

Willows Planning Commission Meeting

March 4, 2025 Willows City Hall 6:00 PM Planning Commission
Pedro Bobadilla, Chair
Vacant, Vice Chair
Llanira Valencia, Commissioner
Sherry Brott, Commissioner
Vacant, Commissioner

<u>City Planner</u> Delainie Garlick

> <u>City Clerk</u> Karleen Price

201 North Lassen Street Willows, CA 95988 (530) 934-7041

Agenda

Watch online via Zoom: https://us06web.zoom.us/j/86096955316

Remote viewing of the Planning Commission meeting for members of the public is provided for convenience only. In the event that the remote viewing connection malfunctions for any reason, the Planning Commission reserves the right to conduct the meeting without remote viewing.

- 1. CALL TO ORDER
- 2. PLEDGE OF ALLEGIANCE
- 3. ROLL CALL
- 4. CHANGES TO THE AGENDA

5. PUBLIC COMMENT & CONSENT CALENDAR FORUM

All matters on the Consent Calendar are considered routine and are approved by one motion and vote unless Commission Members or the City Planner first requests that a matter be removed for separate discussion and action. Individuals wishing to address the Commission concerning Consent Calendar items or regarding matters that are not already on the agenda are invited to make oral comments of up to three minutes at this time. Please address your comments to the Chairman and Commission members, and not to staff and/or the audience. By State law, the Commission is not permitted to undertake any action or discussion on any item not appearing on the posted agenda. If you have any documentation that you would like distributed to the Commission, please mail it to the City Planner at 201 North Lassen Street, Willows, CA 95988 or email it to: planning@cityofwillows.org.

a. Minutes Approval

Recommended Action: Approve minutes of the October 16, 2024, November 20, 2024, and January 7, 2025 Planning Commission Meetings.

Contact: Karleen Price, City Clerk, kprice@cityofwillows.org

b. Amendment to Resolution for File# UP-22-04(A) Commissary at 125 Willows St.

Recommended Action: Amend the adopted resolution for File# UP-22-04(A) as presented in Attachment 1.

Contact: planning@cityofwillows.org

6. PUBLIC HEARING

All matters in this section of the agenda are formal public hearings and will be acted on individually. Once the Chair opens the public hearing, members of the public may request to speak. When you are called on by the Chair, please state your name clearly for the audio recording. If you have any documentation that you would like to be distributed to the Commission, please give it to the City Planner for distribution.

a. Conditional Use Permit Amendment (File# MUP-23-02 A) & Design Review (File# DR-25-01)/ 725 South Tehama Street

Recommended Action: Staff recommends that the Commission receive the Staff Report, attachments, discuss, and upon conclusion, consider adoption of the attached Resolution.

Contact: planning@cityofwillows.org

7. DISCUSSION & ACTION CALENDAR

All matters in this section of the agenda are discussed and will be acted on individually. Individuals wishing to address the Commission concerning any of these items are invited to make oral comments of up to three minutes at this time. Please address your comments to the Chairman and Commission, and not to staff and/or the audience. When the Chairman calls for public comment, please raise your hand to be acknowledged. While not required, the city requests that you please state your name clearly for the audio recording. By State law, the Commission is not permitted to undertake any action or discussion on any item not appearing on the posted agenda. If you have any documentation that you would like distributed to the Commission, please mail it to the City Planner at 201 North Lassen Street, Willows, CA 95988 or email it to: planning@cityofwillows.org

a. Election of Chair and Vice Chair

Recommended Action: Accept nominations and elect a Chair and Vice Chair to preside over the Planning Commission for the 2025 calendar year.

Contact: Karleen Price, City Clerk, kprice@cityofwillows.org

8. COMMENTS & REPORTS

- a. Commission Comments & Reports
- b. Staff Comments & Reports

9. ADJOURNMENT

This agenda was posted on February 27, 2025.

Karleen Price,	City Clerk

A complete agenda packet, including staff reports and back-up information, is available for public inspection during normal work hours at City Hall or the Willows Public Library at 201 North Lassen Street in Willows or on the City's website at www.cityofwillows.org. In compliance with the Americans with Disabilities Act, the City of Willows will make available to members of the public any special assistance necessary to participate in this meeting. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132). The public should contact the City Clerk's

office at 934-7041 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.
The City of Willows is an Equal Opportunity Provider



PUBLIC COMMENT & CONSENT CALENDAR FORUM



Willows Planning Commission Action Meeting Minutes October 16, 2024

Planning Commission
Pedro Bobadilla, Chair
Maria Ehorn, Vice Chair
Llanira Valencia, Commissioner
Holly Myers, Commissioner
Sherry Brott, Commissioner

- 1. CALL TO ORDER-6:00 PM
- 2. PLEDGE OF ALLEGIANCE
- 3. ROLL CALL

<u>Commissioners Present:</u> Commissioners Myers and Brott, Vice Chair Ehorn, and Chair Bobadilla <u>Commissioners Absent:</u> Commissioner Valencia

4. CHANGES TO THE AGENDA

No Changes

5. PUBLIC COMMENT & CONSENT CALENDAR FORUM

a. Minutes Approval

Action: Approved minutes for the August 21 and August 28, 2024, Planning Commission Meeting.

Moved/Seconded: Vice Chair Ehorn/Commissioner Brott

Yes: Commissioners Myers and Brott, Vice Chair Ehorn, and Chair Bobadilla

No: None

Absent: Commissioner Valencia

Abstain: None

6. PUBLIC HEARING

a. Use Permit/ File #UP-22-04(A)/ 125 Willow Street

Hearing Open: 6:16PM, Closed: 6:17PM

No Public Comments

<u>Action</u>: Adopted a resolution granting the approval of an amendment to use permit (File # UP-22-04(A)) and design review to allow the establishment of a commissary at the property located at 125 Willow Street, Assessor's Parcel Number 003-021-011 within the Central Commercial Zone.

Approved with Conditions

Moved/Seconded: Commissioner Myers/Vice Chair Ehorn

Yes: Commissioners Myers and Brott, Vice Chair Ehorn, and Chair Bobadilla

No: None

Absent: Commissioner Valencia

Abstain: None

b. Design Review/ File #DR-24-05/ 555 N. Tehama Street

Action: Continuation of the design review agenda item for the next meeting.

c. Jack in the Box/ Use Permit (File# UP-24-06) & Design Review (File# DR-24-04)/ 1240 W. Wood Street

Hearing Open: 6:31PM, Closed: 6:32PM

No Public Comments

<u>Action</u>: Adopted a resolution granting the design review approval of a new 2,739 sf commercial building and site improvements and use permit approval for 148.70 sf of additional incidental signage to TBS Holdings LLC for the property located at 1240 W. Wood Street, Assessor's Parcel Number 001-041-028 within the Highway Commercial Zone.

Moved/Seconded: Vice Chair Ehorn/Commissioner Myers

Yes: Commissioners Myers and Brott, Vice Chair Ehorn, and Chair Bobadilla

No: None

Absent: Commissioner Valencia

Abstain: None

7. COMMENTS & REPORTS

- a. Commission Comments & Reports
 - i. Commissioner Meyers asked for an image of the sign for Mercados be included in the staff report at the next meeting.
 - ii. Commissioner Brott thanked City Clerk Amos Hoover for all the support he has given. He will be missed, and she wishes him the best.
- b. Staff Comments & Reports
 - i. Joe Bettencourt thanked Amos Hoover for all his work with the City.
 - ii. Joe Bettencourt indicated the City of Willows did not renew the LACO contract. Went to City Council to ask for recommendation to go with Harris & Associates.

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Tara Rustenhoven, Deputy City Clerk



Willows Planning Commission Action Meeting Minutes November 20, 2024

Planning Commission

Pedro Bobadilla, Chair Maria Ehorn, Vice Chair Llanira Valencia, Commissioner Holly Myers, Commissioner Sherry Brott, Commissioner

> <u>City Planner</u> Delainie Garlick

<u>Deputy City Clerk</u> Tara Rustenhoven

- 1. CALL TO ORDER-6:00 PM
- 2. PLEDGE OF ALLEGIANCE
- 3. ROLL CALL

Commissioners Present: Chair Bobadilla, Vice Chair Ehorn, Commissioners Valencia, Brott and Myers

Commissioners Absent: None

4. CHANGES TO THE AGENDA

No changes

5. PUBLIC COMMENT & CONSENT CALENDAR FORUM

No comments

- 6. PUBLIC HEARING
 - a. Design Review/ File #DR-24-05/555 N. Tehama St

Hearing Open: 6:04PM, Closed: 6:04PM

No Comments

Action: Adopted Resolution granting the approval of design review (File # DR-24-05) to Edgar Mercado for exterior building improvements at the property located at 555 N. Tehama Street, Assessor's Parcel Number 005-363-005 within the General Commercial Zone

Moved/Seconded: Unknown/Vice Chair Ehorn

Yes: Chair Bobadilla, Vice Chair Ehorn, Commissioners Valencia and Brott

No: Commissioner Myers

Absent: None **Abstain:** None

7. DISCUSSION & ACTION CALENDAR

a. Planning Commission Meeting Schedule Change

Hearing Open: 6:22PM, Closed: 6:22PM

No Comments

Action: Changed the regularly scheduled Planning Commission meetings to the first Tuesday of the month effective January 1, 2025.

Moved/Seconded: Commissioner Brott/Commissioner Myers

Yes: Chair Bobadilla, Commissioners Valencia, Brott and Myers

No: Vice Chair Ehorn

Absent: None **Abstain:** None

8. **COMMENTS & REPORTS**

- a. Commission Report/Comments
 - i. Commissioner Brott asked about the feather flags around town. Are they allowed or not allowed
 - ii. Joe Bettencourt, Community Development & Services Director, responded Code Enforcement to go out and let businesses know that flags are not allowed, but they are allowed one sandwich board.
 - iii. Commissioner Myers asked if there was an update to the Municipal Code.
- b. Staff Reports/Comments

Tara Rustenhoven, Deputy City Clerk



Willows Planning Commission Action Meeting Minutes January 7, 2024

Planning Commission
Pedro Bobadilla, Chair
Maria Ehorn, Vice Chair
Llanira Valencia, Commissioner
Sherry Brott, Commissioner
Vacant, Commissioner

- 1. CALL TO ORDER-6:00 PM
- 2. PLEDGE OF ALLEGIANCE
- 3. ROLL CALL

<u>Commissioners Present:</u> Commissioner Valencia, Vice Chair Ehorn, and Chair Bobadilla <u>Commissioners Absent:</u> Commissioner Brott

4. CHANGES TO THE AGENDA

None

5. PUBLIC COMMENT & CONSENT CALENDAR FORUM

No Public Comments

- 6. PUBLIC HEARING
 - a. Design Review/ File #DR-24-07/ 470 N. Airport Road

Hearing Open: 6:05PM, Closed: 6:05PM

No Public Comments

<u>Action</u>: Adopted Resolution 01-2025 granting the design review approval of design review (File # DR-24-07) to Walmart for minor external civil site work including site accessibility improvements for the property located at 470 N. Airport Road, Assessor's Parcel Number 017-210-052 within the General Commercial/ Light Manufacturing/ Planned Development Zone.

Moved/Seconded: Vice Chair Ehorn/Commissioner Valencia

Yes: Commissioners Valencia, Vice Chair Ehorn, and Chair Bobadilla

No: None

Absent: Commissioner Brott

Abstain: None

b. Minor Use Permit File# MUP-24-03 & Design Review File# DR-24-08/ 470 N. Airport Road

Hearing Open: 6:09PM, Closed: 6:09PM

No Public Comments

<u>Action</u>: Adopted Resolution 02-2025 granting the design review approval of design review (File # DR-24-08) to Walmart for exterior building improvements and use permit approval for 112.82 Sf of additional incidental signage to Walmart for the property located at 470 Airport Road, Assessor's Parcel Number 017-210-052 within the General Commercial/ Light Manufacturing/ Planned Development Zone.

Moved/Seconded: Vice Chair Ehorn/Commissioner Valencia

Yes: Commissioners Valencia, Vice Chair Ehorn, and Chair Bobadilla

No: None

Absent: Commissioner Brott

Abstain: None

c. Design Review/ File #DR-24-09/ 175 N. Villa Avenue

Hearing Open: 6:17PM, Closed: 6:17PM

No Public Comments

<u>Action</u>: Adopted Resolution 03-2025 granting the approval of design review (File # DR-24-09) to Sunrun Installation Services Inc. on behalf of property owner TMO for the construction of three carports with rooftop solar at the property located at 175 N. Villa Avenue, Assessor's Parcel Number 105-100-200 within the Multiple Residence-Professional Office District.

Moved/Seconded: Commissioner Valencia/Vice Chair Ehorn

Yes: Commissioners Valencia, Vice Chair Ehorn, and Chair Bobadilla

No: None

Absent: Commissioner Brott

Abstain: None

d. Amend Use Permit/ File #UP-24-02A/ 361 W. Sycamore Street

Hearing Open: 6:17PM, Closed: 6:17PM

No Public Comments

<u>Action</u>: Adopted Resolution 04-2025 granting the approval of an amendment to use permit (File # UP-24-02) and design review to allow the establishment of a storage shed at the property located at 361 W. Sycamore Street, Assessor's Parcel Number 002-161-001 within the Central Commercial Zone.

Moved/Seconded: Vice Chair Ehorn/Commissioner Valencia

Yes: Commissioners Valencia, Vice Chair Ehorn, and Chair Bobadilla

No: None

Absent: Commissioner Brott

Abstain: None

e. Design Review/ File# DR-24-06/ 900 S. Tehama Street

Hearing Open: 6:21PM, Closed: 6:21PM

No Public Comments

<u>Action</u>: Adopted Resolution 05-2025 granting the design review approval of design review (File # DR-24-06) to Matthew Bippus for the renovation and expansion of a former office building to a caretaker's residence totaling 648-square feet and site improvements for the property located at 900 S. Tehama Street, Assessor's Parcel Number 017-310-005 within the Light Industrial Zone.

Moved/Seconded: Commissioner Valencia/ Vice Chair Ehorn

Yes: Commissioners Valencia, Vice Chair Ehorn, and Chair Bobadilla

No: None

Absent: Commissioner Brott

Abstain: None

7. COMMENTS & REPORTS

- a. Commission Comments & Reports
- b. Staff Comments & Reports
 - i. Chair Bobadilla commented on the vacant position on the Planning Commission and asked that anyone interested in serving on the commission should contact City Hall.

8. ADJOURNMENT – 6:26 PM	
	Tara Rustenhoven, Deputy City Clerk



Date: March 4, 2025

To: Planning Commission

From: Joe Bettencourt, Community Development and Services Director

Subject: Amendment to Resolution for File# UP-22-04(A) Commissary at 125 W. Willows St.

Recommendation:

Amend the adopted resolution for File# UP-22-04(A) as presented in Attachment 1.

Rationale for Recommendation:

The resolution title referenced an amendment to Use Permit File # UP-24-05, which is the incorrect File #. It is being corrected to File# UP-22-04. The resolution title also referred to an address of 125 Willow Street, the address is being corrected to 125 W. Willow Street for accuracy. Other minor changes were made as seen in Attachment 2.

Background:

On October 16, 2024, the Planning Commission adopted a resolution titled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING THE APPROVAL OF AN AMENDMENT TO USE PERMIT (FILE # UP-24-05) AND DESIGN REVIEW TO ALLOW THE ESTABLISHMENT OF A COMMISSARY AT THE PROPERTY LOCATED AT 125 WILLOW STREET, ASSESSORS PARCEL NUMBER 003-021-011 WITHIN THE CENTRAL COMMERICAL ZONE". Following the adoption of the resolution, staff identified a clerical error in the title of the resolution noting that it should reference File# UP-22-04 not File # UP-24-05 and the address was incomplete.

Discussion & Analysis:

Attachment 2 notes the modifications to the resolution.

Fiscal Impact:

No fiscal impact.

Attachments:

Attachments 1: Amended Resolution

Attachments 2: Redlined Resolution



City of Willows Resolution XX-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING THE APPROVAL OF AN AMENDMENT TO USE PERMIT (FILE# UP-22-04) AND DESIGN REVIEW TO ALLOW THE ESTABLISHMENT OF A COMMISSARY AT THE PROPERTY LOCATED AT 125 W. WILLOW STREET, ASSESSORS PARCEL NUMBER 003-021-011 WITHIN THE CENTRAL COMMERICAL ZONE

WHEREAS, the applicants, Felix and Greg Rodriguez, have submitted an application to amend Use Permit File# UP-22-04 to operate a commissary as an accessory to the existing permitted mobile food facility; and

WHEREAS, WMC Chapter 18.50.030(17) allows accessory uses that are incidental to the of the primary use within the Central Commercial zone with a Use Permit approved by the Planning Commission; and

WHEREAS, City of Willows Municipal Code Chapter 18.141.030 states that all new buildings, structures, and other physical improvements shall have design review approval from the Planning Commission; and,

WHEREAS, the Planning Commission did, on August 21, 2024, held a public hearing to consider all public oral and written comments, letters, and documents, staff reports, and all other documents and evidence which are a part of the Record; and

WHEREAS, the Planning Commission directed staff to return to the Planning Commission with additional information and Conditions of Approval; and

WHEREAS, notice of the Planning Commission meeting held on October 16, 2024, was published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 300 feet were sent; and

WHEREAS, the Planning Commission did, on October 16, 2024, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and

WHEREAS, the Planning Commission does find that the proposed project qualifies as a Categorical Exemption under Sections 15301 (Class 1) & 15303 (Class 3) pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, pursuant to Section 18.135.050 of the Zoning Ordinance, the following findings are made:

1) That the use is consistent with the purposes of the district in which the site is located. WMC Chapter 18.50.030(17) allows accessory uses that are incidental to the primary use

- within the Central Commercial zone with a Use Permit approved by the Planning Commission.
- That the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

 The location of the new use will be located on land that is currently underutilized, and
 - conditions of approval have been placed upon the use ensuring that it will not be detrimental to the public health, safety, or welfare or materially injurious to properties.
- 3) That the proposed use is in conformance with the General Plan.

 Commercial businesses are allowed within the land use designation of General Commercial.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the request to establish the operation of a commissary is consistent with the General Plan, and the City of Willows Municipal Code; and hereby grants the amendment approving Use Permit [File#UP-22-04(A)] and Design Review, subject to the attached conditions of approval.

PASSED AND ADOPTED by the Planning Commission of the City of Willows this 4th day of March 2025, by the following vote:

Pedro Bobadilla. Chair	Karleen Price. City Clerk
APPROVED:	ATTESTED:
ABSTAIN:	
ABSENT:	
NOES:	
AYES:	



City of Willows Resolution XX-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING THE APPROVAL OF AN AMENDMENT TO USE PERMIT (FILE # UP-24-05FILE# UP-22-04) AND DESIGN REVIEW TO ALLOW THE ESTABLISHMENT OF A COMMISSARY AT THE PROPERTY LOCATED AT 125 W. WILLOW STREET, ASSESSORS PARCEL NUMBER 003-021-011 WITHIN THE CENTRAL COMMERICAL ZONE

WHEREAS, the applicants, Felix and Greg Rodriguez, have submitted an application to amend Use Permit File# UP-22-04 to operate a commissary as an accessory to the existing permitted mobile food facility; and

WHEREAS, WMC Chapter 18.50.030(17) allows accessory uses that are incidental to the of the primary use within the Central Commercial zone with a Use Permit approved by the Planning Commission; and

WHEREAS, City of Willows Municipal Code Chapter 18.141.030 states that all new buildings, structures, and other physical improvements shall have design review approval from the Planning Commission; and,

WHEREAS, the Planning Commission did, on August 21, 2024, held a public hearing to consider all public oral and written comments, letters, and documents, staff reports, and all other documents and evidence which are a part of the Record; and

WHEREAS, the Planning Commission directed staff to return to the Planning Commission with additional information and Conditions of Approval; and

WHEREAS, notice of the Planning Commission meeting held on October 16, 2024, was published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 300 feet were sent; and

WHEREAS, the Planning Commission did, on October 16, 2024, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and

WHEREAS, the Planning Commission does find that the proposed project qualifies as a Categorical Exemption under Sections 15301 (Class 1) & 15303 (Class 3) pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, pursuant to Section 18.135.050 of the Zoning Ordinance, the following findings are made:

- 1) That the use is consistent with the purposes of the district in which the site is located. WMC Chapter 18.50.030(17) allows accessory uses that are incidental to the primary use within the Central Commercial zone with a Use Permit approved by the Planning Commission.
- That the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

 The location of the new use will be located on land that is currently underutilized, and conditions of approval have been placed upon the use ensuring that it will not be detrimental to the public health, safety, or welfare or materially injurious to properties.
- 3) That the proposed use is in conformance with the General Plan.

 Commercial businesses are allowed within the land use designation of General Commercial.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the request to establish the operation of a commissary is consistent with the General Plan, and the City of Willows Municipal Code; and hereby grants the amendment approving Use Permit [File-#-UP-22-04(A)] and Design Review, subject to the attached conditions of approval.

PASSED AND ADOPTED by the Planning Commission of the City of Willows this 16th day of October 2024, by the following vote:

Pedro Bobadilla, Chair	Amos HooverKarleen Price, City Clerk
APPROVED:	ATTESTED:
APPROVED:	ATTECTED.
ABSTAIN:	
ABSENT:	
NOES:	
AYES:	



PUBLIC HEARING



Date: March, 4 2025

To: Planning Commission

From: Jessica Shull, Contract Planner, Harris & Associates

Subject: Conditional Use Permit Amendment (File# MUP-23-02 A) & Design Review (File# DR-25-

01)/ 725 South Tehama Street Triplex

Recommendation:

Staff recommends that the Planning Commission receive the Staff Report, attachments, discuss, and upon conclusion, consider adopting the proposed resolution.

Rationale for Recommendation:

This matter is before the Planning Commission pursuant to City of Willows Municipal Code (WMC) Section 18.141, Section 18.135, and Section 18.60.030(1).

The City of Willows Municipal Code (WMC) Section 18.141.030, states "All new buildings, structures and other physical improvements and any relocation or exterior addition, extension, or change of or to existing buildings, structures and other physical improvements shall be subject to design review, whether or not a building permit is required."

Additionally, Section 18.141.060 outlines the criteria for design review approval, encompassing building design, site relationship, neighborhood compatibility, material selection, site improvements, and operational considerations. Guidelines for material and color selection are specified in Section 18.141.060(4), which states, "Other colors and materials may be accepted if the applicant can demonstrate that they are appropriate to the style, serve as appropriate accent colors, and harmonize with the site or neighborhood character."

Per Section 18.141.070 of the WMC, an application for design review may be approved, approved with modifications, conditionally approved or disapproved.

Lastly, The City of Willows Municipal Code Section 18.60.030(1) establishes permitted uses within the General Commercial Zoning District and allows for residential uses with an approved Use Permit.

Background:

Munish Sharma (Applicant and Property Owner) is seeking Design Review approval to build a 1,260-square-foot triplex at his property located at 725 S. Tehama Street, identified as Accessor Parcel Number (APN): 001-102-009. The Site is located in the General Commercial Zoning District.

The subject property had previously been operated as a motel. In July 2023, the applicant applied for and was granted a Use Permit to allow a change of use to an existing commercial structure, from motel use to a multifamily residential use (apartments), consisting of 17 apartments. The Conditional Use Permit was granted after a review to ensure that the multifamily residential use is suitable for the neighborhood and did not negatively impact surrounding properties.



Figure 1: Location

Discussion & Analysis:

The Site is zoned as General Commercial. The General Commercial (CG) district is typically designated for areas that require commercial establishments to serve the daily needs of the community. The primary goal of the CG district is to ensure that there are adequate commercial facilities within proximity to residential or other key areas. While the General Commercial Zoning District is intended for commercial uses, the Municipal Code recognizes that may be circumstances where residential uses can be integrated into the surrounding area. However, to ensure these residential uses are compatible with the primarily commercial nature of the district, they require an approved Use Permit.

The conversion of the property from the motel to multifamily residential was allowed under WMC Section 18.110.090(8) Residential Use Exemption for Existing Structure(s) which states, Existing structure(s) located within the CC (central commercial) or CG (general commercial) zoning districts whether originally constructed as a residential dwelling or not may be allowed for use as residential unit(s) by way of a conditional use permit from the planning commission.

Now that the applicant proposes to add more units to the property, increasing the overall number of apartments, the scope of the proposed development has changed. In this case, an amendment to the approved Conditional Use Permit is necessary to reflect the new plan and ensure that the changes align with local zoning and planning requirements. The addition of three more units, totaling twenty (20) on the site is permitted under WMC Section 18.60.030(1) which allows for uses that are permitted in residential zoning districts, with an approved Conditional Use Permit.

The code outlines that the property must meet the minimum requirements of the residential zone for which the use is considered a principally permitted use. In this case that is the R-3 High-Density Residential Zoning District. The property meets the regulations set forth in WMC Section 18.40.040.



Figure 2: Existing Site Conditions

The new triplex will have the same color scheme as the existing structures on the property with light-colored siding with black accents and a dark gray roof. While black is not an approved natural color from the color list, per Section 18.141.060, colors can be selected if "they are appropriate to the style, serve as appropriate accent colors, and harmonize with the site or neighborhood character". The proposed triplex features a compatible design with the existing structures on the property and the surrounding neighborhood.

The surrounding visual characteristics consists of the following:

- West: Single-family residential properties.
- South: Canal.
- East: Vacant lot across S. Tehama Street.
- North: A single-family residence with a pitched roof, gray façade and attached garage facing S.
 Tehama Street.

Covered parking is currently available on site and meets the required number of parking per WMC 18.120.020(1)(b) of one covered parking space for each unit. Other improvements including ADA

parking, a trash enclosure along the southern side of the parcel, and a sidewalk along Tehama Street were completed as part of the Use Permit approval to allow for the residential use.

The proposed construction of the triplex aligns with the design review criteria set forth in WMC 18.141.060, which includes factors such as site relationship, neighborhood compatibility, materials and colors used, and operational considerations. As a result, the proposed changes comply with all relevant regulations and guidelines. Given these considerations, the proposed project is recommended for approval.

Environmental Review:

The project, new construction of a small structure, has been reviewed pursuant to the California Environmental Quality Act (CEQA). City staff has determined that the proposal is exempt from further CEQA pursuant to Section 15303, Class 3, Existing Facilities.

Consistency with Council Priorities and Goals:

The project is consistent with Priority #4: Community Engagement as the project would offer an opportunity for public input and engagement, allowing residents to share their thoughts and concerns during a public hearing.

Fiscal Impact:

There is no cost to the City associated with this request as the project has a PTA deposit on file.

Attachments:

- Attachment 1: Resolution XX-2025
- Attachment 2: Conditions of Approval
- Attachment 3: Site Plan/ Elevations
- Attachment 4: Design Review Analysis
- Attachment 5: Site Photos



City of Willows Resolution XX-2025

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS APPROVING CONDITIONAL USE PERMIT (FILE# MUP23-02 A) TO MUNISH SHARMA AMENDING THE PREVIOUSLY APPROVED CHANGE OF USE FROM MOTEL USE TO MULTIFAMILY RESIDENTIAL ADDING THREE NEW UNITS AND THE DESIGN REVIEW APPROVAL (DR25-01) FOR THE CONSTRUCTION OF A TRIPLEX AND OTHER SITE IMPROVEMENTS FOR THE PROPERTY LOCATED AT 725 S. TEHAMA STREET, ASESSORS PARCEL NUMBER 001-102-009 WITHIN THE GENERAL COMMERCIAL ZONE

WHEREAS, the applicant, Munish Sharma, has filed an application to amend Conditional Use Permit (File# MUP23-02), to add three additional residential units to the property at 725 S. Tehama Street; and

WHEREAS Section 18.60.030(1) allows for residential uses within the CG zoning district with Planning Commission approval of a Conditional Use Permit; and

WHEREAS, the applicant has submitted an application for Design Review approval to allow a new 1,260-square-foot multi-family residential structure with site improvements; and

WHEREAS, City of Willows Municipal Code Chapter 18.141 requires all new buildings and physical improvements obtain Design Review approval; and

WHEREAS, notice of the Planning Commission meeting held on March 4, 2025, was published in a newspaper of general circulation in the City in accordance with law, and notices to property owners within 300 feet were sent; and

WHEREAS, the Planning Commission did, on March 4, 2025, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and

WHEREAS, the Planning Commission does find that the proposed project qualifies as a Categorical Exemption under Section 15303 (Class 3) pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, pursuant to Section 18.135.050 of the Zoning Ordinance, the following findings are made:

That the use is consistent with the purposes of the district in which the site is located. The proposed use is consistent with the purposes of the district in which the site is located, as WMC Section 18.110.090(8) allows for residential use in the General Commercial Zoning District with an approved use permit.

- That the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The zoning district allows for residential uses and, conditions of approval have been included to ensure the safety and welfare of the public are met. Properties surrounding the project site are zoned for residential use.
- That the proposed use is in conformance with the General Plan. The property is located within the General Commercial designation, which allows for residential uses.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the Design Review proposal to allow the construction of a multifamily residential structure with site improvements and the amendment to the previously approved Conditional Use Permit for three additional residential units is consistent with the City of Willows Municipal Code and General Plan, and findings incorporated, and hereby approves Conditional Use Permit (File# MUP-23-02 A) and Design Review Permit (File# DR-25-01), subject to the attached conditions of approval.

PASSED AND ADOPTED by the Planning Commission of the City of Willows this 4th day of March 2025, by the following vote:

AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
APPROVED:	ATTESTED:
	
Pedro Bobadilla, Chair	Karleen Price, City Clerk

Conditions of Approval Conditional Use Permit (MUP-23-02 A) and Design Review (DR-25-01) For the Property Located at 725 S. Tehama Street /APN: 001-102-009

Planning Commission Approval Date: March 4, 2025

General

- 1. That the applicant/developer shall enter into a *Pass-Through* Agreement with the City of Willows to pay the cost of all planning review, plan checking and field inspection of this project.
- 2. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies and fees of the City of Willows.
- 3. The Architectural Design Review approval shall expire in one (1) year unless otherwise stipulated by the Planning Commission. The applicant may apply to the City for an extension of not more than one (1) year from the original date of expiration, if found that there has been no substantial change in the factual circumstances surrounding the originally approved design. Substantial changes and any further extension beyond one (1) year shall require Planning Commission approval.
- 4. All contractors/sub-contractors doing work on the project shall obtain a City business license prior to commencing operation.
- 5. The developer shall adhere to the design plans as submitted for the project gaining Architectural Design Review approval and site improvements.
- 6. All proposed building mounted and site lighting shall be shielded lights, down lights, and or full cut off lights so that the bulb is not visible from off-site, and light does not create glare or hazard onto adjoining properties/streets.
- 7. All landscaping shall be maintained in good condition and any dead or dying plants, bushes, or trees shall be replaced with new healthy stock of a size compatible with the remainder of the growth at the time of replacement.
- 8. In any case where a use permitted by a use permit, is not made on the project subject to the permit within the time specified in the permit or within one year after the date of granting thereof, then without further action, the permit shall be null and void and such use shall not be made of the property except upon the granting of a new permit.

Building Department

- 9. All new construction, and/or modifications, shall meet the applicable building and fire safety codes in effect at the time of building permit application.
- 10. If you intend to construct, enlarge, alter, repair, move, demolish, or change the occupancy of the building or structure or to erect, install, alter, repair, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by code, or to cause any such work to be done, you shall first make application for a building permit and obtain the required permit for the development.
- 11. The applicant shall submit construction documents for plan review as part of the required building permit application process. A Building Permit shall be obtained prior to construction, and all work shall be inspected and approved prior to issuance of Certificate of Occupancy. Applicant shall include all conditions of approval on the building plans that are submitted to the Building Department.
- 12. Projects with any structure or part thereof within an identified flood zone shall comply with FEMA construction requirements and be elevated per the City of Willows floodplain ordinance, Chapter 15.65.

Fire Department

13. The building address shall meet all WMC 15.15.100 criteria and be reviewed and approved by the Fire Department prior to installation. An illuminated address sign shall be provided for the property.

Engineering Department:

General Conditions:

- 14. Developer shall design and construct all improvements and facilities shown on any approved site plan, or other documents submitted for permit approval, in accordance with the Willows Municipal Code (WMC), the City of Willows Design and Construction Standards. Approval of a site plan depicting improvements that do not conform to the WMC or City standards does not constitute approval of an exception to the WMC or City standards unless explicitly stated herein or in another City resolution.
- 15. The developer shall be responsible for all City plan check, map check and inspection costs. The developer shall deposit funds with the City upon the initiation of plan check services. The amount of the initial deposit shall be determined by the City Engineer. Additional funds may be required based upon actual plan check and inspection costs.
- 16. All proposed utilities, both on-site and along project frontages, shall be placed underground. This does not include surface mounted transformers, pedestal mounted terminal boxes and meter cabinets.
- 17. Unless otherwise explicitly permitted, all existing wells, septic tanks and/or underground fuel storage tanks shall be abandoned under permit and inspection of Glenn County Department of Health Services or other designated agency. If there are none, the project engineer shall provide a letter describing the scope of the search done to make this determination.

Improvement Plan and Construction Conditions

- 18. Improvement plans shall be prepared and submitted by a California Registered Civil Engineer for the construction of all necessary and required on-site and off-site improvements including grading, water, sanitary sewer, storm drain facilities, roadway improvements, curbs, gutters, and sidewalks. All design and construction shall conform to the City of Willows Design and Construction Standards, as applicable.
- 19. All private water mains, sewer mains and storm drains shall be clearly labeled "Private" on the improvement plans.
- 20. Improvements plans shall include a storm water pollution prevention plan.

Water and Sanitary Sewer Improvements:

- 21. The sewer lateral for the project must be constructed per City and Building standards and shall include the proper material, connections and cleanouts as required.
- 22. All water improvements must be approved by Cal Water prior to issuance of a building permit.
- 23. Drainage Improvements:
 - a. All project related flooding impacts shall be mitigated by the project developer. Drainage improvements shall be designed in accordance with the Design Criteria utilizing the rationale method and any applicable adopted City drainage plans.
 - b. The applicant shall submit for review and approval, drainage plans, and hydraulic calculations prepared by a Registered Civil Engineer.
 - c. Post-development off-site flows shall not exceed pre-development flows.

Construction Conditions:

- 24. No grading or other construction shall be performed until the improvement plans have been approved and signed by the City Engineer. Encroachment Permits and Building Permits will not be issued prior to the approval of the improvement plans. An Encroachment Permit is required for any work within the City's rights of way, including the alleyway.
- 25. The adjoining public streets must be kept free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.
- 26. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Glenn County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
- 27. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity. Additionally, if field conditions warrant installation of any subdrains, the location, size and construction details must be provided to the City for review and approval prior to construction.
- 28. All streets, curbs, gutters, sidewalks, or other public facilities damaged in the course of construction associated with this development shall be the responsibility of the Developer and shall be repaired to the satisfaction of the City at the Developer's expense.

Release of Securities Conditions:

- 29. All improvements shown on the Improvement Plans shall be completed and accepted by the City prior to release of any surety associated with the project.
- 30. All punch-list work shall be completed, and any outstanding inspection fees or other charges shall be paid prior to issuance of any certificates of occupancy.
- 31. Prior to acceptance of the work, the developer shall provide a written statement signed by his or her engineer certifying that they observed the work during construction and that site grading and all private site improvements have been completed in accordance with the improvement plans approved by the City Engineer.

PH: (530) 521-2648

EMAIL: ERIC@

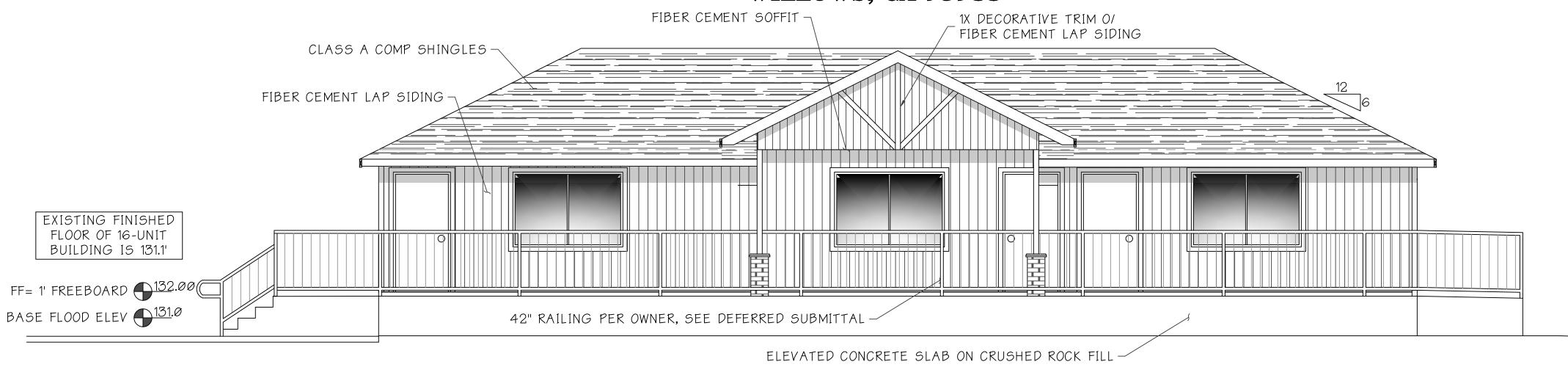
AUSMUSENGINEERING.COM

ARCHITECTURAL

r TRIPLEMA STREET 95988

WILLOWS INN TRI-PLEX

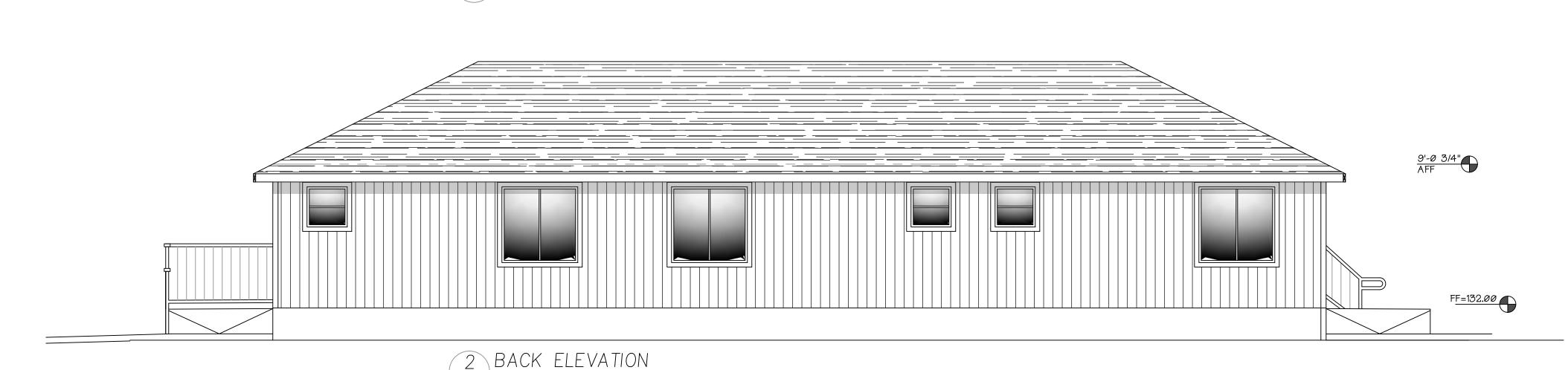
725 SOUTH TEHAMA STREET WILLOWS, CA 95988



1 FRONT ELEVATION

T1 ELEVATION

T1 | ELEVATION



1/4"=1

1/4"=1'

1/4"=1

BUILDING INFORMATION

RISK CATEGORY CBC TBL 1604.5

R-2			
<u>SQF</u>			
<u>SQF</u>			
YES			
BUILDING LOADS			
SF_			
SF_			
SF_			
SF			
SF			

FLOOR LIVE LOAD	40
FLOOR DEAD LOAD	15
DECK OR BALCONY	N/A

* 10 PSF NON-CONCURRENT LIVE LOAD WITH 20.0 PSF FOR ALL AREAS WHERE A RECTANGLE 3-6-0 TALL BY 2-0-0 WIDE WILL FIT BETWEEN

THE BOTTOM CHORD AND ANY OTHER MEMBERS

DESIGN CRITERIA

SOIL

SEISMIC FORCE

RESISTING SYSTEM

<u>5012</u>		
GEOTECHNICAL REPORT	NO	NE PROVIDE
ALLOW. SOIL BEARING PRESS	BURE	1,500 PS
ALLOW. LAT. BEARING PRESS	URE	100 PSF/F
ALLOW. COHESION		<u>130 PS</u>
WIND		
WIND (3 SEC GUST)	110	MPH/ 87 AS
EXPOSURE		
SEISMIC		
 Ss		0.83
51		0.34
Sds		0.67
Fa		1.
ı a		

WOOD SHEARWALL

SPECIAL FEATURES

N/A
YE5
R-30 SPRAY FOAM
YES
(2) EXISTING
YES
YES
YES
YES

HERS VERIFICATION SUMMARY

/ ELEVATION OPPOSITE SIDE SIMILIAR

AND RIGHT ELEVATION

BUILDING-LEVEL VERIFICATION: QUALITY INSULATION INSTALLATION (QII)

 INDOOR AIR QUALITY VENTILATION KITCHEN RANGE HOOD

COOLING SYSTEM VERIFICATIONS:

 MINIMUM AIRFLOW VERIFIED REFRIGERANT CHARGE

FAN EFFICACY WATTS/CFM

DUCT LEAKAGE TESTING

HEATING SYSTEM VERIFICATIONS:

 VERIFIED HEAT PUMP RATED HEATING CAPACITY HVAC DISTRIBUTION SYSTEM VERIFICATIONS:

DOMESTIC HOT WATER SYSTEM VERIFICATIONS: PIPE INSULATION, ALL LINES

GENERAL INFORMATION

LAND/BUILDING OWNER MUNISH SHARMA

jaimaproperties||c@gmail.com SITE ADDRESS 725 SOUTH TEHAMA STREET

SCOPE OF WORK

PRIVATE FUNDING FOR NEW SINGLE-STORY WOOD FRAMED DETACHED MULTI-FAMILY 3-PLEX AS PART OF AN (E) LARGER APARTMENT COMPLEX

WILLOWS, CA 95988

GOVERNING CODES 2022 CA BUILDING CODE

2022 CA GREEN BUILDING CODE 2022 CA ENERGY CODE 2022 CA ELECTRICAL CODE 2022 CA FIRE CODE 2022 CA PLUMBING CODE

2022 CA MECHANICAL CODE

PERMITTING AGENCY CITY OF WILLOWS

SITE INFORMATION

ASSESSOR'S PARCEL NO	001-102-009
ZONING	CG
PARCEL ACREAGE	2.52 ACRE
WATER _	PUBLIC
SEWAGE DISPOSAL _	PUBLIC
WILDLAND URBAN INTER PER CRC R337	NO NO
NATURAL GAS AVAIL	YES
SITE ELEVATION (ASL)	132 FT
GROUND SNOW LOAD _	Ø PSF
FLOOD ZONE DESIGNATION	Z <u>ONE AH (BFE 131) 06021C0</u> 614
FLOOR AREA RATIO	(1,357 + 10,536) / 54,399 = 219

TESTING & SPECIAL INSPECTION

THE FOLLOWING TESTS AND INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY EMPLOYED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL. TEST AND INSPECTION REPORTS SHALL BE SUBMITTED FOR APPROVAL TO THE STRUCTURAL ENGINEER AND THE BUILDING OFFICIAL, CONFORMING TO THE REQUIREMENTS OF SECTION 1701 OF THE BUILDING CODE. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO SEE THAT THESE TESTS AND INSPECTIONS ARE PERFORMED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THE SPECIAL INSPECTOR OR INSPECTION AGENCY AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION. ALL WORK PERFORMED WITHOUT REQUIRED SPECIAL INSPECTION IS SUBJECT TO

NO SPECIAL INSPECTIONS REQUIRED.

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO AUSMUS ENGINEERING FOR REVIEW & COORDINATION. FOLLOWING THE COMPLETION OF THE REVIEW AND COORDINATION A SUBMITTAL MAY THEN BE MADE TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL, WHICH SHALL INCLUDE A LETTER STATING THIS REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED.

FIRE SPRINKLER PLANS BY SEPARATE PERMIT

■ ENGINEERED ROOF TRUSSES

GUARD RAIL PER KEYNOTE 1 SHEET CØ.0

EDA

	DATE:
	JAN 5, 2025

SHEET INDEX DESIGNED BY: EDA

TITLE PAGE SITE PLAN DRAWN BY: CIVIL DETAILS CHECKED BY: EDA UTILITY PLAN FOUNDATION PLAN AS NOTED FLOOR PLAN PROJECT *

ROOF FRAMING PLAN CROSS SECTION MECHANICAL AND ELECTRICAL SCHEMATIC

GAS SCHEMATIC PLUMBING PLAN SEWER PLAN STRUCTURAL DETAILS STRUCTURAL SPECIFICATIONS GB1 GREEN BUILDING CODE

GREEN BUILDING CODE

GREEN BUILDING CODE

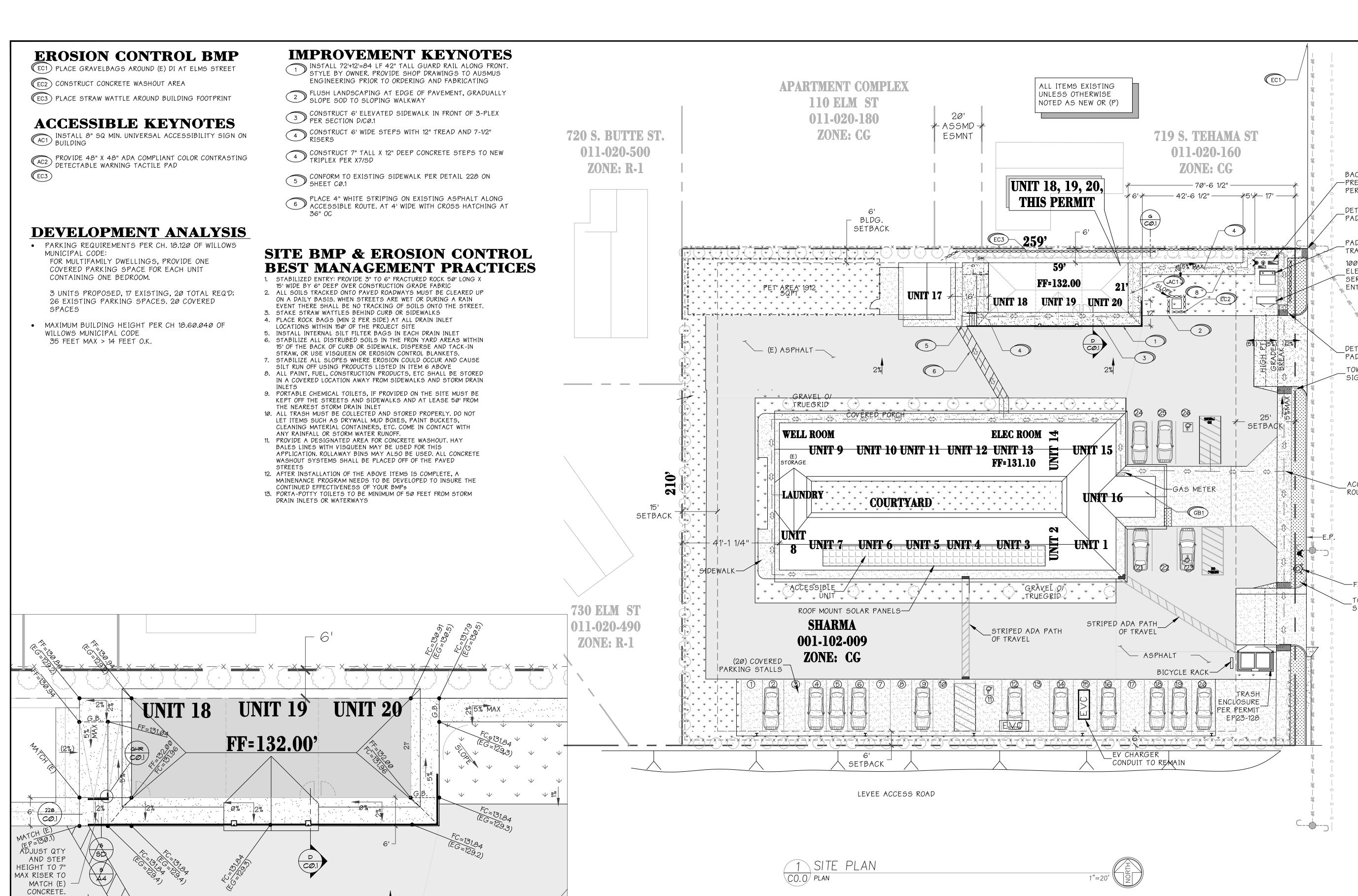
CØ.1

GB2

SHEET NO.

PAGE

01/05/2025



01/05/2025

PROVIDE LEVEL LANDING

FLUSH LANDSCAPE STRIP

RAISED COVERED PORCH -

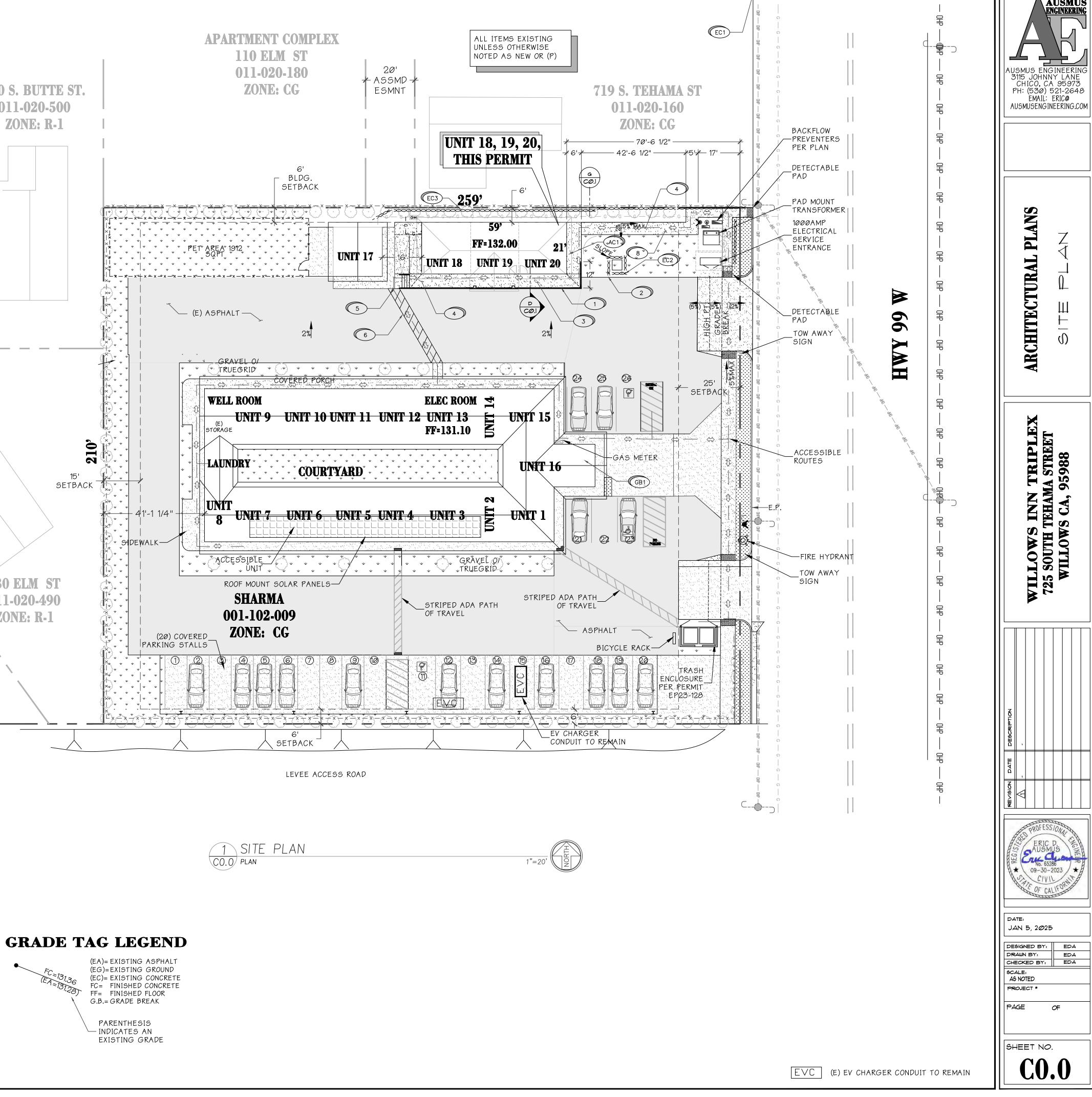
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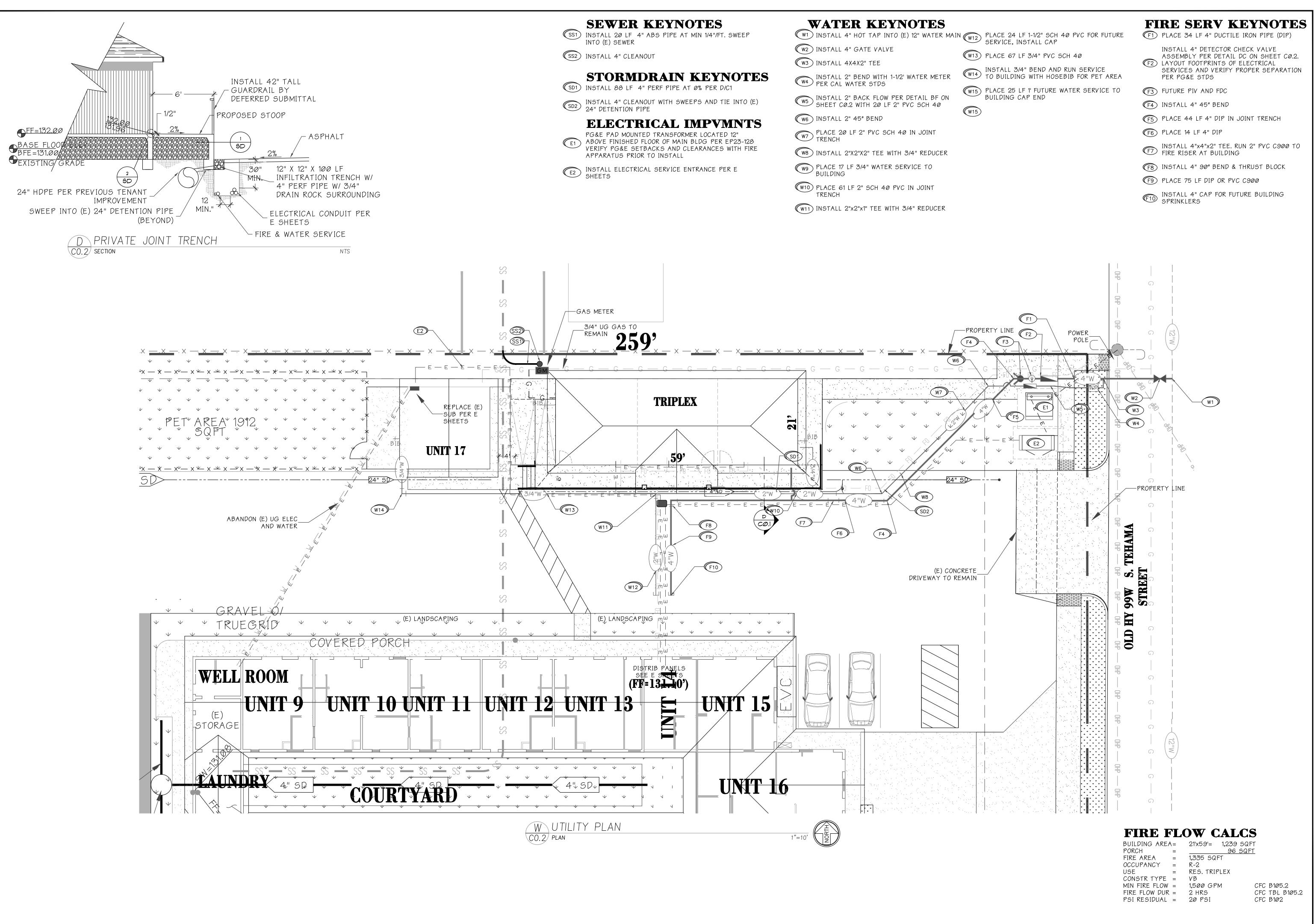
2 GRADING EXHIBIT

CO.O PLAN

— ASPHALT

1"=20'



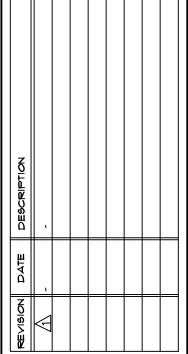


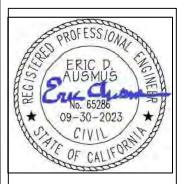
AUSMUS ENGINEERING 3115 JOHNNY LANE CHICO, CA 95973 PH: (530) 521-2648 EMAIL: ERICO AUSMUSENGINEERING.COM

ARCHITECTURAL PLANS

UTILITY ₱∟△N

LOWS INN TRIPLE SOUTH TEHAMA STREET WILLOWS CA, 95988





DATE: JAN 5, 2025

DESIGNED BY: EDA
DRAWN BY: EDA
CHECKED BY: EDA
SCALE:

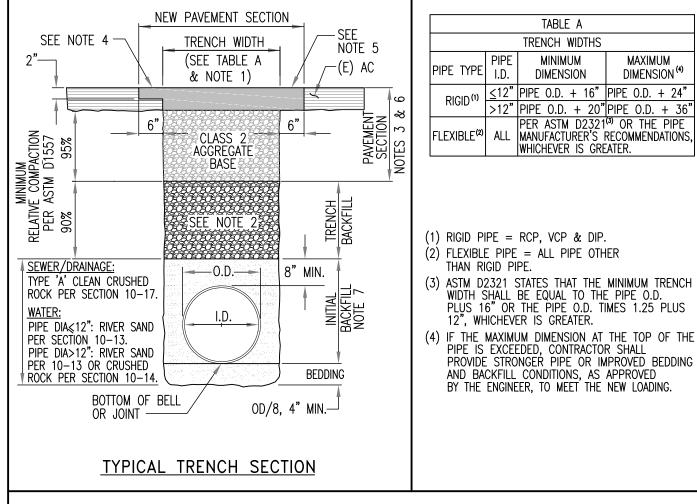
SCALE:
AS NOTED

PROJECT *

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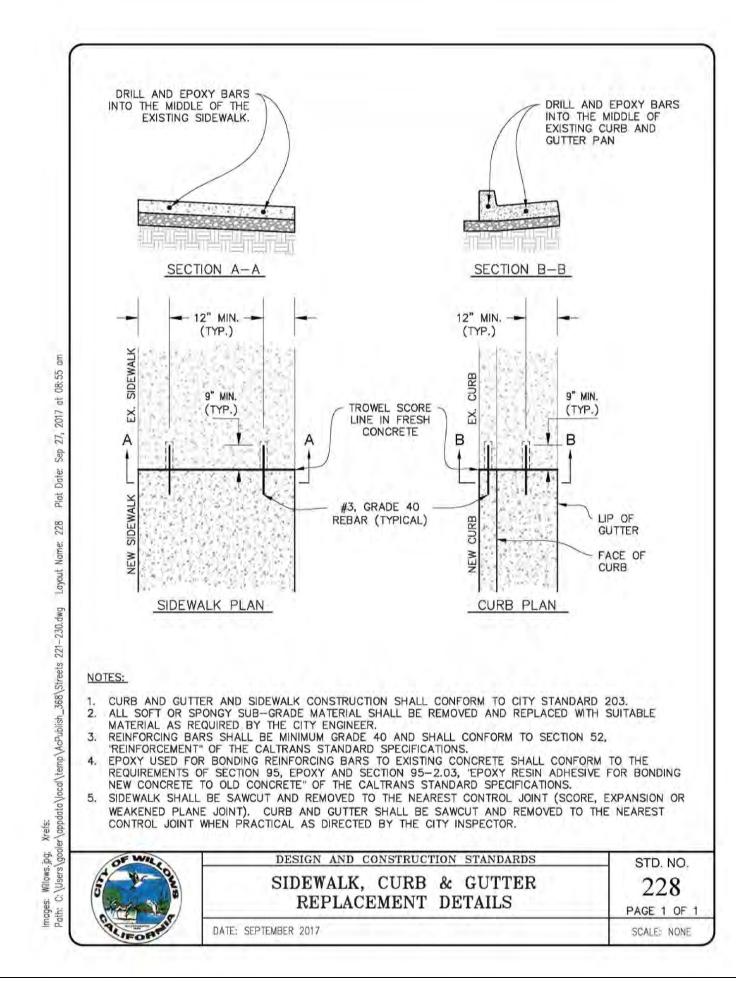
OF

SHEET NO.



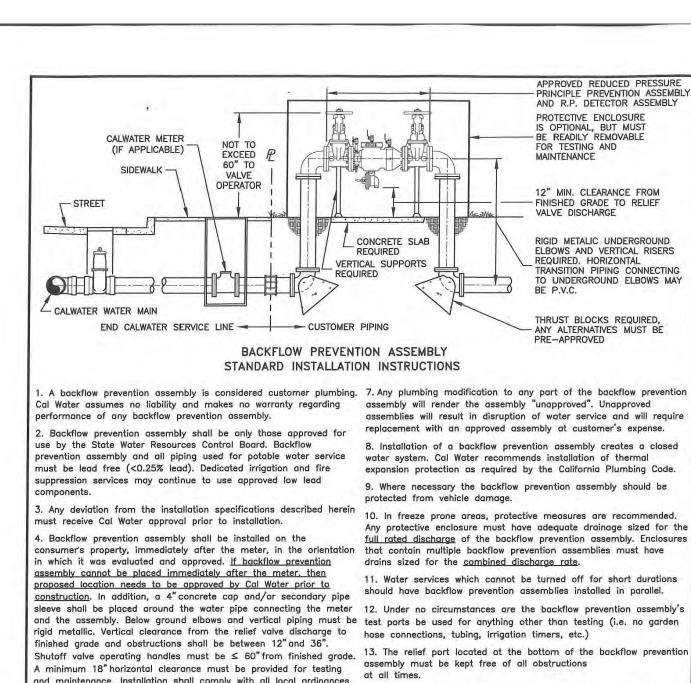
- EXCAVATION, BACKFILL AND RE-PAVING OF TRENCHES SHALL CONFORM TO THE STANDARD SPECIFICATIONS UNLESS OTHERWISE INDICATED BY THE PLANS, PERMIT, SPECIAL PROVISIONS, OR THE ENGINEER.
- TRENCH BACKFILL SHALL CONSIST OF CLASS 2 AGGREGATE BASE (AB) OR JOB EXCAVATED, NATIVE SOIL. NO ADDITIONAL COMPENSATION SHALL BE PAID FOR STOCKPILING, DRYING, WETTING OR PROCESSING THE NATIVE SOIL OR AB TO MEET THE MINIMUM STABILITY AND RELATIVE COMPACTION CRITERIA.
- UNLESS OTHERWISE INDICATED IN THE SPECIAL PROVISIONS, THE NEW PERMANENT PAVEMENT SHALL CONFORM TO THE TYPE AND THICKNESS OF THE PAVEMENT REMOVED. IN NO CASE SHALL THE NEW PAVEMENT SECTION BE LESS THAN FOUR INCHES (4") OF AC ON TWELVE INCHES (12") OF CLASS 2 AGGREGATE BASE (AB).
- EXISTING AC > 4" THICK: GRIND EXISTING AC 2" DEEP AND 6" WIDER THAN TRENCH ON BOTH SIDES. PLACE NEW AC.
- NON-PAVEMENT AREAS: IN NON-PAVEMENT AREAS, THE PAVEMENT SECTION SHALL BE REPLACED WITH JOB EXCAVATED NATIVE SOIL OR OTHER APPROVED BACKFILL COMPACTED TO AT LEAST 90% RELATIVE COMPACTION PER ASTM D1557.
- SHOVEL SLICE, TAMP, AND/OR VIBRATE MATERIAL UNDER AND AROUND THE PIPE TO A FIRM NON-YIELDING CONDITION TO SATISFACTION OF THE ENGINEER.

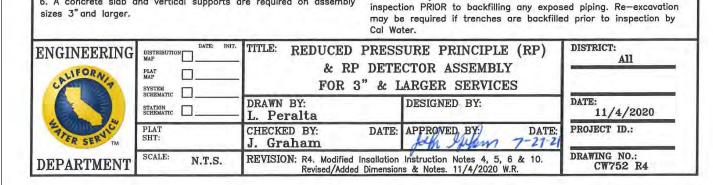






01/05/2025







and maintenance. Installation shall comply with all local ordinances pertaining to permits and property line setback requirements.

connections, temporary or permanent, shall be installed between the

water meter and the backflow prevention assembly. Pressure

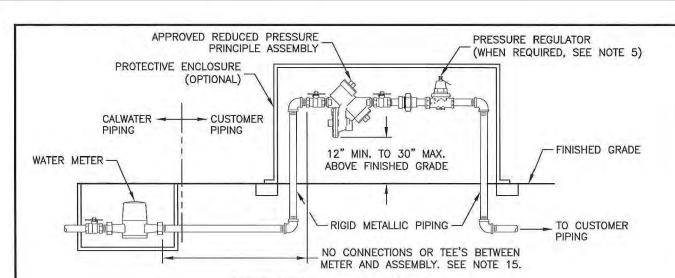
reducing valves and/or unions may be installed upstream of the

6. A concrete slab and vertical supports are required on assembly

5. No outlets, tees, taps, bypass, swing joints, or other

backflow prevention assembly.

NTS



BACKFLOW PREVENTION ASSEMBLY STANDARD INSTALLATION INSTRUCTIONS

1. A backflow prevention assembly is considered customer plumbing. Cal 8. Installation of a backflow prevention assembly creates a Water assumes no liability and makes no warranty regarding performance closed water system. Cal Water recommends installation of of any backflow prevention assembly.

2. Backflow prevention assembly shall be only those approved for use by the State Water Resources Control Board. Backflow prevention assembly and all piping used for potable water service must be lead free (<0.25% lead). should be protected from vehicle damage. Dedicated irrigation and fire suppression services may continue to use approved low lead components.

3. Any deviation from the installation specifications described herein must

receive Cal Water approval prior to installation. 11. Water services which cannot be turned off for short 4. Backflow prevention assembly shall be installed on the consumer's property, immediately after the meter, in the orientation in which it was evaluated and approved. If backflow prevention assembly is not placed immediately after the meter, then proposed location needs to be approved by Cal Water. In addition, 4" concrete cap and/or sleeve shall be placed assembly's test ports be used for anything other than around the pipe connecting the meter and the assembly. Vertical clearance testing (i.e. no garden hose connections, tubing, irrigation to finished grade and obstructions shall be between 12 and 30 inches. A timers, etc.) minimum 18" horizontal clearance must be provided for testing and maintenance. Installation shall comply with all local ordinances regarding permits and property line setback requirements.

5. No outlets, tees, taps, by-pass, swing joints, or other connections, temporary or permanent, shall be installed between the water meter and 14. It is the customer's responsibility to ensure that the the backflow prevention assembly. Pressure reducing valves and unions (not backflow prevention assembly is kept in good working part of the backflow prevention assembly) may be installed upstream of order at all times, to have the assembly tested annually the backflow prevention assembly; however, in no case shall there be a union located both upstream and downstream of the assembly.

6. Alternate installation locations or arrangements shall be reviewed and

approved by Cal Water prior to installation. 7. Any plumbing modification to any part of the backflow prevention assembly will render the assembly "unapproved". Unapproved assemblies will result in disruption of water service and will require replacement with prior to inspection by Cal Water.

	Plumbing	expansion Code.	prote	ction	as	required	by	the	Califor	ni
d	9. Where	e necessar	y the	back	flow	prevention	on	asse	mbly	

14. It is the customer's responsibility to ensure that the backflow

prevention assembly is kept in good working order at all times, to

have the assembly tested annually and after repairs, according to

the backflow prevention assembly in good working order will result

15. Contact your local Cal Water office to schedule a final

in disruption of water service.

Cal Water requirements. Failure to perform required testing or keep

10. In freeze prone areas, a protective enclosure is recommended. Enclosure must have adequate drainage in accordance with Cal Water requirements.

durations should have backflow prevention assemblies installed in parallel. 12. Under no circumstances are the backflow prevention

13. The relief port located at the bottom of the backflow prevention assembly must be kept free of all obstructions

at all times.

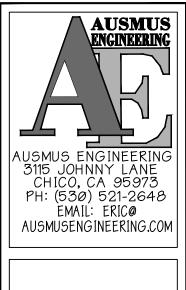
and after repairs, according to Cal Water requirements. Failure to perform required testing or keep the backflow prevention assembly in good working order will result in disruption of water service.

15. Contact your local Cal Water office to schedule a fina inspection PRIOR to backfilling any exposed piping. Re-excavation may be required if trenches are backfilled

ENGINEERING	DISTRIBUTION DATE: INIT. PLAT MAP SYSTEM SCHEMATIC	ASSEMBLY FOR	SSURE PRINCIPLE R 2" AND SMALLER LIGATION SERVICES	DISTRICT:
	STATION SCHEMATIC	DRAWN BY: L. Peralta	DESIGNED BY:	DATE: 2/10/2016
FIRST SERVICE	PLAT SHT:	CHECKED BY: DATE: J. Graham	APPROVED BY: DATE:	PROJECT ID.:
DEPARTMENT	SCALE: N.T.S.	REVISION: R4. Revised to meet do modified note 2; Split &	ofting standards, minor corrections, modified note 4. LP/WR 2/10/2016	DRAWING NO.: CW1002 R4

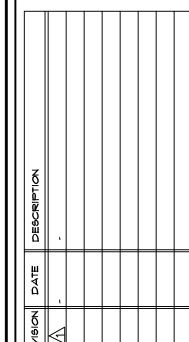
BF BACKFLOW PREVENTER CO.1 SECTION

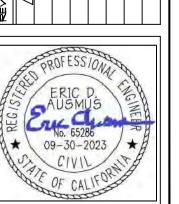
Page 4 of 17



TRIPI MA STREI 95988

NTS





JAN 5, 2025

DESIGNED BY: | EDA DRAWN BY: EDA CHECKED BY: EDA

SCALE: AS NOTED PROJECT *

PAGE OF

SHEET NO.

PROVIDE 1 SQFT OF VENTILATION FOR EVERY 150 SQFT OF UNDER FLOOR AREA. CALCULATIONS AS FOLLOWS:

CONDITIONED FLOOR AREA: 1,239 SQFT MINIMUM NFVA: 1,239/150 x 144 =1,190 NFVA

USE 6"X14" FOUNDATION VENT: 52 NFVA MINIMUM VENTS: 1,190/52 = 23 VENTS MINIMUM

WHEN APPLICABLE, SUBTRACT 2 VENTS FROM MINIMUM REQUIREMENTS IF INSTALLING AN 18"X24" SCREENED CRAWL SPACE ACCESS DOOR. DO NOT LOCATED BENEATH A DOOR.

WHEN USING A CLASS I VAPOR BARRIER, PROVIDE 1 SQFT OF VENTILATION FOR EACH 1,500 SQUARE FEET OF CONDITIONED

MAINTAIN ONE CORROSION RESISTANT 1/4" WIRE MESH VENTILATION OPENING WITHIN 3 FEET OF EACH CORNER OF THE

CRAWL SPACE ACCESS

THRU-FLOOR ACCESSES SHALL BE A MIN 18"x24". OPENINGS THROUGH PERIMETER WALL SHALL NOT BE LESS THAN 16"x24" AND SHALL NOT SHALL NOT BE LOCATED UNDERNEATH A DOOR

FOUNDATION PLAN LEGEND

FOOTING		<u> </u>
POST AS NOTED ON PLAN	\boxtimes	
POINT LOAD FROM FLOOR AE (IF APPLICABLE)	SOVE ×	
INDICATES HOLDOWN (H.D.) (SEE SCHEDULE)	2	_/

RAISED FLOOR GENERAL NOTES

1) SEE SITE PLAN AND/OR FLOOR PLAN FOR WALKS, STOOPS, ETC. 8) FLOOR SHEATHING SHALL BE LAYED OUT BEGINNING WITH NOT SHOWN HERE. (VEREFY ALL FLAT WORK WITH CLIENT PRIOR TO THE EDGE OF ONE SIDE OF THE STRUCTURE. THE FASTENING INSTALLATION)

2) ALL FOUNDATION ANCHOR BOLTS SHALL HAVE 3"x3"x0.2296" THICK SQUARE PLATE WASHERS, TYPICAL.

3) EXTEND FOOTING DEPTH TO MAINTAIN 3" MIN. CLEARANCE BETWEEN SOIL & HOLDOWN ANCHOR BOLT WHERE OCCURS. THE FOOTING DEPTH SHALL BE MAINTAINED FOR A MINIMUM OF 6" ON ALL SIDES OF THE ANCHOR BOLT.

4) FOR NON-SHEARWALLS, PROVIDE MINIMUM 1/2" DIA. x 7" EMBED ANCHOR BOLTS AT A MAXIMUM SPACING OF 6'-0" O.C. PROVIDE A MINIMUM OF (2) ANCHOR BOLTS PER SILL, WITH (1) BOLT WITHIN 1'-0" OF EACH END OF THE SILL PLATE. REFER TO SHEARWALL SCHEDULE FOR REQUIREMENTS THAT APPLY TO SHEARWALLS

5) ALL OUTERMOST GRID LINES INDICATED ARE TO FACE OF STUD OR EDGE OF CONCRETE, UNLESS OTHERWISE NOTED.

6) VERIFY LOCATION OF PLUMBING FIXTURES FOR AREAS REQUIRED TO BE HEADED OUT TO ACCOMODATE PLUMBING LINE.

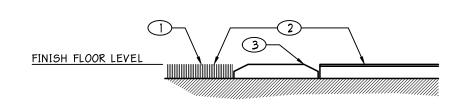
7) FLOOR SHEATHING: 3/4" T&G PLYWOOD (STAGGER JOINTS AND RUN LONG DIMENSION PERPENDICULAR TO JOISTS) FASTEN W/ 8d (OPTION: HOT DIPPED GALVANIZED) NAILS (OR Ø.131" DIAMETER x 2 1/2" LONG SCREW NIALS) @ 6" O.C. E.N. & 8" O.C. F.N. U.O.N. PROVIDE BLOCKING AT ALL SHEATHING EDGES. GLUE THE TOP OF ALL JOISTS AND BLOCKING, BEFORE INSTALLING PLYWOOD, WITH ADHESIVE CONFORMING TO PERFORMANCE SPECIFICATIONS AFG-01 DEVELOPED BY APA OR ASTM D3498.

SHALL BEGIN WITH ONE SIDE OF THE SHEET EDGE AND PROCEED ALONG THE JOISTS, E NDING WITH THE OUTER EDGE OF THE SHEET, SO THAT ALL THE EXPANSION OF THE SHEATHING OCCURS IN ONE DIRECTION.

9) PROVIDE SOLID BLOCKING, CONTINUOUS TO THE FOUNDATION, BENEATH ALL STUDS OR POSTS SUPPORTING HEADERS, BEAMS, OR GIRDER TRUSSES.

10) PROVIDE A DAB OF SUBFLOOR ADHESIVE IN THE SEATS OF I-JOIST HANGERS PRIOR TO INSTALLING JOISTS TO PREVENT

11) PROVIDE 1 SQFT OF UNDER-FLOOR VENTILATION FOR EVERY 150 SQFT OF CONDITION SPACE. IF A CLASS I VAPOR RETARDED IS USED, THIS MAY REDUCED TO 1 SQFT FOR EVERY 1,500 SQFT OF CONDITIONED SPACE.



1. COMPRESSED CARPET 1/4" MAX. BELOW THRESHOLD.

2. FINISH FLOOR LEVELS EVEN.

3. THRESHOLD

4. SLOPE 1:2 MAX.

5. FINISH FLOOR 6. FLUSH LEVEL LANDING SET +/-1/8" BELOW BUILDING SLAB. 1:48 MAX. SLOPE AWAY FROM

NOTE: EXPOSED EDGES OF CARPET SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE.

NTS

	FOOTING SCHEDULE						
MARK	SIZE	P. ALLOW	REINFORCEMENT				
(F1)	1'-0" 9QUARE x 12" DEEP MIN.	1,5 <i>00</i> LBS	2- #4 EA WAY				
(F2)	1'-6" 9QUARE x 12" DEEP MIN.	3 <i>,000</i> LBS	2- #4 EA WAY				
(F3)	2'-0" SQUARE x 12" DEEP MIN.	5,500 LBS	3- *4 EA WAY				
(F4)	2'-6" SQUARE × 12" DEEP MIN.	9,000 LBS	4- *4 EA WAY				
(F5)	3'-0" SQUARE x 12" DEEP MIN.	13,000 LBS	4- #5 EA WAY				
(F6)	3'-6" SQUARE x 12" DEEP MIN.	17,5 <i>00</i> LBS	5- *5 EA WAY				

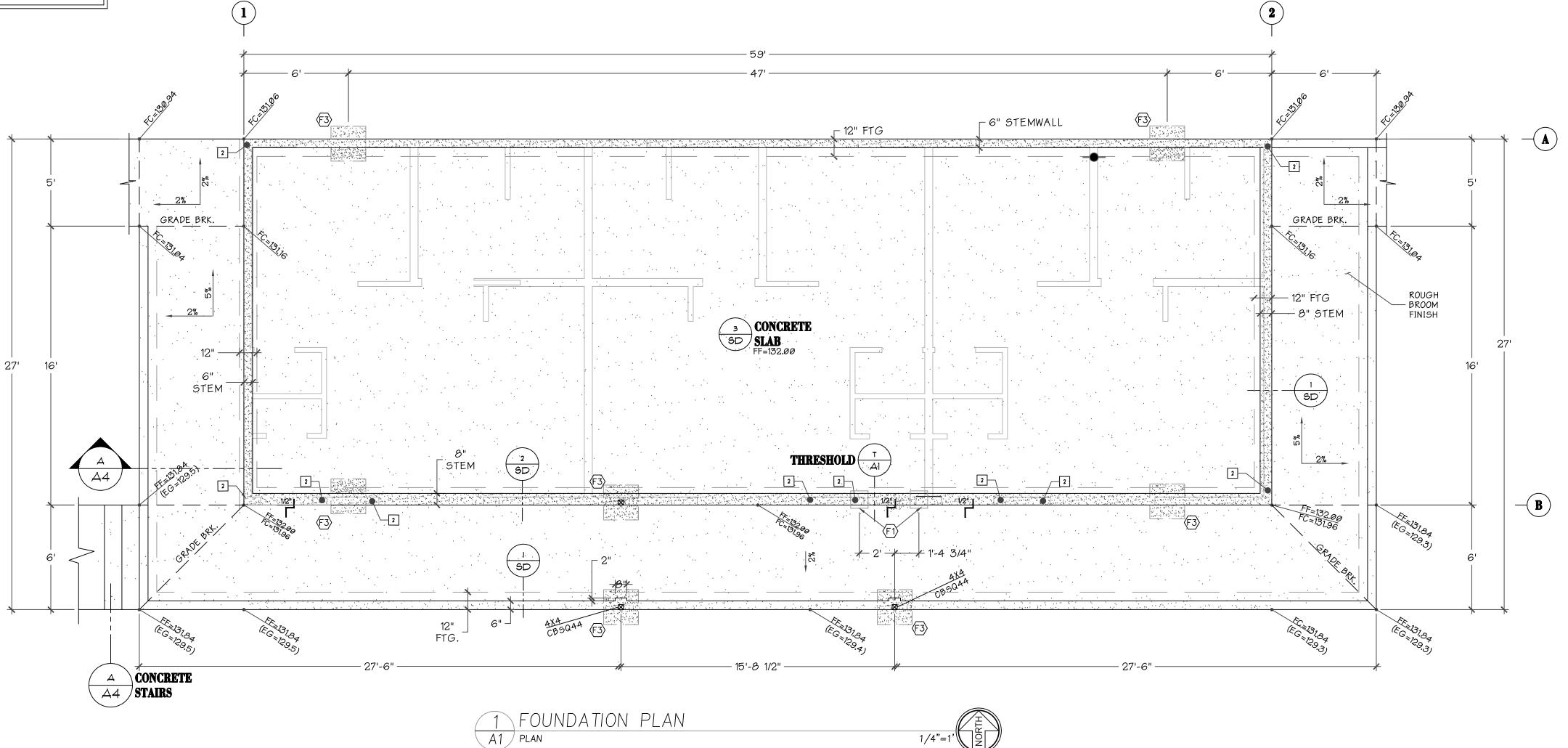
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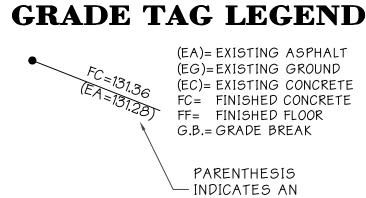
1) FOOTING DEPTH IS MEASURED FROM THE LOWEST ADJACENT UNDISTURBED NATURAL GRADE OR COMPACTED ENGINEERED FILL. FOOTING DEPTH MAY BE INCREASED AS REQUIRED IN THE FIELD, OR AS ADVISED BY A GEOTECHNICAL ENGINEER. 2) FOOTING SIZES AND REINFORCING IS BASED ON THE CODE MINIMUM SOIL BEARING CAPACITY

OF 1,500 PSF WITH NO ALLOWABLE INCREASE 3) REINFORCING SHALL OCCUR 3" CLEAR OF BOTTOM OF FOOTING, U.O.N.

4) WHERE PAD FOOTINGS OCCUR AT CONTINUOUS FOOTING, THE CONTINUOUS FOOTING REINFORCING SHALL RUN CONTINUOUS THROUGH THE PAD FOOTING, AND THE REINFORCING IN THE TABLE ABOVE SHALL BE ADDED IN ADDITION TO THE CONTINUOUS FOOTING REINFORCING 5) CALCULATIONS ARE BASED ON CONCRETE 28-DAY STRENGHT OF 2,500 PSI.

TYPE	DESCRIPTION	FASTENERS	BOUNDARY MEMBER	CAPACITY (LBS)	REFERENCE NOTE
2	HDU2	10-1/4"ø x 3" LONG SDS SCREWS	DBL 2x	3Ø75	1, 2, 3, 5
2) 000	/IDE 12" DIAMETI	ER (<i>o</i> r square) deepened conci 3" soil clearance.	RETE ZONE UND	DER HOLDO	WN ANCHORS (SSTB's) AS

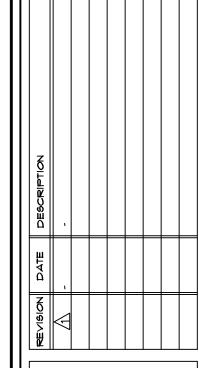


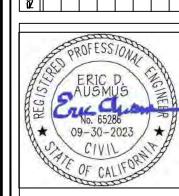


EXISTING GRADE

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ARCHITECTURAL



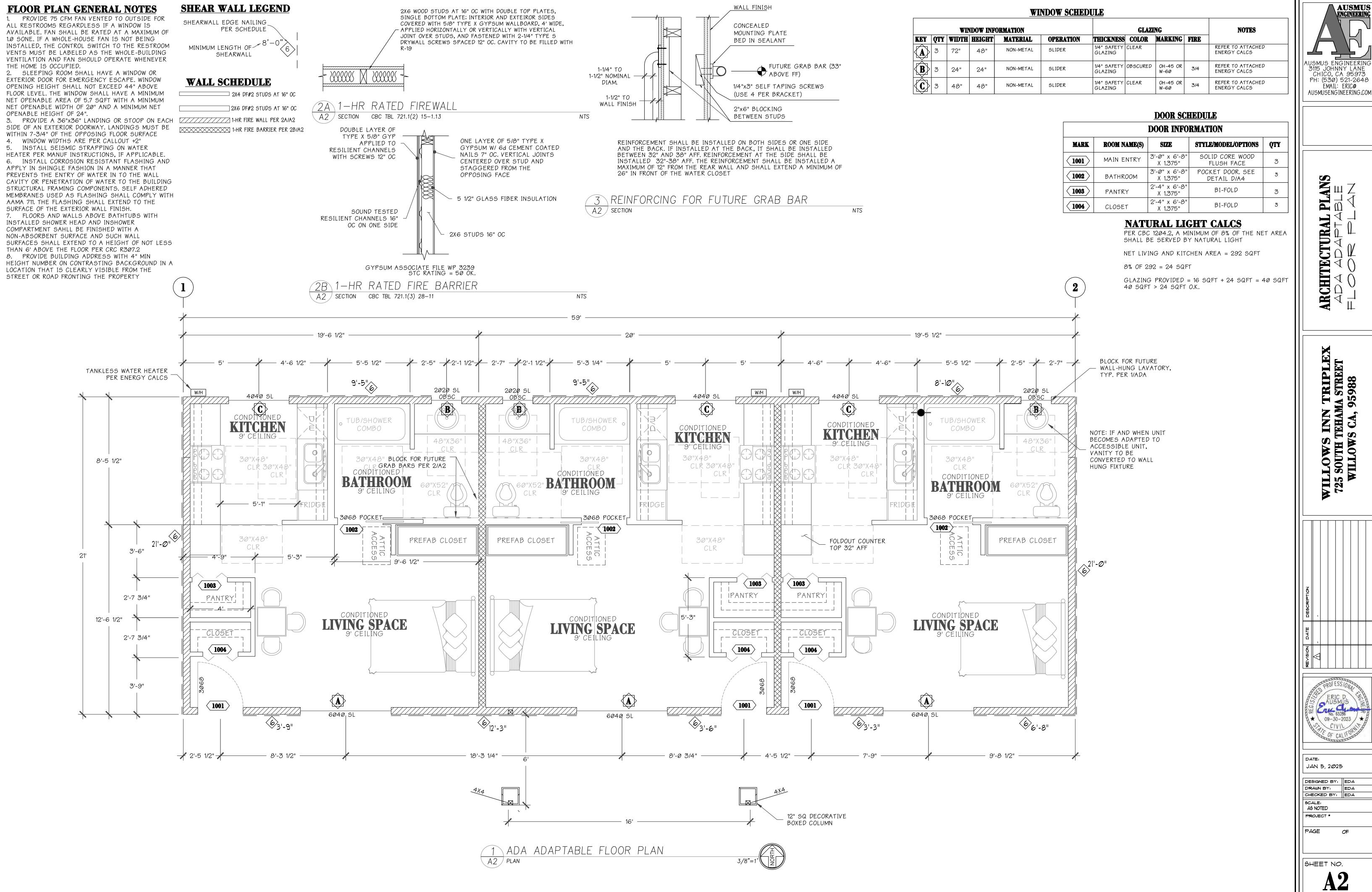


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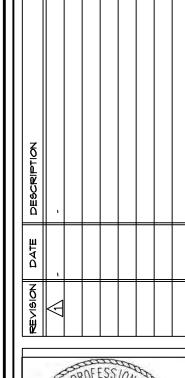
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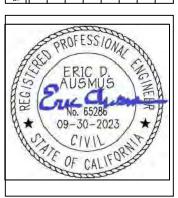
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TRIPI AA STREI 95988





ROOF LEGEND

____ HEADER AS NOTED ON PLAN

24" X24" (MIN.) STATIC ROOF VENT BY "AIR VENT, INC." 150 NFVA

BALLOONED FRAMED WALL RUN 5/8" TYPE X CONTINUOUS



CALIFORNIA OVERBUILD

ROOF GENERAL NOTES

1. INSTALL H1 CLIPS AT ALL TRUSS-TOP PLATE CONNECTIONS 2. USE 15/32" OSB W/ 8d AT 6/12 STAGGER JOINTS 3. VALLEY FLASHING SHALL NOT BE LESS THAN 26 GA GALVANIZED CORROSION RESISTANT METAL INSTALLED OVER NOT LESS THAN 72-LB MINERAL-SURFACED NONPERFORATED CAP SHEET AT LEAST 36" WIDE RUNNING THE FULL LENGTH OF THE VALLEY.

4. GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER 5. UNDER-EAVE VENTS SHALL BE 1/8" CORROSION-RESISTANT

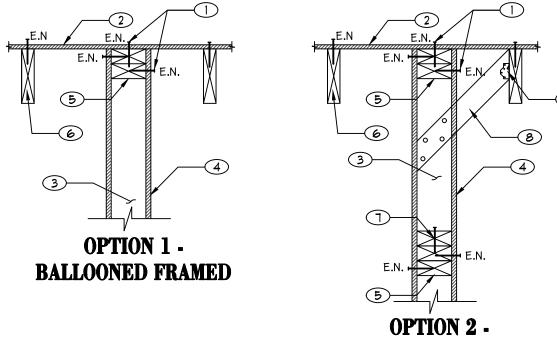
6. REFER TO ENERGY CALCULATIONS FOR COOL ROOF REQUIREMENTS, IF APPLICABLE

7. ICE DAM FLASHING SHALL EXTEND FROM THE EAVE FASCIA TO A POINT 24" MIN INSIDE BUILDING LINE AT 24" EACH SIDE

VENTLESS ATTIC VENTILATION

UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES SHALL BE PERMITTED WHERE ALL OF THESE CONDITIONS ARE MET. SEE TYPICAL UNVENTED ATTIC DETAIL 3/SD FOR FURTHER REQUIREMENTS.

1.) THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING ENVELOPE 2.) NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.



1. 8d NAILS AT 6" O.C. (STAGGERED ON SIDES) 2. ROOF SHEATHING PER PLAN 3. 2X STUDS AT 16" O.C. 4. FIRE RATED ASSEMBLY PER 5. DOUBLE TOP PLATE (SEE PLAN

FOR TOP PLATE NAILING INFO) 6. 2X TRUSSES PER PLAN

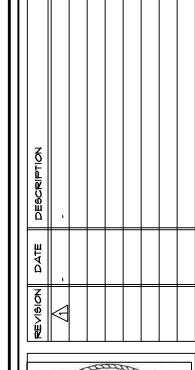
7. 2X BOTTOM PLATE FOR CRIPPLE WALL W/ 16d AT 6" OC 8. 2X4 DIAGONAL BRACE 8' OC

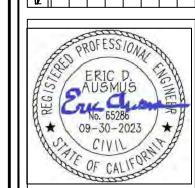
9. A34 EA SIDE

BRACED WALL BALLOONED FRAMED WALL SCALE: NTS

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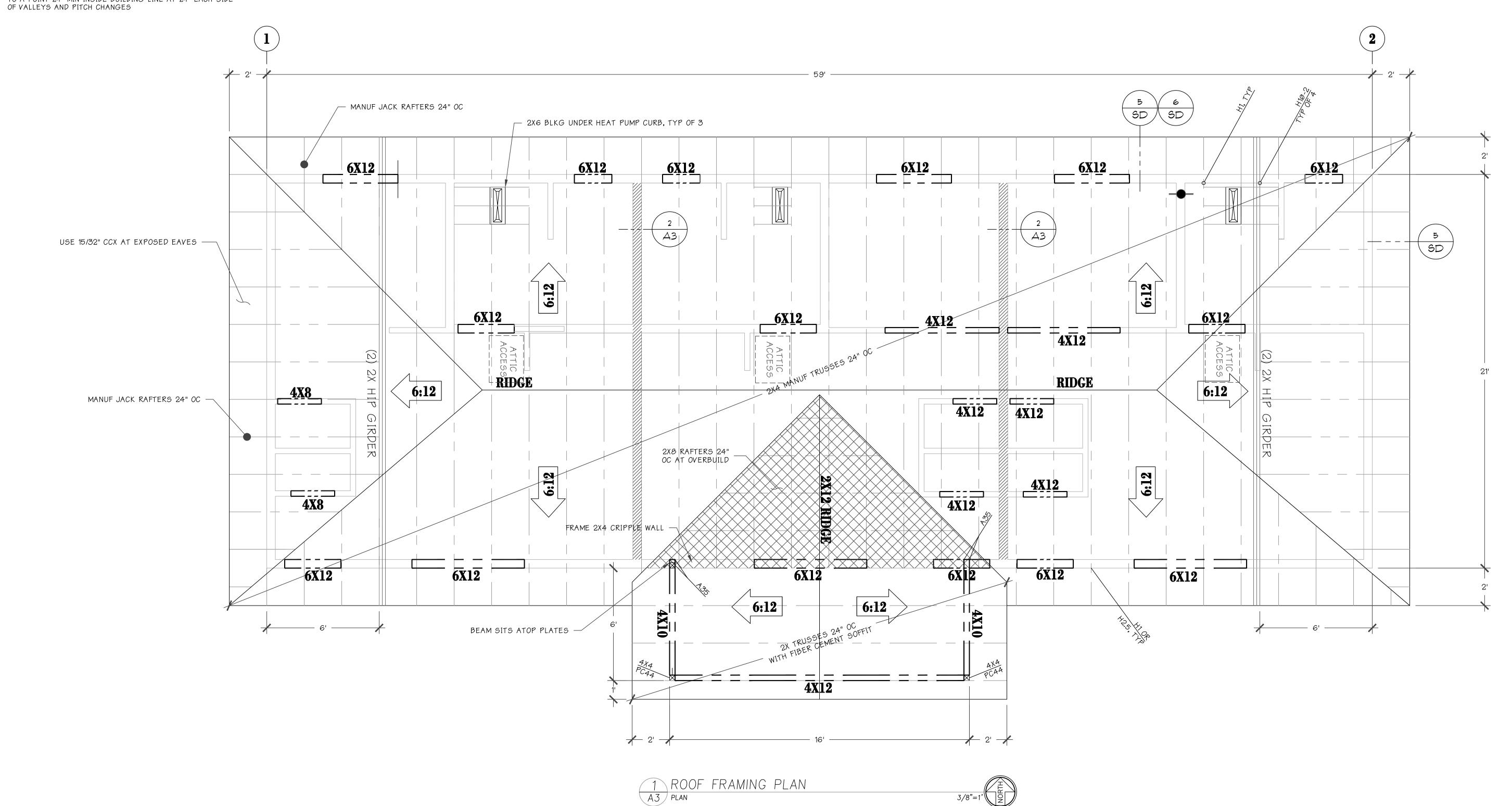


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FASTENER SCHEDULE

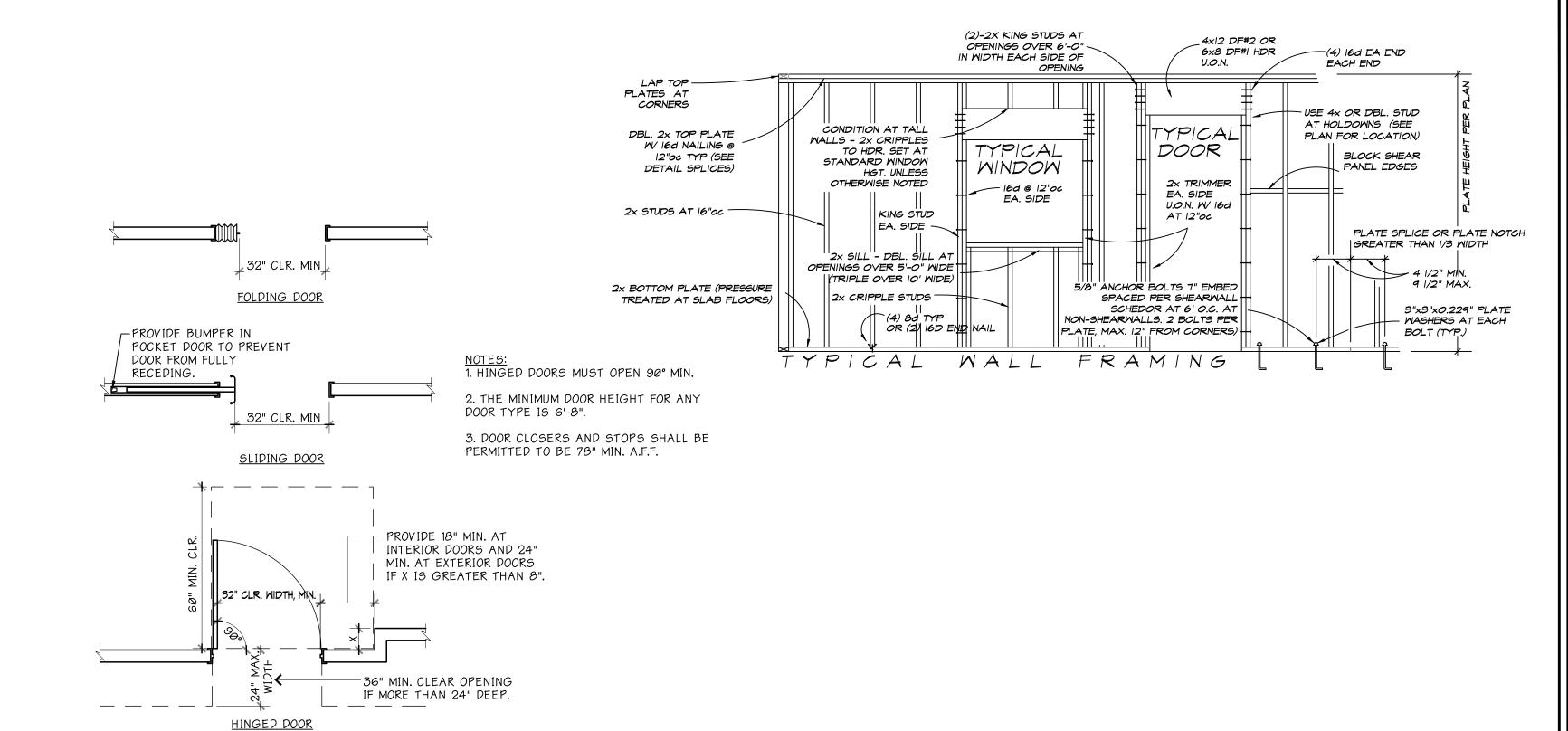
BUILDING ELEME		NO. AND TYPE OF ** FASTENER		NG OF <u>FENER</u>
I DI OCCINC DETAILEN JOICEC OD DALTEDO TO 1	ROC		T	
I. BLOCKING BETWEEN JOISTS OR RAFTERS TO T	IOP PLATE, TOE NAIL	3-8d (2 1/2" X 0.113")		
2. CEILING JOISTS TO PLATE, TOE NAIL	CONTRIBUTION FACE WAI	3-8D (2 1/2" X O.113")	+	
3. CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS	·	3-100	+	
4. COLLAR TIE OR RAFTER, FACE NAIL OR 1-1/4" *20 GAGE R 5. RAFTER OR ROOF TRUSS TO PLATE, TOE NAIL		3-IOD (3" X 0.128") 3-I6D BOX NAIL5 (3 1/2" X 0.135") 0E 3-IOD COMMON NAIL5 (3" X 0.148")	2 TOE NAII SIDE AND I T OPPOSITE SII	DE OF EACH
6. ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAF SOLE PLATE TO JOIST OR BLOCKING, AT BRA	ICED WALL PANELS	4-16d (3 1/2" X 0.135") 3-16d(3 1/2" X 0.135")	KATILK	OR TRUSS -
T DIN T ID CTIOS FACE WAN	WA	1	T	
7. BUILT-UP STUDS-FACE NAIL	NEDC ELCENIU	IOD (3" X O.128")	+	24" O.C.
8. ABUTTING STUDS AT INTERSECTING WALL COR	INERS, FACE NAIL	16D (3 1/2" X 0.135")		12" O.C.
9. BUILT UP HEADER, 2 PIECES		I6D (3 I/2" X 0.135")	16" OC ALONO	
IO. CONTINUED HEADER, 2 PIECES		I6D (3 I/2" X 0.135")	16" OC ALONO	5 EA. EDGE
II. CONTINUOUS HEADER TO STUD, TOE NAIL		4-8d (2-1/2"XO.113")		
12. DOUBLE STUDS, FACE NAIL		lod (3"X0.128")		24" <i>O</i> C
3. DOUBLE TOP PLATES, FACE NAIL		lod (3"X0.128")		24" <i>O</i> C
4. DOUBLE TOP PL, MIN 24" OFFSET OF EA END	JOINTS, FACE NAIL LAP	8-16d (3-1/2" X 0.135")		-
5. SOLE PLATE TO JOIST OR BLOCKING, FACE N	AIL	16d (3-1/2" X 0.135")		16" OC
6. SOLE PLATE TO JOIST OR BLOCKING AT BRA	CED WALLS PANELS	3-16d (3-1/2" X 0.135")		16" OC
7. STUD TO SOLE PLATE, TOE NAIL		OR 3-8d (2-1/2" X 0.113") 2-16d (3-1/2" X 0.135")		-
8. TOP OR SOLE PLATE TO STUD, END NAIL		2-16d (3-1/2" X 0.135")		-
9. TO PLATES, LAPS AT CORNERS AT INTERSECT	IONS, FACE NAIL	2-l0d (3" X 0.128")		-
	FACE NAIL	2-8d (2-1/2" X 0.113") 2-STAPLES 1-3/4"		
 21. 1"X6" SHEATHING TO EA BEARING, FACE NAIL		2-8d (2-1/2" X O.113")		
	 \ L	2-STAPLES I-3/4" 2-8d (2-I/2" X O.II3")	-	
23. WIDER THAN I"X8" SHEATHING TO EA BEARING		3-STAPLES I-3/4" 3-8d (2-1/2" X 0.113")	+	
	FLC	4-STAPLES 1-3/4"		
24. JOIST TO SILL OR GIRDER, TOE NAIL		3-8d (2-1/2" X O.II3")	Τ	
25. RIM JOIST TO TOP PLATE, TOE NAIL (ROOF A	PPI ICATION AI SO)	&d (2-1/2" X O.113")	+	6" OC.
· · · · · · · · · · · · · · · · · · ·		&d (2-1/2" X O.113")		6" OC.
26. RIM JOIST OR BLOCKING TO SILL PL, TOE NA		2-8d (2-1/2" X O.113")		— <i>6 0</i> 0.
27. I"X6" SUBFLOOR OR LESS TO EA JOIST, FACE		2-STAPLES 1-3/4"		
28. 2" SUBFLOOR TO JOIST OR GIRDER, BLIIND A	ND FACE NAIL	2-l6d (3-l/2" X 0.l35")		
29. 2" PLANKS (PLANK & BEAM - FLOOR & ROOF	:)	2-16d (3-1/2" X 0.135")	ļ <u>-</u>	-
80. BUILT-UP GIRDERS & BEAMS, 2" LUMBER LAYI	ERS	lOd (3" X O.128")	NAIL EA L FOLLOWS: T&B & STO NAILS AT EA SPLICE	32" OC A 5'RD. (2) ENDS & A
31. LEDGER STRIP SUPPORTING JOISTS OR RAFTE	irs	3-16d (3-1/2" × 0.135")	AT EA JOIST	OR RAFTER
MATERIAL DESCI	RIPTION	FASTENER	SPA(EDGE	
WOOD STRUCTURAL PANELS, S	UBFLOOR, ROOF	INTERIOR WALL SHEA	THING TO	
32. 3/8"-1/2"		8d Common subtroor and wall and Common roof	6	129
33. 9/32" - "		8d Common subfloor and wall	6	129
34. - /8" - - /4"		10d Common subfloor and wall	6	12
35. 1/2" structural cellulosic fiberboard	OTHER WALL 1-1/2" galvanized roof	SHEATHING ing nail, 7/16" crown or 1" crown	3	6
36. 25/32" structural cellulosic fiberboard	,	staple 16ga, 1-1/4" long ing nail, 7/16" crown or 1" crown	3	6
37. 1/2" gypsum sheathing ^d		staple 16ga, 1-1/4" long I roofing nail, staple galvanized	1	7
	J-I/2'	l long; 1-1/4" screws, type W or S I roofing nail, staple galvanized	1 7	7
38. 5/8" gypsum sheathing ^a	1-5/8'	'long; 1-1/4" screwis, type W or S		
WOOD STRUCTURAL PANE	LO, CUMBINATIO	N SUBFLOOR UNDERLA 6d deformed (2" x 0.120") nail	YMENT TO	FRAMIN 12
	-	00 00 01 110 01 (Z / 0.120 / 1101)	'	. 12
39. 3/4" and less	or	8d common (2-1/2" x 0.131") nail 8d common (2-1/2" x 0.131") nail		
		8d common (2-1/2" x 0.131") nail 8d common (2-1/2" x 0.131") nail 8d deformed(2-1/2" x 0.120") nail 10d common (3" x 0.148") nail	6 6	12

a. All nails and sheathing of 0.192 inch (20D common nail), 90 ksi for shank diameters larger than 0.142" but not larger than 0.177" and 100 ksi for shank diameters of 0.142" or less.

- Staples are 16 ga wire and have aminimum 7/16" on dia crown width.
- Nails shall be spaced at not more than 6" oc at all supports where spans are 45" or greater. 4'x8'x9' panels shall be applied vertically
- Spacing of fasteners not included in this table shall be based on Table R602.3(2).
- For regions having basic wind speed of 110 mph or greater, 8d deformed (2-1/2"x0.120") nails shall be used for attaching plywood and wood structural pnel roof sheathing to framing within minimum 48" distance from gable end walls, if mean roof height is more than 25' up to 35' maximum. g. For regions having baic wind speed of 110 mph or less, nails for attaching wood structural panel roof sheathing
- to gable end wall framing shall be spaced 6" oc. When basic wind speed is greater than 110mph , nails to be spaced 6" oc for minimum 48' from ridges, easves and gable end walls and 4" oc to gable end wall framing. h. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and
- required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
- . Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

LTERNATE ATTACHMENT RC TABLE 602.3(2) MATERIAL DESCRIPTION		1	CING
MATERIAL DESCRIPTION	FASIENER	EDGE	FIELD
WOOD STRUCTURAL PANELS, SUBFLOOR, ROO	OF INTERIOR WALL SHEA	THING TO	FRAMING
	Stple 15 ga. 1-3/4"	4	8
υρ to 1/2"	0.097 - 0.099 nail 2-1/4"	3	6
	Staple 16 ga. 1-3/4"	6	12
	0.113 nail 2"	3	6
19/32" and 5/8"	Staple 15 and 16 ga 2"	4	8
	0.097 - 0.099 nail 2-1/4"	4	8
	Staple 14 ga 2"	3	6
23/32" and 3/4"	Staple 15 ga 1-3/4"	3	8
20/02 3/10/07 1	0.097 - 0.099 nail 2-1/4"	4	8
	Staple 16 ga 2"	4	8
	Staple 14 ga 2-1/4"	4	8
ļi.	0.113 nail 2-1/4"	4	8
'	Staple 15 ga 2-1/4"	4	8
	· -		
	0.097 - 0.099 nail 2-1/2"	4	8
MATERIAL DESCRIPTION		<u> </u>	β CINGʻ
MATERIAL DESCRIPTION		<u> </u>	
FLOOR UNDERLAYMENT; PLYWO	FASTENER OD-HARDBOARD-PARTIC	SPA(CING
	FASTENER OD-HARDBOARD-PARTICE OD	SPAC EDGE LEBOARD	CING ⁶ FIELD
FLOOR UNDERLAYMENT; PLYWO	FASTENER OD-HARDBOARD-PARTICE DD 1-1/4" ring or screw shank 12-1/2 ga (0.099") shank dia	SPA(CING ⁶ FIELD
FLOOR UNDERLAYMENT; PLYWO	FASTENER OD-HARDBOARD-PARTICE I-1/4" ring or screw shank 12-1/2 ga (0.099") shank dia staple 18 ga 7/8", 3/16" crown	SPAC EDGE LEBOARD	CING ⁶ 6 5
FLOOR UNDERLAYMENT; PLYWO	FASTENER OD-HARDBOARD-PARTICE I-1/4" ring or screw shank 12-1/2 ga (0.099") shank dia staple 18 ga 7/8", 3/16" crown 1-1/4" ring or screw shank nail 12-1/2 ga (0.099") shank dia	SPACE EDGE LEBOARD	CING ⁶ FIELD
FLOOR UNDERLAYMENT; PLYWOOPLYWOO	FASTENER OD-HARDBOARD-PARTICE 1-1/4" ring or screw shank 12-1/2 ga (0.099") shank dia staple 18 ga 7/8", 3/16" crown 1-1/4" ring or screw shank nail 12-1/2 ga (0.099") shank dia 1-1/2" ring or screw shank nail 12-1/2 ga (0.099") shank dia	SPACE EDGE LEBOARD 3 2	CING ⁶ 6 5
FLOOR UNDERLAYMENT; PLYWOOD PLYWOOD	FASTENER OD-HARDBOARD-PARTICE I-1/4" ring or screw shank 12-1/2 ga (0.099") shank dia staple 18 ga 7/8", 3/16" crown 1-1/4" ring or screw shank nail 12-1/2 ga (0.099") shank dia 1-1/2" ring or screw shank nail 12-1/2 ga (0.099") shank dia staple 16 ga 1-1/2"	SPACE EDGE 3 2 6	6 5 8
FLOOR UNDERLAYMENT; PLYWO PLYWOO 1/4" AND 5/16" 11/32", 3/8", 15/32" AND 1/2" 19/32", 5/8", 23/32" AND 3/4" HARDBO	FASTENER OD-HARDBOARD-PARTICE 1-1/4" ring or screw shank 12-1/2 ga (0.099") shank dia staple 18 ga 7/8", 3/16" crown 1-1/4" ring or screw shank nail 12-1/2 ga (0.099") shank dia 1-1/2" ring or screw shank nail 12-1/2 ga (0.099") shank dia staple 16 ga 1-1/2" DARD OARD	SPA (EDGE 3 2 6 6	6 5 8
FLOOR UNDERLAYMENT; PLYWOO /4" AND 5/16" /32", 3/8", 5/32" AND /2" 4/32", 5/8", 23/32" AND 3/4"	FASTENER OD-HARDBOARD-PARTICE I-1/4" ring or screw shank 12-1/2 ga (0.099") shank dia staple 18 ga 7/8", 3/16" crown 1-1/4" ring or screw shank nail 12-1/2 ga (0.099") shank dia 1-1/2" ring or screw shank nail 12-1/2 ga (0.099") shank dia staple 16 ga 1-1/2"	SPA (EDGE 3 2 6 6	6 5 8
FLOOR UNDERLAYMENT; PLYWO PLYWOO 1/4" AND 5/16" 11/32", 3/8", 15/32" AND 1/2" 19/32", 5/8", 23/32" AND 3/4" HARDBO	FASTENER POD-HARDBOARD-PARTICE I-1/4" ring or screw shank 12-1/2 ga (0.099") shank dia staple 18 ga 7/8", 3/16" crown I-1/4" ring or screw shank nail 12-1/2 ga (0.099") shank dia I-1/2" ring or screw shank nail 12-1/2 ga (0.099") shank dia staple 16 ga 1-1/2" DARD I-1/2" I-1/2" long ring-grooved underlay nail 4d cement-coated sinker nail	\$PA(EDGE LEBOARD 3 2 6 6 6	6 5 8 8 8
FLOOR UNDERLAYMENT; PLYWO PLYWOO I/4" AND 5/I6" II/32", 3/8", I5/32" AND I/2" I9/32", 5/8", 23/32" AND 3/4" HARDBO	FASTENER OD-HARDBOARD-PARTICE I-1/4" ring or screw shank 12-1/2 ga (0.099") shank dia staple 18 ga 7/8", 3/16" crown I-1/4" ring or screw shank nail 12-1/2 ga (0.099") shank dia I-1/2" ring or screw shank nail 12-1/2 ga (0.099") shank dia staple 16 ga I-1/2" DARD I-1/2" OARD I-	\$PACE EDGE 3 2 6 6 6	6 5 8 8 8 8
FLOOR UNDERLAYMENT; PLYWO PLYWOO I/4" AND 5/I6" II/32", 3/8", I5/32" AND I/2" I9/32", 5/8", 23/32" AND 3/4" HARDBO	FASTENER POD-HARDBOARD-PARTICE I-1/4" ring or screw shank 12-1/2 ga (0.099") shank dia staple 18 ga 7/8", 3/16" crown I-1/4" ring or screw shank nail 12-1/2 ga (0.099") shank dia I-1/2" ring or screw shank nail 12-1/2 ga (0.099") shank dia staple 16 ga 1-1/2" DARD I-1/2" I-1/2" long ring-grooved underlay nail 4d cement-coated sinker nail	\$PACE	6 5 8 8 8 6 6 6
FLOOR UNDERLAYMENT; PLYWOO 1/4" AND 5/16"	FASTENER OD-HARDBOARD-PARTICE I-1/4" ring or screw shank 12-1/2 ga (0.094") shank dia staple 8 ga 7/8", 3/16" crown I-1/4" ring or screw shank nail 12-1/2 ga (0.094") shank dia I-1/2" ring or screw shank nail 12-1/2 ga (0.094") shank dia staple 6 ga I-1/2" DARD I/2" long ring-grooved underlay nail 4d cement-coated sinker nail 5taple 8 ga. 7/8" long (plastic coat) LEBOARD	\$PACE	6 5 8 8 8 6 6 6
FLOOR UNDERLAYMENT; PLYWOO PLYWOO	FASTENER OD-HARDBOARD-PARTICE I-1/4" ring or screw shank 12-1/2 ga (0.099") shank dia staple 8 ga 7/8", 3/16" crown I-1/4" ring or screw shank nail 12-1/2 ga (0.099") shank dia I-1/2" ring or screw shank nail 12-1/2 ga (0.099") shank dia staple 6 ga I-1/2" DARD I/2" long ring-grooved underlay nail 4d cement-coated sinker nail 5taple 8 ga. 7/8" long (plastic coat) LEBOARD	\$PACE EDGE 3 2 6 6 6 6 6 6 3	6 5 8 8 8 6 6 6 6
FLOOR UNDERLAYMENT; PLYWO PLYWOO	FASTENER OD-HARDBOARD-PARTICE I-1/4" ring or screw shank 12-1/2 ga (0.094") shank dia staple 8 ga 7/8", 3/16" crown I-1/4" ring or screw shank nail 12-1/2 ga (0.094") shank dia I-1/2" ring or screw shank nail 12-1/2 ga (0.094") shank dia staple 6 ga I-1/2" DARD I/2" long ring-grooved underlay nail 4d cement-coated sinker nail 5taple 8 ga. 7/8" long (plastic coat) LEBOARD	\$PACE EDGE 3 2 6 6 6 6 3 3	6 5 8 8 8 8 6 6 6 6 6
FLOOR UNDERLAYMENT; PLYWO PLYWOO	FASTENER OD-HARDBOARD-PARTICE I-1/4" ring or screw shank 12-1/2 ga (0.099") shank dia staple 8 ga 7/8", 3/16" crown I-1/4" ring or screw shank nail 12-1/2 ga (0.099") shank dia I-1/2" ring or screw shank nail 12-1/2 ga (0.099") shank dia I-1/2" ring or screw shank nail 12-1/2 ga (0.099") shank dia staple 6 ga I-1/2" DARD I/2" long ring-grooved underlay nail 4d cement-coated sinker nail 5taple 8 ga. 7/8" long (plastic coat) LEBOARD 4d ring-grooved underlayment nail Staple 8 ga. 1/8" long, 3/16" crown	\$PACE EDGE 3 2 6 6 6 6 3 3 3 3	6 5 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8
1/4" AND 5/16"	FASTENER OD-HARDBOARD-PARTICE I-1/4" ring or screw shank 12-1/2 ga (0.099") shank dia staple 8 ga 7/8", 3/16" crown 1-1/4" ring or screw shank nail 12-1/2 ga (0.099") shank dia 1-1/2" ring or screw shank nail 12-1/2 ga (0.099") shank dia staple 6 ga 1-1/2" DARD I/2" long ring-grooved underlay nail 4d cement-coated sinker nail staple 8 ga. 7/8" long (plastic coat) LEBOARD 4d ring-grooved underlayment nail Staple 8 ga. 1/8" long, 3/16" crown 6d ring-grooved underlayment nail	\$PACE EDGE 3 2 6 6 6 6 3 3 3 6	6 5 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8

- Nail is a general description and may be T-head, modified round head or round head. Staples shall have a minimum crown width of 7/16" on diam except as noted. Nails or staples shall be spaced at not more than 6' oc at all supports where spans are 48" or greater. Nails or staples shall be spaced at not more than 12" on center at intermediate supports or
- Fasteners shall be placed in a grid patern throughout the body of the panel. For 5-ply panels, intermediate nails shall be spaced not more than 12" o.c. each way
- Hardboard underlayment shall conform to CPA/ANSI A135.4 Specified alternate attachments for roof sheathing shall be permitted for windspeeds les than 100 mph. Fasteners attaching wood structural panel roof sheathing to gable end wall framing shall be installed using the space listed for panel edges.



SCALE: NTS ROUNDED OR SEE DETAIL FOR HAND BEVELED RAIL INFORMATION. 14 AC2 NOSING. TYP. ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL ~ I/2" RADIUS MAX. TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. 1 1/4" MAX. 1/2" BEVEL LEVEL | I:48 MAX. ≸ SLOPE-STAIRS NOSING 3. STRIPING FOR THE VISUALLY IMPARIED INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARK STRIPE PROVIDING CLEAR VISUAL CONTRAST. EXTERIOR STAIRS SHALL HAVE T DEPTH MIN. APPROACH AND ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL THE STRIPE SHALL BE A MINIMUM OF 2 INCHES (50.8 MM) WIDE TO A MAXIMUM O 1:48 MAX.-PROVIDE STRIPING AT (IOI.6 MM) WIDE PLACED PARALLEL TO AND NOT MORE THAN I INCH (25.4 MM) FI ALL EXTERIOR STAIRS NOSE OF THE STEP OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL

STAIRWAY LANDINGS PROVIDE LEVEL LANDING AT TOP AND BOTTOM OF STAIRWAYS. LANDINGS SHALL NOT EXCEED 1:48 SLOPE IN ANY DIRECTION AND SHALL BE 48" MINIMUM IN THE DIRECTION OF STAIR RUN WITH A WIDTH OF NOT LESS THAN THE STAIRS THEY SERVE. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7" INTO A LANDING.

2. STAIR TREADS, RISERS AND NOSING ALL TREADS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTHS. RISERS SHALL BE 4" MIN. HIGH AND 7" HIGH MAX. TREADS SHALL BE II" MIN. DEEP. OPEN RISERS ARE NOT PERMITTED.

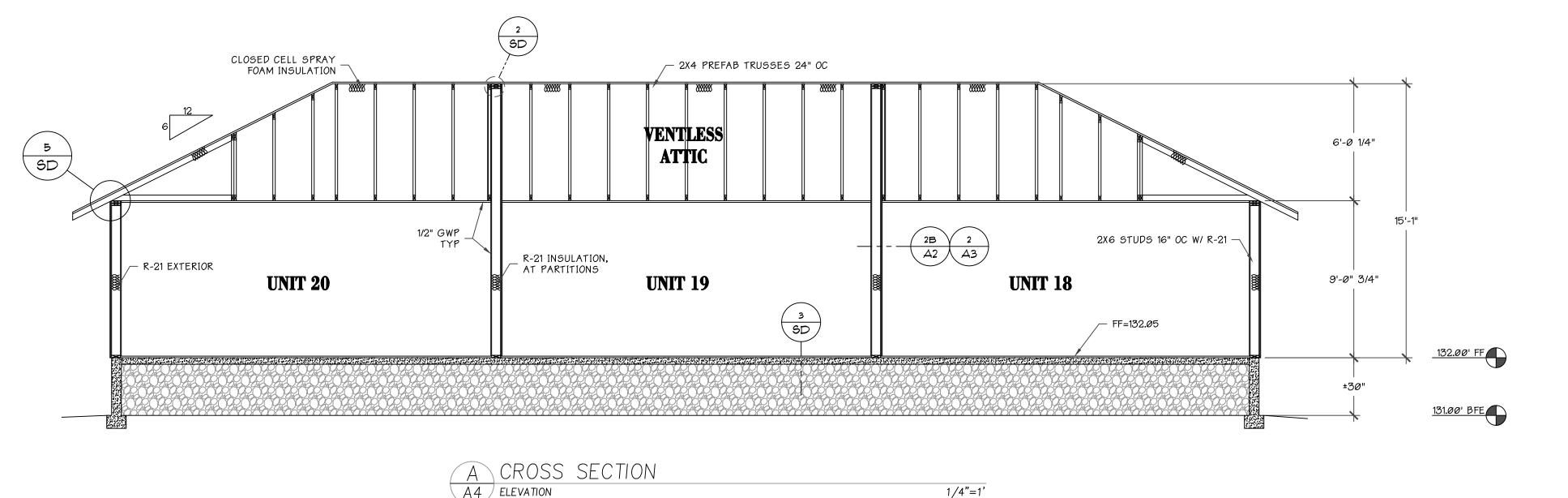
4. TREAD SURFACE: ALL TREAD SURFACES SHALL BE SLIP RESISTANT. WEATHER-EXPOSED STAIRS / APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON . WALKING SURFACES. TREADS SHALL HAVE SMOOTH, ROUNDED OR BEVELED EXF EDGES. TREADS SHALL BE PERMITTED TO HAVE A SLOPE NOT STEEPER THAN I:

THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE SHALL BE ACCEPTABLE. GROOVES SHALL NO BE USED TO SATISFY THIS REQUIREMENT.

5. <u>HANDRAILS</u> HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND SHALL BE CO WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT. INSIDE HANDRAILS ON SWITCHE DOGLEG STAIRS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS.

S ACCESSIBLE STAIRS AND RAILING

SCALE: NTS



CLEAR OPENING REQUIREMENTS

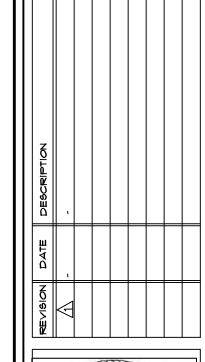
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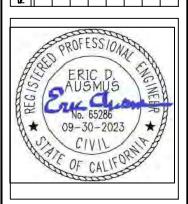
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ELECTRICAL PLAN GENERAL NOTES

ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS (I.E., RECEPTACLES LIGHTS, SMOKE DETECTORS, ETC.) INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER. INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. C.E.C. ARTICLE 210.12(A).

ROOMS NOT REQUIRING AFCI ARE BATHROOMS, GARAGES AND UNFINISHED BASEMENTS.

- ALL 125v 1-PHASE 15 & 20 AMP RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL BE GFCI
- 2.1.1. BATHROOMS
- 2.1.2. GARAGES 2.1.3. OUTDOORS
- 2.1.4. CRAWL SPACES AT OR BELOW GRADE LEVEL
- 2.1.5. UNFINISHED BASEMENTS
- SERVE THE COUNTERTOP SURFACE
- 2.1.7. SINKS WHERE THE RECEPTACLES ARE INSTALLED WITHIN 6' OF THE OUTSIDE EDGE OF A SINK
- 2.1.8. BATHTUBS OR SHOWER STALL WHERE RECEPTACLES ARE INSTALLED WITHIN 6' OF THE OUTSIDE EDGE OF THE BATHTUB OR SHOWER STALL
- 2.1.9. LAUNDRY AREAS
- 2.1.10.DISHWASHERS
- 3. INSULATED CONDUCTORS SHALL BE LISTED WHEN USED IN RACEWAYS (CONDUITS) FOR UNDERGROUND OR IN WET LOCATIONS. NON-METALLIC SHEATHED CABLE SHALL NOT BE USED IN DAMP OR WET LOCATIONS. FLEXABLE METAL CONDUIT SHALL NOT BE USED IN WET LOCATIONS.
- CABLES BURIED IN OR UNDER CONCRETE SHALL BE IN A RACEWAY RATED FOR WET LOCATIONS INCLUDING THE INSIDE OF A BUILDING PER CEC 300.5(C)
- 5. ALL BOXES INSTALLED FOR THE SUPPORT OF LUMINAIRES & CEILING FANS MUST BE LISTED FOR THE ACTUAL WEIGHT OF THE LUMINAIRE OR AT LEAST 50 LBS, WHICHEVER IS GREATER.
- 6. ALL 125V 15, 20 & 30 AMP CIRCUITS USED FOR TEMPORARY WIRING DURING CONSTRUCTION, REMODELING, MAINTENANCE REPAIR OR DEMOLITION SHALL BE GFCI PROTECTED, WHETHER THE POWER IS SUPPLIED THROUGH THE UTILITY SERVICE OR BY AN ON-SITE GENERATOR.

7. PROVIDE TWO 20A SMALL APPLIANCE BRANCH CIRCUITS FOR KITCHENS, PANTRY, BREAKFAST ROOMS, DINING ROOM OR SIMILAR AREAS. PROVIDE DEDICATED 20AMP CIRCUIT FOR LAUNDRY ROOM. RECEPTACLES SHALL BE LOCATED AT WALL AND/OR COUNTER. THESE PLUGS SHALL NOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSAL, DISHWASHERS OR MICROWAVES BUT MAY INCLUDE THE REFRIGERATOR.

8. THE LOCATION OF PHONE AND TV JACKS SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION

9. PROVIDE A 20A DEDICATED BRANCH CIRCUIT FOR EACH BATHROOM AND LAUNDRY ROOM RECEPTACLES. (EXCEPTION-WHERE MARKED, "SUITABLE FOR WET LOCATIONS AND ALL LUMINARIES THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE FOR DAMP LOCATIONS" SUPPLIED.) CEC ARTICLES 210.11(C)(3) AND 210.52

10. ALL LUMINARIES SHALL BE LED.

LUMINAIRES THAT ARE RECESSED INTO INSULATED CEILINGS ARE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) 2.1.6. KITCHENS, WHERE THE RECEPTACLES ARE INSTALLED TO AND ARE CERTIFIED AIR TIGHT TO ASTM E283 AND LABELED AS CIRCUIT AIR TIGHT (AT) TO LESS THAN 2.0 CFM AT 75 PASCALS.

> 1. ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND

A. CONTROLLED BY A PHOTOCELL AND MOTION SENSOR, OR B. PHOTO CONTROL, OR

ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEMS

EXCEPTION: (LIGHTING AROUND SWIMMING POOLS/WATER FEATURES OR OTHER ARTICLE 680 LOCATIONS)

12. ALL LIGHTING INSTALLED IN BATHROOMS, GARAGES, UTILITY ROOMS AND LAUNDRY ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR.

13. DISHWASHERS AND DISPOSAL SHALL BE ON SEPARATE CIRCUITS PER C.E.C. 210.20A C.E.C 210

14. INDIVIDUAL KITCHEN COUNTERS >12" WIDTH REQUIRES AN OUTLET. NO POINT ALONG THE COUNTERTOP IS >24" FROM A RECEPTACLE. RECEPTACLES SHALL BE LOCATED NO MORE THAN 20" ABOVE THE COUNTERTOP AND MAY NOT BE INSTALLED FACE UP POSITION IN THE COUNTER.

15. GARAGE OUTLETS SHALL BE LOCATED A MINIMUM OF 18" ABOVE FINISHED FLOOR

16. ALL NON-LOCKING TYPE 125V, 15 & 20 AMP OUTLETS IN A DWELLING UNIT SHALL BE TAMPER-RESISTANT PER C.E.C. ARTICLE 406.12(A)

17. ALL RECESSED LUMINARIES SHALL NOT CONTAIN SCREW BASE SOCKETS AND SHALL BE CONTROLLED BY A DIMMER SWITCH OR VACANCY SENSOR.

18. PROVIDE A GFCI/WP OUTLET WITHIN 3 FEET OF WATER

19. LUMINARIES LOCATED IN WET LOCATIONS SHALL BE LOCATED IN DAMP LOCATIONS SHALL BE MARKED, "SUITABLE

20. SMOKE AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND EQUIPPED WITH A BATTERY BACKUP. EACH SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL

22. INSTALL MIN. 3 UL RATED INTERSYSTEM BONDING CONDUCTORS AT A COMMON TERMINAL PER CEC 250.94. IBT SHALL BE SECURELY MOUNTED AT THE METER EQUIPMENT ENCLOSURE OR TO AN EXPOSED NONFLEXIBLE METALLIC SERVICE RACEWAY, OR BE CONNECTED TO A GROUNDING ELECTRODE CONDUCTOR WITH A MINIMUM 6 AWG COPPER. IBT SHALL BE ALSO LOCATED AT THE DISCONNECTING MEANS FOR ANY ADDITIONAL BUILDINGS OR STRUCTURES AND BE FULLY ACCESSIBLE WITHOUT INTERFERING WITH THE OPENING OF THE ENCLOSURE FOR A SERVICE.

21. BRANCH CIRCUITS SUPPLYING THE GARAGE SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE, PER CEC 210.52(G)1.

22. ALL INSTALLED LUMINARIES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH TABLE 150.0-A, PER CENC 150.0(K) 1A.

01/05/2025

MECHANICAL LEGEND

CEILING MOUNT FRESH AIR VENTILATOR. PAIKIN VAM470GVJU OR EQUAL

HVAC DUCTING

ELECTRICAL LEGEND

ARC-FAULT (AFCI) DUPLEX RECEPTACLE

GFI RECEPTACLE GARBAGE DISPOSAL

"IN-USE" EXTRA DUTY COVERED WEATHER PROOF GROUND FAULT INTERRUPTER RECEPTACLE REQ'D AT EXTERIOR

SINGLE POLE SWITCH

\$3 THREE WAY SWITCH

OCCUPANCY SENSOR SWITCH

-O-ICAN LIGHTS

WALL MOUNTED EXTERIOR LED LIGHT FIXTURE

MOTION SENSOR LED FLOOD LIGHTS

EXHAUST FAN LIGHT COMBINATION 50 CFM MINIMUM. HUMIDISTAT IAQ FAN

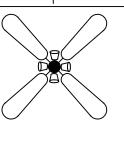
TV CABLE TV

S)|SMOKE ALARM (AFCI PROTECTED) LOCATE MIN. 120' FROM OVEN OR COOKTOP

60 CARBON MONOXIDE DETECTOR (AFCI PROTECTED

| DOOD | VANITY BAR LIGHT

∹|4' LED LIGHT



FAN LIGHT COMBINATION (AFCI PROTECTED AT BEDROOMS) WITH ABILITY FOR ELECTRICAL BOX TO SUPPORT 50LBS MIN.

DUCTLESS MINI-SPLITS W/ ROOF MOUNT

HEAT PUMP REFER TO ENERGY CALCS FOR MINIMUM SEER/EER ROOF MOUNTED HEAT PUMP PER MANUF.

RECOMMENDATIONS

├── SOFFIT LIGHTING W/ OPTIC SENSOR

NON-FUSED DISCONNECT

W/H WATER HEATER PER PLUMBING PLAN

MECHANICAL NOTES

1. ALL KITCHEN HOODS, DRYER VENTS AND BATH FANS SHALL HAVE BACKDRAFT DAMPERS PER CMC 504.1 AND SHALL TERMINATE OUTSIDE. 2. ALL EXHAUST VENTS (EXCEPT FOR DRYER VENTS) SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLES WITH AN OPENING SIZE NOT LESS THAN 1/4" AND A MAXIMUM OPENING SIZE OF 1/2", AND SHALL BE PROTECTED AGAINST LOCAL

WEATHER CONDITIONS. WHERE AN EQUIPMENT OR APPLIANCE IS INSTALLED IN A SPACE WHERE DAMAGE IS CAPABLE OF RESULTING FROM CONDENSATE OVERFLOW, OTHER THAN DAMAGE TO REPLACEABLE LAY-IN CEILING TILES, A DRAIN LINE SHALL BE PROVIDED AND SHALL BE DRAINED IN ACCORDANCE WITH SECTION 310.1. AN ADDITIONAL PROTECTION METHOD FOR CONDENSATE OVERFLOW SHALL BE PROVIDED IN ACCORDANCE WITH ONE OF THE FOLLOWING: a. A WATER LEVEL DETECTING DEVICE THAT

IN THE EVENT THE PRIMARY DRAIN IS BLOCKED. b. AN ADDITIONAL WATERTIGHT PAN OF CORROSION-RESISTANT MATERIAL, WITH A SEPARATE DRAIN LINE, INSTALLED BENEATH THE COOLING COIL, UNIT, OR THE APPLIANCE TO CATCH THE OVERFLOW CONDENSATE DUE TO A CLOGGED PRIMARY CONDENSATE DRAIN.

WILL SHUT OFF THE EQUIPMENT OR APPLIANCE

THAT IS HIGHER THAN THE PRIMARY DRAIN LINE CONNECTION OF THE DRAIN PAN. d. AN ADDITIONAL WATERTIGHT PAN OF CORROSION-RESISTANT MATERIAL WITH A WATER LEVEL DETECTION DEVICE INSTALLED BENEATH THE COOLING COIL, UNIT, OR THE APPLIANCE TO

c. AN ADDITIONAL DRAIN LINE AT A LEVEL

CATCH THE OVERFLOW CONDENSATE DUE TO A CLOGGED PRIMARY CONDENSATE DRAIN AND TO SHUT OFF THE EQUIPMENT THE ADDITIONAL PAN OR THE ADDITIONAL DRAIN LINE CONNECTION SHALL BE PROVIDED WITH A DRAIN PIPE OF NOT LESS

THAN 3/4 OF AN INCH (20 MM) NOMINAL PIPE SIZE, DISCHARGING AT A POINT THAT IS READILY OBSERVED.



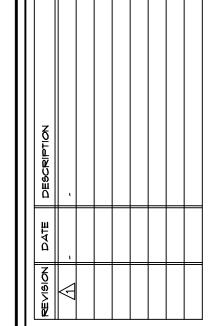
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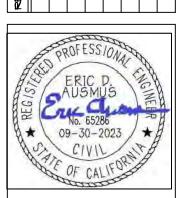
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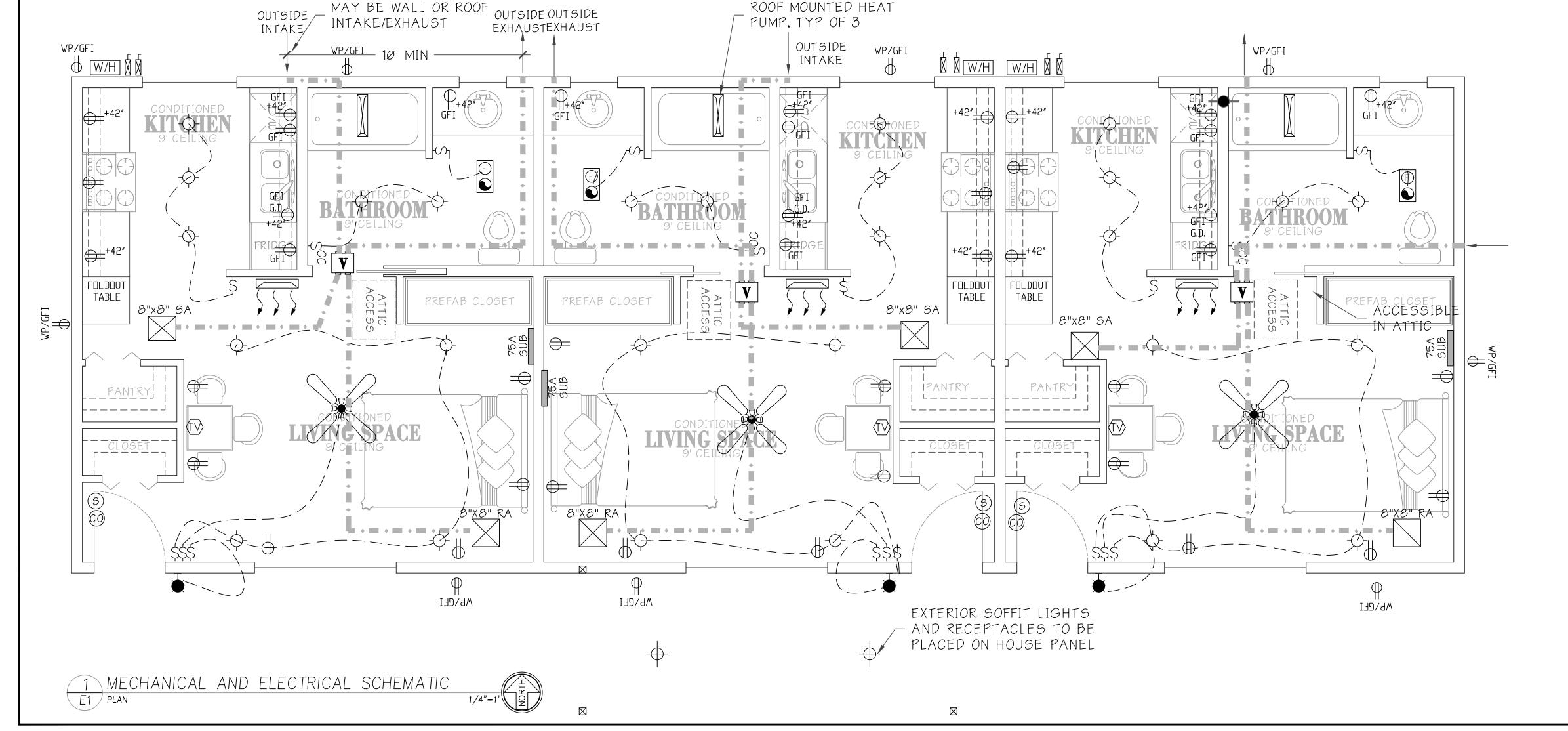
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GAS DEMAND CALCULATIONS PER 2022 CPC

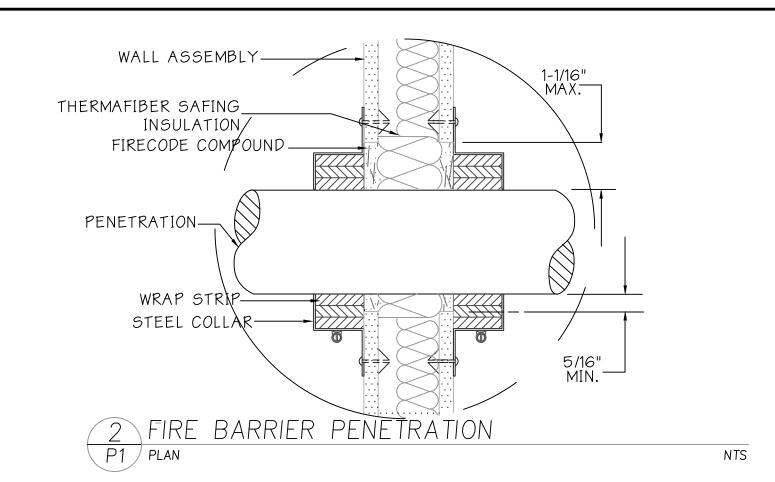
NATURAL GAS PER CPC TBL 1215.2(4) 1.0psi PRESSURE DROP AND 2 ansi INIFT PRESSURE AT 70'

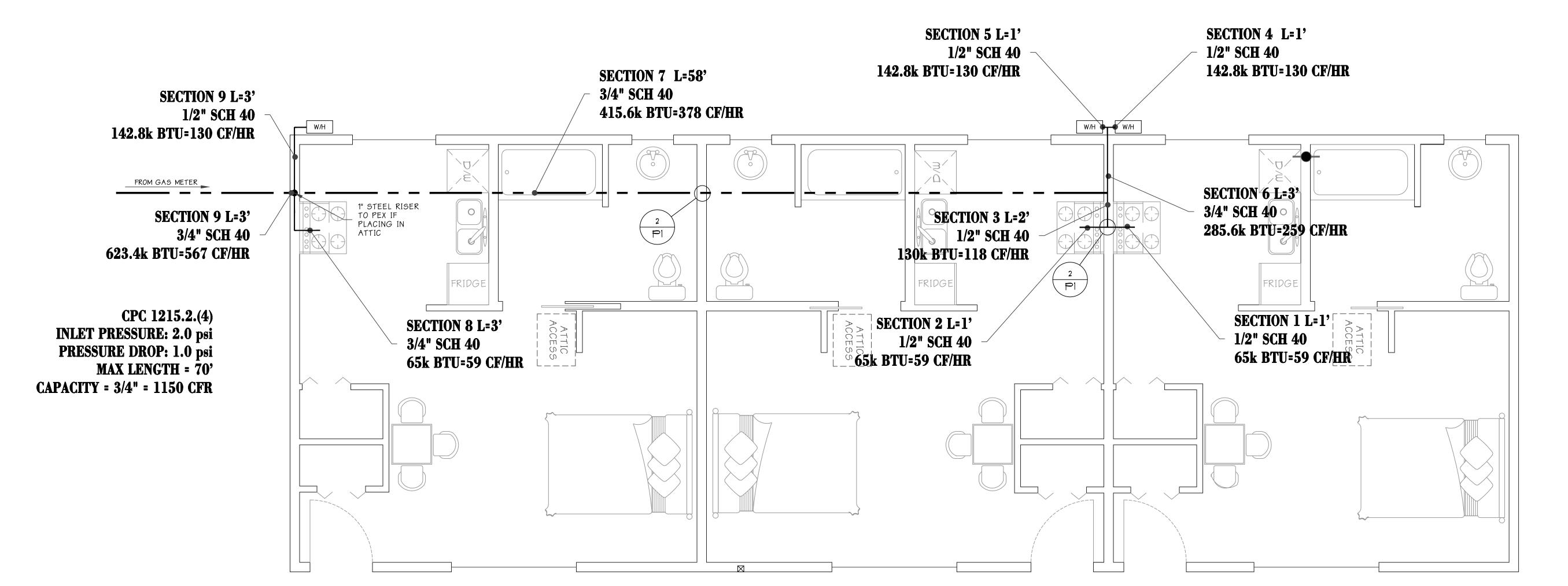
ROI MIND Z. EPSI INCEL I RESSURE MI TE					
APPLIANCE	DEMAND BTU/HR	DEMAND CF/HR			
RANGE	65k	59			
WATER HTR	142.8k	130			

PLUMBING NOTES

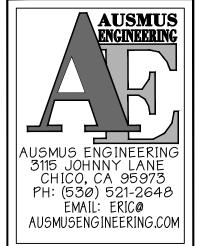
- 1. ALL PLUMBING VENTS SHALL BE 10' AWAY FROM ALL HVAC OUTSIDE AIR INTAKES UNLESS THE VENT OUTLET IS 3' ABOVE THE OUTSIDE AIR
- INTAKE 2. ALL SANITARY WASTE PIPING SHALL SLOPE AT 1/4" PER FOOT MINIMUM
- 3. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE
- 4. WATER HEATERS
- 4.1. PROVIDE A GAS SUPPLY LINE PER 1/P1
- 4.2. GAS WATER HEATERS SHALL BE INSTALLED ON A RAISED PLATFORM A MINIMUM OF 18" ABOVE GRADE
- 4.3. PROVIDE A 120V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE WITH NO OBSTRUCTIONS
- 4.4. PROVIDE A CATEGORY III OR IV VENT, OR TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED
- 4.5. PROVIDE A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE

- 5. WATER CLOSETS SHALL BE SET NO CLOSER THAN 15" FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION OR EDGE OF TUB, NOR CLOSER THAN 30" CENTER TO CENTER TO A SIMILAR FIXTURE PER CPC 402.5
- 6. SHOWER HEADS SHALL BE LOCATED SO THAT THAT DISCHARGE IS NOT DIRECTED TO THE LOCATION OF THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY PER CPC 408.9
- 7. INSTALL AN AIR GAP FITTING AT DISHWASHER TO WASTE CONNECTION
- 8. ALL SHOWER DOORS SHALL BE CONSTRUCTED OF SAFETY GLASS AND MAINTAIN NOT LESS THAN 22" UNOBSTRUCTED OPENING FOR EGRESS
- 9. HOSE BIBS REQUIRED TO HAVE NON-REMOVABLE ANTI-SIPHON DEVICE



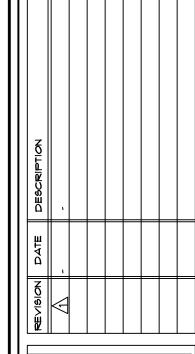


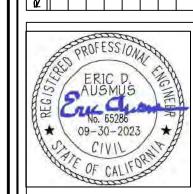
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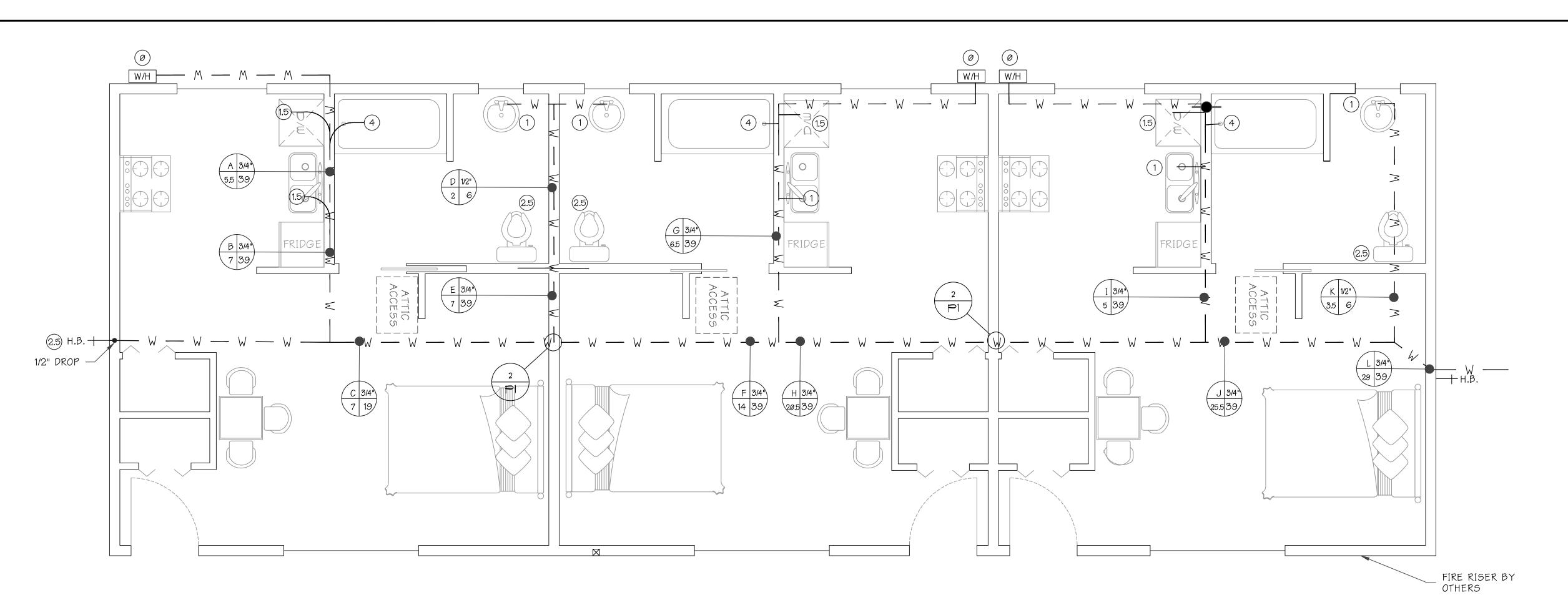


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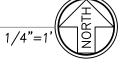
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- SAFETY GLASS AND MAINTAIN NOT LESS THAN 22" UNOBSTRUCTED OPENING FOR EGRESS 9. HOSE BIBS REQUIRED TO HAVE NON-REMOVABLE

ANTI-SIPHON DEVICE

- 10. WHIRLPOOL BATHTUB SHALL BE INSTALLED PER MANUF INSTRUCTION PER CPC 40936 10.1. ACCESS SHALL BE OF A SIZE TO PERMIT THE REMOVAL AND REPLACEMENT OF THE
- CIRCULATION PUMP 10.2. CIRCULATION PUMP SHALL BE LOCATED
- ABOVE THE CROW WEIR OF THE TRAP 10.3. WASTE OUTLET AND TAILPIECE NOT LESS
- THAN 1-1/2" DIAM 10.4. PUMP AND CIRCULATION PIPING SHALL BE SELF DRAINING TO MINIMIZE WATER RETENTION

COLD WATER SUPPLY PLAN



ESTIMATED WATER DEMAND FOR FUTURE

PER CPC APPENDIX A DOES NOT INCLUDE LANDSCAPING BY SEPARATE METER

ELEVATION DIFFERENCE BETWEEN BACKFLOW AND HIGHEST FIXTURE ("-" EQUAL DROP IN ELEV: 9 FT PRESSURE AT THIS FIXTURE: PSF DEVELOPED LENGTH FROM BACKFLOW TO MOST DISTANT FIXTURE: 300 LF

BUI	LDING S	UPPLY I	DEMAND)	_	ANCH TO HO	-
TYPE OF FIXTURE	# OF FIXTURES	FUTURE UNIT DEMAND ^a	TOTAL UNITS	AVAILABLE PER CPC TBL 610.4	# OF FIXTURES	TER SYSTE	DEMAND (GPM)
WATER CLOSET	20	4	80		-	-	-
SHOWERHEADS	20	2	40		20	20x2x3/4=30	-
LAVATORIES	20	1	20		20	20x1x3/4=15	-
KITCHEN SINKS	1	1.5	1.5		1	1x1.5x3/4=1.2	-
DISHWASHER	20	1.5	30		20	20x2x3/4=30	-

174 198 62 78

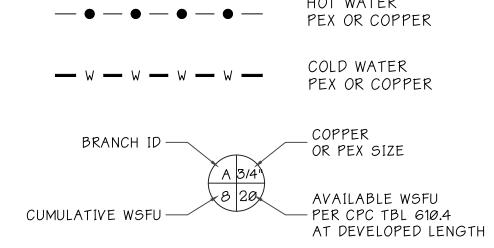
a CPC TABLE 103.1 b CPC CHART A 103.1(2) LINE #2 (NO FLUSHOMETERS)

TOTAL

PRIVATE DWELLING FIXTURE BRANCH SCHEDULE 3-PLEX

DESCRIPTION	NEW	PIPE SIZES TO FIXTURES (INCHES)			E S	REMARKS
		₽W	V	CW	HW	
FLOOR MOUNTED WATER CLOSET	3	3	1-1/2	3/4"	ı	1.28 GPF PROCURED BY OWNER
LAVATORY	3	1-1/4"	1-1/2"	1/2"	1/2"	1.2 GPM AT 60 PSI MAX. 0.8 AT 20 PSI MIN.
INSTANT TANKLESS WATER HEATER	3	-	1	3/4"	3/4"	REFER TO ENERGY REPORT
WASH MACHINE	Ø	2"	2"	1/2"	1/2"	NONE ANTICIPIATED
KITCHEN SINK	3	1-1/2	2"	1/2"	1/2"	1.8 GPM AT 60 PSI MAX. 0.8 AT 20 PSI MIN.
TUB/SHOWER COMBO	3	2"	2"	1/2"	1/2"	NEW. REFER TO ADJACENT SPECS
DISHWASHER	3	2"	2"	1/2"	1/2"	NEW. REFER TO ADJACENT SPECS
HOSE BIB	2	-	-	1/2"	-	NON-REMOVABLE ANTI-SIPHON
HOSE BIB P-TRAP SIZES PER CPO		-	-	1/2"	-	

PLUMBING LEGEND



PER TABLE CPC 604.1 PEX IS ALLOWED FOR BUILDING SUPPLY PIPE AND FITTINGS, AS WELL AS WATER DISTRIBUTION PIPE AND FITTINGS. WHEN PEX TUBING IS PLACED IN SOIL AND IS USED IN POTABLE WATER, THE TUBING OR PIPING SHALL BE SLEEVED WITH A MATERIAL APPROVED FOR POTABLE WATER USE IN SOIL

AJ: 1.Ø AK: 1.5

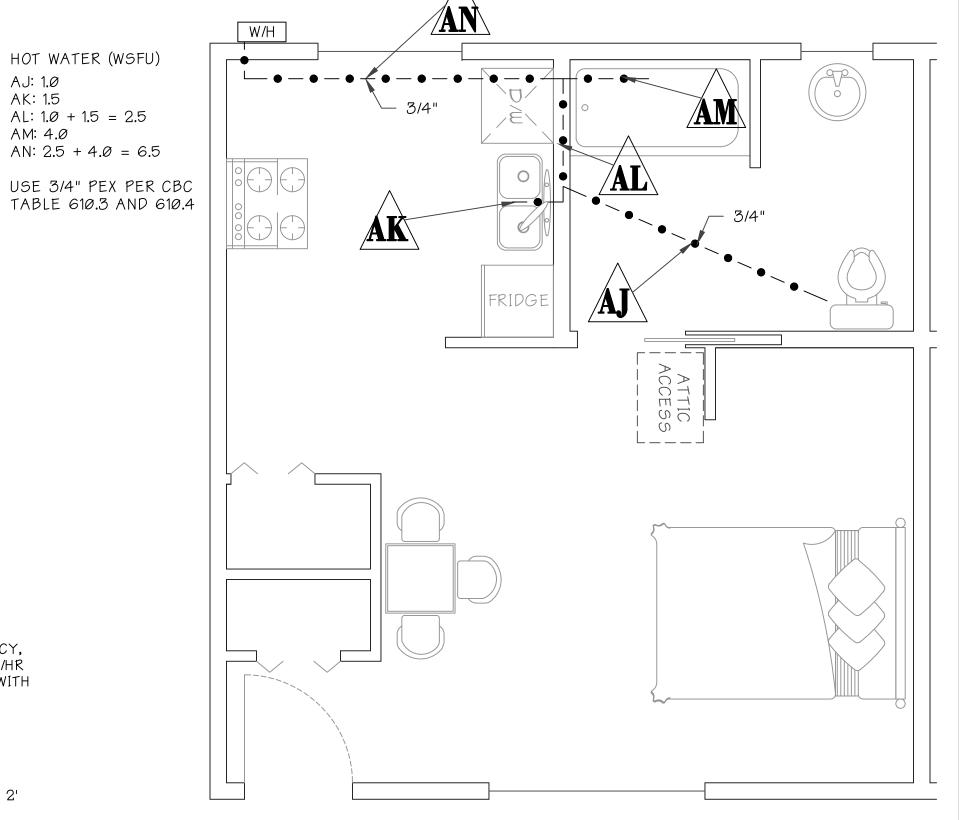
AM: 4.0

AL: 1.0 + 1.5 = 2.5

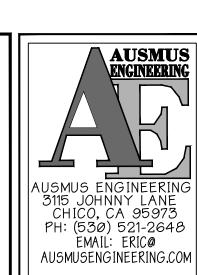
W/H INSTANT "TANKLESS" (OUTDOOR) RATED GAS WATER HEATER, 11,000-180,000 BTUH, 94% ENERGY EFFICIENCY, ENERGY STAR QUALIFIED; PROVIDE MIN. 200,000 BTU/HR GAS LINE & 120V RECEPTACLE LOCATE WITHIN 3'-0" WITH NO OBSTRUCTIONS.

WATER HEATER TO BE APPROVED, LISTED, AND ADEQUATELY SIZED COMBINATION PRESSURE AND TEMPERATURE RELIEF VALVE WITH A DRAIN THAT EXTENDS FROM THE VALVE TO THE OUTSIDE OF THE BUILDING WITH THE END DRAIN PIPE NOT MORE THAN 2' NOR LESS THAN 6" ABOVE THE GROUND POINTING DOWNWARD. NO PART OF THE PIPE SHALL BE THREADED.

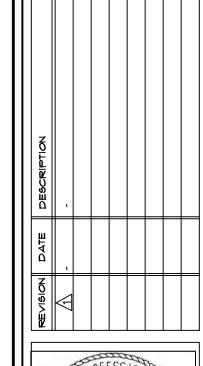
W/H TO HAVE ISOLATION VALVES ON BOTH THE COLD WATER AND THE HOT WATER PIPES LEAVING THE WATER HEATER AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED.

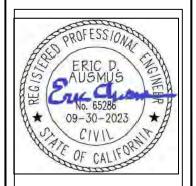


1 HOT WATER PLAN (TYPICAL OF 3 UNITS)



TRIP MA STRE 95988

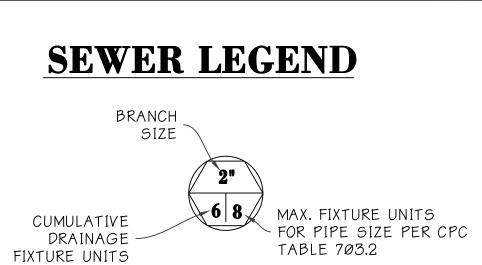




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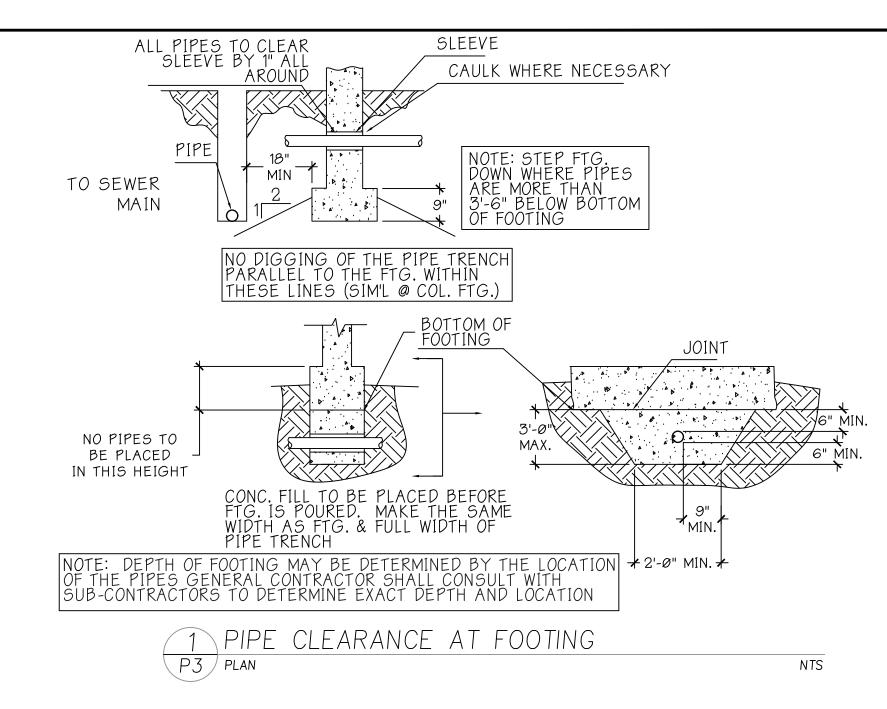
DESIGNED BY: EDA DRAWN BY: EDA CHECKED BY: EDA AS NOTED PROJECT *

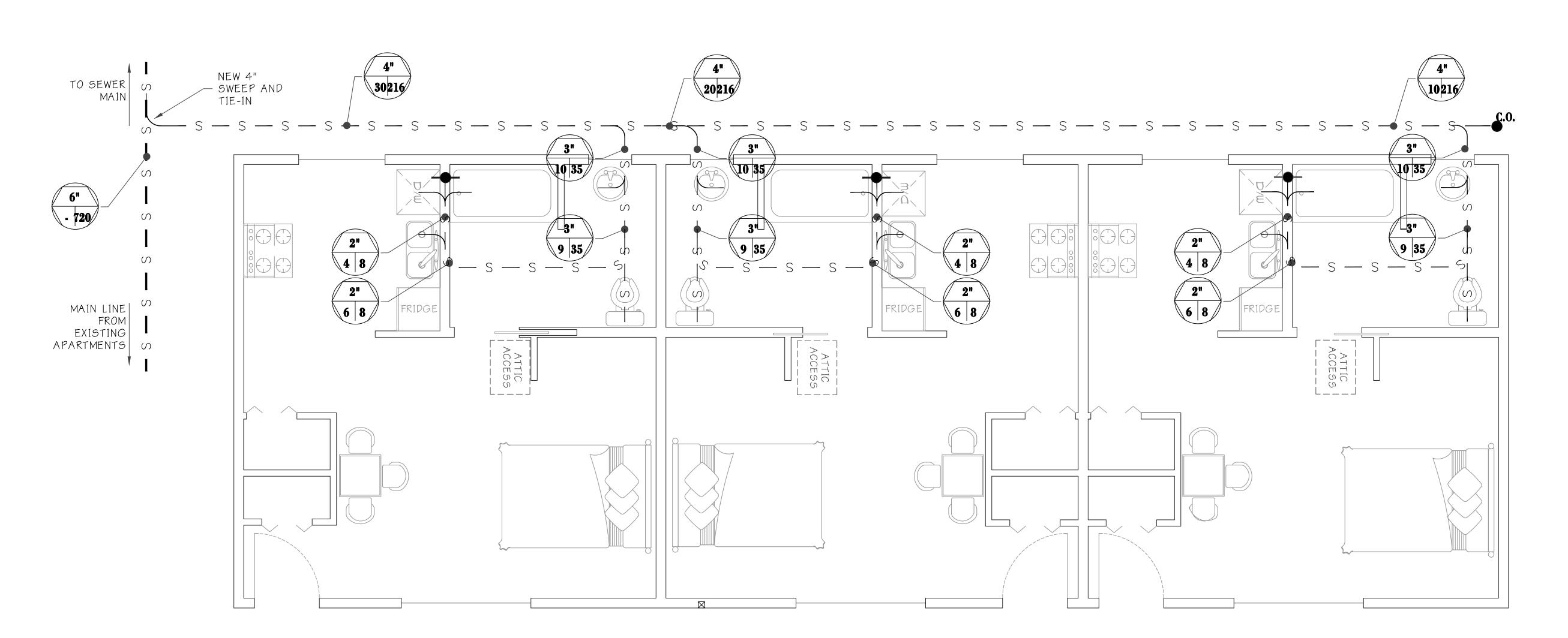
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- NEW ABS SEWER PIPE. SEE PLAN FOR SIZE

MIN 2" GRAVITY PIPE AND VENT THRU ROOF



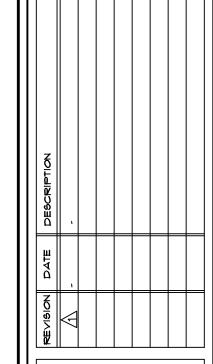


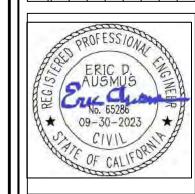
1 SEWER SCHEMATIC P3 PLAN



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PLANS ARCHITECTURAL

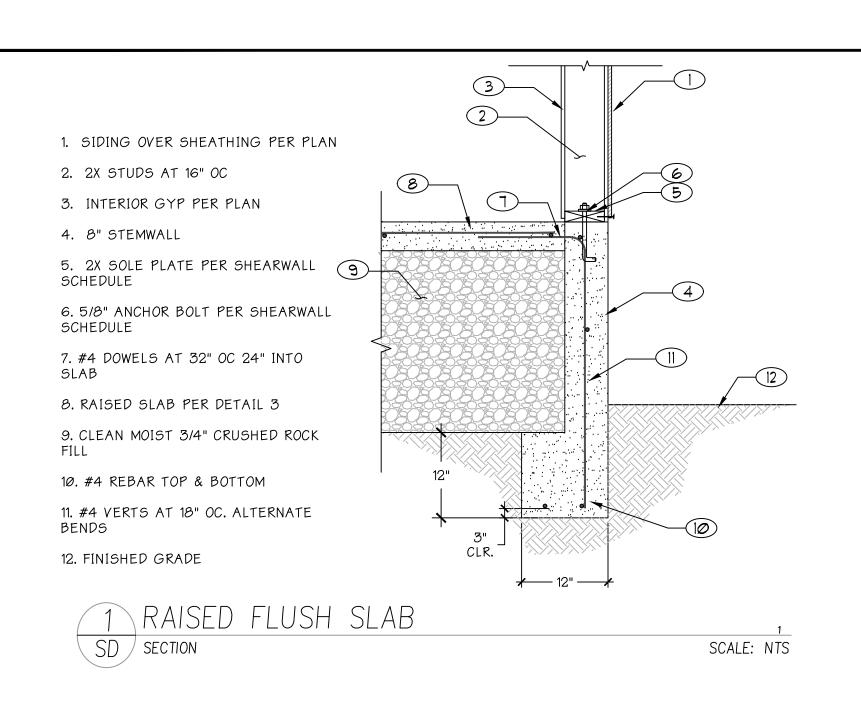


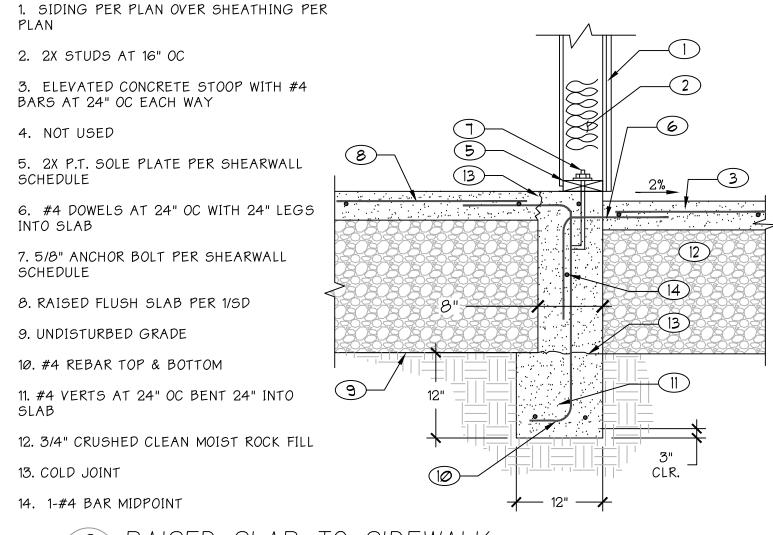


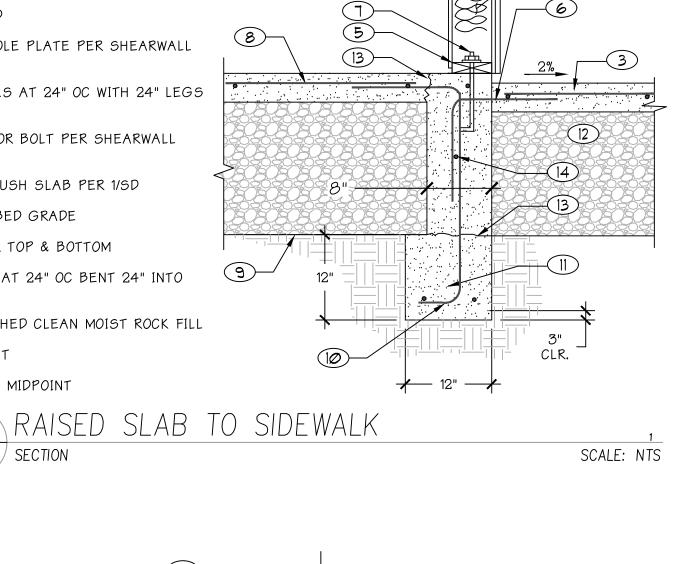
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DRAWN BY: EDA CHECKED BY: EDA AS NOTED PROJECT *

PAGE







1. OSB ROOF SHEATHING PER PLAN

2. 2X TRUSSES AT 24" OC PER PLAN

3. GYPSUM WALL BOARD PER PLAN

SCALE: NTS

6. 3/8" SHEAR PER SHEARWALL

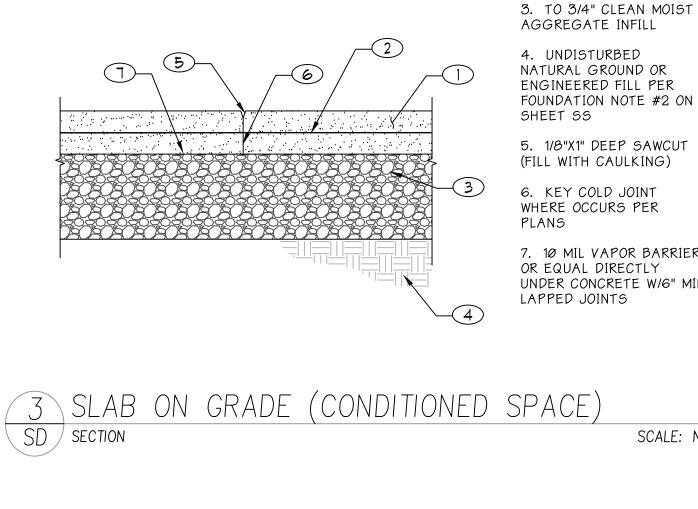
7. SIDING PER ELEVATIONS

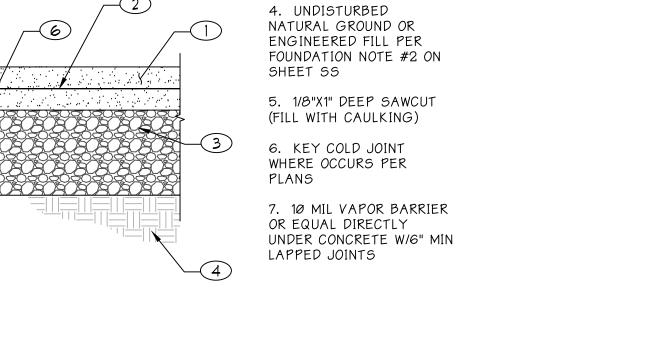
8. H1 EACH TRUSS

9. 2X FRIEZE BLOCKING.

4. 2X STUDS AT 16" OC

SCHEDULE



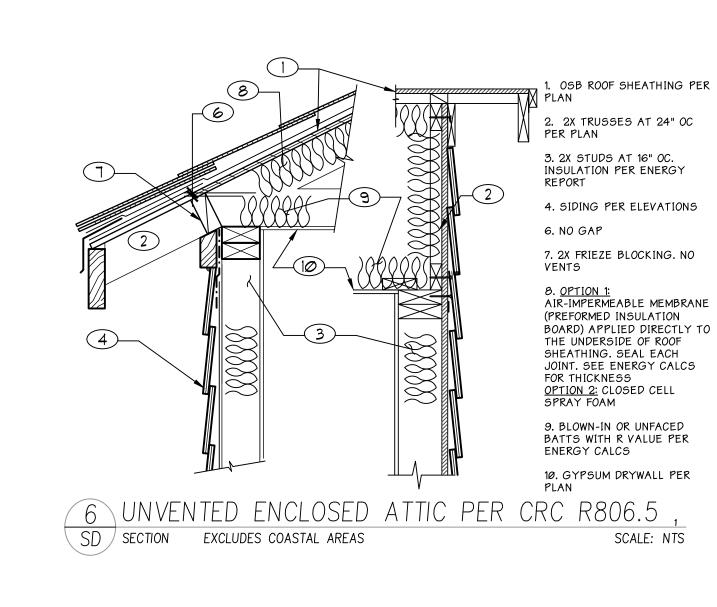


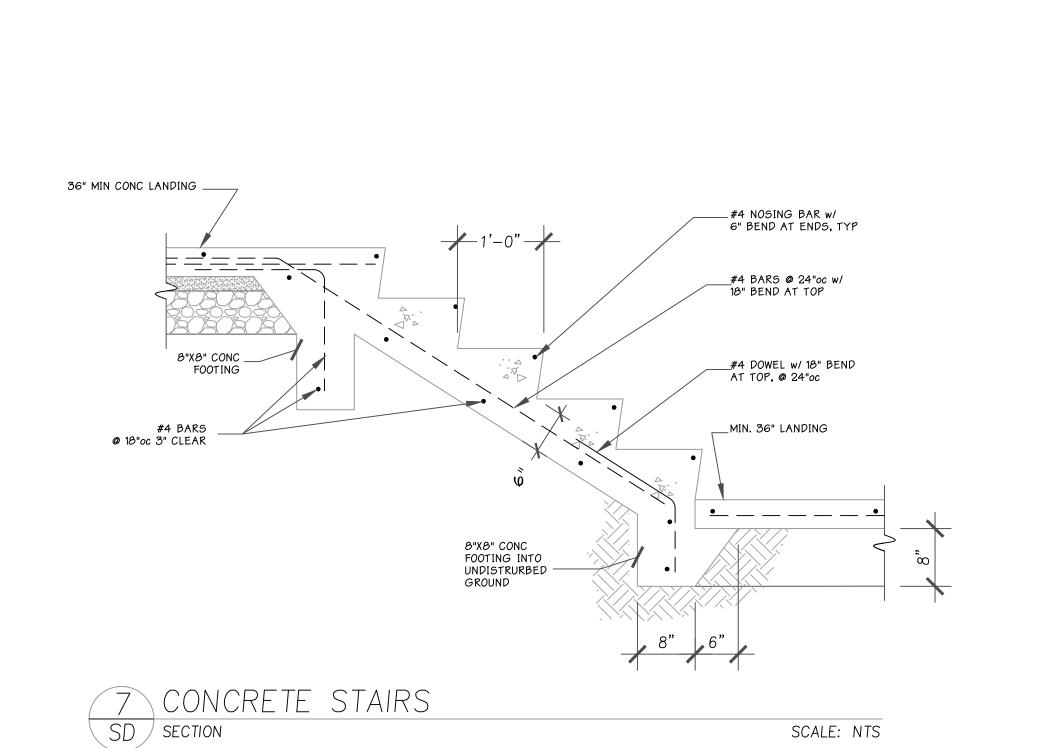
SCALE: NTS

1. 4" MIN 2500 PSI

CONCRETE SLAB. SEE STRUCTURAL NOTES FOR SPECIFICATIONS

2. #35 AT 18" OC E/W OR #45 AT 24" OC E/W



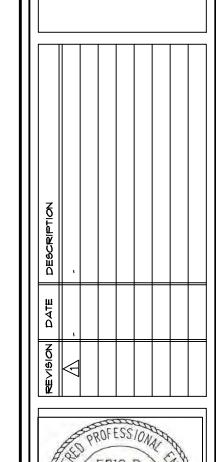


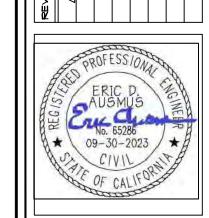
5 SHEAR XFER AT TRUSS EAVE



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PROJECT * PAGE **⊘**F

- 2022 CALIFORNIA RESIDENTIAL CODE (C.R.C.) - 2018 NATIONAL DESIGN SPECIFICATIONS (NDS) - 2019 TMS 402 \$ 602

- ACI 318-19 - APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS

2) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR BRACING AND SHORING ALL EXCAVATIONS, DEWATERING OF EXCAVATION FROM EITHER SURFACE WATER, GROUND WATER OR SEEPAGE, TEMPORARY AND EXISTING STRUCTURES, AND PARTIALLY COMPLETED PORTIONS OF THE WORK TO ASSURE THE SAFETY OF ANY PERSON COMING IN CONTACT WITH THE WORK.

3) ALL A.S.T.M. SPECIFICATIONS NOTED ON THE DRAWINGS SHALL BE AS AMENDED TO DATE.

4) STANDARD DETAILS AND GENERAL NOTES ARE TYPICAL AND SHALL APPLY UNLESS OTHERWISE NOTED OR SHOWN. DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE THE SAME NATURE AS SHOWN FOR SIMILAR CONDITION.

5) THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL VERIFY ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK

6) NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED OR OTHERWISE PENETRATED UNLESS SPECIFICALLY APPROVED BY THE MANUFACTURER OF THE PRODUCT.

1) WHERE THESE GENERAL NOTES AND TYPICAL DETAILS ARE IN CONFLICT WITH ANY SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.

8) THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ENGINEER DO NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OF THE PROCEDURES FOR SUCH METHODS OF CONSTRUCTION. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS, THESE SUPPORT SERVICES WHICH ARE PERFORMED AFTER COMPLETION OF CONSTRUCTION, ARE SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECS: THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISIONS OF CONSTRUCTION.

9) ALL ELEVATIONS ARE REFERENCED FROM TOP OF FINISH GROUND FLOOR ELEV. = 0'-0", U.O.N.

10) ANY TESTING OR INSPECTIONS REQUIRED BY BUILDING OFFICIALS OR THE PROJECT DRAWINGS OR SPECIFICATIONS SHALL BE PERFORMED BY AN APPROVED INDEPENDENT TESTING LABORATORY.

11) OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.

12) CONTRACTOR SHALL READ AND BE FAMILIAR WITH ALL FACETS OF THE PLANS AND SPECIFICATIONS AND SHALL REQUEST CLARIFICATION AS REQUIRED BEFORE COMMENCING CONSTRUCTION.

13) CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONSTRUCTION WHICH IS IN DEVIATION FROM THESE PLANS.

14) CONTRACTOR IS RESPONSIBLE FOR THE CORRECT INSTALLATION OF ALL MANUFACTURED PRODUCTS, INCLUDING BUT NOT LIMITED TO OSB, TI-11, PARALLAMS AND MICROLLAMS. ALL INSTALLATIONS SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

15) UNLESS CALLED OUT AS FUTURE, EXISTING OR NOT-IN-CONTRACT, EVERYTHING SHOWN ON THESE DRAWINGS SHALL BE PROVIDED AND INSTALLED AS PART OF THE WORK OF THE PROJECT.

16) ALL CONDITIONS SHOWN OR NOTED AS EXISTING ARE BASED ON THE BEST INFORMATION CURRENTLY AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS. NO WARRANTY IS IMPLIED AS TO THEIR ACCURACY, CONTRACTOR IS TO FIELD VERIFY ALL CONDITIONS, SHOULD CONDITIONS BECOME APPARENT WHICH DIFFER FROM THE CONDITIONS SHOWN HEREIN THEY SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT OR ENGINEER. THE ARCHITECT OR ENGINEER MAY THEN PREPARE ADDITIONAL DRAWINGS AS MAY BE NEEDED TO ACCOMMODATE THE NEW CONDITIONS.

FOUNDATION

1) FOUNDATION SOIL STRATA IS NATIVE SOIL OR ENGINEERED FILL AS PER THE PROJECT SOILS REPORT WHEN APPLICABLE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE SOILS REPORT & THESE PLANS, THE SOILS REPORT SHALL GOVERN.

SOILS INVESTIGATION OR GEOTECHNICAL REPORT: NONE PROVIDED

1) PER CRC R401.4, THE BUILDING OFFICIAL SHALL DETERMINE WHEN SOIL TSTING IS REQUIRED. IN LIEU OF A COMPLETE GEOTECHNICAL REPORT THE FOLLOWING ALLOWBLE SOIL BEARING VALUES SHALL BE USED PER CRC TABLE R401.4.1.

CRYSTALLINE BEDROCK 12,000	PSF
SEDIMENTARY AND FOLIATED ROCK 4,000	PSF
SANDY GRAVEL AND/OR GRAVEL 3,000	PSF
SAND, SILTY SAND, CLAYEY SAND,	
SILTY GRAVEL AND CLAYED GRAVEL 2,000	PSF
CLAY, SANDY CLAY, SILTY CLAY	
CLAYEY SILT, SILT AND SANDY SILT 1,500+	<u>PSF</u>
*UNLESS BUILDING OFFICIAL DETERMINES OTHERWISE	

2) FOUNDATIONS SHALL BEAR ON FIRM, UNDISTURBED FOUNDATION SOIL STRATA, OR ENGINEERED FILL. ENGINEERED FILL AND ITS RELATIVE COMPACTION TO 95% SHALL BE IN ACCORDANCE WITH ASTM D-1551 AND BE CERTIFIED BY A LICENSED GEOTECH ENGINEER.

3) THE DEPTHS OF BOTTOMS OF FOOTINGS AS SHOWN ON THESE DRAWINGS INDICATE THE ESTIMATED MINIMUM FOUNDATION DEPTHS.

4) THE BOTTOM OF ALL FOOTINGS SHALL BE LEVEL. CHANGES IN FOOTING ELEVATIONS SHALL BE MADE USING THE STEP FOOTING DETAIL ON THESE DRAWINGS.

5) CENTER FOOTINGS UNDER WALLS OR COLUMNS UNLESS OTHERWISE INDICATED ON THESE DRAWINGS.

6) ALL WATER & ORGANICS SHALL BE REMOVED FROM FOOTING EXCAVATION BEFORE PLACING CONCRETE.

1) OWNER/DEVELOPER AND APPROPRIATE SUBCONTRACTOR(6) ARE RESPONSIBLE FOR REVIEWING THE SOILS REPORT (IF APPLICABLE) PRIOR TO COMMENCING CONSTRUCTION.

8) FOR POST-TENSIONED FOUNDATION SYSTEMS, REFER TO DESIGN & DRAWINGS BY OTHERS.

9) SOIL FILL OVER 12" SHALL REQUIRE SPECIAL INSPECTION BY A QUALIFIED DESIGN PROFESSIONAL

WOOD

1) STRUCTURAL FRAMING SHALL BE DOUGLAS FIR - LARCH GRADED IN ACCORDANCE WITH THE STANDARD GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION, GRADES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE DRAWINGS.

4x MEMBERS NO. 2 6x & LARGER MEMBERS NO. 1 (MIN.) EXTERIOR WALL STUDS NO. 2 (MIN.) INTERIOR BEARING WALL STUDS NO. 2 (MIN.) INTERIOR NON-BEARING WALL STUDS STUD GRADE GLU-LAM BEAMS 24F-V4 DF/DF, U.O.N. PARALLAMS E= 2,000,000 PSI MICROLLAMS E= 1,900,000 PSI LSL E= 1,700,000 PSI BLOCKING STUD GRADE

2) MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19% AT TIME OF INSTALLATION FOR SAWN LUMBER.

3) ALL BEAMS INTENDED FOR EXTERIOR USE SHALL BE TREATED OR PROTECTED FROM THE ELEMENTS.

OTHERWISE, 4) AITC CERTIFICATES FOR GLULAM BEAMS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT AND ENGINEER PRIOR TO FABRICATION.

5) WOOD MEMBERS SHALL BE CUT OR NOTCHED ONLY AS SHOWN ON THESE DRAWINGS.

6) SILL PLATES OR WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE PRESERVATIVE TREATED DOUGLAS FIR OR REDWOOD.

1) SOLID BLOCKING SHALL BE INSTALLED BETWEEN JOISTS OR RAFTERS AT THE TOP OF ALL BEARING AND SHEAR WALLS.

9) ALL PLYWOOD SHOWN ON THESE DRAWINGS SHALL BE C-D WITH EXTERIOR GLUE IN ACCORDANCE WITH U.S. PRODUCT STANDARD PSI-95. ALL PANELS SHALL BE MARKED WITH AN APA GRADE MARK WITH AN IDENTIFICATION INDEX ROOF PLY SHALL BE PANEL INDEX 24/0 U.O.N., FLOOR PLY SHALL BE PANEL INDEX 48/24 U.O.N. (PLYWOOD AT EXPOSED ROOF OVERHANGS MAY BE C-C WITH EXTERIOR GLUE.)

10) SHEATHING NAILING AT EDGE OF ANY FLOOR OR ROOF OPENING SHALL BE THE SAME AS BOUNDARY NAILING.

11) PARTIAL SHEETS OF SHEATHING CALLED OUT ON STRUCTURAL DRAWINGS SHALL HAVE A MINIMUM AREA OF 8 SQ. FT. WITH A MINIMUM DIMENSION OF 2 FEET.

12) EXCEPT WHERE MORE STRINGENT CONDITIONS ARE SHOWN ON THE DRAWINGS, WOOD CONSTRUCTION SHALL COMPLY WITH 2019 CRC, CONVENTIONAL CONSTRUCTION PROVISIONS, AS A

13) ENDS OF WOOD MEMBERS ENTERING MASONRY OR CONCRETE WALLS SHALL HAVE A 1/2" AIR SPACE AROUND TOP, END, AND SIDES, UNLESS WOOD IS TREATED WITH APPROVED PRESERVATIVE.

14) MAXIMUM MOISTURE CONTENT FOR GLU-LAM BEAMS SHALL NOT EXCEED 16%.

15) GLU-LAM BEAMS SHALL HAVE A.I.T.C. INSPECTION AND BEAR AN A.I.T.C. STAMP. A COPY OF THE A.I.T.C. INSPECTION CERTIFICATE SHALL BE SENT TO THE BUILDING DEPARTMENT.

16) MANUFACTURED LUMBER SHALL NOT BE NOTCHED, CUT OR DRILLED, EXCEPT AS SHOWN ON DRAWINGS, WITHOUT THE APPROVAL OF THE ENGINEER AND THE BUILDING DEPARTMENT.

17) MANUFACTURED LUMBER SHALL NOT BE EXPOSED TO THE WEATHER UNLESS PRESSURE TREATED OR OF A DURABLE SPECIES.

18) SUBMIT COMPLETE GLU-LAM BEAM SHOP DRAWINGS TO THE ENGINEER AND TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION.

19) SIMPLE SPAN GLU-LAM BEAMS SHALL BE COMBINATION 24F-V4 DF/DF, CANTILEVERED GLU-LAM BEAMS SHALL BE COMBINATION 24F-V8 D.F./D.F.

20) CANTILEYERED ENDS OF GLU-LAM BEAMS SHALL HAVE NO CAMBER.

21) COAT NOTCHED OR DRILLED PRESSURE TREATED WOOD WITH COPPER NAPTHENATE CONTAINING 2% COPPER METAL AND APPLIED WITH REPEATED BRUSHING, DIPPING OR SOAKING.

FASTENERS

1) BOLTS FOR TIMBER CONNECTIONS SHALL BE ASTM A307 MACHINE BOLTS UNLESS OTHERWISE NOTED. BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. BOLT HOLES SHALL BE 1/16 INCH LARGER THAN BOLT DIAMETER.

2) ALL BOLTS SHALL BE RETIGHTENED PRIOR TO THE APPLICATION OF SHEATHING, PLASTER, ETC

3) PROVIDE MALLEABLE IRON WASHERS OR EQUIVALENT CUT PLATE WASHERS UNDER NUTS AND BOLT OR LAG SCREW HEADS WHICH BEAR ON WOOD.

4) WHEN REQUIRED NAILING TENDS TO SPLIT WOOD MEMBERS, NAIL HOLES SHALL BE PRE-BORED TO 15% OF THE NAIL DIAMETER.

5) NAILING NOT SPECIFICALLY INDICATED SHALL COMPLY WITH TABLE 23/04.9.1 IN THE 2016 CRC.

6) ALL NAILS SHALL BE COMMON NAILS UNLESS NOTED OTHERWISE. NAILING SHALL BE PER THE TABLE PROVIDED THIS SHEET, UNLESS NOTED OTHERWISE ON THE PLANS AND DETAILS.

8d COMMON = $\emptyset.131" \times 2 1/2"$ 10d COMMON = 0.148" x 3" $12d COMMON = \emptyset.148" \times 3 1/4"$ $16d COMMON = \emptyset.162" \times 3 1/2"$

1) ALL PREFABRICATED CONNECTING HARDWARE SPECIFIED IS MANUFACTURED BY SIMPSON COMPANY, SAN LEANDRO, CALIFORNIA, UNLESS OTHERWISE NOTED. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR MAXIMUM RATED VALUES.

8) HOLES FOR LAG SCREW SHANKS SHALL BE BORED THE SAME DEPTH AND DIAMETER AS THE SHANK. THE REMAINING DEPTH OF PENETRATION OF THE SCREW SHALL BE BORED TO 10% OF THE

11) PLACE 20'-0" LENGTH OF REBAR AT ELECTRICAL SERVICE LOCATIONS, AND STUB UP SHANK DIAMETER.

9) ALL LAG SCREWS SHALL HAVE WASHERS WHICH HAVE FULL BEARING ON FLATTENED SURFACE OF THE WOOD MEMBER.

10) LAG SCREWS SHALL BE TURNED INTO HOLES WITH A WRENCH NOT DRIVEN IN WITH A HAMMER

11) THE CLEARANCE HOLE FOR THE UNTHREADED PORTION OF THE SHANK SHALL BE THE SAME DIAMETER AS THE SHANK.

PROPRIETARY COMPONENTS

1) WHERE ELEMENTS OF CONSTRUCTION ARE CALLED OUT BY BRAND NAME IN THESE DRAWINGS THE DESIGN IS BASED UPON STRUCTURAL VALUES PROVIDED BY THE MANUFACTURER. EQUIVALENT PRODUCTS OF OTHER MANUFACTURERS MAY BE SUBMITTED TO THE ENGINEER FOR SUBSTITUTION APPROYAL. SUBMITTALS MUST CONTAIN I.C.B.O. REPORT OR OTHER PROOF OF EQUIVALENT STRUCTURAL VALUES.

2) SHEET METAL HANGERS, STRAPS, HOLD-DOWNS, ANCHORS, ETC CALLED OUT AS "SIMPSON" REFER TO PRODUCTS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. ALL SUCH PRODUCTS SHALL BE INSTALLED WITH THE MAXIMUM NUMBER OF FASTENERS CALLED IN THE CURRENT SIMPSON CATALOG UNLESS CALLED OUT DIFFERENTLY IN THESE DRAWINGS.

3) UNLESS CALLED OUT OTHERWISE ON DRAWINGS, CONCRETE EXPANSION ANCHORS SHALL BE "KWIK-BOLT II" BY HILTI FASTENING SYSTEMS, I.C.B.O. *4627.

4) UNLESS CALLED OUT OTHERWISE ON DRAWINGS, MASONRY EXPANSION ANCHORS SHALL BE "DYNABOLT SLEEVE ANCHOR" BY ITW RAMSET / RED HEAD, I.C.B.O. #1372.

5) UNLESS CALLED OUT OTHERWISE ON DRAWINGS, SHOT PINS (POWDER ACTUATED FASTENERS) SHALL BE AS MANUFACTURED BY HILTI, INC AS DESCRIBED IN I.C.B.O. REPORT #1290. PINS SHALL BE MINIMUM Ø.145" DIAMETER AND PENETRATE AT LEAST 1-1/4" INTO CONCRETE UNLESS NOTED

6) UNLESS CALLED OUT OTHERWISE ON DRAWINGS, EPOXY ANCHORS SHALL BE ALL THREAD RODS IN SIMPSON SET HIGH STRENGTH EPOXY, I.C.B.O. *ER5279.

SITE

1) CONTRACTOR SHALL RECOGNIZE AND NOTIFY ENGINEER IF CLAYS OR SOILS, NOT SUITABLE FOR CONSTRUCTION, ARE PRESENT. CONSTRUCTION SHALL NOT CONTINUE WITHOUT APPROVAL BY THE ENGINEER.

2) THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL PROPERTY LINES AND CORNERS AND SHALL ENSURE THAT CONSTRUCTION IS WITHIN ALL APPLICABLE SETBACKS AND EASEMENTS.

3) THE ENTIRE AREA TO BE COVERED BY STRUCTURES SHALL BE CLEARED AND GRUBBED TO REMOVE SURFACE VEGETATION AS REQUIRED.

4) ALL GRADING SHALL CONFORM TO LOCAL GRADING ORDINANCES. GRADE SURROUNDING ANY BUILDING STRUCTURES SHALL BE SLOPED A MINIMUM OF 5% AWAY FROM THE BUILDING PAD FOR A MINIMUM 10' IN ALL DIRECTIONS TO MAINTAIN SUFFICIENT DRAINAGE. WHERE PHYSICAL OBSTRUCTIONS OR LOT LINES PREVENT THIS, AN ALTERNATE METHOD SHALL BE USED TO DIVERT WATER USING A SWALE OR OTHER APPROVED METHOD.

5) THERE SHALL BE NO UTILITY TRENCHES WITHIN THE INFLUENCE ZONE OF THE FOUNDATION (A 45 DEGREE ANGLE PROJECTING FROM THE BOTTOM OF THE OUTER EDGE OF ANY FOOTING.)

STUD BORING & NOTCHING

1) BORED HOLES MAY NOT EXCEED 2.1" DIAMTER FOR 2X4 AND 3.3" FOR 2X6 STUDS AND SHALL BE 5/8" MIN FROM EDGES.

2) NOTCHES MAY NOT EXCEED 1.4" IN DEPTH FOR 2X4 AND 2.2" FOR 2X6 AND MAY NOT EXCEED 4" IN LENGTH. NOTCHING IS NOT ALLOWED ADJACENT TO BORING LOCATIONS.

BEARING WALLS

1) BORED HOLES MAY NOT EXCEED 1.4" DIAMETER FOR 2X4 STUDS AND 2.2" FOR 2X6

REINFORCING STEEL

2) WELDING OF REINFORCING STEEL SHALL BE PERFORMED ONLY WHERE INDICATED ON THE DRAWINGS AND SHALL BE IN COMPLIANCE WITH AWS DI.4 AND ASTM A615. PROVIDE WELDING PROCEDURE AND MILL TEST REPORTS FOR ALL REINFORCEMENT TO BE WELDED. ENGINEER SHALL APPROVE WELDING PROCEDURE AND MILL TEST REPORTS PRIOR TO EXECUTION OF WELDING.

3) LAP SPLICES FOR REINFORCING SHALL BE 40 BAR DIAMETERS OR 24" MINIMUM UNLESS SHOWN OTHERWISE ON THE DRAWINGS. WIRE BARS TOGETHER AT LAPS OR SPLICES. HOOKS SHALL BE CRC STANDARD HOOKS FIGURE R611.5.4(3) UNLESS SHOWN OTHERWISE.

4) REINFORCING SHALL BE FABRICATED AND PLACED ACCORDING TO CRSI, "MANUAL OF STANDARD PRACTICE".

5) ALL REINFORCING STEEL, DOWELS, ANCHOR BOLTS AND OTHER INSERTS SHALL BE WELL SECURED IN PLACE PRIOR TO CONCRETE OR GROUT POUR. ADEQUATE SUPPORTS SHALL BE PROVIDED FOR ALL REINFORCING STEEL.

6) THE FOLLOWING MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE SHALL BE MAINTAINED UNLESS NOTED OTHERWISE:

SLABS ON GRADE	CENTER OF SLAB
CONCRETE BELOW GRADE, FORMED	2"
CONCRETE BELOW GRADE, UNFORMED (POURED AGAINST EARTH)	3"
CONCRETE EXPOSED TO WEATHER	3"
BEAMS AND COLUMNS PRIMARY REINFORCING	2"
BEAMS AND COLUMNS STIRRUPS AND TIES	1-1/2"

1) USE GRADE 60 REINFORCING STEEL FOR RETAINING WALLS. GRADE 40 MAY BE USED FOR ALL OTHER APPLICATIONS

8) ALL BARS SHALL BE CLEANED OF LOOSE FLAKY RUST, GREASE OR OTHER MATERIALS THAT MAY IMPAIR BOND.

9) WELDED WIRE FABRIC TO BE ASTM A185. LAP 1 1/2 SPACES, 9" MINIMUM FOR STRUCTUAL SLABS.

10) WELDED WIRE FABRIC REINFORCEMENT SHALL CONFORM TO ASTM A185 STANDARDS FOR COLD DRAWN STEEL WIRE. SPLICES SHALL BE MADE SO THAT THE OVERLAP MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET IS NOT LESS THAN THE SPACING OF THE CROSS WIRES PLUS TWO (2) INCHES. YIELD STRENGTH TO BE 60 KSI.

REBAR ABOVE THE CONCRETE NEAR SERVICE METER.

12) ALL BENDS SHALL BE MADE COLD.

13) SPACING OF REINFORCING SHALL BE CONSIDERED A MAXIMUM.

MAXIMUM STUD HEIGHTS 1. ALL STUD SPACING TO

12) ALL COUNTER SUNK HOLES SHALL BE 1/8" DIA. GREATER THAN THE DIAMATER OF THE WAS	HER. STUD SIZE	BEARING	NON-BEARING WALLS	DE 10 00
COUNTER SINK HOLES SHALL NOT BE OVERDRILLED.	(IN.)	LATERALLY UNSUPPORTED HT (FT.)	LATERALLY UNSUPPORTED HT (FT.)	2.2×4 STUDS SHALL NOT BE USED AT EXTERIOR
13) FASTENERS IN CONTACT WITH PRESERVE-TREATED WOOD SHALL BE OF HOT DIPPED		UNOUIT ORIED HT (TT.)		BEARING WALLS WHEN SUPPORTING ONE FLOOR
ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. EXCEPTI 1/2" DIAMETER OR GREATER STEEL BOLTS.	ON: 2×4	10'	14'	AND ROOF (OR HABITABLE
1/2 PIAILILN ON GREATEN STELL DOLTS.	2×6	100'	2Ø'	ATTIC)

NORMAL WEIGHT CONCRETE

1) CONCRETE SHALL CONFORM TO THE FOLLOWING:

	SLAB ON	TYPICAL	EXPOSED**	
CONCRETE CLASS	GRADE	FOOTINGS	WALLS	
MAXIMUM AGGREGATE SIZE	3/4"	3/4"	3/4"	
MINIMUM SACKS PER YARD	5	4.5	5	
MAXIMUM WATER/CEMENT RATIO	<i>0.</i> 54	0.60	0.60	
SLUMP	3.5" - 5"	2.5" - 5"	5"	
28 DAY COMPRESSIVE STRENGTH	2500 PSI	2500 PSI	3.000 PSI	

* RESIDENTIAL (R-2 AND R-3) AND U OCCUPANCIES OF LIGHT FRAMED CONSTRUCTION TWO STORIES OR LESS MAY USE 2,500 PSI. FOUNDATIONS FOR OTHER STRUCTURES IN DEF SHALL BE 3,000 PSI AT 28 DAYS PER CBC TABLE 1808.8.1 AND CBC 1904.1.

**SEE MAP THIS SHEET FOR COUNTIES WHICH REQUIRE 3,000 PSI CONCRETE DUE TO WEATHERING FROM EXPOSURE POTENTIAL FOR EXTERIOR STEMWALLS, BASEMENT WALLS AND OTHER FOUNDATION WALLS

2) ALL CONCRETE SHALL BE CONSOLIDATED BY MECHANICAL VIBRATORS.

3) ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CBC. AND ACI STANDARD 318, LATEST EDITION, OF THE AMERICAN CONCRETE INSTITUTE

4) CONCRETE AGGREGATE SHALL CONFORM TO ASTM C-33 AND SHALL BE WELL GRADED. SHRINKAGE CHARACTERISTICS SHALL BE LESS THAN -0.04%.

5) PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE I OR TYPE II.

6) CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ASTM C-94 AND ASTM C-685.

1) ALL EMBEDDED ITEMS SHALL BE PLACED ACCURATELY AND SECURELY PRIOR TO BEGINNING CONCRETE PLACEMENT.

8) CONSTRUCTION JOINTS SHALL BE LOCATED SO AS NOT TO IMPAIR THE STRENGTH OF THE STRUCTURE, JOINTS SHALL BE ROUGHENED AND CLEANED PRIOR TO SUCCEEDING POUR. FOR JOINTS IN ELEVATED SLABS, CONCRETE

9) ALL GROUT SHALL BE NON-METALLIC, NON-SHRINK, HIGH STRENGTH GROUT AS APPROVED BY THE ENGINEER.

BEAMS, OR SHEARWALL FOOTINGS, CONTACT ENGINEER.

10) REINFORCING AND EMBEDMENT ITEMS SHALL BE FREE OF EXCESSIVE SCALE OR RUST, DIRT, GREASE, OIL OR ANY OTHER SUBSTANCE THAT WILL IMPAIR BOND WITH CONCRETE.

12) ALL REINFORCING BARS SHALL BE ACCURATELY AND SECURELY PLACED BEFORE POURING CONCRETE.

13) HOLDOWN LOCATIONS SHOWN ON THE FOUNDATION PLAN ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE ACTUAL LOCATIONS BASED ON THE LENGTH OF SHEAR WALLS, THE TYPE OF HOLDOWNS & THE MANUFACTURER'S SPECIFICATIONS.

14) REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL PIPES, CONDUITS, AND OTHER INSERTS EMBEDDED OR CAST WITH CONCRETE. CORING SHALL NOT BE ALLOWED WITHOUT THE ENGINEERS APPROVAL.

16) ADMIXTURES TO BE USED SHALL BE SUBJECT TO PRIOR APPROVAL BY THE ENGINEER.

IT) CONCRETE SHALL BE CURED WHILE IN A MOIST CONDITION FOR AT LEAST THE FIRST SEVEN (7) DAYS AFTER PLACEMENT. METHODS FOR ACCELERATED CURING SHALL HAVE PRIOR APPROVAL OF THE ENGINEER, AND SHALL MEET CONDITIONS OF ASTM C308.

18) REMOVE ALL DEBRIS FROM FORMS BEFORE POURING CONCRETE.

19) NO WOOD SPREADERS OR WOOD STAKES ALLOWED IN CONCRETE.

20) MAXIMUM FREE FALL OF CONCRETE SHALL BE 8'-0".

21) CONCRETE SHALL BE READY-MIXED PER ASTM C-94.

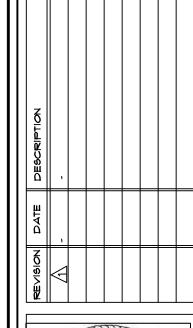
22) WHEN COLD WEATHER CONDITIONS EXIST, PLACE CONCRETE IN COMPLIANCE WITH ACI 301 OR 306.1

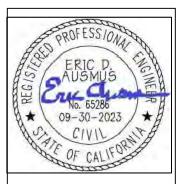
23) WHEN HOT WEATHER CONDITIONS EXIST, PLACE CONCRETE IN COMPLIANCE WITH ACI 305R REINFORCING SHALL BE KEPT COOL DURING PLACEMENT OF CONCRETE.

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STRE 1111 25 SC WI





JAN 5, 2025 DESIGNED BY: EDA DRAWN BY: EDA CHECKED BY: EDA

SCALE: AS NOTED PROJECT * PAGE **⊘**F

SHEET NO.

01/05/2025

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

Y N/A RESPON. PARTY CHAPTER 3 **GREEN BUILDING SECTION 301 GENERAL**

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

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 et seq. for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC) 301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

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

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

Department of Housing and Community Development California Building Standards Commission Division of the State Architect, Structural Safety Office of Statewide Health Planning and Development Low Rise

Additions and Alterations

NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental pect the integrity of adjacent properties.

ollowing terms are defined in Chapter 2 (and are included here for reference)

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES. Eligible vehicles are limited to the following:

1. Zero emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles (TZEV) regulated under CCR. Title 13. Section 1962. 2. High-efficiency vehicles, regulated by U.S. EPA, bearing a fuel economy and greenhouse gas rating od 9 oe 10 as regulated under 40 CFR Section 600

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385,5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of – ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT 5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE

OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the

Scheduling construction activity during dry weather, when b. Preservation of natural features, vegetation, soil, and

buffers around surface waters. Drainage swales or lined ditches to control stormwater flow. Mulching or hydroseeding to stabilize disturbed soils. Erosion control to protect slopes.

Protection of storm drain inlets (gravel bags or catch basin Perimeter sediment control (perimeter silt fence, fiber rolls).

Sediment trap or sediment basin to retain sediment on site. Stabilized construction exits. Wind erosion control

Other soil loss BMPs acceptable to the enforcing agency. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but

are not limited to, the following: Dewatering activities.

Material handling and waste management. Building materials stockpile management.

Management of washout areas (concrete, paints, stucco, etc.). e. Control of vehicle/equipment fueling to contractor's staging

area. Vehicle and equipment cleaning performed off site.

Spill prevention and control Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development. **5.106.4 BIČYCLE PAŘKING.** For buildings within the aŭthority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1 For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.

Exception: Additions or alterations which add nine or less visitor vehicular parking spaces. **5.106.4.1.2 Long-term bicycle parking.** For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5 106 4 1 3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility. **5.106.4.1.5** Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

I. Covered, lockable enclosures with permanently anchored racks for bicycles; 2. Lockable bicycle rooms with permanently anchored racks; or 3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicvcle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building. **5.106.4.2.2 Staff bicycle parking.** Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles; 2. Lockable bicycle rooms with permanently anchored racks; or 3. Lockable, permanently anchored bicycle lockers.

5.106.5.3 Electric vehicle (EV) charging. [N] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions: a. Where there is no local utility power supply

b. Where the local utility is unable to supply adequate power

required to comply with this code section

permanently and visibly marked as "EV CAPABLE."

 Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project. 2. Parking spaces accessible only by automated mechanical car parking systems are not

5.106.5.3.1 EV capable spaces.

[N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following

1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.

2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS. 3. The electrical system and any on-site distribution transformers shall have sufficient capacity

to supply full rated amperage at each EV capable space. 4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)^2
0-9	0	0
10-25	2	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20% of total¹	25% of EV capable spaces1

The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards the total number of required EV capable spaces shown in column 2.

5.106.5.3.2 Electric vehicle charging stations (EVCS)

EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table

5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel

5.106.5.3.3 Use of automatic load management systems (ALMS). ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity 5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle

and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs. When EVSE is installed, accessible EVSC shall be provided in accordance with the California Building

Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s) 5.106.5.4 Electric Vehicle (EV) charging: medium-duty and heavy-duty. [N]

Code, Chapter 11B, Section 11B-228.3.

Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE. 1. On a case-by-case basis where the local enforcing agency has determined compliance with this

section is not feasible based upon one of the following conditions: a. Where there is no local utility power supply. b. Where the local utility is unable to supply adequate power c. Where there is evidence suitable to the local enforcing agency substantiating that

additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project. When EVSE(s) is/are installed, it shall be in accordance with the California Building Code, the California Electrical Code and as follows:

5.106.5.4.1 Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores with planned off-street loading spaces.

[N] In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceways(s) or busway(s) and adequate capacity for transformers(s), service panels(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include but are not limited to, the following: 1. The transformer, main service equipment and subpanel shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future

installation of EVSE. 2. The construction documents shall indicate on or more location(s) convenient to the planned offstreet loading space(s) reserved for medium-and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s) as shown in Table

3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium-and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipments for medium- and heavy-duty

4. The raceway(s) or busway(s) shall be sufficient size to carry the minimum additional system load

to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table

TABLE 5.106.5.4.1 RACEWAY CONDUIT AND PANEL POWER

REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
	10,000 to 90,000	1 or 2	200
Grocery	10,000 00 70,000	3 or Greater	400
	Greater than 90,000	1 or Greater	400
	10,000 to 135,000	1 or 2	200
Retail	10,000 to 133,000	3 or Greater	400
	Greater than 135,000	1 or Greater	400
		1 or 2	200
Warehouse	20,000 to 256,000	3 or Greater	400
	Greater than		

5.106.8 LIGHT POLLUTION REDUCTION. [N]. I Outdoor lighting systems shall be designed and installed to comply

256,000

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code: and 2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8); 3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in 4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance

1 or Greater

lawfully enacted pursuant to Section 101.7, whichever is more stringent.

decorative luminaires

01/05/2025

Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code. Emeraency liahtino

Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6. 4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE

BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS 1,2 LIGHTING LIGHTING LIGHTING ALLOWABLE RATING ZONE LZ1 | ZONE LZ2 | ZONE LZ3 | ZONE LZ4 BACKLIGHT RATING 3 Luminaire greater Ithan 2 mountina N/A No Limit No Limit No Limit No Limit heights (MH) from property line Luminaire back N/A hemisphere is 1-2 MH from property line Luminaire back Themisphere is 0.5-1 N/A ВЗ MH from property Luminaire back hemisphere is less N/A than 0.5 MH from |property line MAXIMUM ALLOWABLE UPLIGHT RATING (U) U0 For area lighting 3 N/A UO UO For all other outdoor N/A U1 U3 lighting,including

		Y N/A RESPON. PAR	TY = RESPO	PPLICABLE NSIBLE PARTY (ie: ARC R, CONTRACTOR, INSPI	
MAXIMUM ALLOWABLE GLARE RATING 5 (G)					
MAXIMUM ALLOWABLE GLARE RATING 5 (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING 5 (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING 5 (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING 5 (G)	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the California Energy Code and Chapter 10 of the California Administrative

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance

3. General lighting luminaires in areas such as outdoor parking, sales or 5.106.8 PFacings Backlight meet these reduced ratings. Decorative luminaries located Lthragerese with adminest of the three was a superior that the start of the start o nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and

distance to the nearest point of that property line. Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required

For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

1.See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.

2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference - Material) for IES TM-15-11 Table A-1, **California Energy Code** Tables 130.2-A and 3. Refer to the California Building Code for requirements for additions and

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

2. Water collection and disposal systems.

alterations.

French drains. Water retention gardens

5. Other water measures which keep surface water away from buildings and aid in groundwater recharge. **Exception:** Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation. DIVISION 5.2dscatner GY CETTICIENCY , minimum #10 container size or to provide shade over 20 percent of the hardscape SECTION 5.201 GENERAL 5.201.1 Scope [BSC-CG]: California Energy Code [DSA-SS]. For the purposes of mandatory energy e Exiciptions: standards in this code, the California Energy Commission will continwalks nardscape สายสร้องข้องอยู่ by รูปเล่าหนือเองเปลี่ยนกลับ structures or shade structures with roofing DIVISION STATE COMMANTER EFFICIENCY AND DECEMBER VATION Part in lieu of shade tree planting.

Designated and marked play areas of organized sport activity are not included in the total area calculation. **SECTION 5.301 GENERAL** 5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 (and are included here for

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when

applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water

that needs to be applied to the landscape. FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as

stairs, covered walkways, patios and decks. METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or ad justable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELD, or adopt a local ordinance at least as effective as the MWELD.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water SUBMETER.[HCD 1] A secondary device beyond a meter that measures water

consumption of an individual rental unit within a multiunit residential structure

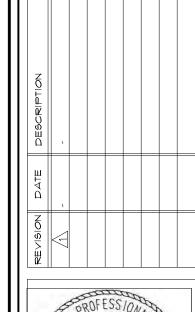
WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance

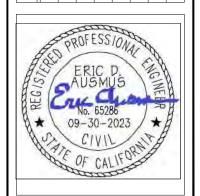
or mixed-use residential and commercial structure. (See Civic Code Section

1954.202 (g) and Water code Section 517 for additional details.)

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5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum more than 0.5 gallons per minute at 60 psi. **5.303.3.4.2 Kitchen faucets.** Kitchen faucets shall have a maximum flow rate of gallons per minute at 60 psi. Kitchen faucets may not more than 1.8 temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. 5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of

WaterSense

gallons per minute/20 [rim space (inches) at 60

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash as shall have a maximum flow rate of not more than 0.20 fountains shall have a gallons per minute/20 [rim space (inches) at 60 psi].

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

5.303.3.4.6 Pre-rinse spray value

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

FOR REFERENCE ONLY: The following table and code section have been

inted latior	Thom the California Code of P ns), Section 1605.1 (h)(4) and Sec	Regulations, Title 20 (Appliance Efficiency tion 1605.3 (h)(4)(A).	/
	STANDARDS FOR COMMERCI Values manufactured o 28, 2019		
	PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)	
	Product Class 1 (≤ 5.0 ozf)	1.00	
	Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20	
	Product Class 3 (> 8.0 ozf)	1.28	

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

Chapter 6 of this code.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of Note: This code section does not affect local jurisdiction authority to

prohibit or require disposer installation. 5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in

additions or areas of alteration to the building. 5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code,* and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code and in

SECTION 5.304 OUTDOOR WATER USE **5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.** Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

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

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, California Code of Regulations, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE **EFFICIENCY**

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS 5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with

TEST. A procedure to determine quantitative performance of a system or

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT 5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent

5.407.2.2 Entries and openings Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

> An installed awning at least 4 feet in depth. 2. The door is protected by a roof overhang at least 4 feet in

depth. 3. The door is recessed at least 4 feet. 4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane. SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND

RECYCLING **5.408.1 CONSTRUCTION WASTE MANAGEMENT.** Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale. 2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream). Identifies diversion facilities where construction and demolition waste material collected will be taken. 4. Specifies that the amount of construction and demolition waste by weight or volume, but materials diverted shall be calculated

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

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

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

consideration of local recycling facilities

Excavated soil and land-clearing debris. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist. 3. Demolition waste meeting local ordinance or calculated in

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency,

5.408.1.4 Documentation. Documentation shall be provided to the enforcing ency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing

Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE.[A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the **Public Resources Code.** Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by <code>OSHPD</code> or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

Owner's or Owner representative's project requirements.

Commissioning measures shown in the construction documents. Commissioning plan.

Functional performance testing.

Documentation and training. Commissioning report.

Unconditioned warehouses of any size. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses. 3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1. 4. Open parking garages of any size, or open parking garage areas, of

Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning.

any size, within a structure.

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel AC 476 des not certify individuals to performance tests or to adjust and conduct functional balance systems.

2. Functional performance testing for heating, ventilation, air conditioning must be performed in compliance with systems and lighting controls the California Energy Code

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This

documentation shall include the following: Environmental and sustainability goals.

Building sustainable goals. Indoor environmental quality requirements. Project program, including facility functions and hours of

operation, and need for after hours Equipment and systems expectations. Building occupant and operation and maintenance (D&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the $\Box PR$ shall be completed at the design phase of the building project. The Basis of Design document shall following systems:

> Renewable energy systems. Landscape irrigation systems. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan document how the project will be commissioned. shall be completed to . The commissioning plan shall include the following: General project information.

Commissioning goals. Systems to be commissioned. Plans to test systems and components shall include:

a. An explanation of the original design intent. b. Equipment and systems to be tested, including the extent of

Functions to be tested. d. Conditions under which the test shall be performed.

Commissioning team information. Commissioning process activities, schedules and responsibilities.

e. Measurable criteria for acceptable performance.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The shall include the following:

1. Site information, including facility description, history and current requirements.

Site contact information. Basic operations and maintenance, including general site troubleshooting, operating procedures, basic

recommended maintenance requirements, site events log. 4. Major systems.

Site equipment inventory and maintenance notes. 6. A copy of verifications required by the enforcing agency or

5.410.2.5.2 Systems operations training. [N] A program for training of the

staff for each equipment type and/or

7. Other resources and documentation, if applicable.

system shall be developed and documented in the commissioning report and shall include the following:

 System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces). Review and demonstration of servicing/preventive maintenance.

Review of the information in the Systems Manual. 4. Review of the record drawings on the system/equipment. 5.410.2.6 Commissioning report. [N] A report of commissioning process activities

undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative. 5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and

adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

system.

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Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

Renewable energy systems. Landscape irrigation systems. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a system serving a building or space is new space-conditioning operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

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

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through Y N/A RESPON. PARTY traffic usually on a continuous route.

> A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have

> 1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32°

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

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

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the California Electrical Code, off-road, self-propoelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCSj). One or more spaces intended for

charging electric vehicles. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections. GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based

unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide

over a given period of time. Carbon dioxide is the reference compound with a GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report

(AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14, the AR4 GWP values are found in column "100 yr" of Table 2.14. HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing

to allow a change of direction, with a radius 1.5 times the pipe diameter. LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as

amended March 10, 2009). MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2-1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (RDG) Mixture" per

weight of compound added, expressed to hundreths of a gram (g $\square^3/$ g R \square C). **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).

PSIG. Pounds per square inch, guage.

SECTION 5.503 FIREPLACES

to meet the emission limits.

conclusion of construction.

March 10, 2009).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once

emitted, to contribute to ozone formation in the troposphere. SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter. SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to

remote compressor units or condensing units. VOC. A volatile organic compound 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

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances. **5.503.1.1 Woodstoves.** Woodstoves and pellet stoves 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

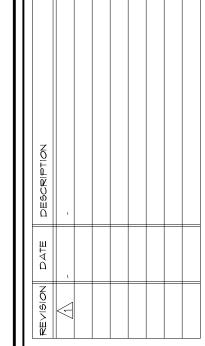
SECTION 5.504 POLLUTANT CONTROL **5.504.1 TEMPORARY VENTILATION.** The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to

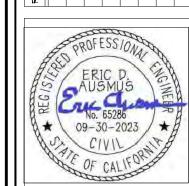
occupancy, or, if the building is occupied during alteration, at the

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

PH: (530) 521-2648 EMAIL: ERIC@ AUSMUSENGINEERING.COM

ARCHITE





JAN 5, 2*0*25 DESIGNED BY: EDA

> DRAWN BY: EDA CHECKED BY: EDA SCALE: AS NOTED

PROJECT *

PAGE OF.

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5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards: 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 Tables 5.504.4.1 and products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds

(chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of 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

Less Water and Less Exempt Compounds	in Grams per Liter
ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
DUTDOOR 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 ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTE	D 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, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

Less Water and Less Exempt Compo	ounds in Grams per Liter
SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, 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 5.504.4.3 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 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VDC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic depleting substances, in Sections 94522(c)(2) and (d)(2) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the Bay Area Air Quality Management District iurisdiction of the additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABL	_E	5.5	504.	4.3	_	CONT.							
GRAMS	ΟF	∨□C	PER	LITER	DΕ	COATING,	LESS	WATER	&	LESS	EXEMPT	COMPOUNDS	

Y N/A RESPON.

COATING CATEGORY	CURRENT VOC LIMIT
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINDUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
NDUSTRIAL 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
RODF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
JPAQUE	550
SPECIALTY PRIMERS, SEALERS & JNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
RAFFIC MARKING COATINGS	100
UB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE. 3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR

MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD. **5.504.4.3.2 Verification.** Verification of compliance with this section shall be

ovided at the request of include, but is not limited to, the following: Manufacturer's product specification Field verification of on-site product containers

5.504.4.4 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 Specifications 01350).

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

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#materid 5.504.4.4.1 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 Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.2, January 2017 (Emission testing method for

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

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#mater====== **5.504.4.4.2 Carpet adhesive.** All carpet adhesive shall meet the requirements

5.504.4.5 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 (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

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

Chain of custody certifications. Product labeled and invoiced as meeting the Composite Wood CCR, Title 17, Section 93120, et Products regulation (see

seq.). 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.

5. Other methods acceptable to the enforcing agency.

Product certifications and specifications.

TABLE	5.504.4.5	_	FORMALDEHYDE	LIMITS ₁	

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER	MILLION
PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENOITY EIDEDDUADDA	0.10

| | HIN MEDIUM DENSITY FIBERBUARD2 1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

Y N/A RESPON. PARTY

Y N/A RESPON. **5.504.4.6 Resilient flooring systems.** Where resilient flooring is installed, at least 80 percent 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 Environmental Chambers," Version 1.2, January from Indoor Sources Usina 2017 (Emission testing method for California Specifications 01350)

See California Department of Public Health's website for certification programs and testing labs. ~https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#materidl

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs.

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

5.504.4.7.1 Verification of compliance.

Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels. Comply with the requirements of the California Department of Public Health, 'Standard Method for the Testing and Evaluation of Volatile 🛭 rganic 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. **5.504.4.8.1 Verification of compliance.** Documentation shall be provided verifying

that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the

manufacturer indicating the MERV rating. 5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the California Energy Code, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO2) MONITORING. For buildings or additions equipped with demand control ventilation, CD2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

5.506.3 Carbon dioxide (CO2) monitoring in classrooms. (DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the

California Energy Code, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements: The monitor or sensor -shall be permanently affixed in a tamper-proc manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable

2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.

3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in

the classroom have exceeded 1,100ppm. 4. The monitor or sensor shall measure carbon dioxide levels at minimum 15minute intervals and shall maintain a record of previous carbon dioxide

measurements of not less than 30 days duration. 5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.

6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound ansmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Dutdoor-Indoor Sound Transmission Class (DITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and noof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite DITC rating of no less than 40, with exterior windows of a minimum STC of 40 or DITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

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1. Lam or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ)

2. Lan or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element. 2. Within the 65 CNEL or Lam noise contour of a freeway or

expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan. 5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings

exposed to a $\frac{1}{2}$ noise level of 65 dB $\frac{1}{2}$ noise level of 65 dB $\frac{1}{2}$ operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC at least 45 (or DITC 35), with exterior windows of a minimum STC of 40 (or DITC 30).

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.507.4.2 PERFORMANCE METHOD. FOR BUILDINGS LOCATED AS DEFINED IN SECTION 5.507.4.1 OR 5.507.4.1.1, WALL AND ROOF-CEILING ASSEMBLIES EXPOSED TO THE NOISE SOURCE MAKING UP THE BUILDING OR ADDITION ENVELOPE OR ALTERED ENVELOPE SHALL BE CONSTRUCTED TO PROVIDE AN INTERIOR NOISE ENVIRONMENT ATTRIBUTABLE TO EXTERIOR SOURCES THAT DOES NOT EXCEED AN HOURLY EQUIVALENT NOISE LEVEL (LEQ-1HR) OF 50 DBA IN OCCUPIED AREAS DURING ANY

5.507.4.2.1 SITE FEATURES. EXTERIOR FEATURES SUCH AS SOUND WALLS OR EARTH BERMS MAY BE UTILIZED AS APPROPRIATE TO THE BUILDING, ADDITION OR ALTERATION PROJECT TO MITIGATE SOUND MIGRATION TO THE INTERIOR. 5.507.4.2.2 DOCUMENTATION OF COMPLIANCE. AN ACQUISTICAL ANALYSIS DOCUMENTING COMPLYING INTERIOR SOUND LEVELS SHALL BE SOUND LEVELS SHALL BE PREPARED BY PERSONNEL APPROVED BY THE ARCHITECT OR ENGINEER OF RECORD.

5.507.4.3 INTERIOR SOUND TRANSMISSION. WALL AND FLOOR-CEILING ASSEMBLIES SEPARATING TENANT SPACES AND TENANT SPACES AND PUBLIC PLACES SHALL HAVE

NOTE: EXAMPLES OF ASSEMBLIES AND THEIR VARIOUS STC RATINGS MAY BE FOUND AT THE CALIFORNIA OFFICE OF NOISE CONTROL: NOISE CONTROL: WWW.TOOLBASE.ORG/PDF/CASESTUDIES/STC_ICC_RATINGS.PDF.

SECTION 5.508 OUTDOOR AIR QUALITY 5.508.1 OZONE DEPLETION AND GREENHOUSE GAS REDUCTIONS. INSTALLATIONS OF HVAC.

REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT SHALL COMPLY WITH SECTIONS 5.508.1.1 AND

5.508.1.1 CHLOROFLUOROCARBONS (CFCS). INSTALL HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT THAT DO NOT CONTAIN CFCS.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO₂), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7 **INSTALLER & SPECIAL INSPECTOR 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.

702 QUALIFICATIONS

Public utility training programs Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency.

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

. Certification by a national or regional green building program or standard publisher. 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building

performance contractors, and home energy auditors. 3. Successful completion of a third party apprentice training program in the appropriate trade. 4. Other programs acceptable to the enforcing agency.

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

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

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

703 VERIFICATIONS

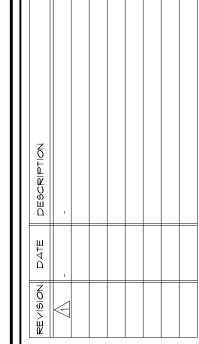
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance.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

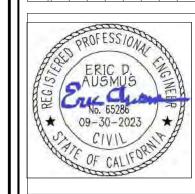
PH: (530) 521-2648 EMAIL: ERIC@

AUSMUSENGINEERING.COM

ARCHITE

TRIPI MA STREE 95988





JAN 5, 2*0*25

PROJECT *

DESIGNED BY: EDA DRAWN BY: EDA CHECKED BY: EDA SCALE: AS NOTED

PAGE OF

SHEET NO.

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Design Review Analysis

Design Review (DR-25-01) & Use Permit (MUP-23-02 A)

725 S. Tehama Street/APN: 001-102-009

I. Introduction

This Design Review Analysis (Analysis) evaluates the proposed exterior design for the proposed multifamily building to be located at 725 S. Tehama Street, identified by Assessor Parcel Number (APN): 001-102-009. The Analysis focuses on the project's compliance with design review criteria, including building design, site relationship, neighborhood compatibility, material selection, site improvements, and operational considerations.

II. Design Review Analysis

Competent Design

The proposed building has been designed by professional architects/engineers licensed within the State of California to meet the building code standards of development. The single-story building features a simple design with a height of 14 feet.

Relationship Between Structures Within the Development and Between Structures and Site

The new building will be placed along the northern side of the parcel between the driveway and existing structure. It is visible from South Tehama Street. WMC Section 18.141.060(3) states that "The design shall show that due regard has been given to orientation of structures to streets, climatic considerations, and especially, the creation and utilization of open space." Placing the building along the northern property, in unutilized space provides minimum interruptions to the existing property with adequate room for parking and landscaping.

Relationship between Development and Neighborhood

The addition of a 1,260-square-foot (sf) multifamily residential building will not be out of character for the neighborhood. The triplex is in addition to the existing 17 units on the property. There are multiple residential properties surrounding the site. Surrounding properties to the north and east are zoned similarly to the site as General Commercial (GC) and the property to the west is zoned as Single-Family Residential (R-1). The surrounding visual characteristics consists of the following:

- North: A single-family residence with a pitched roof, gray façade and attached garage facing S. Tehama Street.
- West: To the west of the Site is multiple single-family residential properties.
- South: To the south of the Site is a Canal.
- East: To the east of the site is a vacant lot located across S. Tehama Street.

Materials and Colors Used

The new building will utilize fiber cement siding in a soft off-white color. Black will be used as an accent color. The roof will be composite shingles in a dark gray color. The proposed color scheme will match the existing structures on the property.

Wall and Fencing

No new walls or fences around the property perimeter are proposed with this project.

Surface Water Drainage

All surface/on-site water shall drain properly. WMC Section 18.141.030 states that "Stormwaters shall be removed and carried away in an adequate drainage system". Surface water and all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicles or pedestrian traffic and will not create puddles on the paved areas.

Drives, Parking and Circulation

Access to the project site will be provided by one of two driveways located along S. Tehama St. Parking will be provided for all uses per Municipal Code Section 18.120.020(10)(c) which requires the higher of one parking space for each 200 square feet of gross floor area or one parking space for every four seats, and one parking space for every two employees. 20 covered parking spaces are provided on site as part of the previous Use Permit approval. An ADA path of travel has been installed for the trash enclosure and ADA parking space.

Utility Service

All new utilities shall be placed underground as conditioned by the Engineering Department.

Signs

No signage is included in this proposal. Any new signage proposed on the site will require sign permit approval.

Exterior Lighting

Lighting will be installed on the Site. WMC Section 18.141.060(10) states "Light sources shall not create a glare or hazard on adjoining streets or be annoying to adjacent properties or residential areas". Exterior building wall fixtures will be installed on the building and are required to be downcast. As a condition of approval, photometric plan shall be submitted for review to ensure that lighting will not be over glaring and/or project onto adjacent property.

<u>Landscaping</u>

No new landscaping is proposed for the site. Existing landscaping includes shrubs and ground cover, which are located around the entire site but primarily along the northern and western property lines.

III. Conclusion

Per Section 18.141.070(1), an application for design review may be approved, approved with modifications, conditionally approved, or disapproved.







DISCUSSION & ACTION CALENDAR



Date: March 4, 2025

To: Planning Commission

From: Karleen Price, City Clerk

Subject: Election of Chair and Vice Chair

Recommendation:

Accept nominations and elect a Chair and Vice Chair to preside over the Planning Commission for the 2025 calendar year.

Rationale for Recommendation:

The Chair presides over Planning Commission meetings, ensuring that rules and regulations are followed. The Vice Chair serves as a backup, ensuring the commission functions efficiently in the Chair's absence.

Background:

Per Willows Municipal Code 2.35.020, elections are to be held on the first Planning Commission meeting after January 1st to nominate and elect a Chair and Vice Chair to serve a one-year term.

The election did not occur at the January 7, 2025 meeting due to an oversight, or at the February 4, 2025 meeting due to cancellation. Therefore, it is necessary to hold the election at the March 4, 2025 meeting.

Discussion & Analysis:

The Planning Commission has the option to either nominate and elect members to serve as Chair and Vice Chair or reappoint the current Chair and Vice Chair for the upcoming year.

Fiscal Impact:

There is no fiscal impact.



COMMENTS AND REPORTS