONSTRUCTION SITE SHALL BE KEPT NEAT AND SHALL NOT BE AN EYEBRE, NUISANCE, OR DETRIMENT TO NEIGHBORING PROPERTIES.
24. HOURS OF CONSTRUCTION: COMPLY WITH THE REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION.
25. FIRE SAFETY: CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL FIRE SAFETY REGULATIONS, INCLUDING BUT NOT LIMITED TO PROVIDING A MINIMUM OF 1 SHOVEL AND TWO ZOLB AB CRATED DRY CHEMICAL FIRE EXTINGUISHERS MOUNTED IN PUBLIC VIEW.
26. TEMPORARY POWER, SIGNS, SURVEY LINES, ETC. SHALL NOT BE NAILED TO TREES.

WILDLIFE URBAN INTERFACE (WUI) NOTES:

- 27. THIS PROJECT IS LOCATED IN AN AREA SUBJECT TO THE REQUIREMENTS OF CRC SECTION R337 - WILDLIFE URBAN INTERFACE AND THE CONSTRUCTION MATERIALS OR ASSEMBLIES SHALL BE APPROVED BY OSFM B.ML.
28. VEGETATION MANAGEMENT - R337.1.5: PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291.
29. ROOF COVERING REQUIREMENT PER CRC 337.5: CLASS A ROOF ASSEMBLY. CERTAINTED ULTIMATE TL COMP TL OVER 2 LAYER 30 LB ROOF UNDERLAYMENT
30. ROOF VALLEY REQ PER CRC 337.5: 26 GAUGE MIN. CORROSION-RESISTANT METAL SHEET METAL OVER 1 LAYER MIN. 72 LB FIBERGLASS (MINERAL SURFACE) NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER COMBUSTIBLE DECKING AT LEAST 36 INCHES WIDE.
31. ROOF GUTTER REQUIREMENT PER CRC 337.5 A SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (ES REPORT PROVIDED TO VERIFY CLASS A COMPLIANCE; CORROSYVE RESISTANT GUTTER SCREEN AT ALL GUTTERS.
32. EAIVE VENT REQUIREMENT PER CRC 337.6.
33. EAIVE, SOFFIT, AND FLOOR PROJECTIONS PROTECTION REQUIREMENT PER CRC 337.7: (ES REPORT PROVIDED TO VERIFY CLASS A COMPLIANCE), SHALL BE NON-COMBUSTIBLE MATERIAL, IGNITION RESISTANT MATERIAL OR ONE LAYER OF 5/8" TYPE X EXTERIOR RATED GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE EAIVE OR SOFFIT. REQUEST TO USE ALTERNATE BACKING IN PLACE OF 5/8" TYPE X GYPSUM BOARD, 1/4" FIBER CEMENT BOARD BEHIND 3/4" WOOD SOFFIT.
34. EXTERIOR WALL COVERINGS PER CRC 337.7.3: (ES REPORT PROVIDED TO VERIFY CLASS A COMPLIANCE), EITHER NON-COMBUSTIBLE MATERIAL, IGNITION RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X EXTERIOR RATED GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING, OR AN ASSEMBLY APPROVED BY THE OSFM B.M.L.; FLAMEBLOCK CLASS A FIRE-RATED OSB SHEATHING.
35. EXTERIOR WALL VENTS PER CRC 337.6:
36. EXTERIOR GLAZING PER CRC 337.8.2: MIN. OF 1 PANE SAFETY TEMPERED GLAZING ON ALL EXTERIOR WINDOWS AND DOORS.
37. EXTERIOR DOOR ASSEMBLIES PER CRC 337.8: ALUMINUM CLAD DOORS AND WINDOWS (NON-COMBUSTIBLE), WOOD DOORS: KALISTILE MORE THAN 1 3/8" AND PANELS MORE THAN 1 1/4". 20 MIN. RATING MIN.
38. DECKING AND STAIR SURFACES PER CRC 337.9. SHALL BE 1-1/4 INCH MINIMUM THICKNESS SOLID WOOD OR A PRODUCT APPROVED BY OSFM B.M. NON-COMBUSTIBLE STONE WALKS, STAIRS, AND PATIOS. FIRE RATED COMPOSITE DECKING.



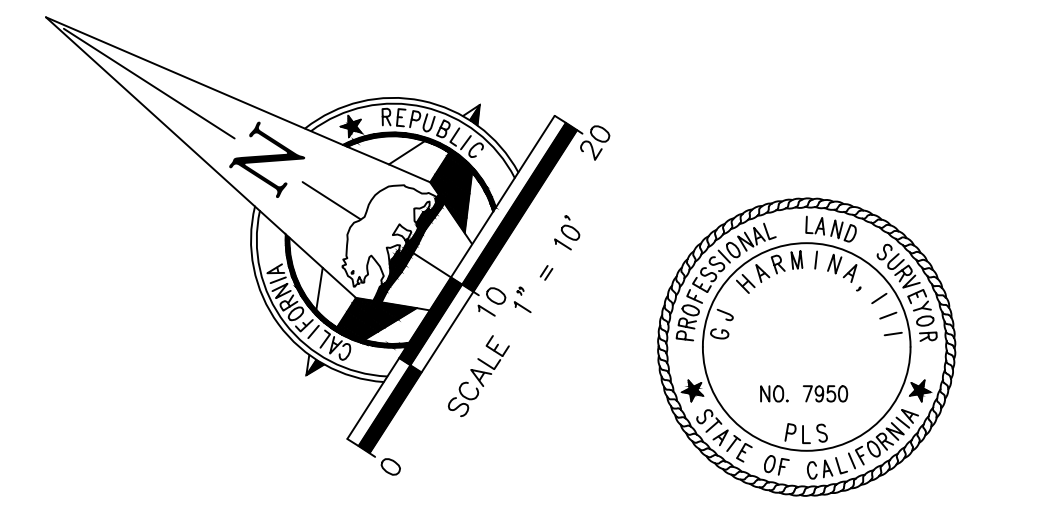
LEGEND

	BUILDING
	CENTER LINE (PER MAP)
	EDGE OF PAVEMENT
	OVERHEAD UTILITIES
	RETAINING WALL, WOOD
	CONCRETE
	GUY ANCHOR
	TEMPORARY BENCHMARK
	TREE, TO SCALE, WITH DRIPLINE, DIAMETER & TYPE
	WATER VALVE

ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
B	BAY
CP	JOINT POLE
MCR	MARIN COUNTY RECORDS
OH	OVERHEAD UTILITY LINES
NTS	NOT TO SCALE
P	FINE
R1	PARCEL MAP, 17 PM 34, MCR
R2	RECORD OF SURVEY, 2010 RS 167, MCR
T	TREE
TBM	TEMPORARY BENCHMARK

- NOTES**
1. TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY 1031SURVEY, INC. IN APRIL 2020 USING TERRESTRIAL LIDAR.
 2. VERTICAL DATUM: SET MAGNETIC NAIL WITH SHINER (CALLED A CP) LOCATED ON THE NORTH SIDE OF THE ADJOINING PROPERTY DRIVEWAY, IN STREET, ELEVATION=200.00, ASSUMED DATUM.
 3. BOUNDARY IS BASED UPON FOUND MONUMENTS FROM THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 2010 OF MAPS, AT PAGE 167, AND THAT PARCEL MAP FILED IN BOOK 17 OF PARCEL MAPS, AT PAGE 34, MCR.
 4. TREES WERE MEASURED AT BREAST HEIGHT ABOVE THE GROUND WHERE PRACTICAL. TREES MAY EXIST ON SITE THAT HAVE MULTIPLE TRUNKS, BRANCHES THAT TOUCH THE GROUND OR HAVE GROWN IN AN IRREGULAR MANNER. TREE SPECIES ARE LABELED IF IDENTIFIABLE. THERE ARE SIGNIFICANTLY SIZED TREES ON SITE THAT APPEAR TO BE DEAD AND SHOULD BE FELLED. IT IS RECOMMENDED THAT AN ARBORIST REPORT BE OBTAINED TO DETERMINE TREE SPECIES, HEALTH AND HERITAGE STATUS. EXACT LOCATION OF IRREGULAR TREE SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
 5. BOUNDARY INFORMATION SHOWN IS BASED UPON FIELD TIES AND RECORD INFORMATION. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY. SAID RESOLUTION MAY REQUIRE A RECORD OF SURVEY UNDER STATE LAW. BOUNDARY INFORMATION SHOWN IS BASED UPON A PREVIOUSLY RECORDED MAP ON FILE IN THE PUBLIC RECORDS.
 6. AN ENCROACHMENT OF CONCRETE STAIRS EXISTS ON THE EASTERLY BOUNDARY LINE AS SHOWN.
 7. DUE TO THE REALIGNMENT OF STIRLING WAY FROM THE ORIGINAL SUBDIVISION MAP, THERE IS A STRIP EASEMENT THAT IS A PART OF PARCEL ONE PER 17 PM 34, MCR, WHICH IS APPURTENANT TO THE SUBJECT PROPERTY FOR INGRESS AND EGRESS AND UTILITY PURPOSES.
 8. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF 1031SURVEY, INC. UNAUTHORIZED USE, COPYING, DISCLOSURE OR PUBLICATION BY ANY METHOD IS PROHIBITED WITHOUT THE WRITTEN APPROVAL OF 1031SURVEY, INC. 1031SURVEY, INC. ASSUMES NO RESPONSIBILITY FOR ANY UNAUTHORIZED DUPLICATION OF INFORMATION THAT MAY APPEAR ON ANOTHER PLAN OR MAP.
 9. THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK) AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED PRINT DELIVERED WITH THIS ELECTRONIC FILE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.



LANDS OF MINOR
STIRLING WAY
APN 112-132-06
INVERNESS, MARIN COUNTY, CALIFORNIA

Partial Topographic Map

1031Survey, Inc.
HIGH DEFINITION SURVEYING
1857 Rainier Circle, Petaluma, California 94954
415-827-6370 www.1031survey.com

- NOTE:
1. KNOWN EXISTING UTILITIES WITHIN GRADING AREA TO BE PROTECTED UNLESS NOTED. ~CONTRACTOR TO CONSULT OWNER REGARDING KNOWN UNDERGROUND UTILITIES(TYP)
 2. ALL GRADED AREAS(INCLUDES CUT +FILL)SHALL BE SEEDED AND FERTILIZED AND INCLUDE STRAW MULCH FOR EROSION CONTROL, UNLESS OTHERWISE NOTED IN LANDSCAPE PLAN. SEE SEEDING AND FERTILIZING NOTES.(UNLESS ADDRESSED IN LANDSCAPE DESIGN PLAN)
 3. CONTRACTOR TO REFER TO GEOTECH AND/OR GEO-REPORT PRIOR TO AND DURING CONSTRUCTION.
 4. UPON THE COMPLETION OF WORK ALL GRADING AND DRAINAGE IMPROVEMENTS, INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND FIELD DIRECTION, DAE SHALL PROVIDE COUNTY OF MARIN FINAL INSPECTION CERTIFICATION LETTER REFERENCING BUILDING PERMIT NUMBER OR NUMBERS FOR SPECIFIC WORK BEING CERTIFIED, THE ADDRESS OF THE PROPERTY AND THE ASSESSOR'S PARCEL NUMBER (APN), AND SHALL BE SIGNED AND STAMPED BY THE CERTIFYING PROFESSIONAL.
 5. PER 2022 CALIFORNIA RESIDENTIAL CODE § R401.3, LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM 2 PERCENT AWAY FROM THE BUILDING. DEMONSTRATE COMPLIANCE.

REVISIONS

NO.	DESCRIPTION

NOTHING IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE CONSIDERED TO PERMIT AN INSTALLATION IN VIOLATION OF ANY APPLICABLE CODES AND/OR REGULATIONS. SHOULD ANY CHANGE IN THE BASIS OR SPECIFICATIONS BE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE DESIGNER AND OWNER AT ONCE AND CEASE WORK ON ALL PARTS OF THE PROJECT THAT ARE AFFECTED BY THE WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES, REGULATIONS, RESTRICTIONS, AND CODE REQUIREMENTS WITHOUT ANY EXCEPTION.

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OWNER

TAD MINOR
PO BOX 96
Inverness, CA 94937
tad.minor@gmail.com
707-738-9745

PROJECT

NEW RESIDENCE FOR TAD MINOR
STIRLING WAY
INVERNESS, CA 94937
APN# 112-132-06
LONG & LAT: 38d6.7'N, 122 d 51'45"W

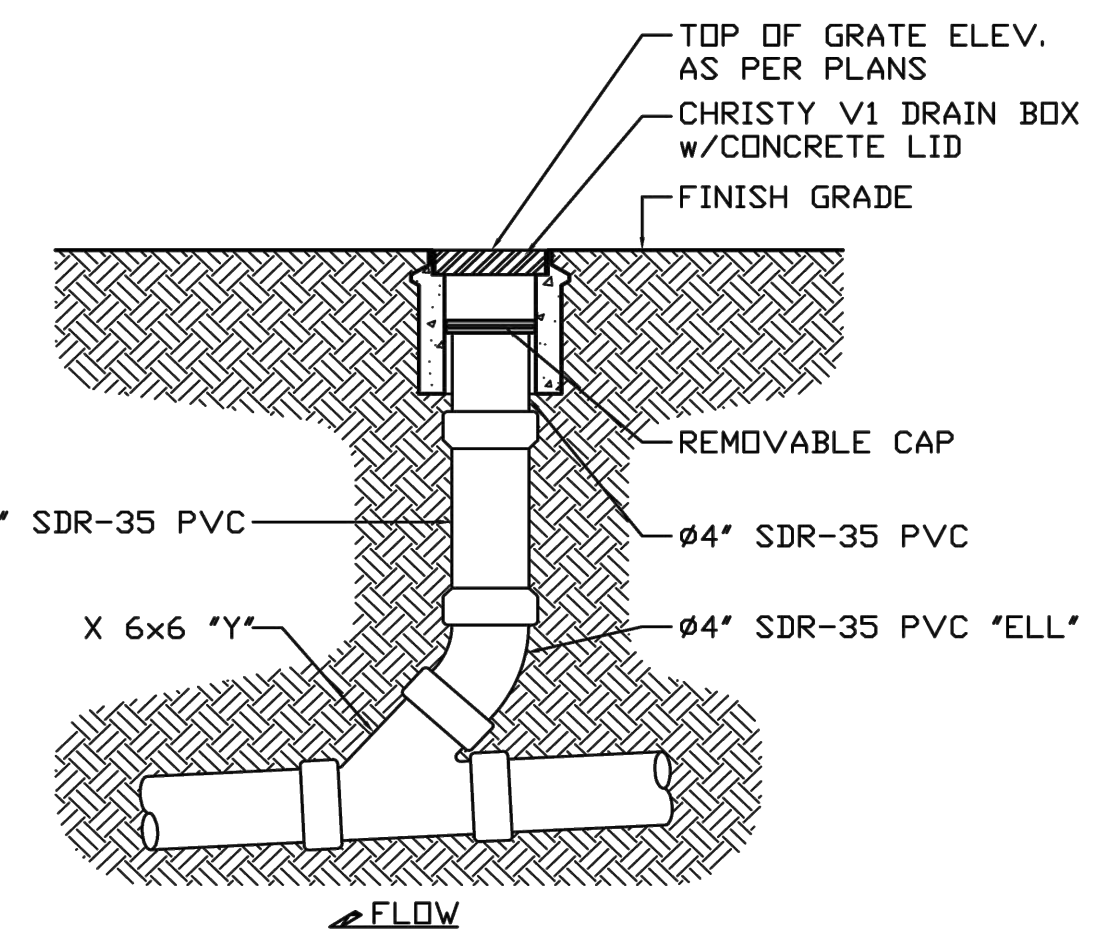
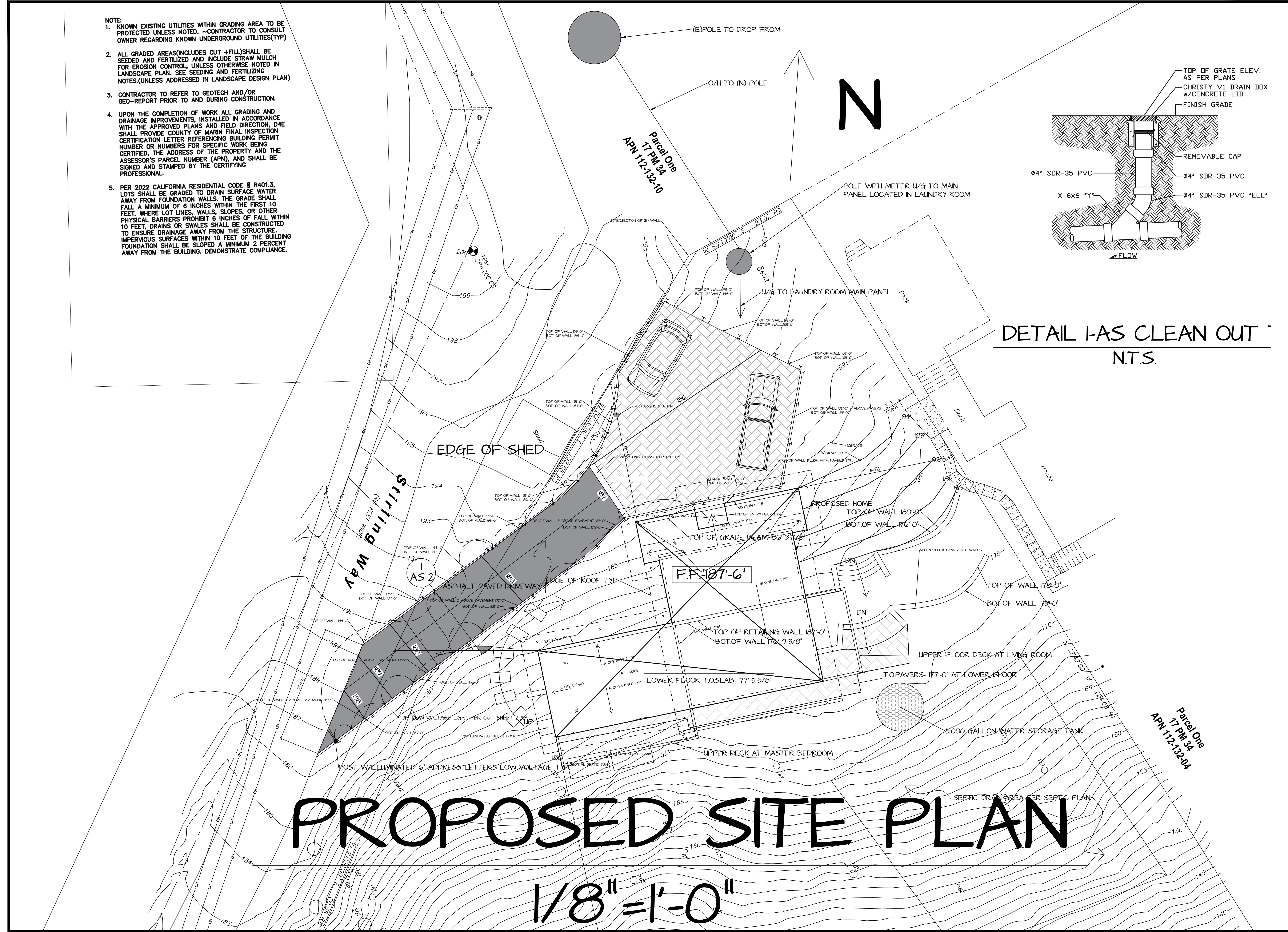
DATE: JAN. 13, 2023

DRAWN BY: PLB

SCALE: AS SHOWN

SHEET:

AS
OF



PROPOSED SITE PLAN

1/8" = 1'-0"

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- GENERAL**
- PERFORM EROSION PREVENTION AND SEDIMENT CONTROL IN ACCORDANCE WITH MARIN DEPARTMENT OF PUBLIC WORKS CODE.
 - THE APPROVED PLANS SHALL CONFORM WITH THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) GUIDE.
 - THE OWNER IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED FROM THE CONSTRUCTION SITE YEAR ROUND. WORK SITES WITH INADEQUATE EROSION AND SEDIMENT CONTROL MAY BE SUBJECT TO A STOP WORK ORDER.
 - IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIAL REFERENCED HEREIN OR MANUFACTURER'S RECOMMENDATIONS, THEN THE MOST PROTECTIVE SHALL APPLY.
 - AT ALL TIMES THE OWNER IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH THE STATE OF CALIFORNIA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY. CONSTRUCTION ACTIVITIES INCLUDE BUT ARE NOT LIMITED TO CLEARING, GRADING, EXCAVATION, STOCKPILING, AND RECONSTRUCTION OF EXISTING FACILITIES INVOLVING REMOVAL AND REPLACEMENT.

- RAINY SEASON OPERATIONS**
- THE OWNER MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION PREVENTION AND SEDIMENT CONTROL ON ALL DISTURBED AREAS DURING THE RAINY SEASON (OCTOBER 15-APRIL 15). CONSTRUCTION GRADING AND DRAINAGE IMPROVEMENT SHALL BE PERMITTED DURING THE RAINY SEASON ONLY WHEN ON-SITE SOIL CONDITIONS PERMIT THE WORK TO BE PERFORMED IN COMPLIANCE WITH SOC CHAPTER 11 AND 11A. STORM WATER BMP'S REFERENCED OR DETAILED IN THE PERMIT AUTHORITY'S BEST MANAGEMENT PRACTICES GUIDE SHALL BE IMPLEMENTED AND FUNCTIONAL ON THE SITE AT ALL TIMES.
 - THE AREA OF ERODIBLE LAND EXPOSED AT ANY ONE TIME DURING THE WORK SHALL NOT EXCEED 1 ACRE OR 20% OF THE PERMITTED WORK AREA, WHICHEVER IS GREATER, AND THE TIME OF EXPOSURE SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE.
 - AGRICULTURAL GRADING AND DRAINAGE IMPROVEMENTS, AND INITIAL LAND PREPARATION WORK FOR VINEYARD AND ORCHARD PLANTING, SHALL BE PERMITTED DURING THE RAINY SEASON ONLY FROM APRIL 1 TO APRIL 15, AND ONLY WHEN ON-SITE SOIL CONDITIONS PERMIT THE WORK TO BE PERFORMED IN COMPLIANCE WITH MARIN COUNTY CODE.

- YEAR ROUND REQUIREMENTS**
- DURING THE NON-RAIN SEASON, ON ANY DAY WHEN THE NATIONAL WEATHER SERVICE FORECAST IS A CHANCE OF RAIN OF 30% OR GREATER WITHIN THE NEXT 24 HOURS, STORM WATER BMP'S REFERENCED OR DETAILED IN PRMD'S BEST MANAGEMENT PRACTICES GUIDE SHALL BE IMPLEMENTED, INSTALLED, AND FUNCTIONAL ON THE SITE TO PREVENT SOIL AND OTHER POLLUTANT DISCHARGES. AT ALL OTHER TIMES, BMP'S SHOULD BE STORED ON SITE IN PREPARATION FOR INSTALLATION PRIOR TO RAIN EVENTS.
 - EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY THE OWNER BEFORE FORECASTED STORM EVENTS AND AFTER STORM EVENTS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT HAVE FAILED OR ARE NO LONGER EFFECTIVE SHALL BE PROMPTLY REPLACED. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
 - THE LIMITS OF GRADING SHALL BE DEFINED AND MARKED ON SITE TO PREVENT DAMAGE TO SURROUNDING VEGETATION. PRESERVATION OF EXISTING VEGETATION SHALL OCCUR TO THE MAXIMUM EXTENT PRACTICABLE. ANY EXISTING VEGETATION WITHIN THE LIMITS GRADING THAT IS TO REMAIN UNDISTURBED BY THE WORK SHALL BE IDENTIFIED AND PROTECTED FROM DAMAGE BY MARKING, FENCING, OR OTHER MEASURES.
 - CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN MAY BE MADE TO RESPOND TO FIELD CONDITIONS AND SHALL BE NOTED ON THE PLAN.
 - DISCHARGES OF POTENTIAL POLLUTANTS FROM CONSTRUCTION SITES SHALL BE PREVENTED USING SOURCE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT, TRASH, NUTRIENTS, PATHOGENS, PETROLEUM HYDROCARBONS, METALS, CONCRETE, CEMENT, ASPHALT, LIME, PAINT, STAINS, GLUES, WOOD PRODUCTS, PESTICIDES, HERBICIDES, CHEMICAL, HAZARDOUS WASTES, SANITARY WASTE, VEHICLE OR EQUIPMENT WASH WATER, AND CHLORINATED WATER.
 - ENTRANCE(S) TO THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF POTENTIAL POLLUTANTS OFFSITE. POTENTIAL POLLUTANTS DEPOSITED ON PAVED AREAS WITHIN THE COUNTY RIGHT-OF-WAY, SUCH AS ROADWAYS AND SIDEWALKS, SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY OR MORE FREQUENTLY AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE ON A DAILY BASIS TO PREVENT DUST, SILT, AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AT THE END OF EACH WORKING DAY OR MORE OFTEN AS NECESSARY.

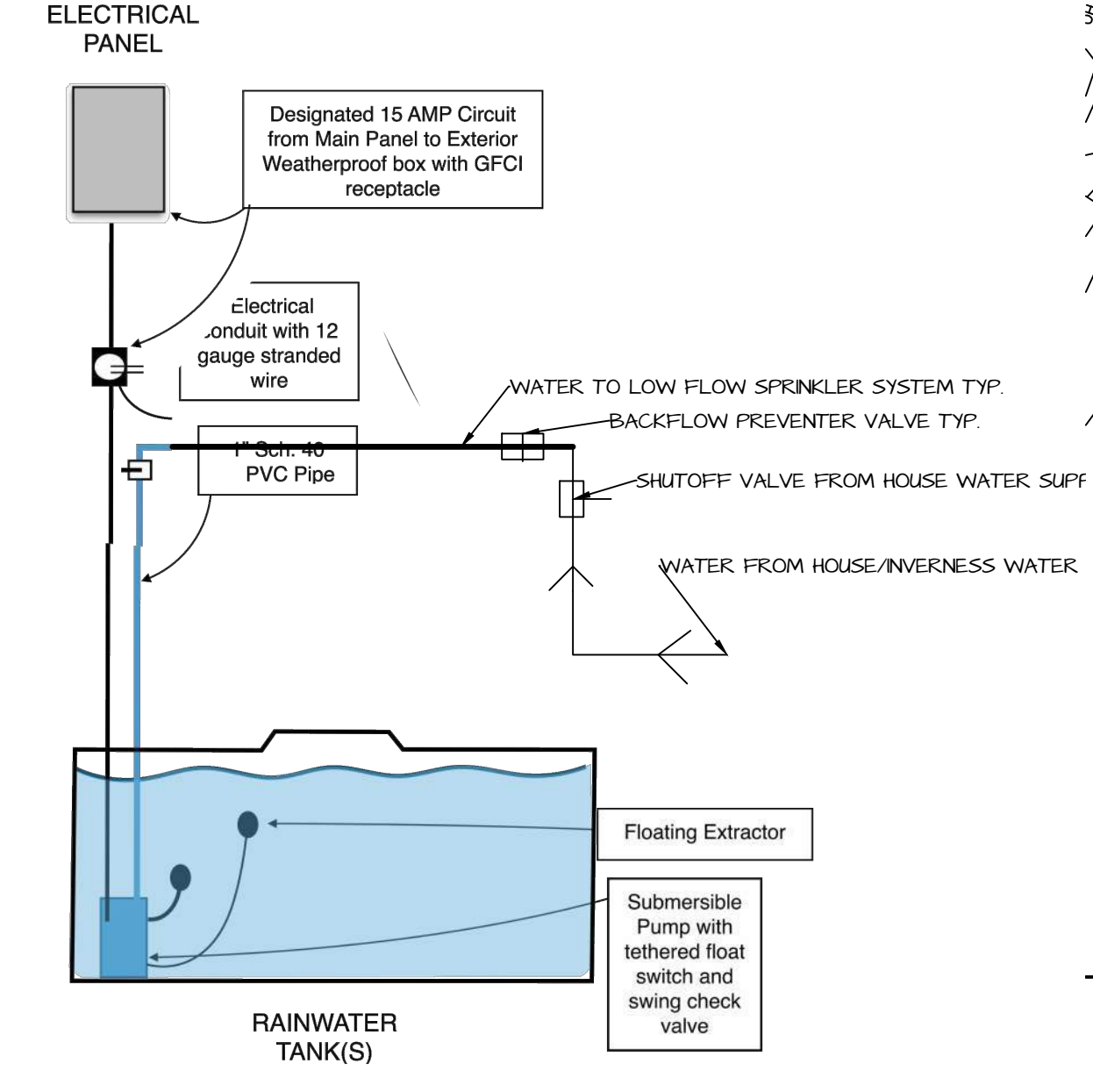
- YEAR ROUND REQUIREMENTS CONTINUED-**
- ALL DISTURBED AREAS SHALL BE PROTECTED BY USING EROSION PREVENTION MEASURES TO THE MAXIMUM EXTENT PRACTICABLE, SUCH AS ESTABLISHING VEGETATION COVERAGE, HYDROSEEDING, STRAW MULCH, GEOTEXTILES, PLASTIC COVERS, BLANKETS OR MATS. TEMPORARY OR PERMANENT REVEGETATION SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER VEGETATION REMOVAL BUT IN ALL CASES PRIOR TO OCTOBER 15. PRIOR TO FINAL INSPECTION ALL DISTURBED AREAS SHALL BE REVEGETATED OR LANDSCAPING SHALL BE INSTALLED.
 - WHENEVER IT IS NOT POSSIBLE TO USE EROSION PREVENTION MEASURES ON EXPOSED SLOPES, SEDIMENT CONTROL DEVICES SUCH AS FIBER ROLLS AND SILT FENCES SHALL BE INSTALLED TO PREVENT SEDIMENT MIGRATION. FIBER ROLLS AND SILT FENCES SHALL BE TRENCHED AND KEED INTO THE SOIL AND INSTALLED ON CONTOUR. SILT FENCES SHALL BE INSTALLED APPROXIMATELY 2 TO 5 FEET FROM TOE OF SLOPE. HYDROSEEDING SHALL BE CONDUCTED IN A THREE STEP PROCESS. FIRST, EVENLY APPLY SEED MIX AND FERTILIZER TO THE EXPOSED SLOPE. SECOND, EVENLY APPLY MULCH OVER THE SEED AND FERTILIZER. THIRD, STABILIZE THE MULCH IN PLACE. AN EQUIVALENT SINGLE STEP PROCESS, WITH SEED, FERTILIZER, WATER, AND BONDED FIBERS IS ACCEPTABLE. APPLICATIONS SHALL BE BROADCASTED MECHANICALLY OR MANUALLY AT THE RATES SPECIFIED BELOW. SEED MIX AND FERTILIZER SHALL BE WORKED INTO THE SOIL BY ROLLING OR TAMPING. IF STRAW IS USED AS MULCH, STRAW SHALL BE DERIVED FROM WHEAT, RICE, OR BARLEY AND BE APPROXIMATELY 6 TO 8 INCHES IN LENGTH. STABILIZATION OF MULCH SHALL BE DONE HYDRAULICALLY BY APPLYING AN EMULSION OR MECHANICALLY BY CRIMPING OR PUNCHING THE MULCH INTO THE SOIL. EQUIVALENT METHODS AND MATERIALS MAY BE USED ONLY IF THEY ADEQUATELY PROMOTE VEGETATION GROWTH AND PROTECT EXPOSED SLOPES.

MATERIALS	APPLICATION RATE (POUNDS PER ACRE)
SEED MIX	65
HOLD FAST NATIVE BLEND (LEBALLISTER'S)	
37.5% California Brome (Annual)	
27.5% California Brome (Perennial)	
15% Blue Wildrye	
17% California Poppy	
3% California native lupines	
FERTILIZER	500
16-20-0 & 15% SULPHUR	
MULCH	4000
STRAW	
HYDRAULIC STABILIZING*	
M-BINDER OR SENTINEL	75-100
EQUIVALENT MATERIAL	PER MANUFACTURER
*NON-ASPHALTIC, DERIVED FROM PLANTS	

- YEAR ROUND REQUIREMENTS CONTINUED-**
- DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
 - STORM DRAIN INLETS SHALL BE PROTECTED FROM POTENTIAL POLLUTANTS UNTIL DRAINAGE CONVEYANCE SYSTEMS ARE FUNCTIONAL AND CONSTRUCTION HAS BEEN COMPLETED.
 - ENERGY DISSIPATORS SHALL BE INSTALLED AT STORM DRAIN OUTLETS WHICH MAY CONVEY EROSION STORM WATER FLOW.
 - SOIL, MATERIAL STOCKPILES, AND FERTILIZING MATERIAL SHALL BE PROPERLY PROTECTED TO MINIMIZE SEDIMENT AND POLLUTANT TRANSPORT FROM THE CONSTRUCTION SITE.
 - SOLID WASTE, SUCH AS TRASH, DISCARDED BUILDING MATERIALS AND DEBRIS, SHALL BE PLACED IN DESIGNATED COLLECTION AREAS OR CONTAINERS. THE CONSTRUCTION SITE SHALL BE CLEARED OF SOLID WASTE DAILY OR AS NECESSARY. REGULAR REMOVAL AND PROPER DISPOSAL SHALL BE COORDINATED BY THE CONTRACTOR.
 - A CONCRETE WASHOUT AREA, SUCH AS A TEMPORARY PIT, SHALL BE DESIGNATED TO CLEAN CONCRETE TRUCKS AND TOOLS. AT NO TIME SHALL CONCRETE PRODUCTS AND WASTE BE ALLOWED TO ENTER COUNTY TRUNK OR STORM DRAINS. NO WASHOUT OF CONCRETE, MORTAR MIXERS, OR TRUCKS SHALL BE ALLOWED ON SOIL.
 - PROPER APPLICATION, CLEANING, AND STORAGE OF POTENTIALLY HAZARDOUS MATERIALS, SUCH AS PAINTS AND CHEMICALS, SHALL BE CONDUCTED TO PREVENT THE DISCHARGE OF POLLUTANTS.
 - TEMPORARY RESTROOMS AND SANITARY FACILITIES SHALL BE LOCATED AND MAINTAINED DURING CONSTRUCTION ACTIVITIES TO PREVENT DISCHARGE OF POLLUTANTS.
 - APPROPRIATE VEHICLE STORAGE, FUELING, MAINTENANCE, AND CLEANING AREAS SHALL BE DESIGNATED AND MAINTAINED TO PREVENT DISCHARGE OF POLLUTANTS.



- 1602.8 Rainwater Catchment Systems Color and Marking**
Information: Rainwater catchment systems shall have a colored background in accordance with Section 601.3. Rainwater catchment systems shall be marked, in lettering in accordance with Section 601.3.3, with words, "CAUTION: NON-POTABLE RAINWATER WATER, DO NOT DRINK."
- 1602.9.1 Outside Hose Bibbs.** Outside hose bibbs shall be allowed on rainwater piping systems. Hose-bibs supplying rainwater shall be marked with the words: "CAUTION: NON-POTABLE WATER, DO NOT DRINK" and Figure 1602.9.
- 1602.9.6 Pumps.** Pumps serving rainwater catchment systems shall be listed. Pumps supplying water to water closets, urinals, and trap primers shall be capable of delivering not less than 15 pounds-force per square inch (psi) (103 kPa) residual pressure at the highest and most remote outlet served. Where the water pressure in the rainwater supply system within the building exceeds 80 psi (552 kPa), a pressure reducing valve reducing the pressure to 80 psi (552 kPa) or less to water outlets in the building shall be installed in accordance with this code.



- FIRE PROTECTION NOTES:**
- ZONE 0** 0'-5' FROM BUILDING. NO VEGETATION OR COMBUSTIBLES RECOMMENDED.
 - ZONE 1** 5'-30' FROM BUILDING. REMOVE ALL DEAD VEGETATION, TRIM TREES REGULARLY TO KEEP BRANCHES 10' FROM OTHER TREES. REMOVE / PRUNE FLAMMABLE PLANTS NEAR WINDOWS.
 - ZONE 2** FUEL-REDUCTION ZONE 31'-100' FROM BUILDING. CUT / MOW GRASS TO MAX 4". NON FIRE-RESISTIVE VEGETATION OR GROWTH SHALL BE KEPT CLEAR WITHIN 0'-100' OF BUILDING TO COMPLY WITH WOODSIDE FIRE PROTECTION CODE. TREE LIMBS LOCATED LESS THAN 10' ABOVE THE GROUND TO BE REMOVED FROM TREES WITHIN DEFENSIBLE SPACE.

TREE REMOVAL/ DRAINAGE PLAN

1/16" = 1'-0"

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REVISIONS

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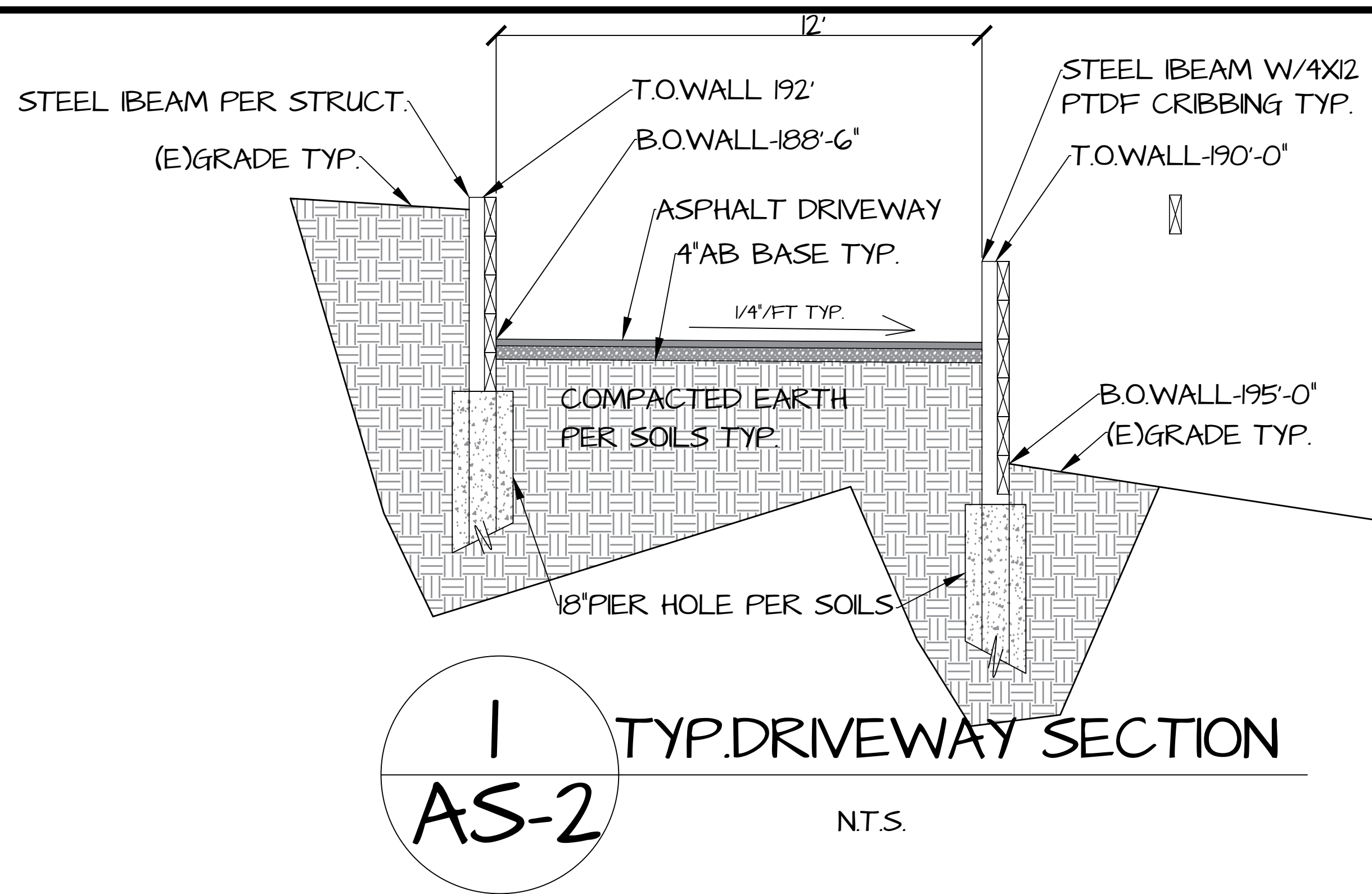
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PROJECT

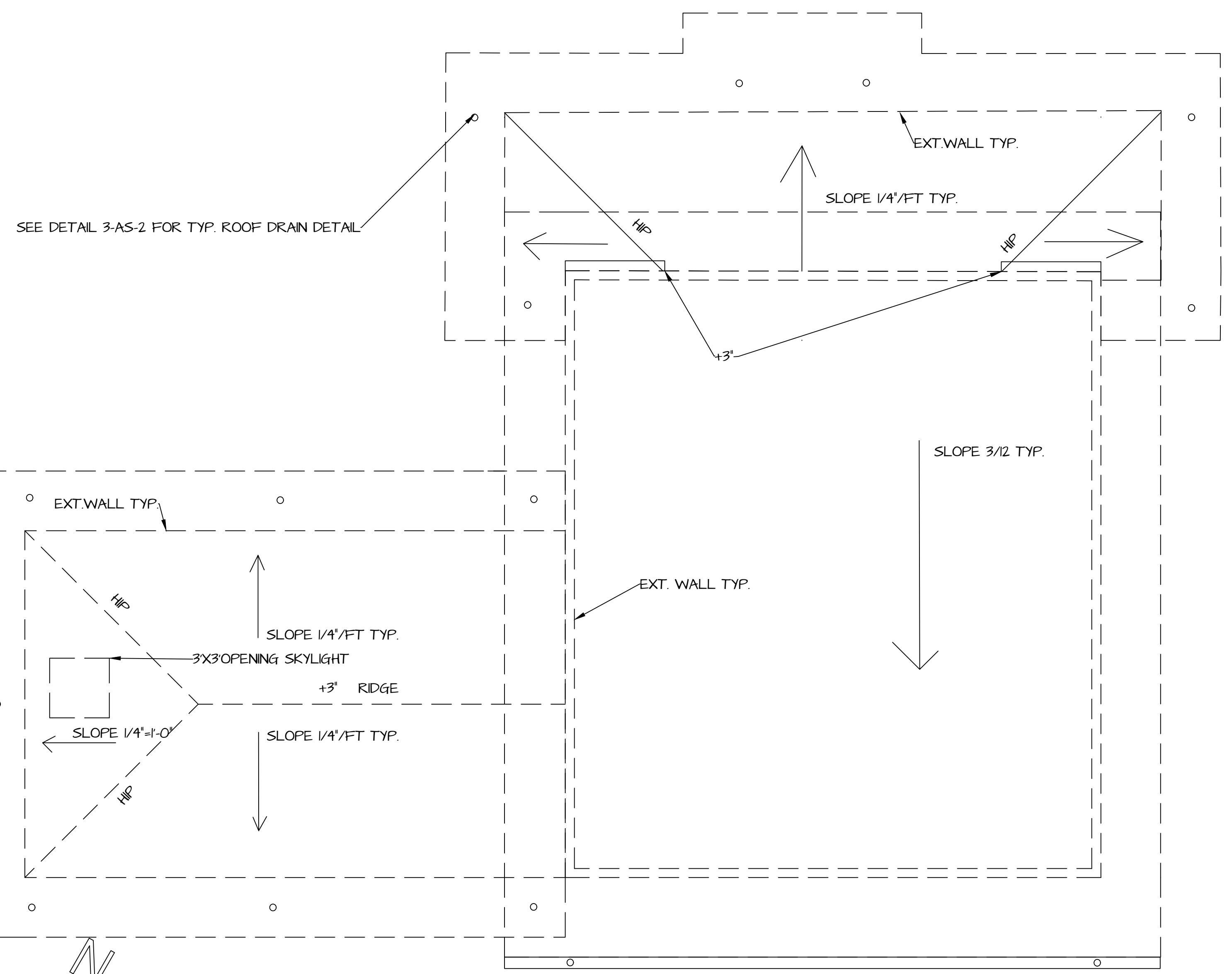
NEW RESIDENCE FOR TAD MINOR
 STIRLING WAY
 INVERNESS, CA 94937
 APN# 112-132-06
 LONG & LAT: 38d67N, 122 d 51'45"W

DATE: JAN. 13, 2023
 DRAWN BY: PLB
 SCALE: AS SHOWN
 SHEET:

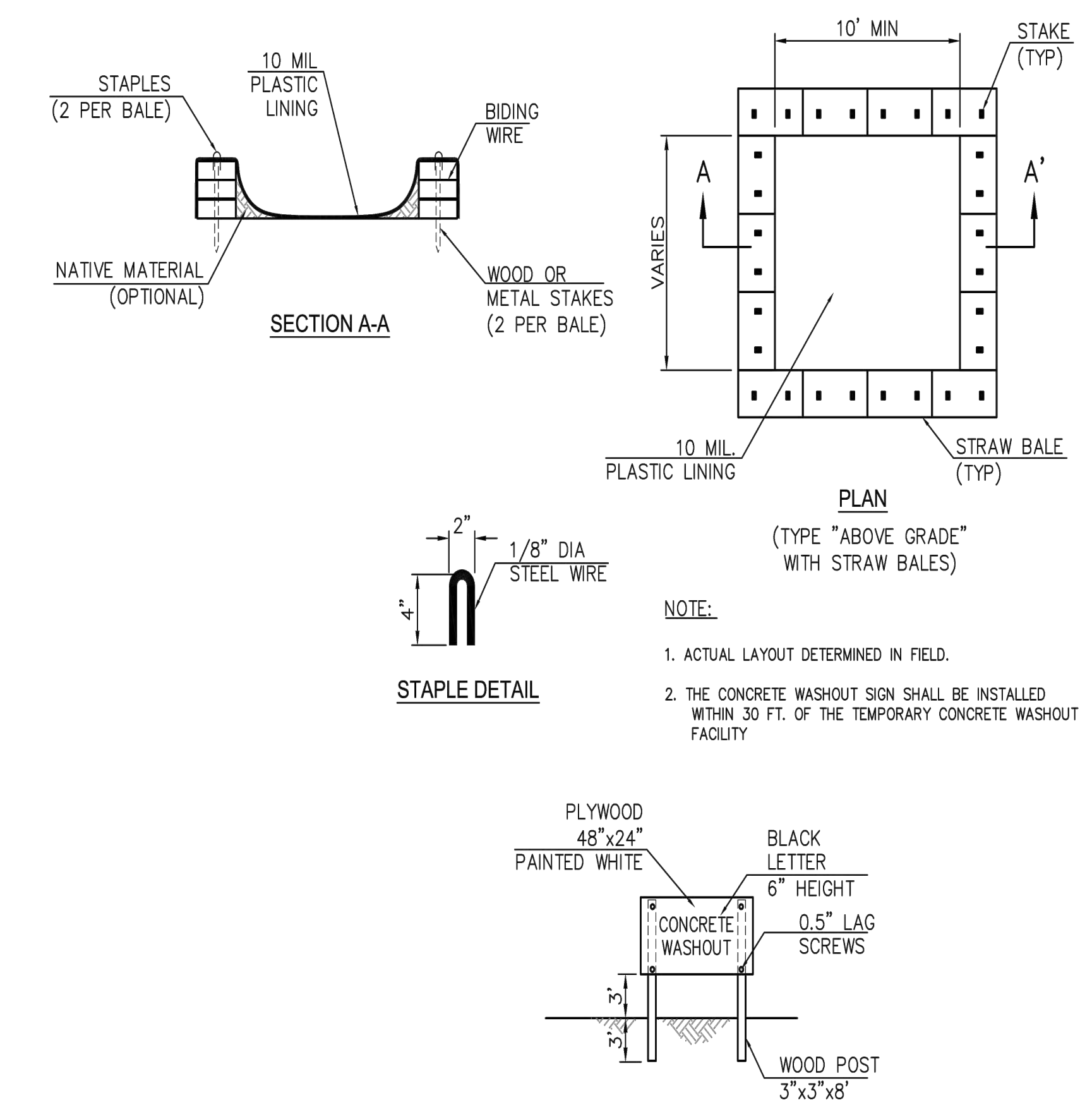
AS-1
 OF



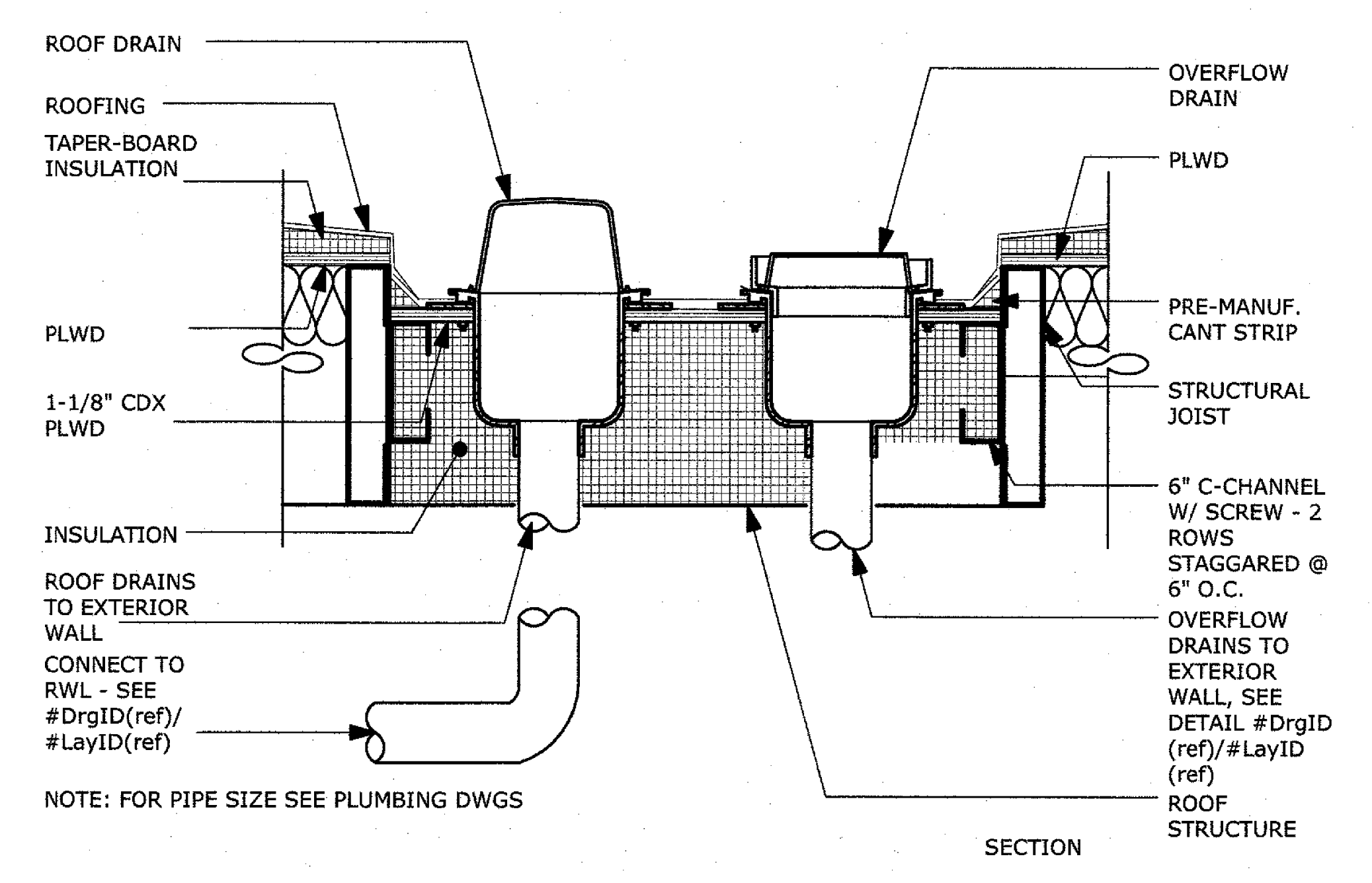
1
AS-2
TYP. DRIVEWAY SECTION
N.T.S.



ROOF DRAINAGE PLAN PLAN
1/4" = 1'-0"



2
AS-2
CONCRETE CLEAN OUT DETAIL
N.T.S.



ROOF DRAIN
SCALE: 1 1/2" = 1'-0" **3**

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NO.	DESCRIPTION

NOTHING IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT AN INSTALLATION IN VIOLATION OF ANY APPLICABLE CODES AND/OR REGULATIONS. SHOULD ANY CHANGE IN THE REQUIREMENTS OR SPECIFICATIONS BE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE DESIGNER AND OWNER AT ONCE AND CEASE WORK ON ALL PARTS OF THE PROJECT THAT ARE AFFECTED BY THE WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES, REGULATION RESTRICTIONS, AND CODE REQUIREMENTS WITHOUT ANY EXCEPTION.

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PROJECT

NEW RESIDENCE FOR TAD
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APN# 112-132-06
LONG & LAT. 38d67N, 122 d 5145'w

DATE: JAN. 13, 2023

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AS-2
OF

REVISIONS

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STRILING WAY
INVERNESS, CA 94937
APN# 112-132-06
LONG & LAT. 38d6 7N, 122 d 51'45"W

DATE: JAN. 13, 2023
DRAWN BY: PLB
SCALE: AS SHOWN
SHEET:

AS-3
OF

STORY POLE PROGRAM

SP#	(E)GRADE	T.O.ROOF	HT.ABOVE GRADE
#1	182'-0"	199'-3 1/2"	17'-3 1/2"
#2	181'-0"	109'-3 1/2"	17'-3 1/2"
#2 UPPER	181'-0"	204'-6"	23'-6"
#3	184'-0"	206'-8"	22'-8"
#4	184'-6"	195'-9"	11'-3"
#5	186'-6"	196'-0"	9'-6"
#6	184'-0"	194'-6"	10'-6"
#7	182'-0"	193'-3"	11'-3"
#8	182'-4"	205'-2"	22'-10"
#9	175'-0"	192'-10"	17'-10"
#10	175'-0"	196'-6"	21'-6"
#11	176'-6"	197'-11"	21'-6"

FIBER ROLL EROSION PROTECTION

- FIBER ROLL INSTALLATION REQUIRES THE FIBER ROLL TO BE STAKED IN A TRENCH, 3'-5" (75-125mm) DEEP, DUG ON CONTOUR SO THAT RUNOFF CAN NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
- FIBER ROLL SHALL BE PLACED AS CLOSE TO THE BUILDING FOUNDATION AS POSSIBLE SO THERE WILL BE AS LITTLE DISTURBANCE AS POSSIBLE.
- WEIGHTED FIBER ROLLS MAY BE SUBSTITUTED FOR TEMPORARY EROSION PROTECTION ON HARD SURFACES BUT PERMANENT EROSION PROTECTION SHALL BE REQUIRED PRIOR TO OCCUPANCY.
- FIBER ROLLS MAY BE SUITABLE ALONG TOE, TOP, FACE AND AT GRADE BREAKS OF EXPOSED AND ERODIBLE SLOPES TO SHORTEN SLOPE LENGTH AND SPREAD RUNOFF AS SHEET FLOW, AT THE END OF A DOWNWARD SLOPE WHERE IT TRANSITIONS TO A STEEPER SLOPE, ALONG THE PERIMETER OF A PROJECT, AS CHECK DAMS IN UNLINED DITCHES, DOWNSLOPE OF EXPOSED SOIL AREAS AND AROUND TEMPORARY STOCKPILES

REVEGETATION / HYDROSEEDING

- HYDROSEEDING CAN BE ACCOMPLISHED USING A MULTIPLE STEP OR ONE STEP PROCESS. THE MULTIPLE STEP PROCESS INSURES MAXIMUM DIRECT CONTACT OF THE SEEDS TO SOIL. WHEN THE ONE STEP PROCESS IS USED TO APPLY THE MIXTURE OF FIBER, SEED, ETC. THE SEED RATE SHALL BE INCREASED TO COMPENSATE FOR ALL SEEDS NOT HAVING DIRECT CONTACT WITH SOIL.
- PRIOR TO APPLICATION, ROUGHEN THE AREA TO BE SEEDED WITH THE FURROWS TRENCHING ALONG THE CONTOURS
- APPLY STRAW MULCH TO KEEP SEEDS IN PLACE AND TO MODERATE SOIL MOISTURE AND TEMPERATURE UNTIL THE SEEDS GERMINATE AND GROW.
- ALL SEEDS SHALL BE IN CONFORMANCE WITH THE CALIFORNIA STATE SEED LAW OF THE DEPARTMENT OF AGRICULTURE. EACH SEED BAG SHALL BE DELIVERED TO THE SITE SEALED AND CLEARLY MARKED AS TO SPECIES, PURITY, PERCENT GERMINATION, DEALER'S GUARANTEE, AND DATES OF TEST. THE CONTAINER SHALL BE LABELED TO CLEARLY REFLECT THE AMOUNT OF PURE LIVE SEED (PLS) CONTAINED. ALL LEGUME SEED SHALL BE PELLET INOCULATED. INOCULANT SOURCES SHALL BE SPECIES SPECIFIC AND SHALL BE APPLIED AT A RATE OF 2 LB OF INOCULANT PER 100 LB OF SEED.
- FOLLOW UP APPLICATIONS SHALL BE MADE AS NEEDED TO COVER WEAK SPOTS AND TO MAINTAIN ADEQUATE SOIL PROTECTION.
- AVOID OVER SPRAY ONTO ROADS, SIDEWALKS, DRAINAGE CHANNELS, EXISTING VEGETATION, ETC.

MATERIAL DELIVERY AND STORAGE

- TEMPORARY STORAGE AREAS SHOULD BE LOCATED AWAY FROM VEHICULAR TRAFFIC.
- MATERIAL SAFETY DATA SHEETS (MSDS) SHOULD BE SUPPLIED FOR ALL MATERIALS STORED.
- CONSTRUCTION SITE AREAS SHOULD BE DESIGNATED FOR MATERIAL DELIVERY AND STORAGE.
- SURROUND TEMPORARY STORAGE AREAS WITH BERMS, FIBER ROLLS OR SILT FENCE WHERE APPLICABLE.
- STORAGE OF REACTIVE, IGNITABLE, OR FLAMMABLE LIQUIDS MUST COMPLY WITH THE LOCAL FIRE CODES. CONTACT THE LOCAL FIRE MARSHAL TO REVIEW SITE MATERIALS, QUANTITIES, AND PROPOSED STORAGE AREA TO DETERMINE SPECIFIC REQUIREMENTS.
- HAZARDOUS MATERIALS STORAGE ONSITE SHOULD BE MINIMIZED.
- DO NOT STORE CHEMICALS, DRUMS, OR BAGGED MATERIALS DIRECTLY ON THE GROUND. PLACE THESE ITEMS ON A PALLET AND, WHEN POSSIBLE, IN SECONDARY CONTAINMENT.
- STOCKPILES SHOULD BE PROTECTED IN ACCORDANCE WITH STOCKPILE MANAGEMENT.
- KEEP STORAGE AREAS CLEAN, WELL ORGANIZED AND EQUIPPED WITH AN AMPLI SUPPLY OF CLEAN UP SUPPLIES AS APPROPRIATE FOR THE MATERIALS BEING STORED.

STRAW WATTLES (CONSTRUCTION SPECIFICATIONS)

PREPARE SLOPE BEFORE THE WATTLING PROCEDURE IS STARTED. SHALLOW GULLIES ACCUMULATED MATERIAL AFTER EACH STORM EVENT.

DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE WATTLES IN THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE WATTLE. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE WATTLE 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE. IT IS CRITICAL THAT WATTLES ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.

START BUILDING TRENCHES AND INSTALL WATTLES FROM THE BOTTOM OF THE SLOPE AND WORK UP.

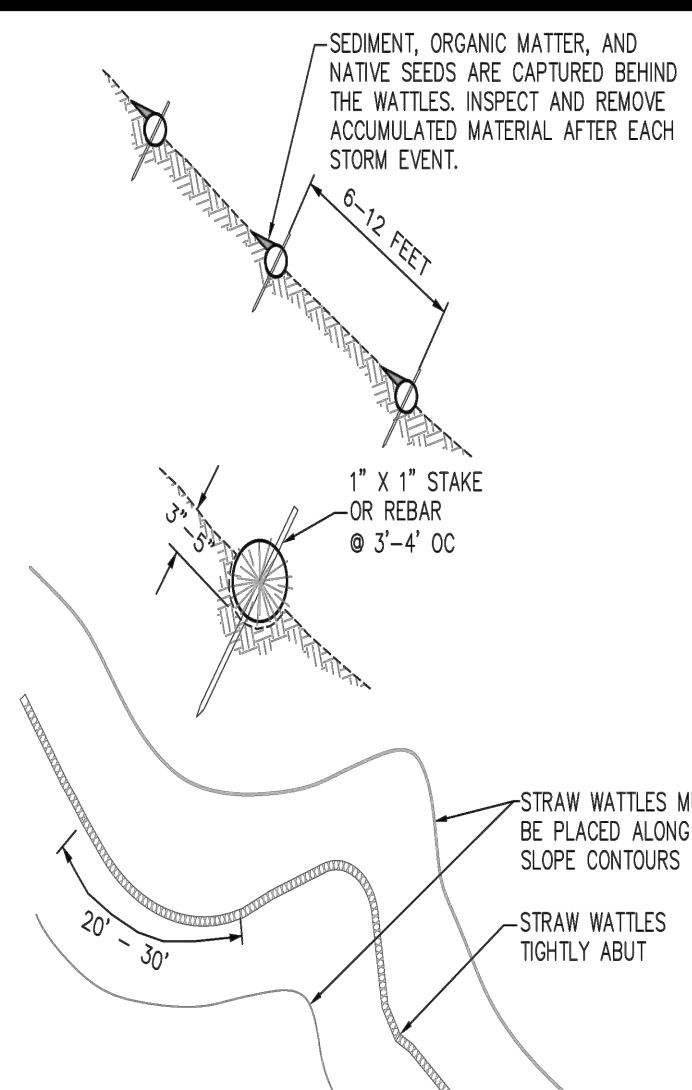
CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.

LAY THE WATTLE ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE.

USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE AND INTO THE SOIL FOR THE WOODEN STAKES.

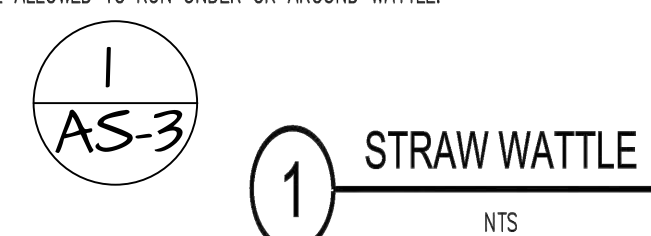
DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE WATTLE.

INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH WATTLE. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY ERODIBLE OR VERY STEEP SLOPES.



NOTES:

- STRAW WATTLES ARE TUBES MADE FROM STRAW AND BOUND W/ BIO-DEGRADABLE WRAPPED NETTING. THEY ARE APPROXIMATELY 8" DIA AND 20 - 30 FT LONG.
- STRAW WATTLES TRAP SEDIMENT AND REDUCE SHEET & RILL EROSION BY REDUCING SLOPE GRADIENT, INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
- STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH, 3' - 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.



GRADING AND EROSION CONTROL NOTES

- ALL GRADING SHALL CONFORM TO THE APPLICABLE 2021 CALIFORNIA BUILDING CODES.
- DUST CONTROL TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- AREA OF FILL SHALL BE SCARIFIED, BENCHING AND RECOMPACTED PRIOR TO REPLACING FILL.
- FILL MATERIALS SHALL BE RECOMPACTED TO 90% MAXIMUM DENSITY.
- REMOVE ANY DELETERIOUS MATERIAL ENCOUNTERED BEFORE PLACEING FILL.
- NO CUT OR FILL SLOPE WILL BE CONSTRUCTED STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
- ALL DISTURBED AREAS SHALL BE HYDRO SEEDED OR PLANTED WITH APPROVED EROSION CONTROL VEGETATION AS SOON AS PRACTICAL AFTER CONSTRUCTION IS COMPLETE.
- ALL DISTURBED SURFACES RESULTING FROM GRADING SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION BY EFFECTIVE PLANTING SUCH AS RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
- CONTRACTOR TO FOLLOW STANDARD BMP PRACTISES.
- ALL MATERIAL EXCAVATED AT SITE SHALL BE USED TO BACK FILL AROUND BASEMENT AREA AND SLOPED AWAY FROM BUILDING AT LEAST 2% GRADE AND FOR A DISTANCE OF AT LEAST 5'.
- WHEN WINTER OPERATION TAKES PLACE THE FOLLOWING MEASURES MUST BE TAKEN TO PREVENT EROSION:
 - VEGETATION REMOVAL BETWEEN OCT. 15TH & APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS TIME EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE IN PLACE.
 - BETWEEN OCT. 15TH & APRIL 15TH, DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATION MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF EROSION CONTROL.
 - RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASIN TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OF SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
 - EROSION CONTROL SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
 - ALL ROADS & DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ADJACENT TO THE ROADWAY OR ON THE DOWN HILL PROPERTIES.



REVISIONS

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PROJECT

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APN#112-132-06
LONG & LAT. 38d67'N, 122 d 51'45"W

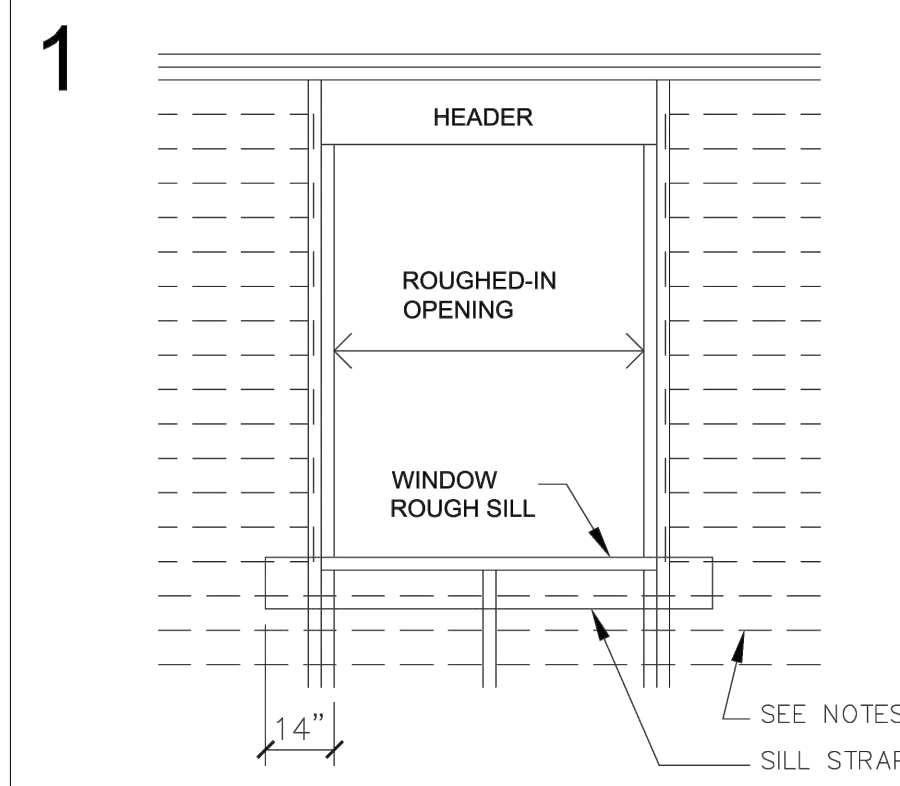
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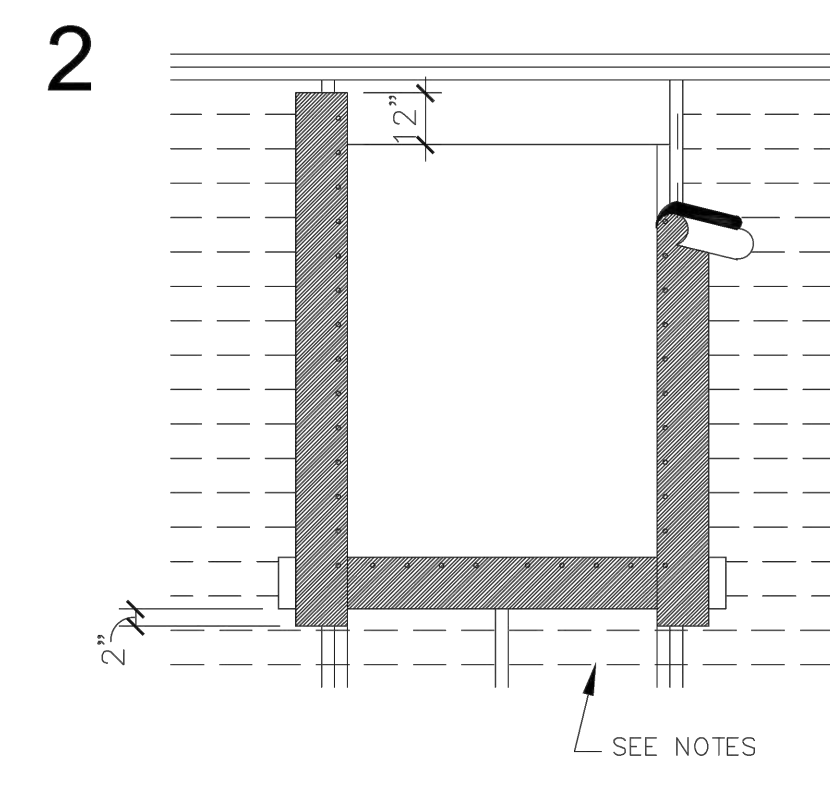
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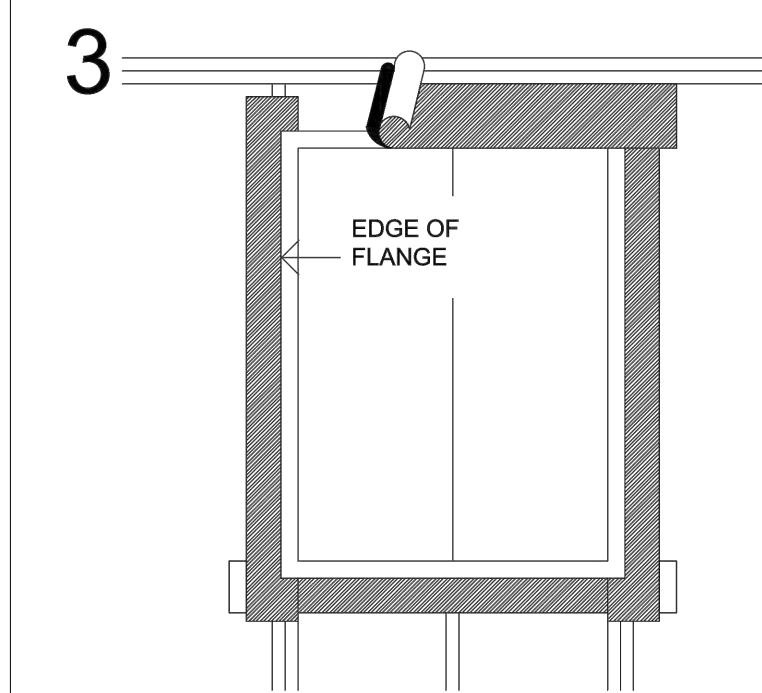
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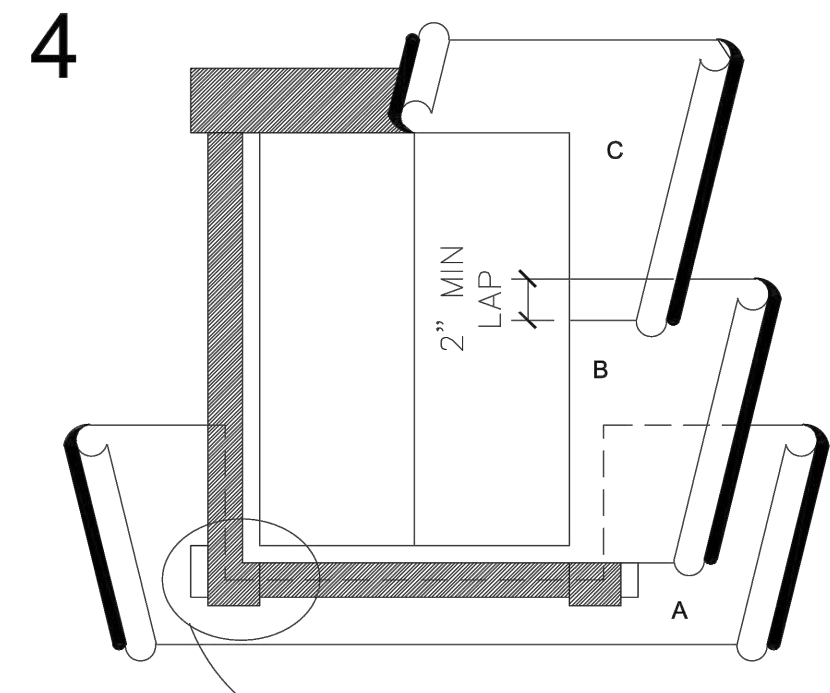
ATTACH A SILL STRIP OF 'FUTURE FLASH' AT LEAST 12" WIDE WITH THE TOP EDGE EVEN WITH THE TOP EDGE OF THE ROUGH SILL. EXTEND THIS SILL STRIP AT LEAST 14" BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW. ATTACH FLASHING WITH GALVANIZED ROOFING NAILS OR RUST-RESISTANT STAPLES.



AFTER SILL STRIP IS IN PLACE ATTACH JAMB STRIPS (SIDE OF OPENING) AT LEAST 12" WIDE WITH INSIDE EDGE OF FLASHING FLUSH WITH EDGE OF WINDOW OPENING. START JAMB STRIPS 1" BELOW THE SILL STRIP AND EXTEND JAMB STRIPS 12" ABOVE THE LOWER EDGE OF THE HEADER (TOP OF WINDOW OPENING).



APPLY A CONTINUOUS BEAD OF SEALANT TO THE BACK SURFACES OF THE WINDOW FLANGE. THEN PLACE THE WINDOW INTO THE ROUGH OPENING WITH FLANGES OVER THE INSTALLED FLASHING STRIPS. AFTER WINDOW IS PLACED, INSTALL THE HEAD FLASHING OVER THE WINDOW FLANGE. THIS IS ANOTHER STRIP OF FLASHING AT LEAST 12" WIDE. CAULK HEAD FLASH TO WINDOW FLANGE. APPLY SECOND BEAD OF CAULK TOPS 900 AT WINDOW FLANGE AND FLASHING JOINT. THEN SMOOTH WITH BLADE TO ELIMINATE ALL GAPS.



STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY 60 MINUTE GRADE 'D' PAPER UNDER THE SILL STRIP. CUT ANY EXCESS WATER-RESISTANT PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING. (SHOWN IN DIAGRAM AS SHORT DASH LINES). INSTALL SUCCEEDING COURSES OF WATER-RESISTANT PAPER (B, C, ETC.) OVER JAMB AND HEAD FLANGES IN SINGLE-BOARD FASHION. PAPER SHOULD RUN CONTINUOUSLY OVER HEAD WITH NO SPLICES ABOVE WINDOW.

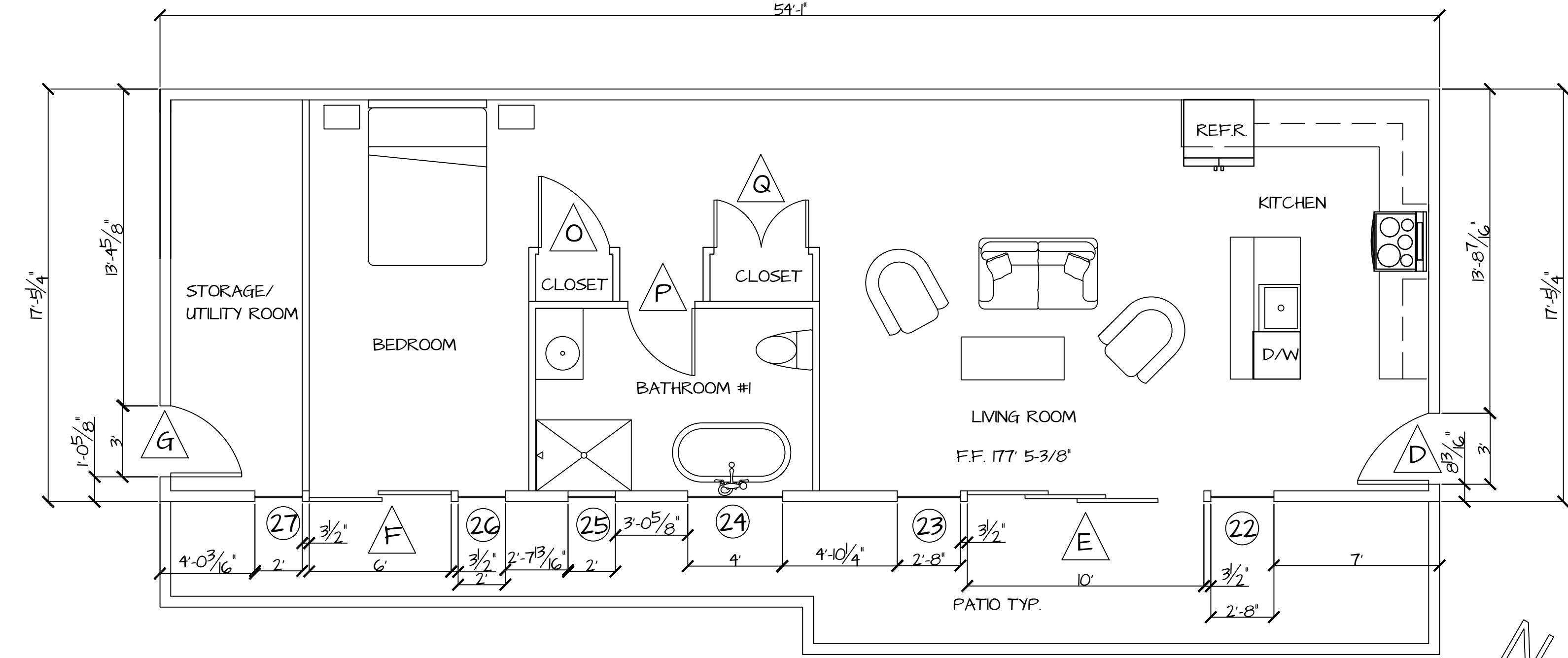
MINOR WINDOW SCHEDULE

SYMBOL	ROUGH OPENING	SIZE	AMOUNT	WIDTH	HEIGHT	DESCRIPTION/TYPE	MATERIAL FINISH	COMMENTS
1	SEE MANUFACTURER INFO	4'-0"	1	5'-0"	5'-0"	FXD O/18" AWNING	WOOD T.B.D.	MULLED TOGETHER, SEE ELEV.
2	"	1'-0"	1	6'-6"	6'-6"	FXD	"	TEMPERED B.S.
3	"	1'-0"	1	6'-6"	6'-6"	FXD.	"	TEMPERED B.S.
4	"	4'-0"	1	5'-0"	5'-0"	FXD O/18" AWNING	"	MULLED TOGETHER, SEE ELEV.
5	"	4'-0"	1	5'-0"	5'-0"	FXD O/18" AWNING	"	MULLED TOGETHER, SEE ELEV.
6	"	4'-0"	1	5'-0"	5'-0"	FXD O/18" AWNING	"	MULLED TOGETHER, SEE ELEV.
7	"	4'-0"	1	4'-0"	4'-0"	ANGLED FXD.	"	ANGLED TOP FIELD VERIFY
8	"	5'-3"	1	7'-9"	7'-9"	FXD O/18" AWNING	"	MULLED TOGETHER, SEE ELEV. AWNING TEMP.
9	"	5'-3"	1	7'-9"	7'-9"	FXD O/18" AWNING	"	MULLED TOGETHER, SEE ELEV. AWNING TEMP.
10	"	5'-3"	1	7'-9"	7'-9"	FXD O/18" AWNING	"	MULLED TOGETHER, SEE ELEV. AWNING TEMP.
11	"	5'-3"	1	7'-9"	7'-9"	FXD O/18" AWNING	"	MULLED TOGETHER, SEE ELEV. AWNING TEMP.
12	"	8'-0"	1	7'-0"	7'-0"	FXD. O/2-18" AWNING	"	MULLED TOGETHER, SEE ELEV. AWING TEMPERED
13	"	3'-0"	1	4'-6"	4'-6"	FXD. O/24" AWNING	"	MULLED TOGETHER, SEE ELEV. TEMPERED AT SHOWER
14	"	2'-0"	1	5'-0"	5'-0"	CSMNT. RH	"	"
15	"	2'-0"	1	5'-0"	5'-0"	CSMNT. LH	"	"
16	"	2'-0"	1	5'-0"	5'-0"	CSMNT. RH	"	"
17	"	1'-6"	1	5'-0"	5'-0"	CSMNT. RH	"	"
18	"	1'-6"	1	5'-0"	5'-0"	CSMNT. LH	"	"
19	"	4'-0"	1	4'-0"	4'-0"	ANGLED FXD.	"	UPPER WINDOW
20	"	3'-0"	1	4'-0"	4'-0"	CSMNT. RH	"	"
21	"	4'-0"	1	5'-0"	5'-0"	FXD O/18" AWNING	"	"
22	"	2'-8"	1	5'-0"	5'-0"	FXD.	"	TEMPERED NEXT TO DOOR
23	"	2'-8"	1	5'-0"	5'-0"	FXD.	"	TEMPERED NEXT TO DOOR
24	"	4'-0"	1	6'-6"	6'-6"	FXD O/18" AWNING	"	TEMPERED AT TUB
25	"	2'-0"	1	3'-0"	3'-0"	AWNING	"	TEMPERED AT SHOWER
26	"	2'-0"	1	5'-0"	5'-0"	FXD.	"	TEMPERED NEXT TO DOOR
27	"	2'-0"	1	2'-0"	2'-0"	FXD.	"	TEMPERED NEXT TO DOOR
28	"	3'-8"	2	3'-11"	3'-11"	AWNING	"	"
29	"	3'-8"	2	3'-8"	3'-11"	FXD.	"	"
30	"	3'-11"	4	3'-11"	3'-11"	FXD	"	"

DOOR LETTER	DESCRIPTION	AMOUNT	SWING FROM OUTSIDE	FINISH	DOOR SIZE W-H	TYPE	THRESHOLD	MANFCTR	NOTES
MINOR HOUSE DOORS									
EXTERIOR									
A	ENTRY DOOR	1	RH SWING	BLK.	3'-0" X 7'-0"	GLASS PANEL	ALUMINUM	SIERRA PACIFIC	SIERRA PACIFIC URBAN SERIES COLOR BLACK 023
B	DINING ROOM	1	MULTI SLIDE STACKING RT	BLK.	12'-0" X 8'-0"	GLASS PANEL	ALUMINUM	SIERRA PACIFIC	SIERRA PACIFIC URBAN SERIES COLOR BLACK 023
C	MASTER BEDROOM	1	SLIDER XOOD	BLK.	12'-0" X 8'-0"	GLASS PANEL	ALUMINUM	SIERRA PACIFIC	SIERRA PACIFIC URBAN SERIES COLOR BLACK 023
D	LOWER FLOOR ENTRY	1	LH SWING	BLK.	3'-0" X 7'-0"	GLASS PANEL	ALUMINUM	SIERRA PACIFIC	SIERRA PACIFIC URBAN SERIES COLOR BLACK 023
E	LOWER FLOOR LIVING ROOM	1	SLIDER XOOD	BLK.	10'-0" X 8'-0"	GLASS PANEL	ALUMINUM	SIERRA PACIFIC	SIERRA PACIFIC URBAN SERIES COLOR BLACK 023
F	LOWER FLOOR BEDROOM	1	SLIDER XO	BLK.	6'-0" X 8'-0"	GLASS PANEL	ALUMINUM	SIERRA PACIFIC	SIERRA PACIFIC URBAN SERIES COLOR BLACK 023
G	STORAGE/UTILITY	1	RH SWING	BLK.	3'-0" X 7'-0"	SOLID CORE	ALUMINUM	T.B.D.	SOLID CORE PAINT GRADE METAL
INTERIOR									
H	OFFICE	1	LH SWING	T.B.D.	2'-8" X 7'-0"	Wood Panel	NONE	T.B.D.	INTERIOR DOORS TO BE DETERMINED
I	LAUNDRY	1	RH SWING	T.B.D.	2'-10" X 7'-0"	Wood Panel	"	"	"
J	ENTRY CLOSET	1	BIPASS	T.B.D.	4'-0" X 7'-0"	Wood Panel	"	"	"
K	POWDER ROOM	1	LH SWING	T.B.D.	2'-4" X 7'-0"	Wood Panel	"	"	"
L	MASTER BEDROOM	1	RH POCKET	T.B.D.	6'-0" X 7'-0"	WOOD PANEL	"	"	ELECTRIC POCKET DOOR
M	MASTER CLOSET	1	LH SWING	T.B.D.	2'-4" X 7'-0"	WOOD PANEL	"	"	"
N	TOILET ROOM	1	LH SWING	T.B.D.	2'-2" X 7'-0"	WOOD PANEL	"	"	"
O	LOWER FLOOR CLOSET	1	RH OUTSWING	T.B.D.	3'-0" X 7'-0"	WOOD PANEL	"	"	"
P	LOWER FLOOR BATHROOM	1	LH SWING	T.B.D.	2'-10" X 7'-0"	WOOD PANEL	"	"	"
Q	LOWER FLOOR CLOSET	1	RH SWING	T.B.D.	2'-8" X 6'-8"	WOOD PANEL	"	"	"

VENTILATION NOTES

- Kitchens and bathrooms shall have local exhaust systems vented to the outdoors.
- Clothes dryers shall be vented to the outdoors.
- Miscellaneous indoor air quality design requirements apply, including:
 - Ventilation air shall come from the out of doors and shall not be transferred from adjacent dwelling units, garages or crawl spaces.
 - Ventilation system controls shall be labeled and the homeowner shall be provided with instructions on how to operate the system.
 - Combustion appliances shall be properly vented and air systems shall be designed to prevent back drafting.
 - The wall and openings between the house and the garage shall be sealed.
- Habitable rooms shall have windows with a ventilation area of at least 4 percent of the floor area.
- Mechanical systems including heating and air conditioning systems that supply air to habitable spaces shall have MERV 6 filters or better.
- Air inlets (not exhaust) shall be located away from known contaminants.
- Air moving equipment used to meet either the whole-building ventilation requirement or the local ventilation exhaust requirement shall be rated in terms of air flow and sound.
 - All continuously operating fans shall be rated at a maximum of 1.0 sone.
 - Intermittently operated whole-building ventilation fans shall be rated at a maximum of 1.0 sone.
 - Intermittently operated local exhaust fans shall be rated at a maximum of 3.0 sones.
 - Remotely located air-moving equipment (mounted outside of habitable spaces) need not meet



LOWER FLOOR PLAN

1/4" = 1'-0"

811 SF FUTURE CONDITIONED
104 SF UNCONDITIONED

FLOOR PLAN NOTES

- ALL WORK AND MATERIAL SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE INSPECTION AUTHORITY. ALL WORK FOR THIS PROJECT AND THIS SET OF PLANS WILL COMPLY WITH APPLICABLE 2019 CODES.
 - CALIFORNIA BUILDING CODE
 - CALIFORNIA PLUMBING CODE
 - CALIFORNIA MECHANICAL CODE
 - CALIFORNIA ELECTRICAL CODE
 - CALIFORNIA CODE OF REGULATIONS TITLE 24
- ALL GUARDRAIL AND BALCONY RAILING ARE TO RESIST A HORIZONTAL FORCE OF 20 LBS/FT PER CURRENT CBC WITH A HEIGHT OF 42" TYP.
- ALL GLASS WINDOWS AND DOORS INCLUDING SHOWER ENCLOSURES WITHIN 30' OF TUB OR SHOWERS AND LESS THAN 60' ABOVE THE DRAIN SUBJECT TO HUMAN IMPACT MUST HAVE SAFETY GLAZING OR A PROTECTIVE GRILL OR PUSH BAR PER CURRENT CBC. SAFETY GLAZING MATERIAL, SUCH AS LAMINATED GLASS, TEMPERED GLASS, WIRED GLASS OR SAFETY PLASTIC SHALL BE INSTALLED WITHIN 24" ARC OF ANY DOOR, LESS THAN 18" ABOVE THE FLOOR, GREATER THAN 36" HORIZONTALLY FROM ONE OR MORE WALKING SURFACE OR GLAZING IN RAILINGS REGARDLESS OF HEIGHT ABOVE A WALKING SURFACE.
- INTERMEDIATE RAILS OR ORNAMENTAL DESIGN SUCH THAT NO OBJECT 4" IN DIAMETER CAN PASS THROUGH PER CURRENT CBC.
- PROVIDE CRAWL SPACE ACCESS 18" X 24" MIN TO ALL UNDER FLOOR AREAS.
- GYP BOARD 1/2" @ 16", 5/8" @ 24", TYPE X WHERE REQUIRED OR NOTED.
- PROVIDE TUB PLUMBING ACCESS OPENING 12" X 12" MIN OR USE NON SLIP JOINTS TYP.
- PROVIDE A NON-ABSORBENT SURFACE AT ALL TUB & SHOWER ENCLOSURES TO A HEIGHT OF 70" ABOVE DRAIN MIN.
- SKYLIGHTS SHALL COMPLY WITH CBC SECTION FOR GLAZING SKYLIGHTS, OR WITH CBC FOR PLASTIC SKYLIGHTS USE TEMPERED GLASS WITH SCREEN OR DOUBLE GLASS WITH INTERIOR LAYER.
- PROVIDE NATURAL VENTILATION IN BATHROOMS AND TOILET COMPARTMENTS BY MEANS OF OPENABLE EXTERIOR WALL OPENINGS WITH AN AREA NOT LESS THAN 1/20 OF ROOM FLOOR AREA (MINIMUM 1/2 SQUARE FEET). A MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR MAY BE SUBSTITUTED.
- PROVIDE NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA OF NOT LESS THAN 5% OF FLOOR AREA (MINIMUM 5 SQUARE FEET). A MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING TWO AIR CHANGES PER HOUR MAY BE SUBSTITUTED.
- NAILING TO BE IN COMPLIANCE WITH CBC TABLE 23-B-1.
- WALLS AND SOFFITS OF ENCLOSED USABLE SPACES UNDER STAIRS SHALL BE PROTECTED WITH HOUR RATED MATERIAL ON THE ENCLOSED SIDE.
- OCCUPANCY SEPERATION BETWEEN GARAGE AND HOUSE SHALL BE OF HOUR CONSTRUCTION (5/8" TYPE X) ON GARAGE SIDE WITH A SELF-CLOSING, TIGHT FITTING, SOLID CORE DOOR 1 3/8" MIN IN THICKNESS OR 20 MIN RATED DOOR UNDER NO CIRCUMSTANCES SHALL APRIVATE GARAGE HAVE AN OPENING INTO ANY ROOM USED FOR SLEEPING.
- WHERE AIR DUCTS PENETRATE THE GARAGE-RESIDENCE FIRE SEPERATION THEY SHALL BE OF 26 GAUGE STEEL WITH NO OPENINGS IN THE GARAGE, UNLESS EQUIPPED WITH FIRE DAMPERS.
- PROVIDE MANUFACTURER'S COMPLETE SUBMITTAL/INSTALLATION MANUALS AND CBO ES/ER-REPORTS/NUMBER FOR ALL MATERIALS & METHOD OF CONSTRUCTION.

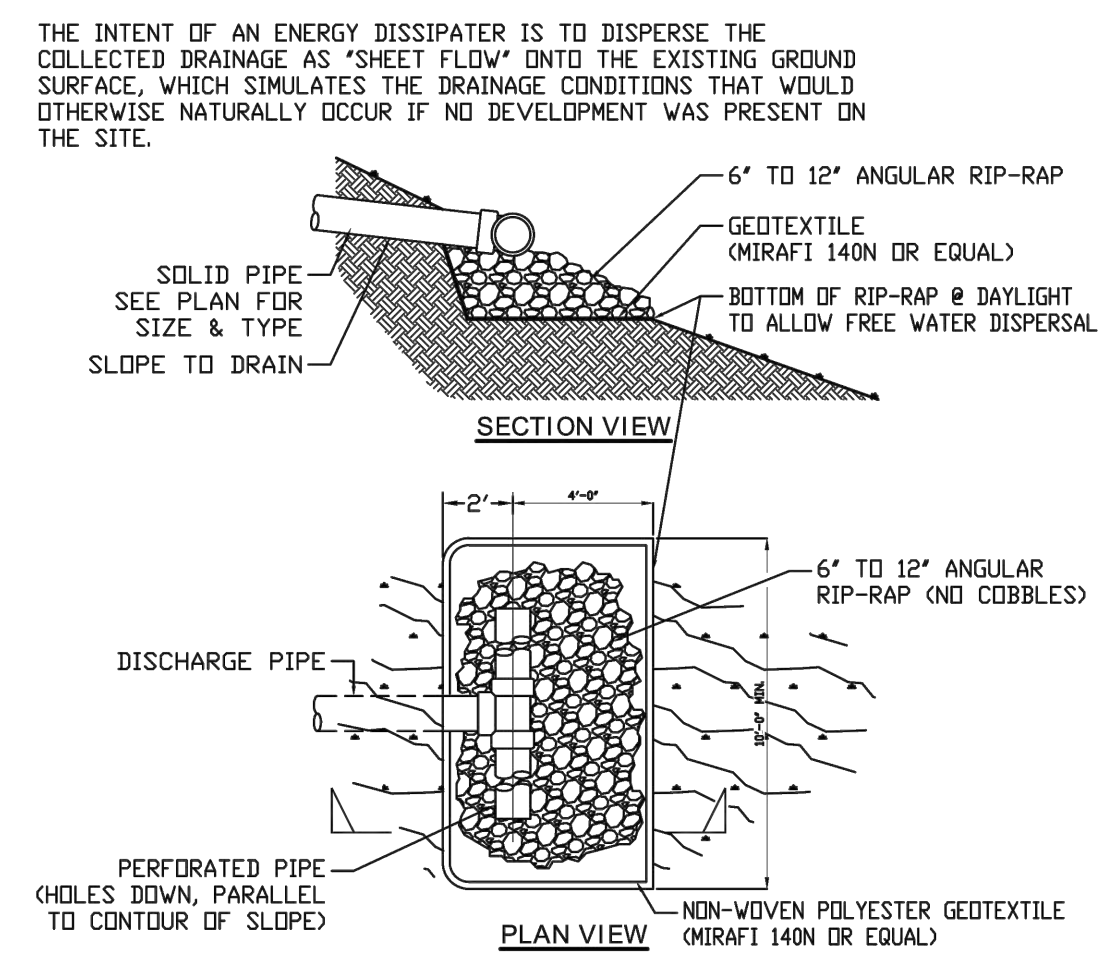
- ALL WORK & MATERIALS TO CONFORM TO 2019 CALIFORNIA MECHANICAL CODE.
- ALL HVAC EQUIPMENT SHALL BE CERTIFIED BY CEC.
- ALL EXHAUST FANS SHALL HAVE DRAFT DAMPERS & PROVIDE VENTILATION OF AT LEAST FIVE AIR EXCHANGES PER HOUR.
- OUTPUT CAPACITY OF GAS FURNACE SHALL MEET TITLE 24 REQUIREMENTS EXACT SIZE, MAKE AND MODEL TO BE SPECIFIED BY SYSTEM DESIGNER.
- DUCTS IN UNINSULATED SPACES SHALL BE INSULATED PER CEC MINR-4.
- PROVIDE SETBACK TIME CLOCK THERMOSTAT FOR HEATING SYSTEM.
- HEATING SYSTEM SHALL PROVIDE HEATING SUFFICIENT TO MEET REGS SET FORTH IN UBC, (70 F AT 5 FT ABOVE FLOOR IN EACH HABITABLE ROOM).
- ALL COMBUSTIBLE MATERIALS ABOVE KITCHEN RANGE, 30" (UNPROTECTED), 24" (PROTECTED) PER CMC.
- PROVIDE FURNACE ACCESS AND CLEARANCE AS REQUIRED CMC.
- SUBMIT GAS LINE SIZING FOR APPROVAL TO THE BUILDING INSPECTION OFFICE OR NOTE ON PLANS THAT PLANS WILL BE PROVIDED BY THE CONTRACTOR BEFORE INSPECTION.
- PROVIDE PERMANENT LIGHT OUTLET AND LIGHT FIXTURE AT OR NEAR THE FURNACE OR WATER HEATER CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGE WAY OPENING.
- FURNACE TO BE SUPPLIED BY A DEDICATED CIRCUIT.
- HEATING SYSTEM TO BE INSTALLED PER UMC CHAPTER 7.
- SPECIFY THAT GAS PIPE MAY BE INSTALLED IN OR ON THE GROUND IN BUILDING ONLY IF IT IS IN A SEALED CONDUIT. THE SEALED CONDUIT MUST CONSIST OF PIPE APPROVED FOR UNDERGROUND USE WITH A WALL THICKNESS OF NOT LESS THAN SCHEDULE 40.
- SPECIFY THAT THE UNDERGROUND METAL GAS PIPE MUST BE ELECTRICALLY ISOLATED FROM INTERIOR GAS PIPE BY AN APPROVED INSULATION FITTING INSTALLED AT LEAST 6" ABOVE GROUND.
- ALL INSTALLATION INSTRUCTIONS FOR ALL EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF INSPECTION.
- ALL NEW APPLIANCE SHALL MEET CEC REQUIREMENTS AND BE ENERGY STAR RATED.
- ALL FACTORY MADE FLEXIBLE AIR DUCTS SHALL BE INSTALLED ACCORDING TO THEIR INSTALLATION INSTRUCTIONS AND STANDARDS SET BY THE CODE AND TO USE UL181B TAPES. NO PLENUMS ALLOWED WITHOUT DUCTING SHEET 3 CMC SECTIONS 602.
- ALL AIR DUCTS PENETRATING SEPERATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 26 GA MINIMUM.
- SMOOTH METAL DUCT SHALL BE USED FOR DRYER EXHAUST EXTENDING TO THE OUTSIDE WITH BACK DRAFT DAMPER.
- FIRE AND SMOKE DAMPER PER CBC 7B01 REQUIRED WHERE DUCTS PENETRATE THE CORRIDOR.
- COMBUSTION AIR FOR WATER HEATER AND MECHANICAL EQUIPMENT - ONE OPENING SHALL BE LOCATED WITHIN THE UPPER 12" OF THE ENCLOSURE & ONE OPENING SHALL BE LOCATED WITHIN THE LOWER 12" OF ENCLOSURE.
- AN APPROVED AND ACCESSIBLE SHUTOFF VALVE SHALL BE INSTALLED IN FUEL SUPPLY PIPING OUTSIDE OF EACH APPLIANCE AND AHEAD OF UNION CONNECTION THERE TO, AND IN ADDITION TO ANY VALVE ON APPLIANCE SHUTOFF VALVES SHALL BE WITHIN 3 FT OF APPLIANCE THEY SERVE AND IN SAME ROOM OR SPACE WHERE APPLIANCE IS LOCATED.
- WALL FURNACE
 - THE VENT FOR WALL FURNACE SHOULD BE TYPE BW GAS VENT
 - FIRST CEILING PLATE ABOVE FURNACE IN A STUD CAVITY ENCLOSING VENT TO BE VENTILATED.

MECHANICAL CONTINUED

- WHEN BW VENT EXTENDS THROUGH ATTIC IN SINGLE STORY BUILDING, METAL SLEEVE NOT LESS THAN #26 MANUFACTURER'S STANDARD GAGE STEEL, HAVING THE SAME AREA AS THE OPENING THROUGH THE CEILING PLATE, SHOULD BE EXTENDED TO A POINT AT LEAST 12" ABOVE TOP OF CEILING PLATE OR 2" BELOW ROOF SHEATHING, WHICHEVER IS LESSER.
- TYPE BW GAS VENT SHOULD EXTEND FROM HEADER PLATE AT A POINT ABOVE HIGHEST CEILING PLATE WITHOUT ANY OFFSETS OR CROSSOVERS.
- SHEET METAL BARRIER SHOULD BE INSTALLED BETWEEN TYPE BW GAS VENT LOCATED IN STUD SPACE AND WALL COVERING CONSTRUCTED OF PERFORATED LATH, METAL LATH OR BUILDING PAPER.
- TYPE BW GAS VENT SHOULD TERMINATE AT LEAST 12" ABOVE BOTTOM OF FURNACE.
- DRYER MOISTURE EXHAUST DUCT SHALL NOT EXCEED A TOTAL COMBINED HOR GARAGES & NIZONATTI AND VERTICAL LENGTH OF 14 FT., INCLUDING TWO 90 DEGREE ELBOWS.

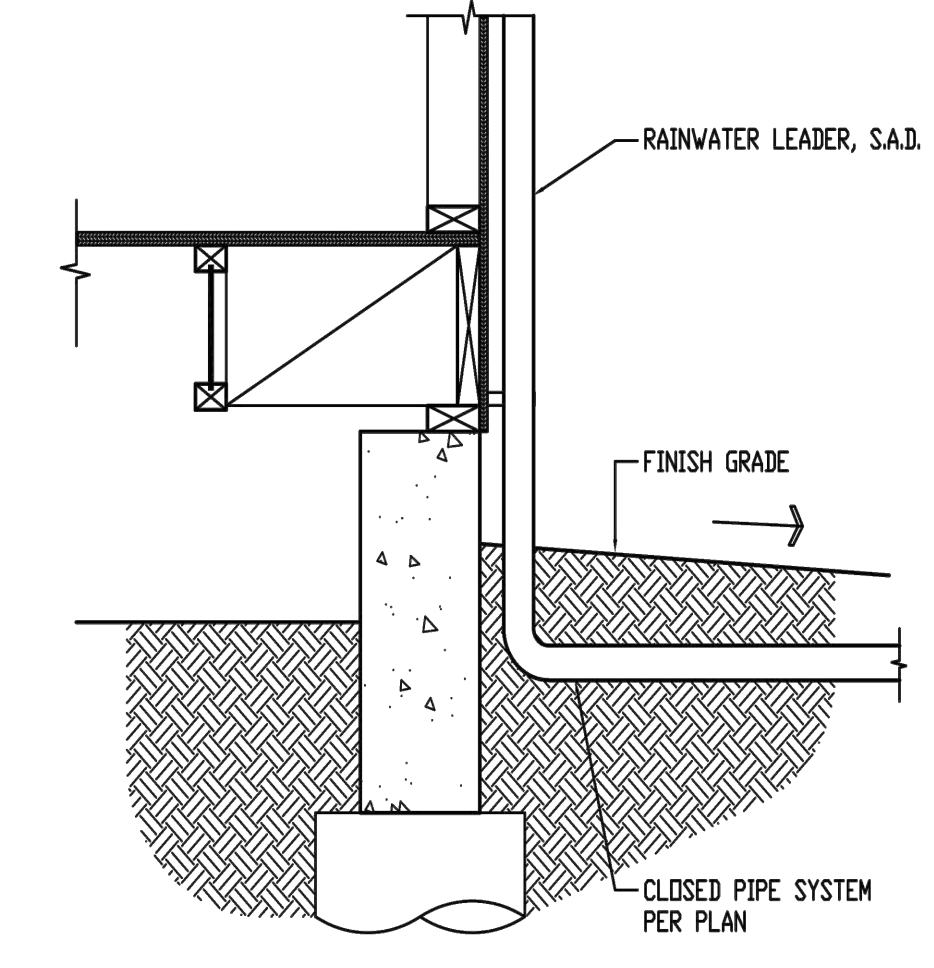
PLUMBING

- ALL WORK AND MATERIALS TO COMPLY WITH 2019 CALIFORNIA PLUMBING CODE.
- IF POSSIBLE, GATHER ALL VENTS & FLUES & LOCATE ON REAR OF ROOF SO AS NOT TO BE VISIBLE FROM FRONT.
- WATER HEATER, SHOWER HEADS & FAUCETS SHALL BE CERTIFIED BY CEC.
- FIRST 5' OF HOT WATER OUTLET PIPE FROM WATER HEATER SHALL HAVE A R-4 MIN INSULATION.
- WATER HEATER SHALL HAVE R-12 EXTERNAL INSULATION.
- WATER HEATER SHALL BE PROVIDED WITH GA TEMPERATURE & PRESSURE RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF PIPE NOT MORE THAN 2' OR LESS THAN 6" ABOVE GRADE, POINTING DOWNWARD, TERMINAL END BEING UNTHREADED. DISCHARGE FROM RELIEF VALVE INTO WATER HEATER PAN SHALL BE PROHIBITED. TEMPERATURE & PRESSURE VALVE SHALL NOT BE DIRECTLY CONNECTED TO ANY PART OF DRAINAGE SYSTEM.
- ALL SHOWER STALLS & TUB ENCLOSURES SHALL CONFORM TO THE REURMENTS OF CPC(1024 SQIN)(THRESHOLD 2'-9" DEEP).
- FOR A WHIRLPOOL BATH A REMOVABLE PANEL OF SUFFICIENT DIMENSION SHALL BE PROVIDED TO ACCESS PUMP. THE CIRCULATION PUMP SHALL BE LOCATED ABOVE CROWN WEIR OF THE TRAP. THE PUMP AND CIRCULATION PIPING SHALL BE SELF-DRAINING TO MINIMIZE WATER RETENTION. CPC TABLE 14-1 SUCTION FITTING SHALL COMPLY WITH LISTED STANDARDS CPC 460-464 TUB TO COMPLY CPC.
- A 12" X 12" ACCESS PANEL OR UTILITY SPACE TO BE ARRANGED WITHOUT OBSTRUCTION TO MAKE CONCEALED SLIP-JOINT CONNECTION ACCESSIBLE FOR FIELD INSPECTION & REPAIR. CPC 405.2
- ALL HOT WATER FAUCETS THAT HAVE MORE THAN TEN FEET OF PIPE BETWEEN THE FAUCETS AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH WATER HEATER RE-CIRCULATING SYSTEM(SEC.6(G),ORD.3522)
- MINIMUM PIPE INSTALLATION FOR RE-CIRCULATING OF HOT WATER SYSTEM R-4.
- ANY WATER SYSTEM PROVIDED WITH A CHECK VALVE, BACKFLOW PREVENTED OR PRESSURE REGULATING DEVICE WHICH DOES NOT HAVE BYPASS FEATURE AT SOURCE SHALL BE PROVIDED WITH APPROVED, LISTED, ADEQUATELY SIZED PRESSURE RELIEF VALVE OR MEANS TO CONTROL EXPANSION IN ADDITION TO REQUIRED PRESSURE, COMBINATION PRESSURE AND TEMPERATURE RELIEF VALVE, AN APPROVED, LISTED EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL. SHALL BE INSTALLED WHEN ANY DEVICE IS INSTALLED THAT PREVENTS PRESSURE RELIEF THROUGH OUT THE BUILDING SUPPLY.
- HOSE BIBS AND EXTERIOR LANDSCAPING WATER SUPPLY SHALL HAVE APPROVED BACKFLOW PREVENTION DEVICES AS PER CPC 602.
- WATER CLOSETS SHALL HAVE A MAX OF 0.25 GALLONS PER FLUSH AS REQUIRED BY STATE OF CALIFORNIA PROVIDE A 30" CLEAR DIMENSION AT WATER CLOSET SPACE.
- SHOWER HEADS FLOW SHALL NOT EXCEED 18 GALLONS PER MINUTE AT 40 PSI LAVATORY, KITCHEN & OTHER SINK FAUCETS SHALL NOT EXCEED 18 GALLONS PER MINUTE AT 40 PSI.
- WATER PRESSURE IN BUILDING SHALL BE LIMITED TO 80 PSI OR LESS. A PRESSURE REGULATOR IS REQUIRED AS PER CPC.
- ALL SHOWER AND TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.
- GAS PIPING SHALL NOT BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE. CPC 12B3
- HORIZONTAL DRAINAGE PIPING SHALL BE SLOPED AT A MIN OF 1/4" PER FT. CBC 708.
- WHERE WATER VAPOR IS PRESENT IN THE FUEL GAS SERVED, ACCESSIBLE DRIP PIPES SHALL BE PROVIDED AT POINTS WHERE CONDENSATION WILL TEND TO COLLECT. CPC1818
- AN APPROVED AND ACCESSIBLE SHUTOFF VALVE SHALL BE INSTALLED IN THE FUEL SUPPLY PIPING OUTSIDE OF EACH APPLIANCE AND AHEAD OF THE UNION CONNECTION THERE TO, AND IN ADDITION TO ANY VALVE ON THE APPLIANCE. SHUTOFF VALVES SHALL BE WITHIN 3 FT OF THE APPLIANCE THEY SERVE AND IN THE SAME ROOM OR SPACE WHERE THE APPLIANCE IS LOCATED. CPC 1811
- WHERE MAX DEMAND EXCEEDS 250 CUBIC FT. PER HOUR AND THE MAX LENGTH OF PIPING BETWEEN THE METER AND THE MOST DISTANCE OUTLET IS NOT OVER 250 FT., THE SIZE EACH SECTION AND EACH OUTLET OF ANY SYSTEM OF GAS PIPING SHALL BE DETERMINED BY THE TABLE IN CPC APPENDIX B, CHAPTER 18(C) CPC 1811
- SEPTIC SYSTEMS REQUIRE SEPARATE REVIEW AND PERMIT.
- GAS LINE SHALL BE SIZED AND PROVIDED TO COUNTY/CITY PRIOR TO INSTALLATION.
- IN ADDITION TO THE REQUIRED PRESSURE OR COMBINATION PRESSURE & TEMPERATURE RELIEF VALVE, AN APPROVED, LISTED EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT WHEN ANY DEVICE IS INSTALLED THAT PREVENTS PRESSURE RELIEF THROUGH BUILDING SUPPLY.
- THE MIN SIZE FOR SERVICE RISERS FOR STRUCTURES SHALL BE 1" DIAMETER. MATERIALS SHALL BE SCHEDULE 80 PVC OR TYPE 'L' COPPER MIN.
- VENTING FOR ISLAND FIXTURES (VEGETABLE SINK) SHALL BE DESIGNED PER SECTION 909.0 OF THE 2007 CPC.

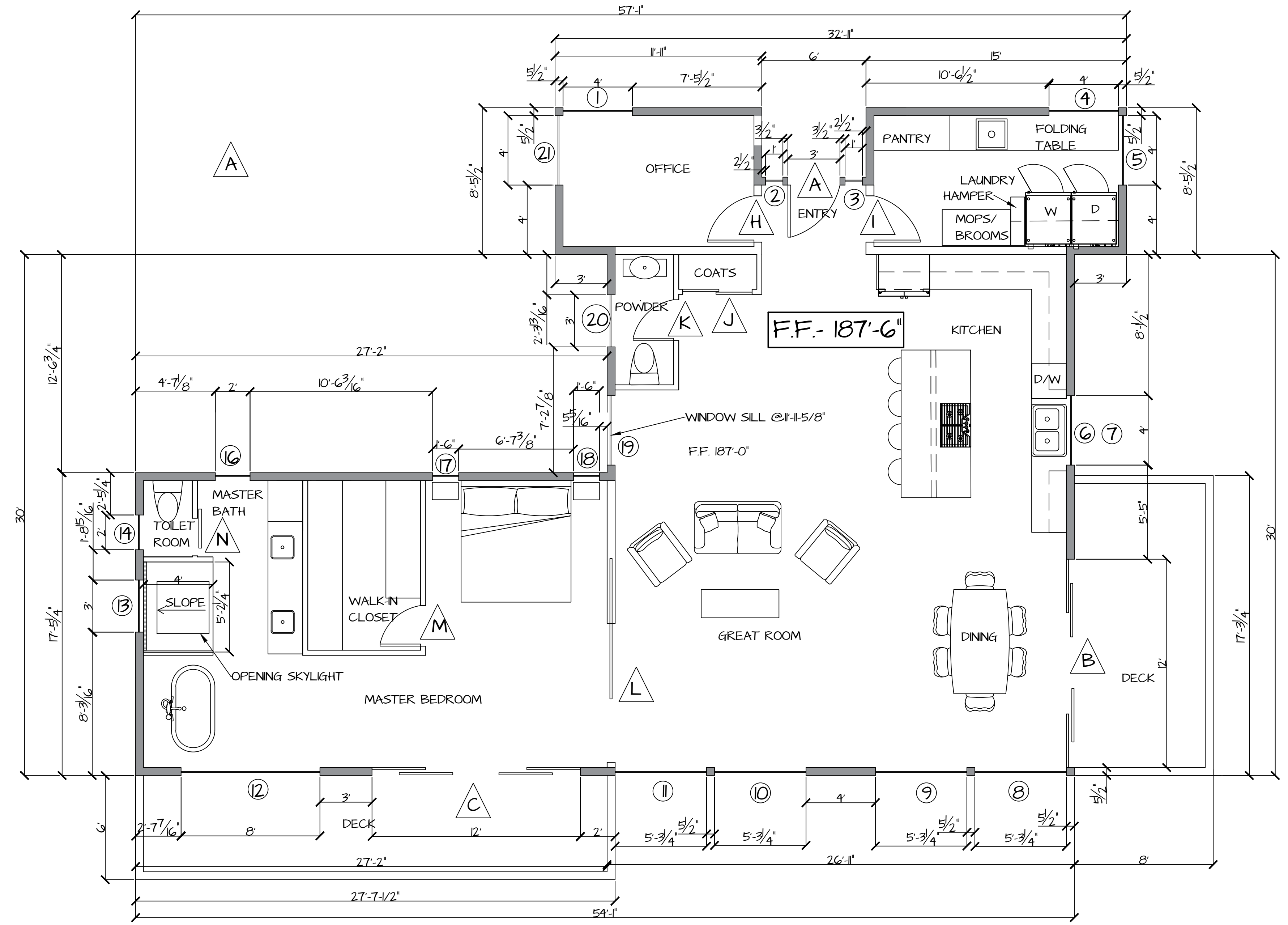


TYP. WATER ENERGY DISSIPATER DETAIL I-A2

N.T.S.

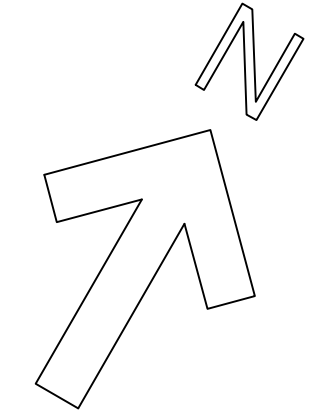


TYP. RAINWATER LEADER TO 4-6" SOLID PIPE



MAIN FLOOR PLAN

1/4" = 1'-0" 1535 SF



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REVISIONS

NO.	DESCRIPTION

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PROJECT

NEW RESIDENCE FOR TAD
STIRLING WAY
INVERNESS, CA 94937
APN#112-132-06
LONG. & LAT. 38d67'N 122 d 51'45" W

DATE: JAN. 13, 2023

DRAWN BY: PLB

SCALE: AS SHOWN

SHEET: A2

OF

REVISIONS

NOTHING IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE CONSIDERED TO PERMIT ANY VIOLATION OF ANY APPLICABLE CODES AND/OR RESTRICTIONS. SHOULD ANY CHANGE IN THE DESIGN OR SPECIFICATIONS BE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE DESIGNER AND OWNER AT ONCE AND CEASE WORK ON ALL PARTS OF THE PROJECT THAT ARE AFFECTED BY THE CHANGE. THIS CONTRACT SHALL BE IN FULL ACCORDANCE WITH THE LATEST BUILDING REGULATIONS AND CODE REQUIREMENTS WITHOUT ANY EXCEPTION.

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PROJECT

NEW RESIDENCE FOR TAD
STIRLING WAY
INVERNESS, CA 94937
APN# 112-132-06
LONG & LAT. 38.467°N, 122° 15'45"W

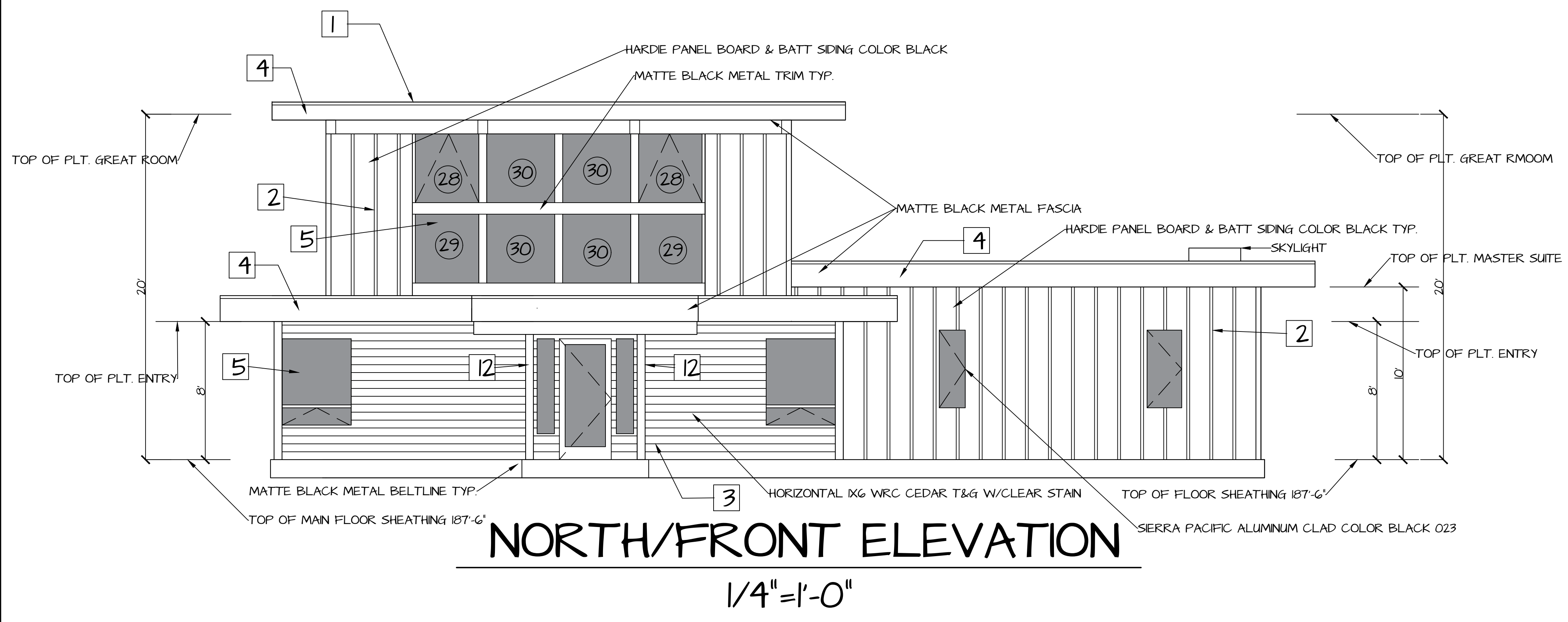
DATE: JAN. 13, 2023

DRAWN BY: PLB

SCALE: AS SHOWN

SHEET:

A3
OF



Configured SKU: CER-5630W-CRB-GU24

description:
Large ADA Capsule Outdoor Wall Sconce

Primary Shade Material:
Ceramic

GLAZES (GROUP 1):

Carbon Matte Black (CRB)

Frame Style:
Ambiance

Lamping:
GU24

Finish Groups:
Bisque, 1, 2, 4

5W Hinkley Lighting DSLG-40 Dark Sky GU24 LED

u/vet listing:
Suitable for Wet Locations

Feature:
ADA, Ceramic, Made in USA, Outdoor

standard incandescent:
(1) 100W Type A-19 Max

optional gu24 led:
(1) 10W GU24 Self Ballast LED Max

optional led:
12W 1,000 Initial Lumens

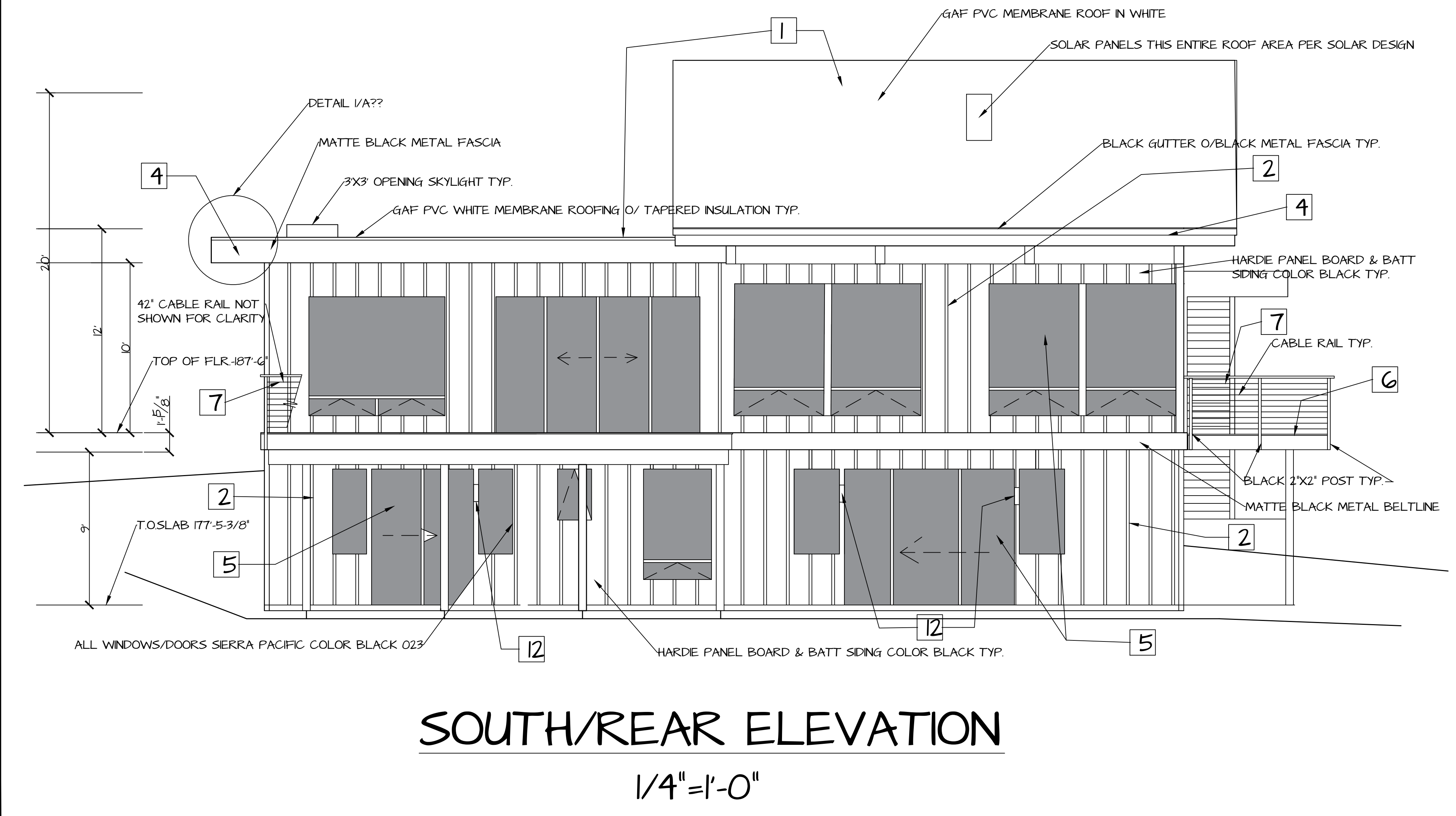
dimension:
20" H x 5" W x 4" Proj.

mounting center:
10"

notes:
Made in the USA, This item is available in up to 40 hand-painted finishes, as well as unfinished ceramic bisque (BIS) which is paintable. Suitable for Outdoor Wet Locations



2-A3 EXT. WALL SCONCES TYP.
N.T.S.



SPECIFICATIONS

CONSTRUCTION: Cast aluminum, cast brass or 316 Stainless Steel "Hockey Puck" style
LENS: Sand blasted tempered flat glass
LAMP SUPPLIED: 18w S8 #1141; 1200 hours average rating (25w max)
LAMP SUPPLIED - MR8 MODELS: 20w MR8 FL; 2000 hours average rating (20w max)
LAMP OPTIONS: We recommend 3w 50,000 hours average rating OMNI-3 LED (-LED3) or OMNI-3 Super Saver (-LED3SS) 10,000 hours average rating 20w Xenon (-X) or 20w Halogen (-HI)
SOCKET: Single contact bayonet, brass nickel plated lamp socket screw shell (Ba15s); double contact bayonet base (Ba15d) for 120v; both with 200°C silicone lead wires
SOCKET - MR8 MODELS: High temp ceramic GU5.3 bi-pin with 250°C silicone lead wires
WIRING: Black 5 foot 18/2 zip cord from base of fixture (12v only)
For 25 foot 16/2 lead wire add -25F to catalog number.
120v Standard wiring
CONNECTION: FA-05 Quick Connector (not supplied) from fixture to main cable (12/2, 10/2 or 8/2 only) 12v only
MOUNTING: Back plate and hardware supplied
FINISH: Aluminum - Black texture polyester powder coat. Optional finishes available
Brass - Unfinished brass. Optional finishes available
Stainless Steel - Brushed

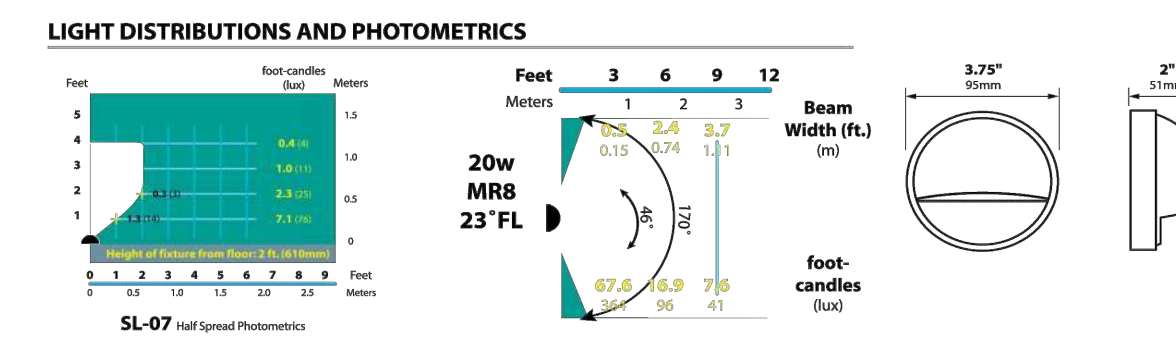
ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LAMP	SHIP WEIGHT
SL-07-BLT	Cast Aluminum Surface Light	18w S8 #1141	1.0 lbs.
SL-07-BRS	Cast Brass Surface Light	18w S8 #1141	1.0 lbs.
SL-07-SS	316 Stainless Steel Surface Light	18w S8 #1141	1.0 lbs.
SL-07-MR8-BLT	Cast Aluminum Surface Light	20w MR8 FL	1.0 lbs.
SL-07-MR8-BRS	Cast Brass Surface Light	20w MR8 FL	1.0 lbs.
SL-07-MR8-SS	316 Stainless Steel Surface Light	20w MR8 FL	1.0 lbs.

COLOR FLAT BLACK

FOLLOWING -SP MODELS COME SUPPLIED WITH BLACK PVC TELESCOPIC POST FOR GROUND MOUNTING

SL-07-SP-BLT	Cast Aluminum Surface Light, PVC Post	18w S8 #1141	1.0 lbs.
SL-07-SP-BRS	Cast Brass Surface Light, PVC Post	18w S8 #1141	1.0 lbs.
SL-07-SP-SS	316 Stainless Surface Light, PVC Post	18w S8 #1141	1.0 lbs.
SL-07-SP-MR8-BLT	Cast Aluminum Surface Light, PVC Post	20w MR8 FL	1.0 lbs.
SL-07-SP-MR8-BRS	Cast Brass Surface Light, PVC Post	20w MR8 FL	1.0 lbs.
SL-07-SP-MR8-SS	316 Steel Surface Light, PVC Post	20w MR8 FL	1.0 lbs.



1-A3 EXT. DRIVEWAY LIGHT TYP.
N.T.S.

REVISIONS

NOTHING IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE CONSIDERED TO BE AN INSTALLATION IN VIOLATION OF ANY APPLICABLE CODES AND/OR REGULATIONS UNLESS SO SPECIFICALLY STATED. THE FINISHING OR SPECIFICATIONS BE REQUIRED BY THE CONTRACTOR SHALL NOT BE THE DESIGNER AND OWNER AT ONCE AND THESE WORK ON ALL PARTS OF THE PROJECT THAT ARE AFFECTED BY THE WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES, REGULATIONS, RESTRICTIONS, AND CODE REQUIREMENTS WITHOUT ANY EXCEPTION.

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OWNER

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Inverness, CA 94937
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707-738-9745

PROJECT

NEW RESIDENCE FOR TAD
STIRLING WAY
INVERNESS, CA 94937
APN# 112-132-06
LONG. & LAT. 38d6'7"N 122 d 5145"W

DATE: JAN. 13, 2023

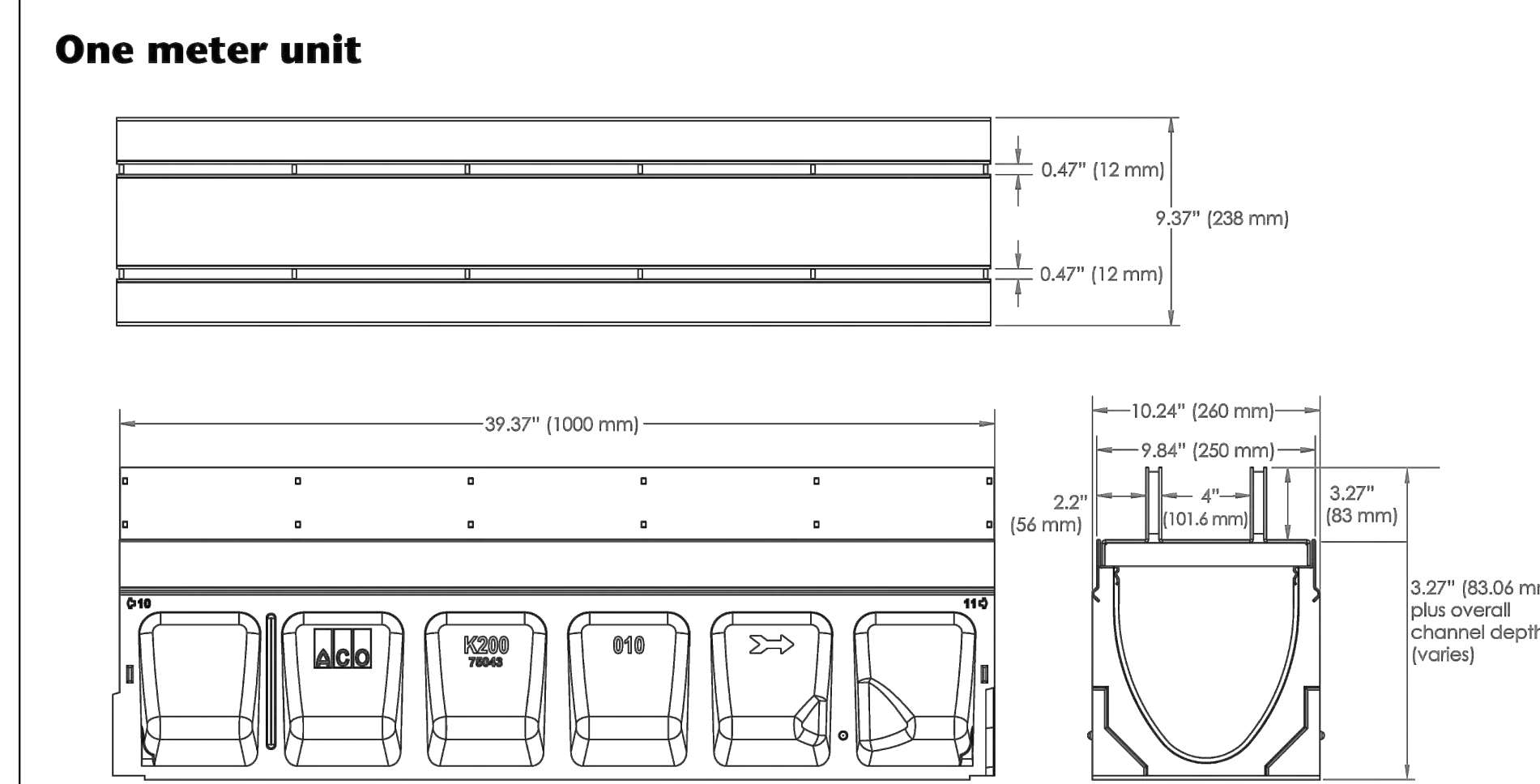
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SCALE: AS SHOWN

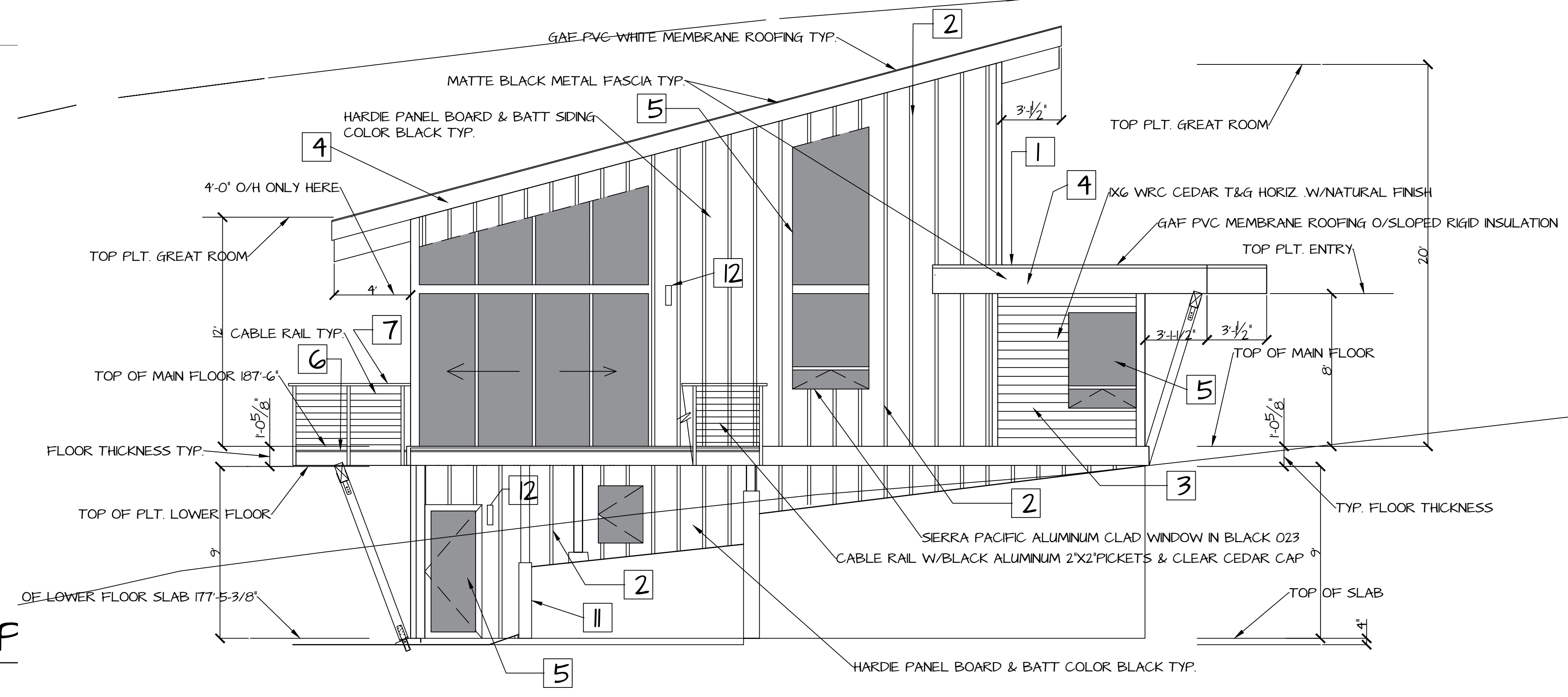
SHEET:

A4
OF

ACO DRAIN
Type 641/642 Galvanized Twinslot 200



DETAIL I-A4 TRENCH DRAIN DETAIL TYP
N.T.S.

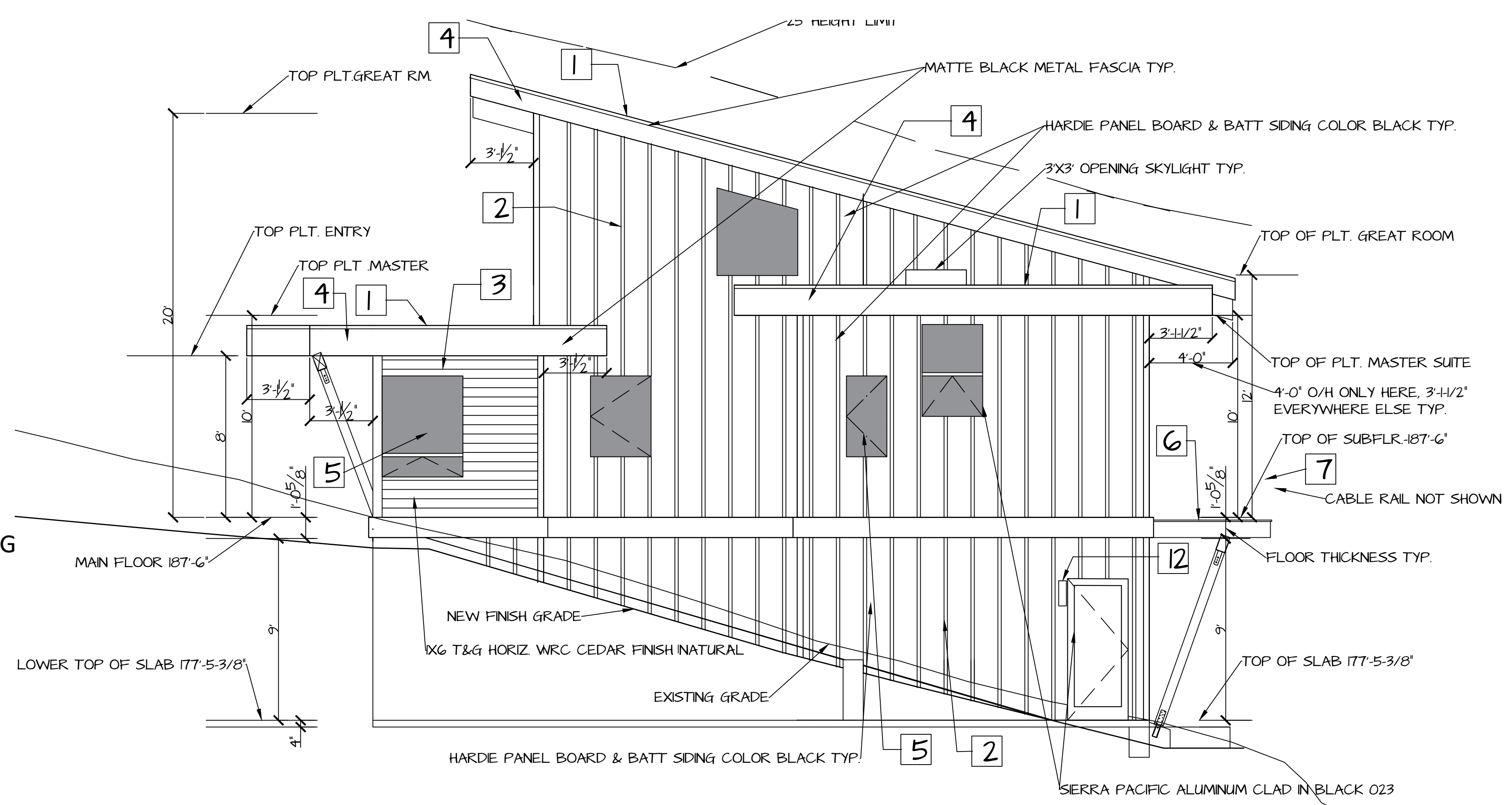


EAST ELEVATION

1/4" = 1'-0"

ELEVATION MATERIAL NOTES

1. CLASS A MEMBRANE ROOF O/1 HR. RATED SUB SHEET O/TAPERED INSULATION PER PLAN. COLOR: WHITE
2. EXTERIOR SIDING TO BE HARDIE PANEL BOARD & BATT FIBER CEMENT SIDING. COLOR: BLACK WHERE SHOWN.
3. EXTERIOR SIDING 1X6 T&G CLEAR CEDAR HORIZONTAL. COLOR: NATURAL
4. 5/4" X 11" HARDIE PANEL FASCIA. COLOR: BLACK W/ ALUMINUM METAL O/FASCIA. COLOR: BLACK.
5. WINDOWS & DOORS – SIERRA PACIFIC ALUMINUM CLAD. COLOR: BLACK
6. DECKING TO BE 5/4" IPE. COLOR: NATURAL. STAINED NATURAL W/IPE OIL PLUS BY DECK WISE
7. DECK RAILING TO BE STAINLESS CABLE RAIL W/BLACK ALUMINUM POST & NATURAL IPE CAP RAIL.
8. RETAINING WALLS AT DRIVEWAY AND PARKING AREA TO BE STEEL I-BEAMS AND PTFD LAGGING LEFT TO AGE NATURALLY.
9. DRIVEWAY TO BE 2" BLACK ASPHALT O/4" ROAD VASE COMPACTED PER SOIL REPORT.
10. PARKING AREA PAVERS TO BE BELGARD URBANA PERMEABLE COLOR: VICTORIAN,
11. BLOCK LANDSCAPE WALLS TO BE ALLEN BLOCK BY SHAMROCK BUILDING SUPPLY A.B. EUROPA STYLE, COLOR: BROWN/CHARCOAL BLEND. MAX. HEIGHT: 4'-0" TYP.
12. EXTERIOR WALL SCONCES BY JUSTICE DESIGN GROUP, COLOR: BLACK
13. EXTERIOR DRIVEWAY LIGHTS BY FOCUS INDUSTRIES HOCKEY PUCK STYLE, COLOR: BLACK



WEST ELEVATION

1/4" = 1'-0"

REVISIONS

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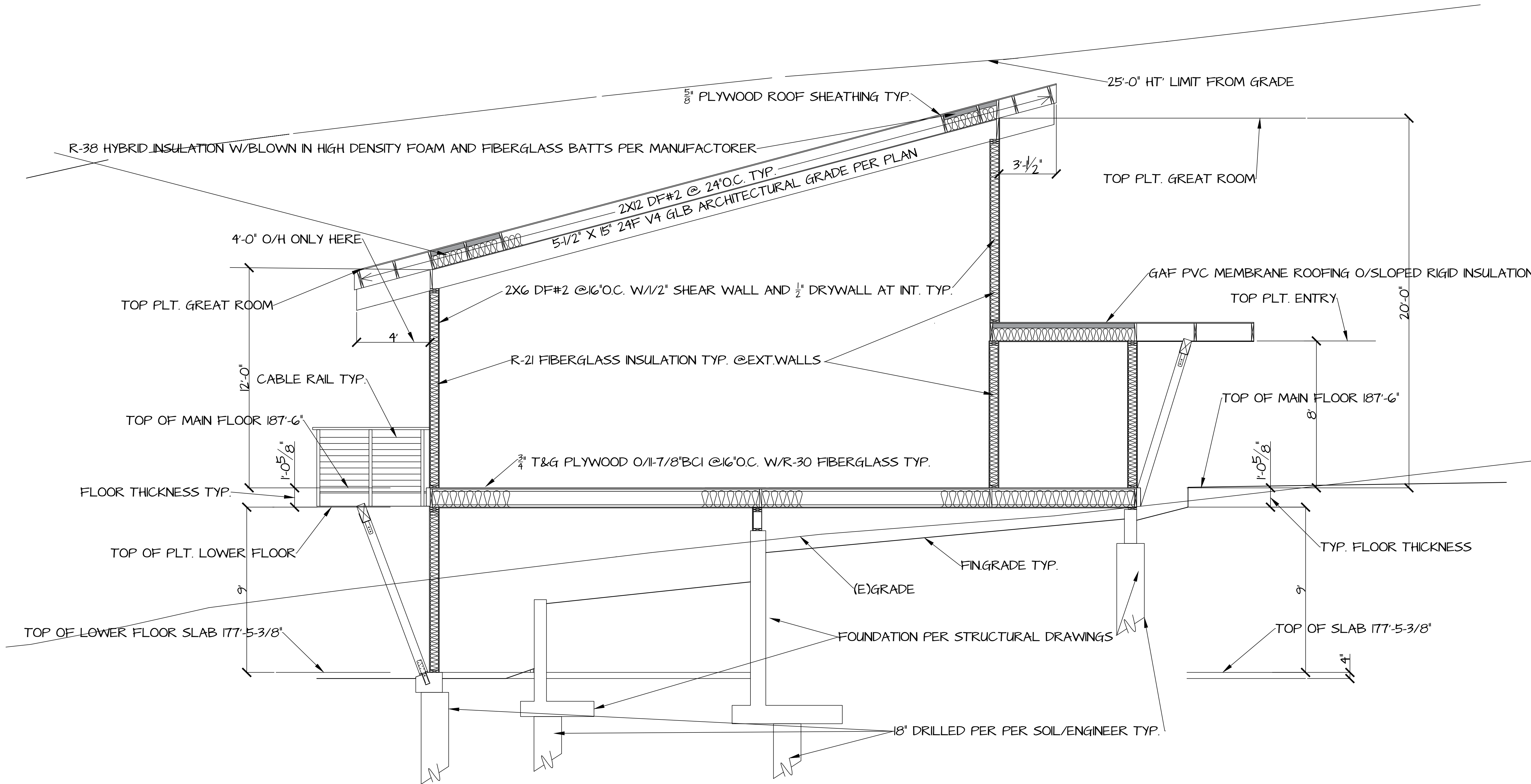
DRAWN BY: PLB

SCALE: AS SHOWN

SHEET:

A5

OF



SECTION AA

3/8" = 1'-0"

Electrical Notes:

SMOKE DETECTOR WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION, IE. SMOKE DETECTORS SHALL NOT BE INTERCONNECTED WITH ALARM SYSTEM. SECTION 310.913 OF THE CBC, AND SECTION 1007.2.916 OF THE UFC.

GENERAL LIGHTING IN KITCHEN SHALL BE ELECTRIC FLUORESCENT LIGHTING IN COMPLIANCE WITH CEC REQUIREMENTS FOR A "40 LUMENS PER WATT" EFFICIENCY LAMP FOR GENERAL LIGHTING IN KITCHEN. 2010 ENERGY STANDARDS MANDATORY MEASURES.

KITCHEN WALL AND COUNTER SPACE OUTLETS MUST BE SUPPLIED BY NO FEWER THAN TWO 20 AMP SMALL-APPLIANCE BRANCH CIRCUITS. THESE CIRCUITS MAY ALSO SUPPLY THE RECEPTACLE OUTLETS FOR THE REFRIGERATOR AND IN THE PANTRY, DINING ROOM AND BREAKFAST ROOM. SECTION 210-52(B) OF THE CEC. CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND A FOUR-PRONG OUTLET ARE REQUIRED FOR DRYERS AND COOKING UNITS. SECTION 250.138 OF THE CEC.

BATHROOM LIGHTING SHALL BE ELECTRIC FLUORESCENT AS REQUIRED FOR COMPLIANCE WITH ENERGY COMPLIANCE DOCUMENTATION PROVIDED. 2019 ENERGY STANDARDS SECTION 50(K) 2-3.

BATHROOM OUTLETS SHALL HAVE A DEDICATED 20-AMP CIRCUIT. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. SECTION 210-52 OF THE CEC.

ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15- 20- AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S) (INCLUDES OUTLET, LIGHTING AND SMOKE DETECTOR CIRCUITS). MULTI-WIRE OR SHARED NEUTRAL CIRCUITS CANNOT BE USED. SECTION 210-12(b) OF THE CEC.

PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY LUMINAIRES. UP TO 50 PERCENT OF THE WATTAGE, AS DETERMINED IN SEC. 30(c), OF PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS MAY BE IN LUMINAIRES THAT ARE NOT HIGH EFFICACY LUMINAIRES, PROVIDED THAT THESE LUMINAIRES ARE CONTROLLED BY SWITCHES SEPARATE FROM THOSE CONTROLLING THE HIGH EFFICACY LUMINAIRES.

PERMANENTLY INSTALLED LUMINAIRES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES OR ARE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 19(d) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION.

ELECTRICAL FIXTURES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT ARE TO BE HIGH EFFICACY FIXTURES OR THEY SHALL BE CONTROLLED BY A

PHOTOCONTROL/MOTION SENSOR COMBINATION. MANDATORY MEASURES 2019 ENERGY STANDARDS.

PERMANENTLY INSTALLED FIXTURES IN OTHER ROOMS SHALL BE EITHER HIGH EFFICACY OR BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER THAT DOES NOT HAVE A CONTROL(S) THAT ALLOWS THE FIXTURE TO BE TURNED ON AUTOMATICALLY, OR THAT DOES NOT HAVE AN OVERRIDE ALLOWING FIXTURE TO BE ALWAYS ON. MANDATORY MEASURES 2019 ENERGY STANDARDS 50(K)4.

PER 2019 ENERGY STANDARDS MANDATORY MEASURES: ALL LIGHTING FIXTURES RECESSED INTO INSULATED CEILING MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER. THEY SHALL BE CERTIFIED AND LABELED AS AIR TIGHT AND SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND CEILING. MANDATORY MEASURES 2019 ENERGY STANDARDS 50(K)5.

ARC FAULT PROTECTION REQUIRED. ALL 125 VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROVIDED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. MULTI-WIRE OR SHARED NEUTRAL CIRCUITS CANNOT BE USED (CEC 210.12).

DWELLING UNIT TAMPER RESISTANT RECEPTACLES, IN ALL AREAS SPECIFIED IN CEC 210.52, ALL 125 VOLT 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES (CEC 406.11).

ELECTRICAL LIGHTING FIXTURES IN CLOTHES CLOSETS SHALL BE INSTALLED AS FOLLOWS: (1) SURFACE MOUNTED INCANDESCENT FIXTURES WITH A COMPLETELY ENCLOSED LAMP MAY BE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING PROVIDED THERE IS A MINIMUM CLEARANCE OF 12' BETWEEN THE FIXTURE AND THE STORAGE AREA. (2) SURFACE MOUNTED FLUORESCENT FIXTURES INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING. RECESSED INCANDESCENT FIXTURES WITH A COMPLETELY ENCLOSED LAMP, RECESSED FLUORESCENT FIXTURES INSTALLED IN THE WALL OR THE CEILING MAY BE INSTALLED PROVIDED THERE IS A MINIMUM CLEARANCE OF 6' FROM THE STORAGE AREA. CEC ARTICLE 410-8(B-D).

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES

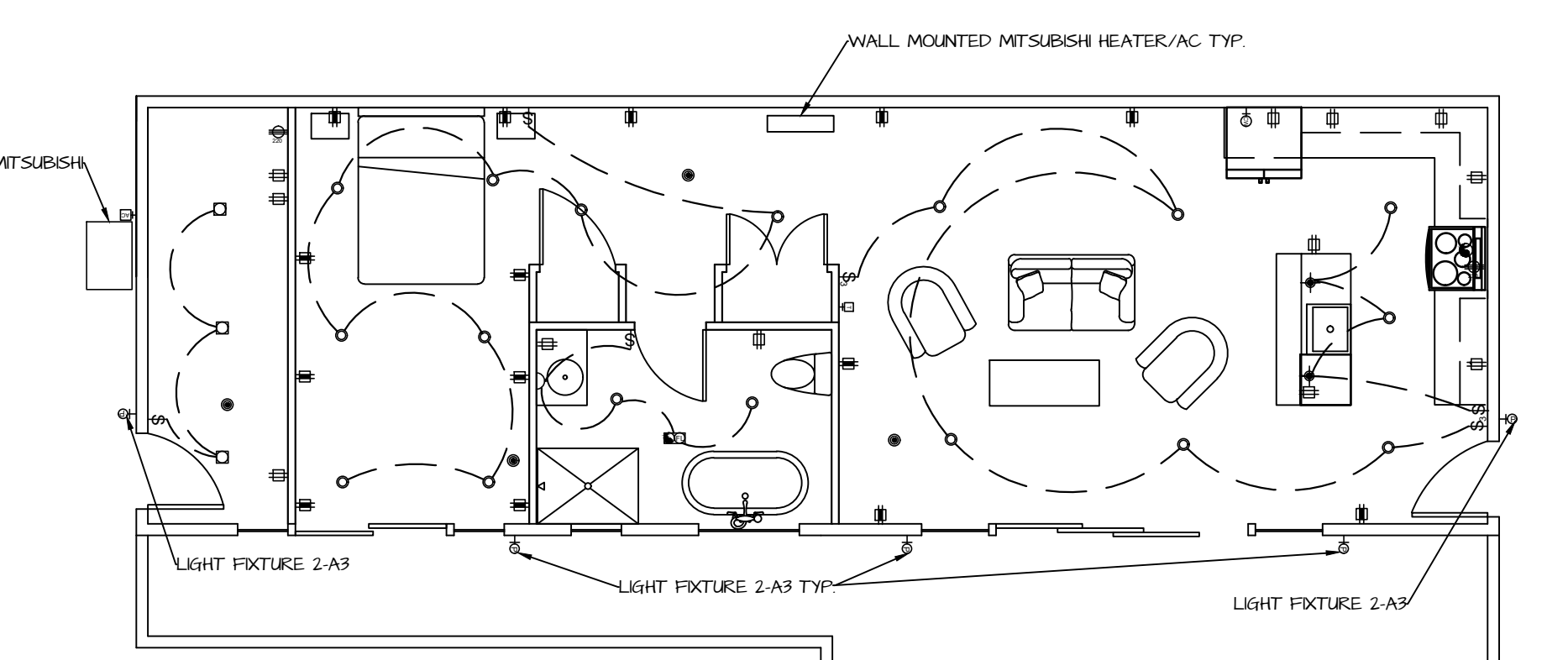
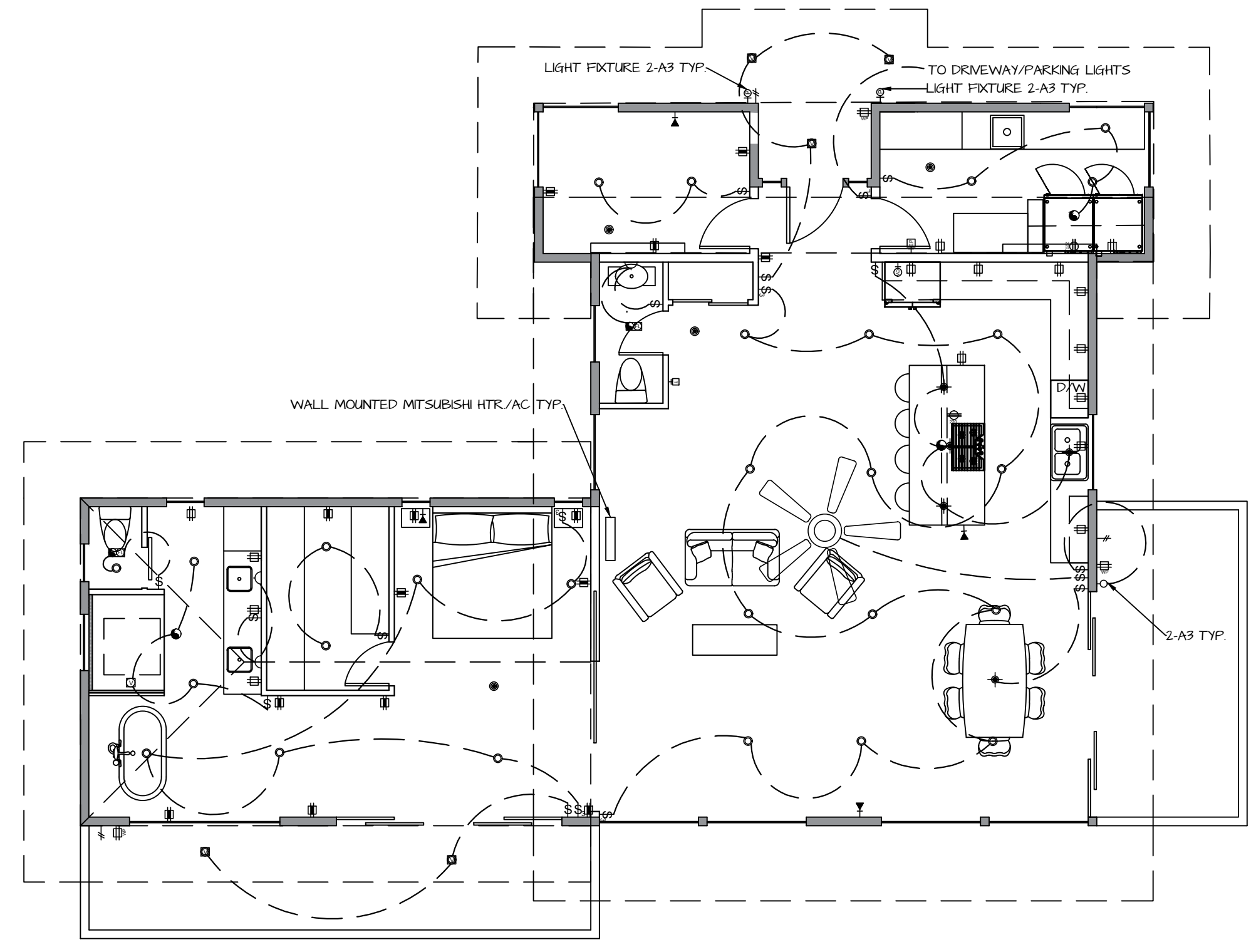
STORM WATER POLLUTION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES MINIMUM WATER QUALITY PROTECTION REQUIREMENTS FOR ALL DEVELOPMENT CONSTRUCTION PROJECTS/CERTIFICATION STATEMENT:

THE FOLLOWING IS INTENDING MINIMUM NOTES OR AS AN ATTACHMENTS FOR CONSTRUCTION AND GRADING PLANS AND REPRESENTS THE MINIMUM STANDARDS OF GOOD CONSTRUCTION PRACTICE WHICH MUST BE IMPLEMENTED ON ALL CONSTRUCTION SITES REGARDLESS OF SIZE (APPLIES TO ALL PERMITS)

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

SYMBOL LEGEND

- LIGHTING AND EXHAUST FANS**
- WALL SOURCE
 - SURFACE MOUNTED TRACK LIGHT
 - WALL MOUNTED INCANDESCENT HALL LIGHT FIXTURE
 - WALL MOUNTED LED LIGHT FIXTURE
 - SURFACE MOUNTED FLUORESCENT CEILING LIGHT FIXTURE
 - SURFACE MOUNTED LED CEILING LIGHT FIXTURE
 - SURFACED MOUNTED INCANDESCENT LIGHT FIXTURE
 - RECESSED LED LIGHT FIXTURE
 - RECESSED FLUORESCENT LIGHT FIXTURE
 - WALL MOUNTED EXTERIOR LIGHT FIXTURE
 - UNDER CABINET FLUORESCENT LIGHT FIXTURE
 - TVY SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
 - TVY SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
 - FIXTURES LED LIGHT FIXTURE
 - TOPRA PROOF RECESSED FLUORESCENT LIGHT FIXTURE - ALL LISTED
 - EXHAUST FAN - 30 CFM MIN. - VENTED TO OUTSIDE
 - EXHAUST FAN - 60 CFM MIN. - VENTED TO OUTSIDE
 - EXHAUST FAN - 120 CFM MIN. - VENTED TO OUTSIDE
 - EXHAUST FAN - 180 CFM MIN. - VENTED TO OUTSIDE
 - RECESSED INCANDESCENT HALL DIMMER LIGHT FIXTURE
 - RECESSED INCANDESCENT STEP LIGHT
- SWITCHES**
- SWITCH
 - 3-WAY SWITCH
 - 4-WAY SWITCH
 - SWITCH WITH MANUAL ON/OFF OCCUPANT MOTION SENSOR
 - DIMMER SWITCH WITH DIMMER CONTROL
 - 3-WAY DIMMER SWITCH
 - SWITCH WITH LOW VOLTAGE SYSTEM
 - WEATHER PROOF SWITCH
 - RETRACT CONTROL SWITCH
 - AUTOMATIC DOOR SWITCH
 - SWITCH AND FLOOT LAMP
 - KEY OPERATED SWITCH
 - PUSHBUTTON
 - TWO-WAY SWITCH
 - CEILING HALL SWITCH
- OUTLETS**
- 120 V CORN DUPLEX OUTLET
 - 120 V CORN DUPLEX OUTLET - HOOKUP
 - 120 V CORN FOURPLEX OUTLET
 - 120 V CORN DUPLEX OUTLET - HALF JUMP
 - 200V OUTLET
 - GROUND FAULT INTERRUPTED DUPLEX OUTLET
 - GROUND FAULT INTERRUPTED DUPLEX OUTLET - WEATHER PROOF
 - ARC FAULT INTERRUPTED DUPLEX OUTLET
 - ARC FAULT INTERRUPTED DUPLEX OUTLET - HALF JUMP
 - DUPLEX OUTLET FLOOR MOUNTED
 - BLANDED OUTLET
 - OUTLET CONTROLLED BY LOW VOLTAGE SWITCHING WHEN RELAY IS INSTALLED ON POWER SUPPLY
 - GLDIA HANGER RECEPTACLE
 - TWO HANGER RECEPTACLE
 - JUNCTION BOX
- CLIMATE CONTROL**
- TRANSFORMER
 - 300V CIRCUIT BREAKER FOR A.C. COMP.
 - CEILING FAN
 - FAN IN MTRIC
 - COMPRESSOR FOR MITSUBISHI
- GENERAL ELECTRICAL**
- DRINKING WATER
 - SMOKE DETECTOR
 - TELEPHONE JACK - CAT5 WIRING
 - DATA JACK (EMPTY CABLE TYPE)
 - TELEPHONE JACK/CABLE
 - SECURITY SYSTEM
 - CABLE PANEL
 - ELECTRICAL PANEL
 - TELEPHONE PANEL
 - 120V ADDRESS SIGN OR PHOTO CELL
 - LOW VOLTAGE TRANSFORMER
 - BUILT IN LOW VOLTAGE TRACK LIGHT
- GAS**
- FUEL GAS
 - REPLACE GAS SWITCH
- WATER**
- WALL BBS WITH REMOVABLE BACK FLOOR PREVENTER DEVICE
 - WALL BBS WITH BUILT OFF NON-REMOVABLE BACK FLOOR PREVENTER DEVICE
 - COLD WATER STOP FOR ICE MAKER



ELECTRICAL PLANS
N.T.S.

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REVISIONS

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APN# 112-132-06
LONG. & LAT. 38d6'7N, 122 d 51'45"W

DATE: JAN. 13, 2023
DRAWN BY: PLB
SCALE: AS SHOWN
SHEET: **A6**
OF

HARDI PLANK
LAP SIDING INSTALLATION INSTRUCTIONS

- RUSTIC CEDAR
- SELECT CEDARMILL
- SMOOTH
- COLONIAL SMOOTH
- COLONIAL ROUGHSAW
- BEADED CEDARMILL
- BEADED SMOOTH
- STRAIGHT-EDGE SHINGLE PLANK

IMPORTANT: FAILURE TO INSTALL AND FINISH HARDIPLANK IN ACCORDANCE WITH APPLICABLE BUILDING CODE COMPLIANCE REPORTS AND JAMES HARDIE'S WRITTEN APPLICATION INSTRUCTIONS, MAY AFFECT SYSTEM PERFORMANCE, VIOLATE LOCAL BUILDING CODES REQUIREMENTS, AND VOID THE PRODUCT ONLY WARRANTY.

HANDLING & STORAGE:
Store flat and keep dry prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge.

CUTTING OPTIONS:
Circular saw blade with carbide-tipped teeth
- Electric or pneumatic hand shear
- Carbide score and snap knife
- Pneumatic shear
JH recommends Makita #809KB 4" or #5227B 7 1/4" saw with dust collection. Call 800-944-9447 for nearest dealer.
Hitachi HARDIBLADE w/PCD Diamond Teeth Call Hitachi at 800-944-9447 for nearest dealer.
SNAPPER SHEAR - electric, pneumatic, or hand shear. Call 800-297-7497 for tool information.

Always wear safety glasses and dust protection when operating power tools. For more information on avoiding inhalation refer to the MATERIAL SAFETY DATA SHEET available wherever James Hardie Fiber-cement products are sold.

FRAMING REQUIREMENTS:
Hardiplank lap siding can be installed over braced wood or steel studs spaced a maximum of 24" o.c. or directly to minimum 7/16" thick OSB sheathing. Hardiplank lap siding can also be installed over foam insulation up to 1" thick. (Irregularities in framing, sheathing and/or foam insulation can mirror through the finished application. A weather-resistant barrier is required. Install Hardiplank siding with joints butted in moderate contact. Optionally, install the lap siding with a maximum 1/8" gap and caulk the joint. (See detail 1).
The first course of any wall should be installed over a 1/4" lath strip to ensure a consistent plank angle (see Figure 1).

For application over foam insulation, the length of the specified fastener shall be increased by the thickness of the foam insulation.
Use a weather-resistant barrier in accordance with BOCA National Building Code Section H033, SBCCI Standard Building Code Section 2303.3, ICBO Uniform Building Code Section #021, or CABO One-and-Two Family Dwelling Code Section 7032.1.

NOTE: Some Building Codes exempt the use of weather-resistant barriers over "water-repellent panel sheathing" or exterior panels classified as "weather-resistant barriers". James Hardie recommends the use of "bulking paper type" weather-resistant barriers with all siding products. James Hardie will assume no responsibility for water infiltration within the wall.

WARNING: AVOID BREATHING SILICA DUST.
Product contains Silica. Inhalation of respirable silica dust can cause silicosis, a potentially disabling lung disease, and is known to the State of California to cause lung cancer. When drilling, cutting or abrading product during installation or handling: (1) Work outdoors where feasible, otherwise use mechanical ventilation; (2) Wear a dust mask or, if dust may exceed PEL, use NIOSH approved respirator; (3) Warn others in area. For further information, refer to material safety data sheet or consult employer. FAILURE TO ADHERE TO WARNINGS, MSDS, AND INSTALLATION INSTRUCTIONS MAY LEAD TO SERIOUS PERSONAL INJURY.

GRADE CLEARANCE:
Figure 2
Install Hardiplank siding in compliance with local Building Code requirements for clearance between the bottom edge of panel/framing and the adjacent finished grade.

ROOF CLEARANCE:
Figure 3
At the junction of the roof and vertical surfaces, flashing and counter-flashing shall be provided per the roofing manufacturer's instructions. Provide a 1" - 2" clearance between the roofing and bottom edge of siding or as recommended by the roofing manufacturer.

CONCRETE CONSTRUCTION:
Figure 4
Hardiplank siding can be installed directly to masonry block. Hardiplank siding can also be installed to concrete construction when the wall is finished out with wood framing or minimum No. 20 gauge steel framing anchored to the wall framing can be spaced up to 24" O.C. Consult the manufacturer's technical literature for specific applications to masonry block and wood or metal framing. A weather-resistant barrier is recommended between the framing and the siding.

FACE NAIL:
Figure 5
Corrosion Resistant Nails (galvanized or stainless steel)
• Gal (0.018" shank x 0.267" HD x 2" long) **
• Siding nail (0.009" shank x 0.227" HD x 2" long) **
• Siding nail (0.009" shank x 0.227" HD x 1 1/2" long) #
• ET & F pin (0.020" shank x 0.255" HD x 1 1/2" long) **
Corrosion Resistant Screws
• Rinked Bugle-head or equivalent (No. 8-8 x 0.375" HD x 1 5/8" long). Screws must penetrate 1/4" or 3 threads into metal framing.

BLIND NAIL:
Figure 6
Corrosion Resistant Nails (galvanized or stainless steel)
• Siding nail (0.009" shank x 0.227" HD x 2" long) **
• Top roofing nail (0.027" shank x 0.377" HD x 1 1/4" L) **
• ET & F PanelFast™ (0.020" shank x 0.255" HD x 1 1/2" long) **
Corrosion Resistant Screws
• Rinked Bugle-head or equivalent (No. 8-8 x 0.375" HD x 1 1/4" long). Screws must penetrate 1/4" or 3 threads into metal framing.

For face nail application of 9/16" wide or less siding to OSB, fasteners are spaced a maximum of 12" o.c.
** The use of a siding nail or roofing nail may not be applicable to all installations where greater wind loads or higher exposure categories of wind resistance is required by the Local Building Code. Consult the applicable Building Code Compliance Report.

PNEUMATIC FASTENING:
Hardiplank siding can be hand nailed or fastened with the use of a pneumatic tool. Set your air pressure so that the fastener is driven snug with the siding surface.

RECOMMENDED:
Use a flush mount attachment on pneumatic tool. This will help control the depth that the nail is driven. This will be especially helpful when more than one pneumatic tool is driven off the same compressor.

FASTENING REQUIREMENTS:
• Drive fasteners perpendicular to siding and framing.
• Fastener heads should fit snug against siding (no air space) (Fig. A & B).
• Do not over-drive nail heads or drive nails at an angle.
• If nail is countersunk, caulk nail hole and add a nail (Fig. C).

NAIL TYPE:
Fasteners must be corrosion resistant, galvanized or stainless steel. Electro-galvanized nails are acceptable for use with James Hardie Siding Products, but may exhibit premature corrosion. James Hardie recommends the use of quality hot-dipped galvanized nails. (James Hardie is not responsible for the corrosion resistance of fasteners).

For EZ LINE™ Installation:
The EZ Line assists in a 1/4" overlap alignment, and with placing the nail at the required placement.

EASY 1-2-3 INSTALLATION:
1) Install 1/4" lath strip to ensure consistent plank angle.
2) Fasten Hardiplank siding with EZ Line over 1/4" lath strip.
3) Overlap second piece of Hardiplank siding with EZ Line 1/4" utilizing EZ Line alignment aid.

FASTENING AND SPACING HARDIPLANK SIDING WITH EZ LINE:
FACE NAIL:
Nail 3/4" - 1" up from bottom of plank. Fasten 16" o.c. Moderate contact or maximum 1/8" gap and caulk the joint.
BLIND NAIL: (All Lap Products)
Nail 1" down from top of plank. Do not use JH logo for nailing guide. Fasten 16" - 24" o.c. Moderate contact or maximum 1/8" gap and caulk the joint.

FOR STRAIGHT-EDGE SHINGLE PLANK Installation

SPACING STRAIGHT EDGE SHINGLE PLANK
1) Install 1/4" lath strip to ensure consistent plank angle.
2) Begin first course at end of fair left wall and nail to stud.
3) Second course begins at the next stud (16" or 24") to the right.
4) Third course begins by moving to the next right stud (16" or 24") from second course.
5) Fourth course begins by moving to the next right stud (16" or 24") from third course.
6) Fifth course moves back to first stud (#2) and the sequence continues.

COVER AGE CHART/ESTIMATING GUIDE

1. Figures shown are in pieces - all 12' long.
2. 5% cutting and fitting waste factor included.
3. Computations based on minimum overlap of 1/4".
4. Actual usage subject to variables such as building design and installers.

COVER AGE AREA LESS OPENINGS	HARDIPLANK SIDING WIDTH									
	5'	6'	7'	8'	9'	10'	11'	12'	13'	14'
(exposure)	(4')	(5')	(6')	(7')	(8')	(9')	(10')	(11')	(12')	(13')
100 sq ft	1 SQ	26	21	18	17	16	15	14	13	12
200 sq ft	2 SQ	53	42	36	34	33	30	28	25	23
300 sq ft	3 SQ	79	63	53	50	47	45	39	36	29
400 sq ft	4 SQ	105	84	70	67	62	60	53	51	39
500 sq ft	5 SQ	131	105	88	84	78	75	66	64	49
600 sq ft	6 SQ	158	126	105	101	93	90	79	76	59
700 sq ft	7 SQ	184	147	123	118	109	106	92	89	68
800 sq ft	8 SQ	210	166	140	134	124	120	105	102	78
900 sq ft	9 SQ	236	189	158	151	140	136	119	115	88
1000 sq ft	10 SQ	263	210	175	168	156	150	131	127	98
1100 sq ft	11 SQ	289	228	188	180	167	161	141	137	107
1200 sq ft	12 SQ	315	252	210	202	187	180	158	153	117
1300 sq ft	13 SQ	341	273	228	219	202	195	171	165	127
1400 sq ft	14 SQ	368	294	245	235	218	210	184	178	137
1500 sq ft	15 SQ	394	315	263	252	233	225	197	191	147
1600 sq ft	16 SQ	420	336	280	269	249	240	210	204	156
1700 sq ft	17 SQ	446	357	298	286	264	255	223	216	166
1800 sq ft	18 SQ	473	378	315	302	280	270	236	229	176
1900 sq ft	19 SQ	499	399	333	319	296	285	249	242	186
2000 sq ft	20 SQ	525	420	350	336	313	300	263	255	195
2100 sq ft	21 SQ	551	441	368	353	327	315	276	267	205
2200 sq ft	22 SQ	578	462	385	370	342	330	289	280	215
2300 sq ft	23 SQ	604	483	403	386	358	345	302	293	225
2400 sq ft	24 SQ	630	504	420	403	373	360	315	305	234
2500 sq ft	25 SQ	656	525	438	420	389	375	328	318	244
2600 sq ft	26 SQ	683	546	455	437	404	390	341	331	254
2700 sq ft	27 SQ	709	567	473	454	420	405	354	344	264
2800 sq ft	28 SQ	735	588	490	470	436	420	368	356	273
2900 sq ft	29 SQ	761	609	508	487	451	435	381	369	283
3000 sq ft	30 SQ	788	630	525	504	467	450	394	382	293

FINISHING SIDING:
Patching
Dents, chips and cracks can be filled with a cementitious patching compound.

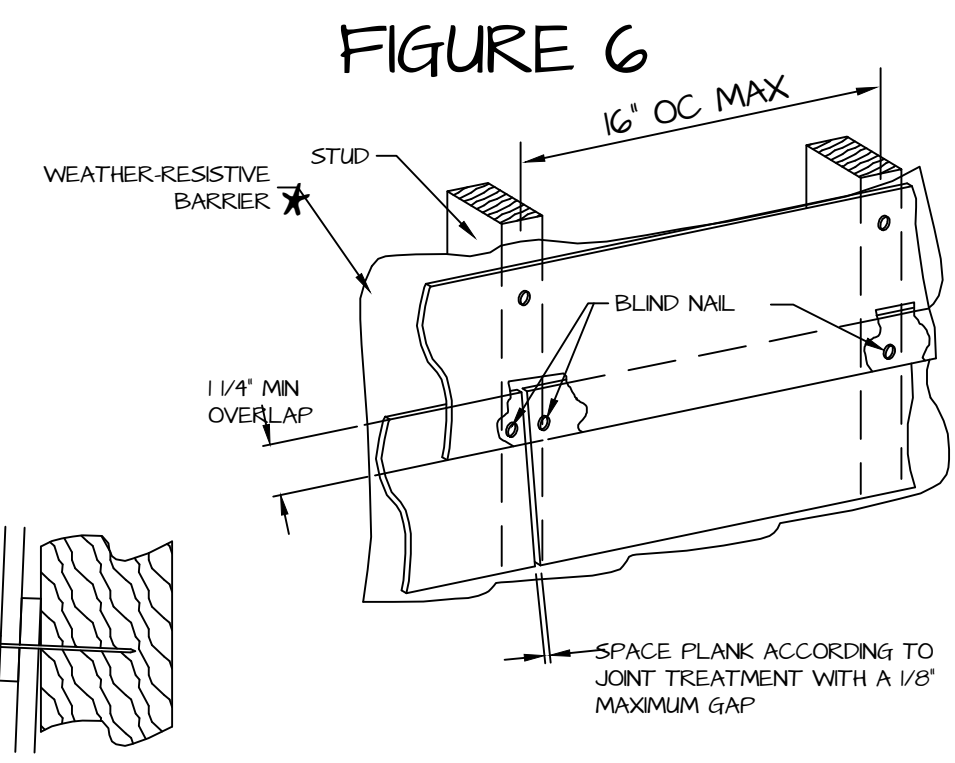
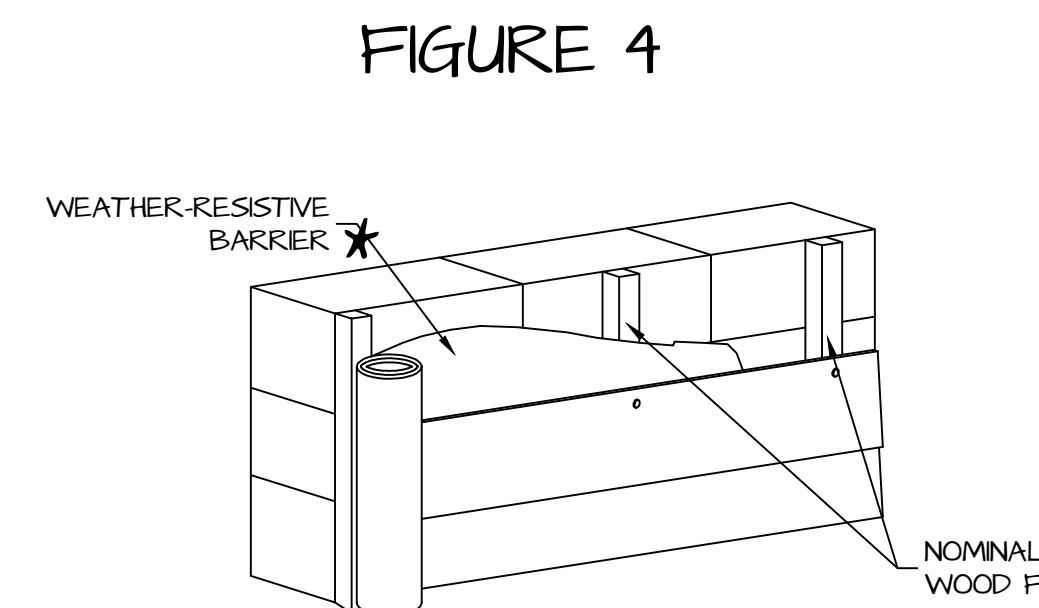
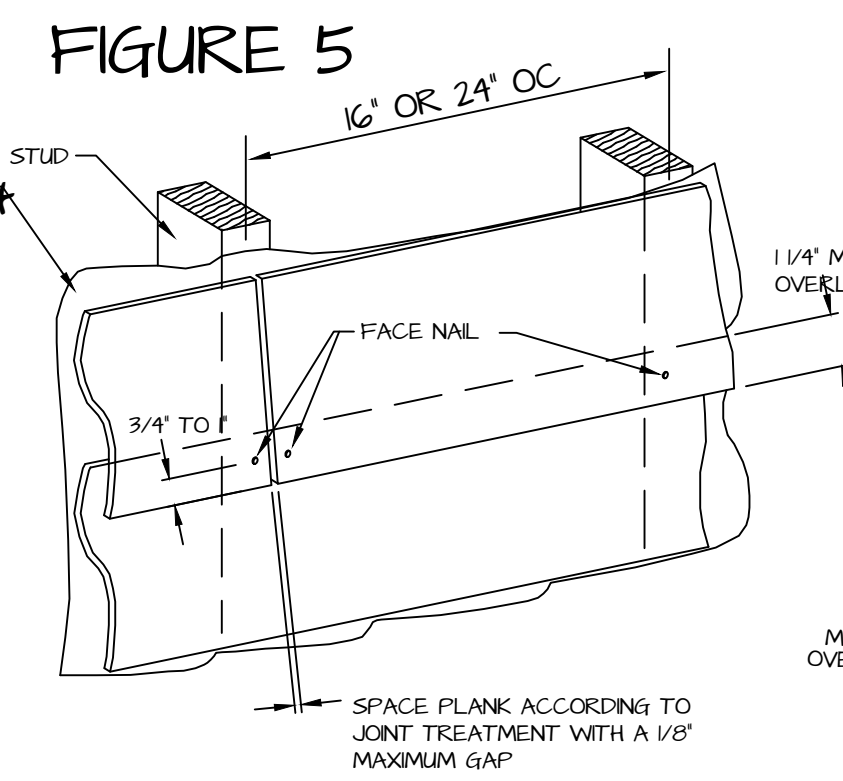
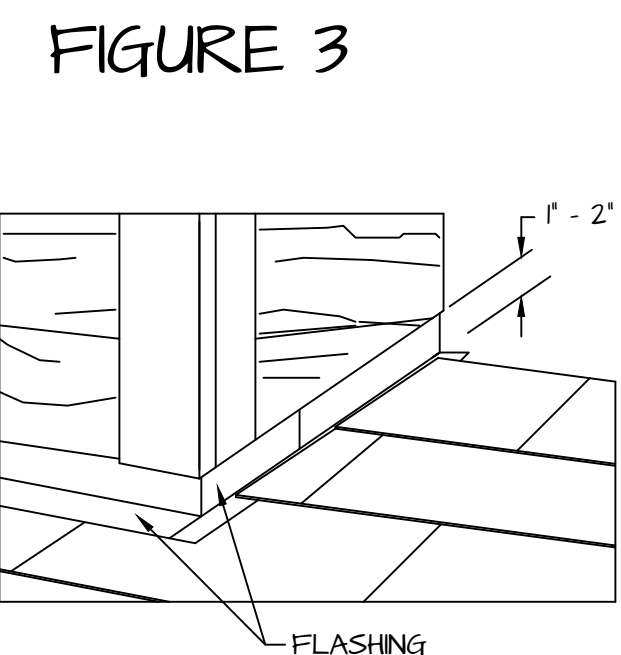
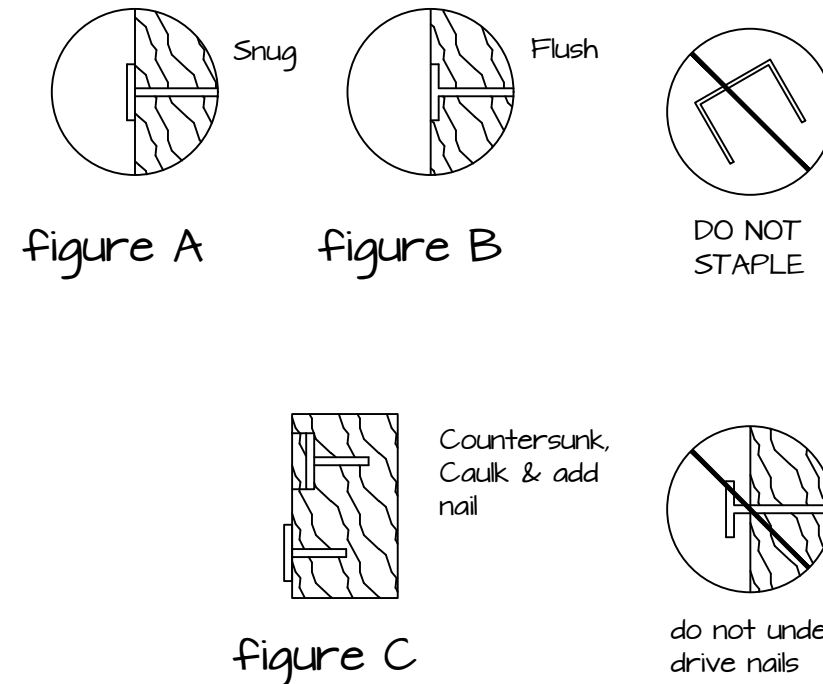
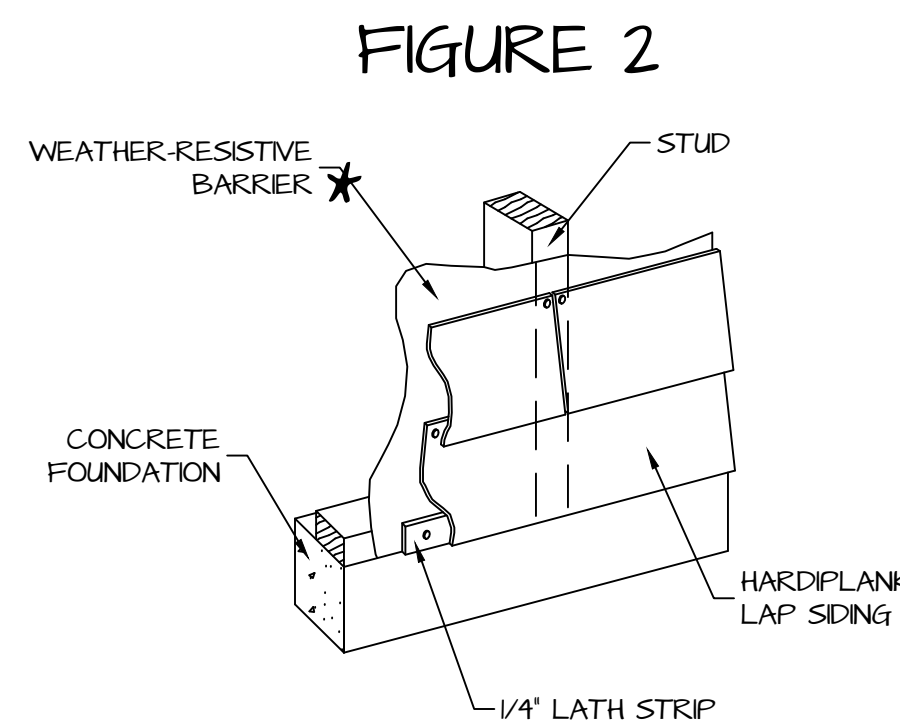
Caulking:
A high quality, paintable caulk is recommended. For best results use caulks that comply with either ASTM C 631 or ASTM C 920. Caulking should be applied in accordance with caulking manufacturer's written instructions. (Leave 1/8" gap at trim for caulk. Caulking at butt joints is optional).

Painting:
James Hardie products must be painted. For best results install Hardiplank siding with our exclusive Prime Plus™ Factory priming system and an 100% acrylic topcoat. (If our Prime Plus Factory priming is not being used, Hardie recommends the application of an alkali-resistant primer along with 100% acrylic topcoat (s). (For paint manufacturers' paint specifications, refer to JH Technical Bulletin No. S-100).
*Note: Please refer to paint manufacturers' specifications for application rates.

APPROVALS:
HARDI PLANK lap siding is recognized as an exterior wall cladding in National Evaluation Report No. NER-405, City of Los Angeles, Research Report No. 24862, Dade County, Florida, Acceptance No. 99-022307, US Dept. of HUD Materials Release DGRA, California DSA-PS-09, and City of New York, MEA 223-93/M. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.

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NOTHING IN THE WRITING ABOVE OR THE DRAWINGS SHALL BE CONSIDERED TO PERMIT AN INSTALLATION IN VIOLATION OF ANY APPLICABLE BUILDING CODES. THE CONTRACTOR SHALL NOTIFY THE DESIGNER AND CONSULT AT ONCE AND ASK FOR WORK IN ALL PARTS OF THE PROJECT THAT ARE AFFECTED BY THE WORK PERFORMED UNDER THIS CONTRACT. THIS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES, REGULATIONS, SPECIFICATIONS, AND/OR REQUIREMENTS WITHOUT ANY EXCEPTION.

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OWNER

TAD MINOR
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Inverness, CA 94937
tad.minor@gmail.com
707-738-9745

PROJECT

NEW RESIDENCE FOR TAD
STIRLING WAY
INVERNESS, CA 94937
APN#1112-132-06
LONG.# & LAT. 38467'N, 122 d 5145'W

DATE: JAN. 13, 2023

DRAWN BY: PLB

SCALE: AS SHOWN

SHEET:

A9
OF

BARTOLINI
DESIGNS
61 Ellie Dr.
Santa Rosa, CA 95403
930-308-8670
bartolindesigns@sbcglobal.net
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REVISIONS

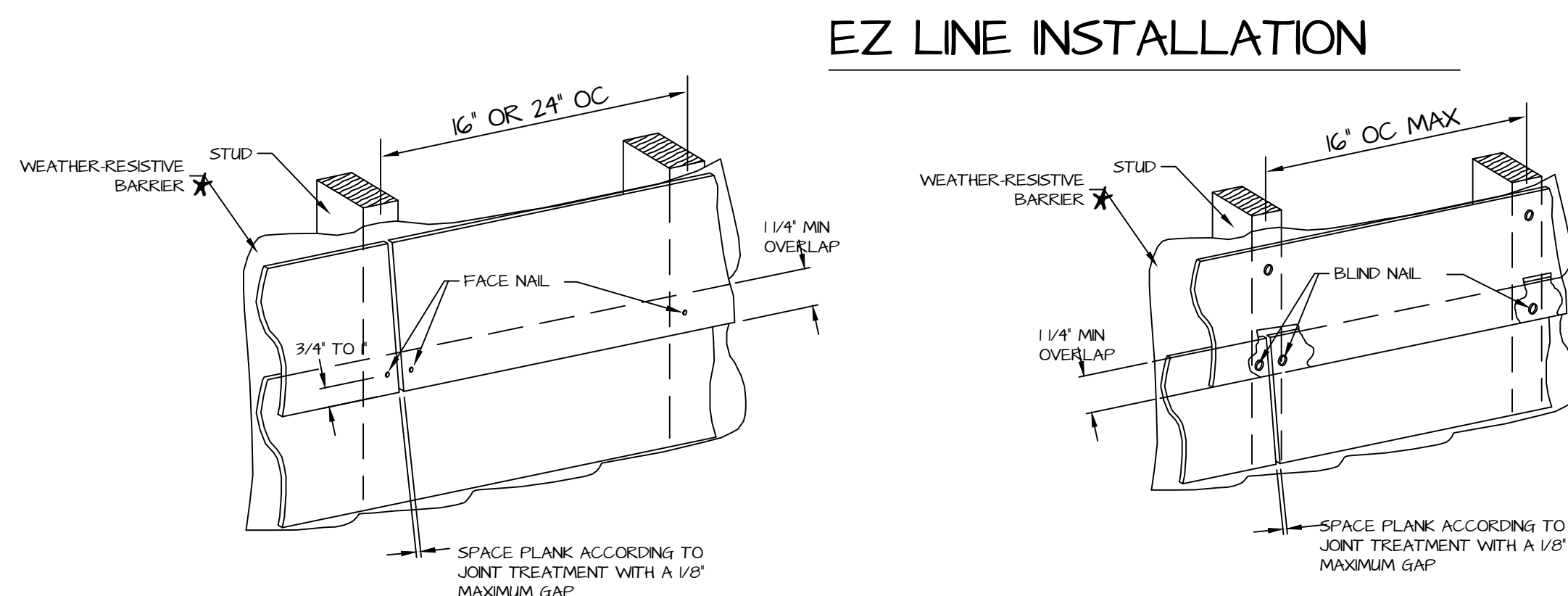
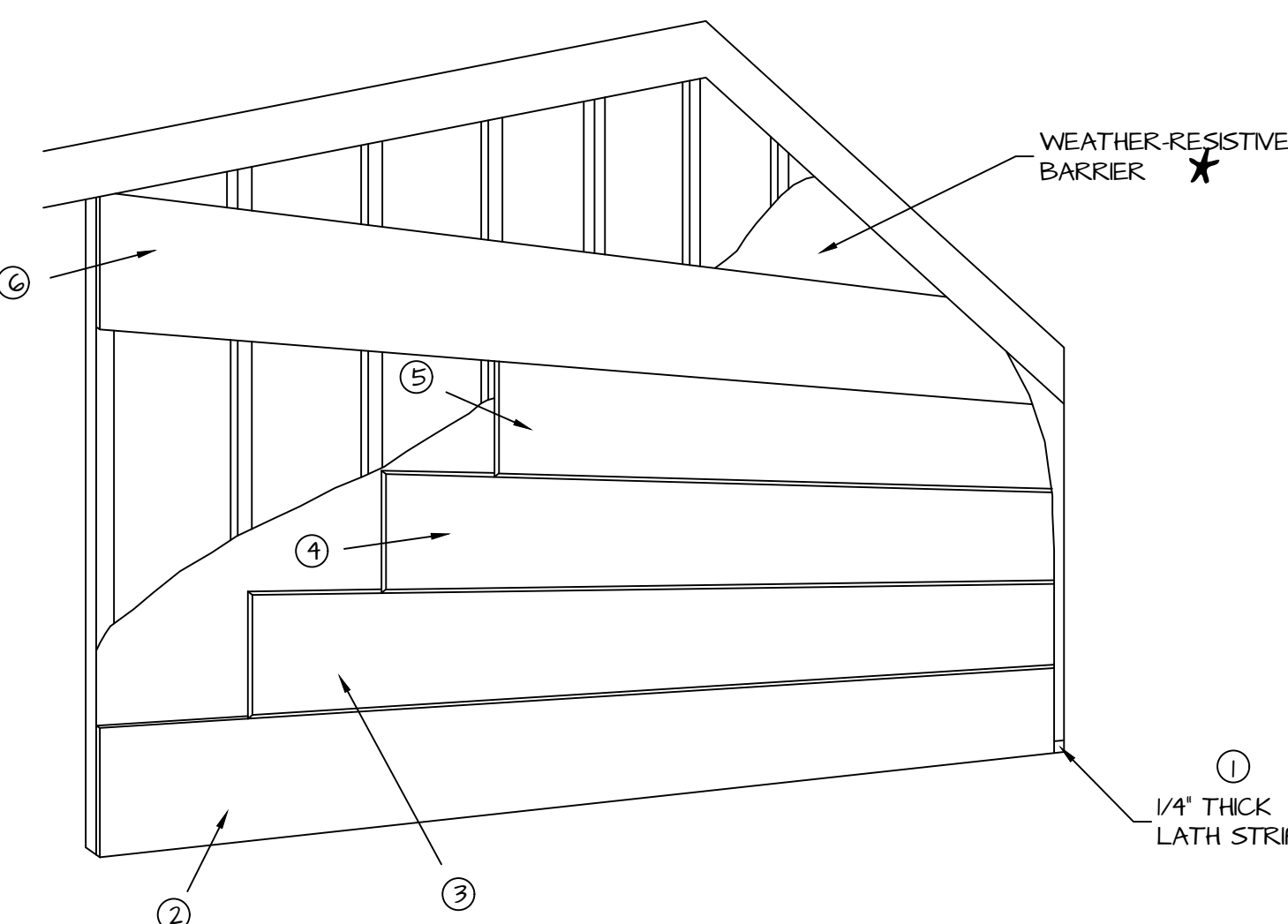
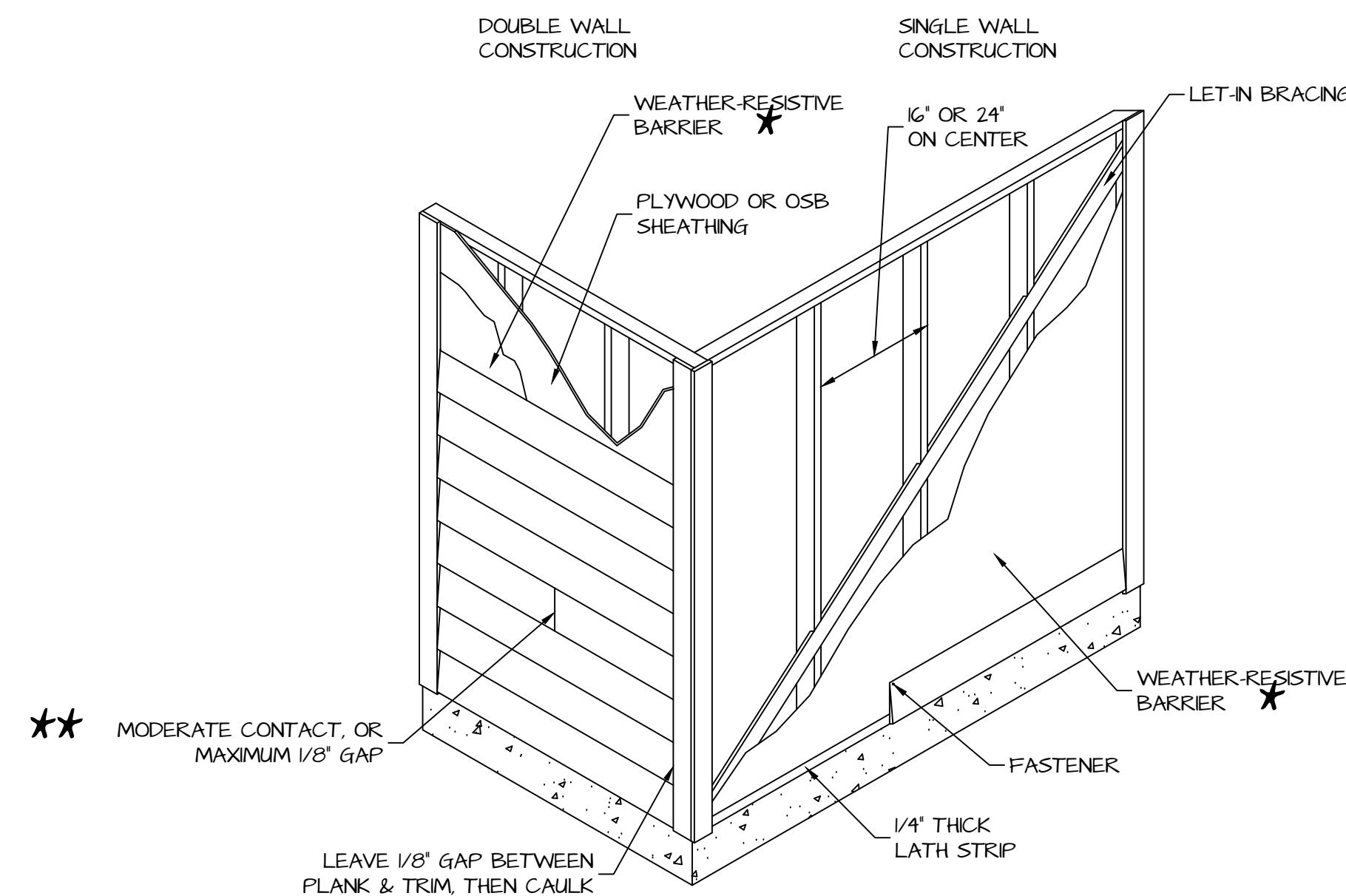


FIGURE 1



PURPOSE

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. AGNEW CIVIL ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES

- 1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LOADED RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY COUNTY'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH-1.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THRU APRIL 15, WHICHEVER IS GREATER.

PERIODIC MAINTENANCE

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
1. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
2. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
3. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
4. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
5. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
6. RILLS AND GULLIES MUST BE REPAIRED.
7. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
8. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
9. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
10. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
11. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION

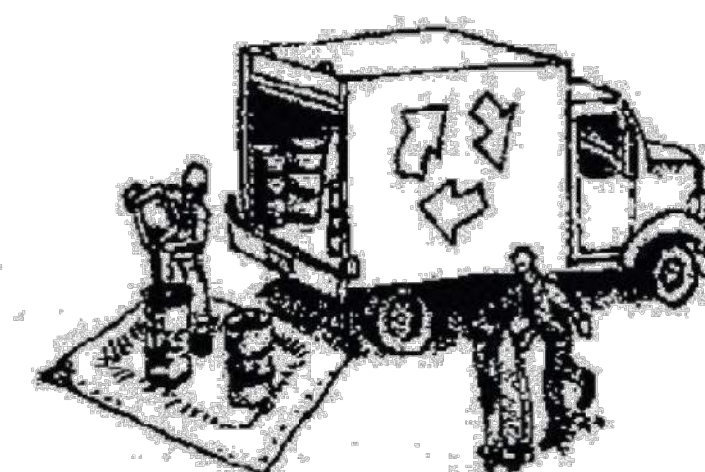
EROSION CONTROL MEASURES

- 1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20 "EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN.
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF AGNEW CIVIL ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY AGNEW CIVIL ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE COUNTY STANDARDS AND THE APPROVAL OF THE COUNTY'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWNSLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY ENDBUTTED. CONTRACTOR SHALL REFER TO MANUFACTURERS SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES

- 1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL.
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

Materials & Waste Management



- Non-Hazardous Materials
- [] Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- [] Use (but don't overuse) reclaimed water for dust control.

- Hazardous Materials
- [] Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- [] Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- [] Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- [] Arrange for appropriate disposal of all hazardous wastes.

- Waste Management
- [] Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- [] Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- [] Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- [] Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- [] Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

- Construction Entrances and Perimeter
- [] Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- [] Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

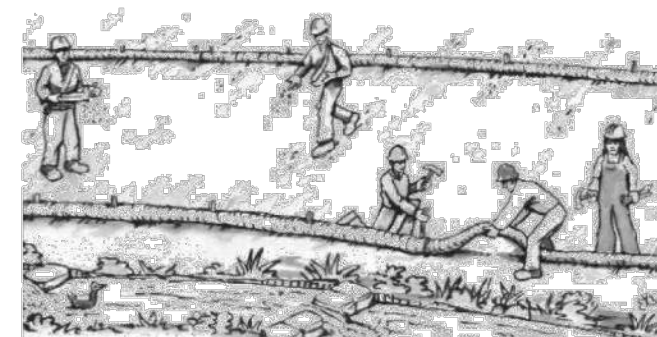
Equipment Management & Spill Control



- Maintenance and Parking
- [] Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- [] Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- [] If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- [] If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- [] Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

- Spill Prevention and Control
- [] Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- [] Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- [] Clean up spills or leaks immediately and dispose of cleanup materials properly.
- [] Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- [] Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- [] Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- [] Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

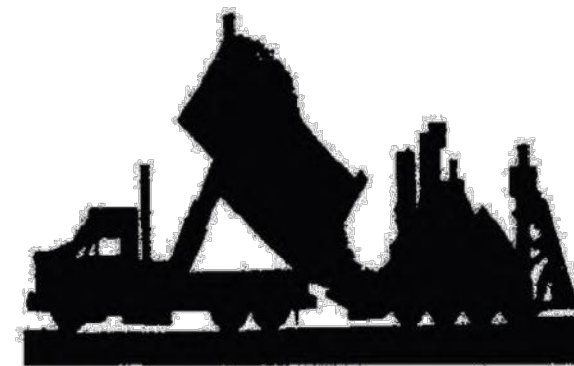
Earthmoving



- [] Schedule grading and excavation work during dry weather.
- [] Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- [] Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- [] Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- [] Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

- Contaminated Soils
- [] If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- [] Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- [] Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- [] Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- [] Do not use water to wash down fresh asphalt concrete pavement.
- [] Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- [] Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- [] If sawcut slurry enters a catch basin, clean it up immediately.

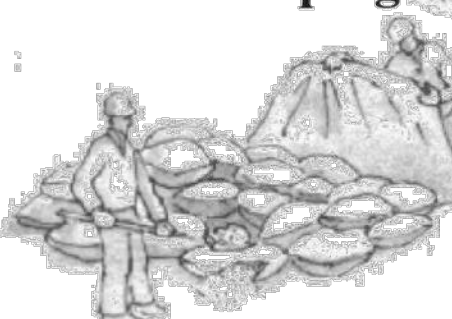
Sawcutting & Asphalt/Concrete Removal

Concrete, Grout & Mortar Application



- [] Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- [] Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- [] When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

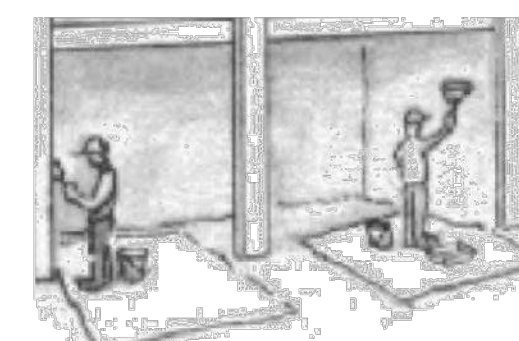


- [] Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- [] Stack bagged material on pallets and under cover.
- [] Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Construction Best Management Practices (BMPs)

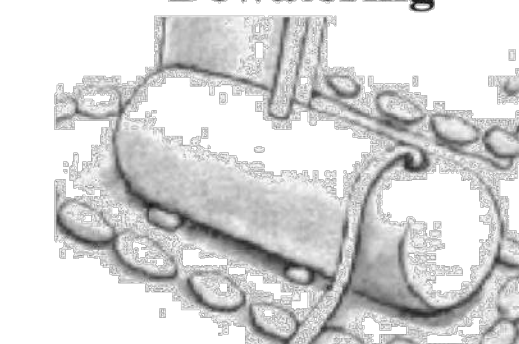
Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Painting & Paint Removal



- Painting Cleanup and Removal
- [] Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- [] For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- [] For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- [] Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- [] Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state certified contractor.

Dewatering



- [] Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. Where possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call you local wastewater treatment plant.
- [] Divert run-on water from offsite away from all disturbed areas.
- [] When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- [] In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

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REVISIONS

Table with 2 columns: No., Description. It is currently empty.

NOTHING IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE CONSIDERED TO PERMIT AN INSTALLATION OF ANY KIND OR TYPE OF CONSTRUCTION UNLESS THE RESTRICTIONS SHOULD ANY CHANGE IN THE DESIGN OR SPECIFICATIONS BE REQUIRED. THE CONTRACTOR SHALL NOTIFY THE DESIGNER AND OWNER AT ONCE AND THE WORK SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES, REGULATIONS, AND/OR REQUIREMENTS WITHOUT ANY EXCEPTION.
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PROJECT

NEW RESIDENCE FOR TAD
STIRLING WAY
INVERNESS, CA 94937
APN#112-132-06
LONG.&LAT. 38d67'N 122 d 51'45"W

DATE: JAN. 13, 2023

DRAWN BY: PLB

SCALE: AS SHOWN

SHEET:

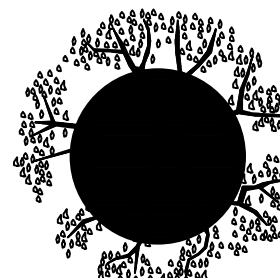
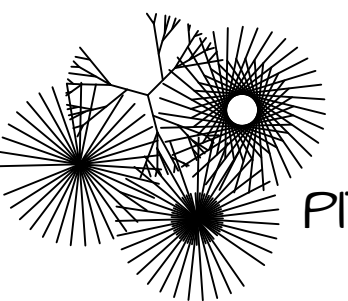
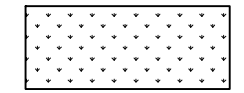
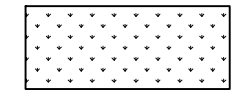
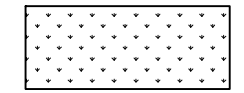
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Storm drain pollutants may be liable for fines of up to \$10,000 per day!

DUST REDUCTION PLAN:

- IN ADDITION TO BMP'S ONAS-3 THESE ADDITIONAL STRATEGIES MAY BE IMPLEMENTED.
- TRACK OUT CONTROLS. FUGITIVE DUST CAN BE GENERATED FROM SOIL AND DEBRIS BEING TRACKED OUT ONTO PAVED SURFACES AND THEN SUBSEQUENT DETACHMENT BY LOCAL TRAFFIC OR WIND. MINIMIZE TRACK-OUT BY INSTALLING TRACK-OUT PLATES, GRAVEL APRONS OR SIMILAR CONTROL DEVICES AT ALL INTERSECTIONS OF UNPAVED PROJECT AREAS AND EXISTING PAVED ROADWAYS BEING USED DURING CONSTRUCTION INCLUDING STAGING YARD ENTRANCES.
- WATER TRUCKS, TENDERS OR BUFFALOS OR OTHER EQUIPMENT (E.G., WATER SPRAY SYSTEM ATTACHED TO DRILLS OR ROCK SAWS) WILL BE UTILIZED TO APPLY WATER TO UNPAVED CONSTRUCTION AREAS DURING CONSTRUCTION UNLESS EXISTING CONDITIONS ARE SUFFICIENTLY WET TO PREVENT DUST (E.G., DURING OR IMMEDIATELY FOLLOWING A RAIN EVENT). WATER WILL BE APPLIED PRIOR TO, DURING, AND AFTER EARTHMOVING OPERATIONS AND VEGETATION CLEARING AS NECESSARY TO REDUCE FUGITIVE EMISSIONS. IN ALL CASES, WATER WILL BE APPLIED EVENLY AND IN A MANNER THAT DOES NOT GENERATE RUNOFF.
- MATERIALS STORAGE. CONTRACTOR WILL NOT HANDLE OR STORE MATERIAL IN A MANNER THAT RESULTS IN EXCESSIVE GENERATION OF DUST. SOIL STOCKPILES MAINTAINED AS A PART OF THE PROJECT WILL BE SUFFICIENTLY WATERED OR STABILIZED TO REDUCE FUGITIVE DUST. SOIL STOCKPILES MAY BE STABILIZED BY WETTING TO FORM A CRUST OR OTHER TREATMENT—SUCH AS COVERING, USE OF SOIL BINDERS, CHEMICAL SOIL STABILIZERS, GEOTEXTILES, MULCHING, OR HYDROSEEDING.
- WIND EVENTS. ALL GRADING AND EXCAVATION ACTIVITIES SHALL CEASE DURING PERIODS OF SUSTAINED WIND EVENTS. THESE EVENTS ARE DEFINED AS WIND EXCEEDING 20 MPH FOR A DURATION AGGREGATING MORE THAN 3 MINUTES IN ANY 60-MINUTE PERIOD. A SUSTAINED WIND EVENT WILL BE MEASURED BY MONITORING THE MOST PROXIMATE NATIONAL WEATHER SERVICE MONITORING STATION OR BY USING A KESTREL WIND METER OR SIMILAR DEVICE. IN THE EVENT THAT OPERATIONS ARE SHUT DOWN AS A CONTROL METHOD DURING A HIGH WIND EVENT, WATERING OF THE AREA WILL CONTINUE IF APPROPRIATE TO MINIMIZE FUGITIVE DUST FROM CROSSING THE PROPERTY LINE. WIND SPEEDS WILL CONTINUE TO BE MONITORED AND CONSTRUCTION ACTIVITIES WILL RESUME WHEN WIND SPEEDS FALL BELOW THE 20 MPH 3-MINUTE AGGREGATE PERIOD IN ANY 60-MINUTE PERIOD AND WHEN VISIBLE DUST EMISSIONS CAN BE ADEQUATELY CONTROLLED.

PLANTING LEGEND

BOTANICAL NAME	COMMON NAME	QUANTITY	CONTAINER SIZE
TREES			
 QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	6	20 GALLON
SHRUBS			
 PITTOSPORUM TENUIFOLIUM	SILVER SHEEN	8	5 GALLON SPACED AT 10'-0"
GROUND COVER			
 LETMUS TRITICOIDES	CREEPING WILD RYE	200	1' ON CENTER PLUG
 CAREX PRAEGRACIUS	CALIFORNIA FIELD SAGE	10 OZ	25/OZ PER ACRE
 FESTUCA CALIFORNICA	CALIFORNIA FESCUE	20 OZ	50/OZ PER ACRE
 ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	10 OZ	10/OZ PER ACRE

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PROJECT

NEW RESIDENCE FOR TAD
STIRLING WAY
INVERNESS, CA 94937
APN#112-132-06
LONG. & LAT. 38d6'7"N 122 d 51'45"W

DATE: JAN. 13, 2023

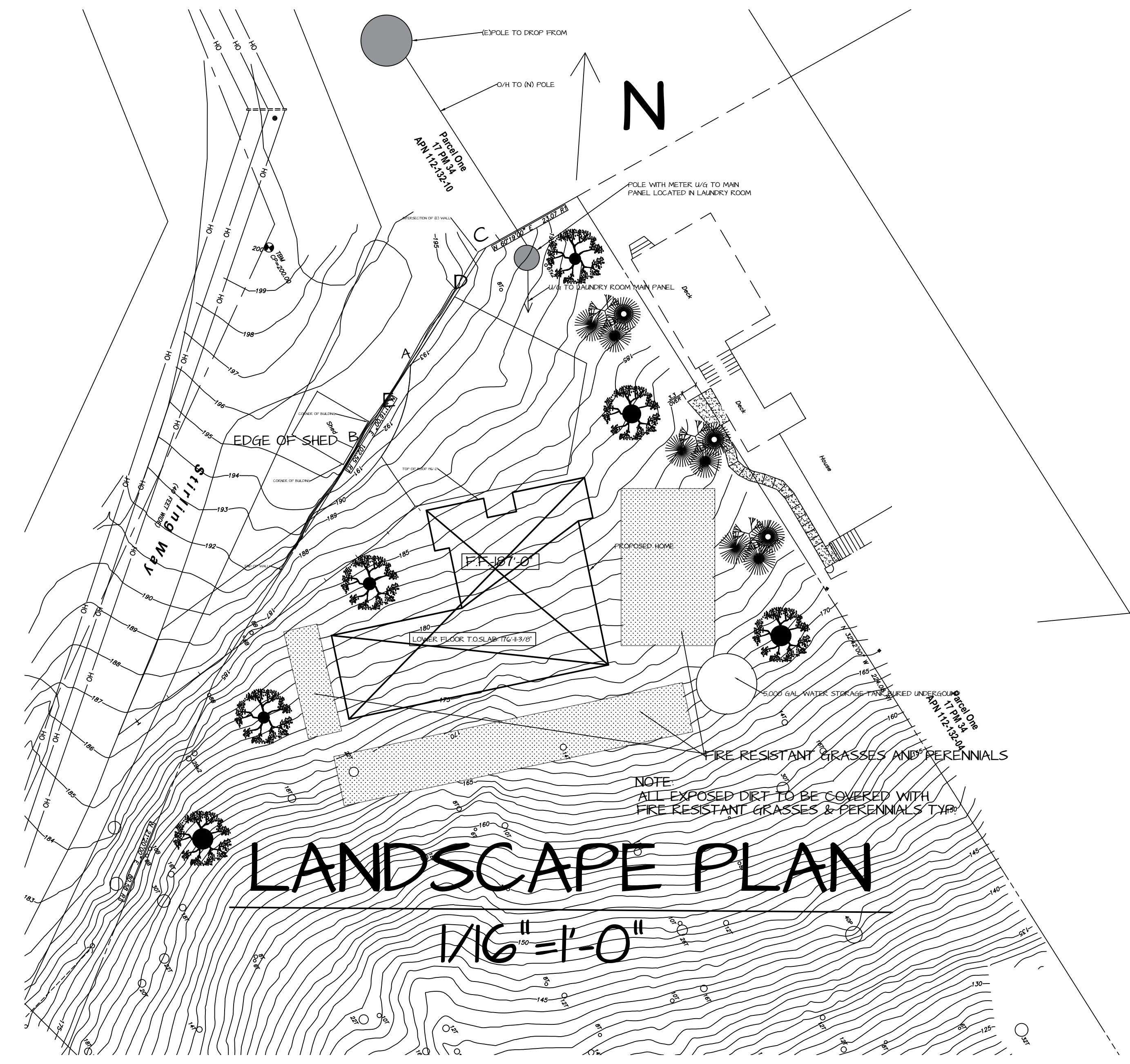
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OF

- NOTE:**
1. KNOWN EXISTING UTILITIES WITHIN GRADING AREA TO BE PROTECTED UNLESS NOTED. ~CONTRACTOR TO CONSULT OWNER REGARDING KNOWN UNDERGROUND UTILITIES(TYP)
 2. ALL GRADED AREAS(INCLUDES CUT +FILL)SHALL BE SEEDED AND FERTILIZED AND INCLUDE STRAW MULCH FOR EROSION CONTROL, UNLESS OTHERWISE NOTED IN LANDSCAPE PLAN. SEE SEEDING AND FERTILIZING NOTES.(UNLESS ADDRESSED IN LANDSCAPE DESIGN PLAN)
 3. CONTRACTOR TO REFER TO GEOTECH AND/OR GEO-REPORT PRIOR TO AND DURING CONSTRUCTION.
 4. UPON THE COMPLETION OF WORK ALL GRADING AND DRAINAGE IMPROVEMENTS, INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND FIELD DIRECTION, D4E SHALL PROVIDE COUNTY OF MARIN FINAL INSPECTION CERTIFICATION LETTER REFERENCING BUILDING PERMIT NUMBER OR NUMBERS FOR SPECIFIC WORK BEING CERTIFIED, THE ADDRESS OF THE PROPERTY AND THE ASSESSOR'S PARCEL NUMBER (APN), AND SHALL BE SIGNED AND STAMPED BY THE CERTIFYING PROFESSIONAL.
 5. PER 2022 CALIFORNIA RESIDENTIAL CODE § R401.3, LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM 2 PERCENT AWAY FROM THE BUILDING. DEMONSTRATE COMPLIANCE.



LANDSCAPE PLAN

1/16" = 1'-0"

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

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

4.106.4.2.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. 4.106.4.2.2 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

4.106.4.2.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

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

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REVISIONS

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PROJECT NEW RESIDENCE FOR TAD MINOR STIRLING WAY INVERNESS, CA 94937 APN# 112-132-06 LONG & LAT: 38d6g7N 122 d 5145w

DATE: JAN. 13, 2023 DRAWN BY: PLB SCALE: AS SHOWN SHEET: GB-1 OF

TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

TABLE - MAXIMUM FIXTURE WATER USE

REVISIONS

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

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O₃/g ROG).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

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

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

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

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

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

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

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

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

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

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

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

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

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

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

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

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

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

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS_{1,2}
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

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

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

TABLE 4.504.5 - FORMALDEHYDE 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 FIBERBOARD ₂	0.13

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

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 **CARPET SYSTEMS.** All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.
<https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/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/DEOD/CEHLB/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.
<https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/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 California Building Standards Code.

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

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

- 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 curing, 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:

- 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.
- 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.
- 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:

- Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
- Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
- 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 California Energy Code.

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

- 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.

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 **INSTALLER TRAINING.** HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

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

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

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

Notes:

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

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

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

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

NOTHING IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT AN INSTALLATION VIOLATION OF ANY APPLICABLE CODES AND/OR REGULATIONS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SPECIFICATIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SPECIFICATIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SPECIFICATIONS BEFORE BEGINNING WORK.

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PROJECT

NEW RESIDENCE FOR TAD MINOR
STIRLING WAY
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APN# 112-132-06
LONG & LAT: 38d6g7N 122 d 5145w

DATE: JAN. 13, 2023

DRAWN BY: PLB

SCALE: AS SHOWN

SHEET:

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