

# Burbank, CA 91505

## SCOPE OF WORK: (E) 3 CAR GARAGE TO BE CONVERTED TO (P) ONE STORY, TYPE V-B, NOT-SPRINKLERED ADU 620 SF

### NOTES:

- The proposed building is to be constructed by a contractor and architectural plans are based on site plans, exterior elevation, scaled floor plans and material construction specifications approved by the owner. The architectural plans are not intended to be comprehensive and it shall be the responsibility of the subcontractors to notify the contractor of any necessary clarifications or modifications.
- All work connected with this projects shall be done in a professional manner in accordance with the traditionally and legally defined "best accepted practice" of the trade involved. Additionally all work shall comply with applicable codes and trade standards which govern each phase of work, including but not limited to the California Building Code (CBC), California Mechanical Code (CMC), California Fire Code (CFC), California Electrical Code (CEC), American Concrete Institute Code (ACI), California Plumbing Code (CPC) and all applicable local codes and/or legislation.
- The design adequacy and safety of the erection, bracing, shoring and the temporary supports is the sole responsibility of the contractor. The contractor is responsible for the stability of the structure prior to the application of shear walls, roof and floor diaphragms, and finish materials.
- The contractor shall be responsible for notifying the designer of any unusual or unforeseen foundation conditions, discrepancies of omissions within the plans or any deviations or changes from the plan before proceeding with the work involved; otherwise they will be considered adequate for proper completion of the project. The contractor shall be responsible to ensure that this inspection and supervision are provided by qualified persons.
- In all cases written dimensions take precedence over scaled dimensions. Dimensions are to the face of stud or face of concrete unless otherwise noted. Larger scale details take precedence over smaller scale.
- Layout all structural work by referring to dimensions and elevation notes on the architectural plans. Do not scale structural drawings, work detail dimensions from controlling surface.
- Slope finish exterior surface away from foundation at min. of 5% slope.
- Subcontractors always check and recheck the material and discussed the conflicts of notation/material between details, plans and sections with the general contractor or designer. Owner or designer shall not be hold responsible for the mistakes/error made by sub or general contractors.
- Project will follow construction waste management plan in conformance with calgreen 4.408.

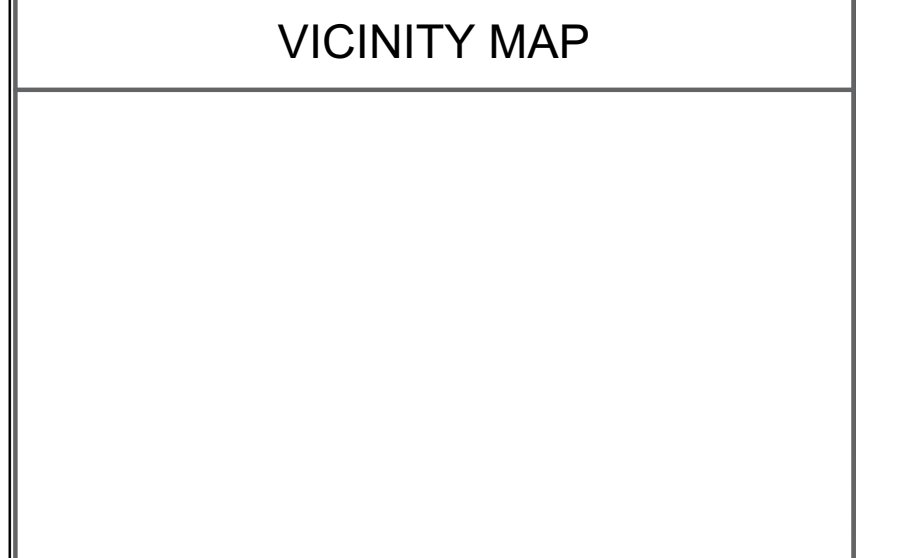
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PROPERTY LINE HAS NOT BEEN ESTABLISH BY A SURVEYOR OR AUTHORIZER CIVIL ENGINEER

**THESE DRAWINGS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.**

**NOTES**

LOT #: 9; TRACT: 15399  
 APN #: 2463-011-009; ZONING: R-3  
 CONSTRUCTION TYPE: TYPE V-B  
 OCCUPANCY: R-2/U ==> R-2  
 NUMBER OF STORIES: 1  
 BUILDING HEIGHT: 15'-7"  
 AREA: MFR 2,165 SF; ADU 620 SF  
 DWELLING UNITS: 4  
 BEDROOMS: 8; BATHROOMS: 8  
 FIRE SPRINKLERS: NO  
 PROPOSED PARKING SPACES: 0  
 FIRE ZONE: NO



REV:	DESCRIPTION:	BY:	DATE:
1	FIRST SUBMITTAL CORRECTION		7/13/2023
2			
3			

STATUS: DESIGN STAGE

ARCHITECTURAL DESIGNER:

CLIENT:

SITE:

TITLE: (E) 3 CAR GARAGE TO BE CONVERTED TO ONE STORY, TYPE V-B, NOT SPRINKLERED ADU 620 SF

DRAWING TITLE: 10010

PERMIT #:

TITLE PAGE

SCALE AT ARCH D: DATE:

This approval covers the drawings included in the application for the permit and is not an approval of the violation of any provisions of the City Ordinances or State Law, or a waiver of any other required approvals.

**ADDRESS:**

**SHEET INDEX (ARCHITECTURAL):**

**SHEET INDEX (STRUCTURAL):**

**LOT CALCULATIONS :**

A1 - Title page  
 A2 - Plot plan

A3 - Existing Floor plan  
 A3.1 - Existing Elevations  
 A4 - Proposed Floor plan  
 A5 - Door-Window Schedule  
 A6 - Proposed Elevations  
 A7 - Proposed Elevations, Cross sections  
 A8 - Visualizations  
 S1 - Roof Plan  
 S2 - Schematics

S1.0 - Structural notes  
 S1.1 - Typical details  
 S1.2 - Typical details  
 S1.3 - Typical details  
 S1.4 - Typical details  
 S2.0 - Foundation plan  
 S2.2 - Roof Framing plan  
 S3.0 - Details  
 S5.0 - Roof Framing Details

Lot Area = 5,606 SF  
 (E)Multi-Family Res.=2,165SF  
 (E) 3 Car Garage to be converted to ADU = 620 SF

Total (E) + (P) = 2,165 + 0 = 2,165 SF

Total Sq.Ft. (Living Area) = 2,165 + 0 = 2,165 SF

**PROPERTY OWNER:**

**ARCHITECTURAL DESIGNER:**

**STRUCTURAL ENGINEER:**

**MECHANICAL ENGINEER:**

**SHEET INDEX (MECHANICAL):**

M1 - Mechanical Spects  
 M2 - Mechanical Spects  
 T24-1 - Energy calcs.  
 T24-2 - Energy calcs.

**T-24 CONDITION OF COMPLIANCE SUMMARY:**

- Envelope:**
- Wall: with R-15
  - Roof Attic: Above ceiling R-30
  - Floor: slab on grade
  - Window: U=0.30 and SHGC=0.23
- Air Condition:**
- Ducted central split heatpump system.
- Water heater:**
- Heatpump water heater.

**VICINITY MAP/BUS STOP MAP**

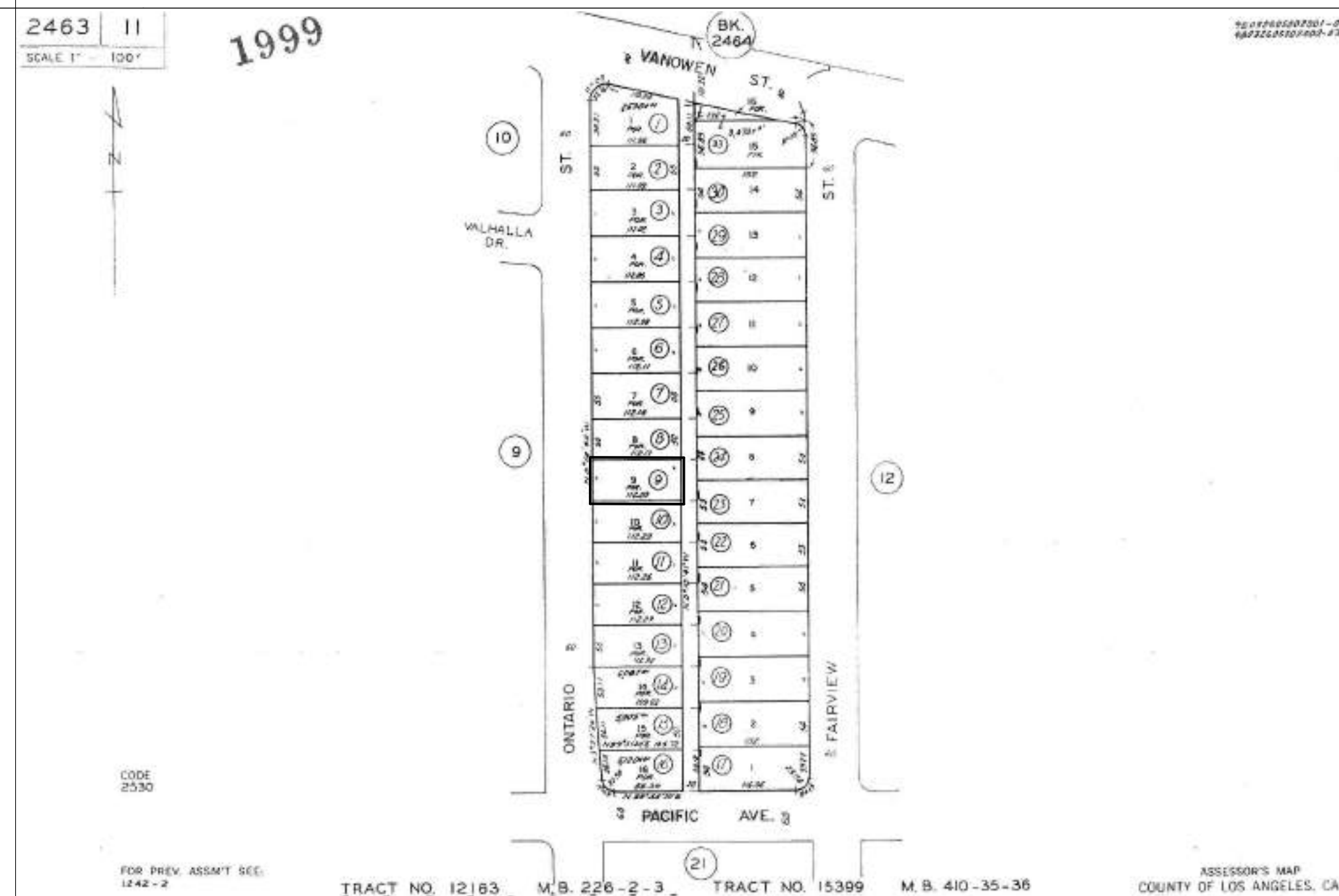
**ASSESSORS MAP**

**BUILDING CODES:**

- 2022 California Building Code (CBC)
- 2022 California Electrical Code (CEC)
- 2022 California Mechanical Code (CMC)
- 2022 California Plumbing Code (CPC)
- 2022 CALGreen
- 2022 Building Energy Efficiency Standards
- Burbank Municipal Code (Title 9)

**HERS VERIFICATION REQUIREMENT**

Firm or individual responsible for the verification:  
 Name: \_\_\_\_\_  
 License No.: \_\_\_\_\_



SCALE AT ARCH D: DATE: 12/01/2023  
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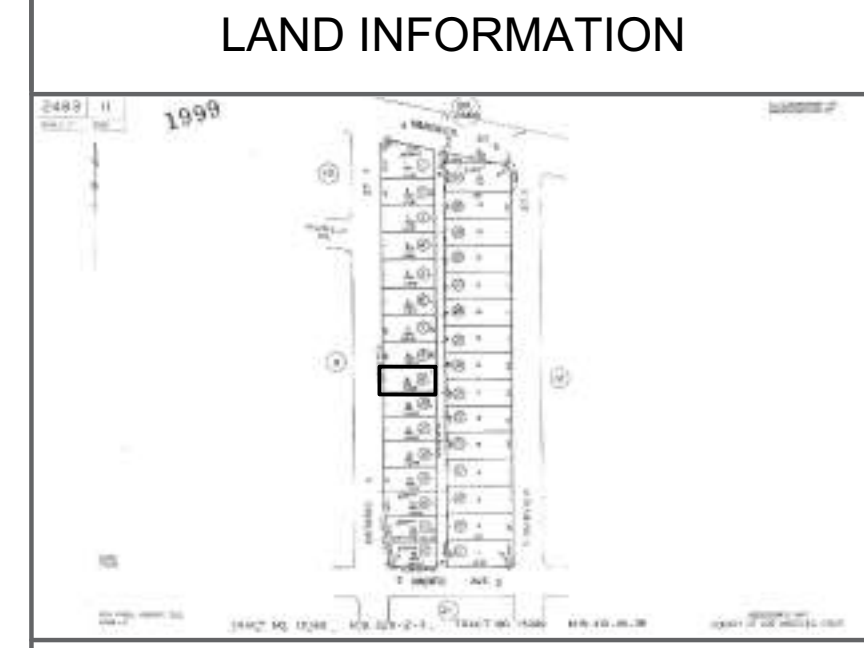
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 FIRE SPRINKLERS: NO  
 PROPOSED PARKING SPACES: 0  
 FIRE ZONE: NO



**VICINITY MAP**

REV.	DESCRIPTION:	BY:	DATE:
1	FIRST SUBMITTAL CORRECTION		7/13/2023
2			
3			

STATUS: **DESIGN STAGE**

ARCHITECTURAL DESIGNER:

CLIENT:

SITE:

TITLE: **(E) 3 CAR GARAGE TO BE CONVERTED TO ONE STORY, TYPE V-B, NOT SPRINKLERED ADU 620 SF**

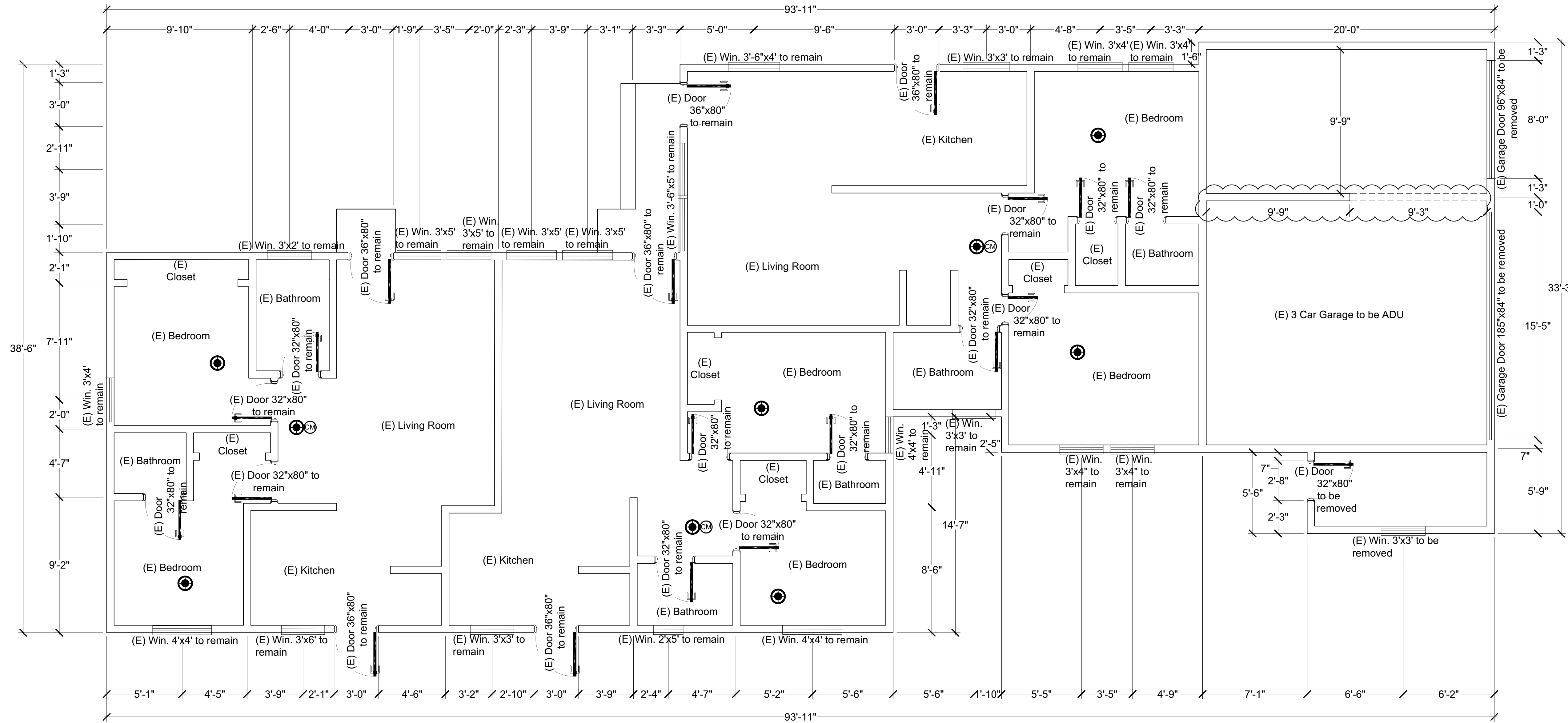
IT IS NOT TO BE ALTERED OR CHANGED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

DRAWING TITLE: **EXISTING FLOOR PLAN**

SCALE AT ARCH D: **1/4" = 1'-0"** DATE: **10/09/2023**

PROJECT NO. DRAWING NO.

14" approval covers only the work included on the application for the permit. This is not an approval of the violation of any provisions of the City Ordinances or State Law or a waiver of any other required approvals.



**EXISTING FLOOR PLAN**  
 Scale: 1/4" = 1'-0"

**LEGEND:**

- ⊗ KEYNOTE
- ⊗ DOOR SYMBOL
- ⊗ WINDOW SYMBOL
- ⊗ SECTION CALLOUT
- ⊗ CARBON MONOXIDE ALARM
- ⊗ SMOKE DETECTOR HARD WIRE
- ⊗ EXHAUST FAN

**WALL TYPES:**

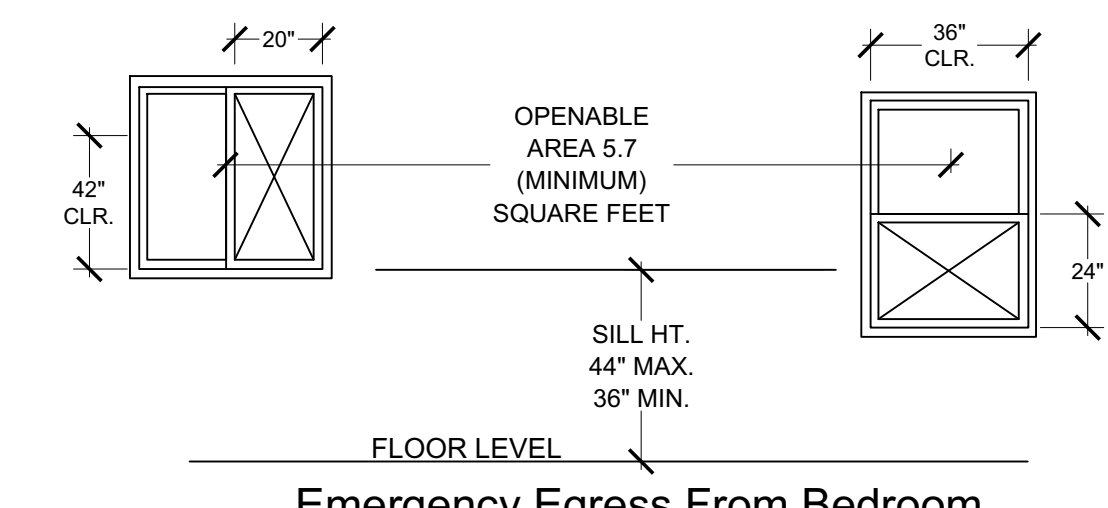
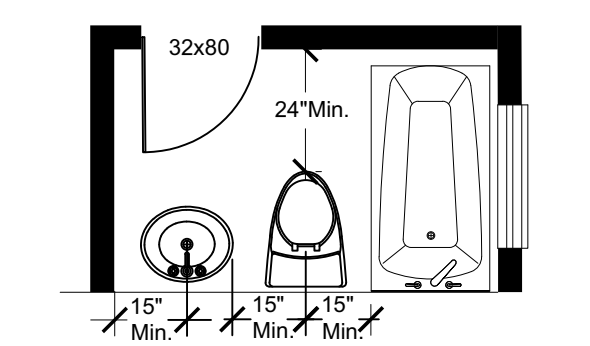
- EXISTING WALLS TO REMAIN
- - - EXISTING WALLS TO BE DEMOLISHED
- PROPOSED WALLS
- ▨ PROPOSED 1HR. FIRE/SOUND RATED STC 50

**GENERAL NOTES:**

- All dimensions to face of stud, U.O.N.
- All doors should be 3 1/2" from nearest intersecting wall at hinged side, U.O.N.
- Written dimensions to prevail over scaling of drawings. contractor to verify all dim. prior to construction and immediately notify owner of any discrepancies.
- Transition of floor materials occurring in openings with doors to be located under the center of the door in closed position. transition of floor material occurring with no door to be located to align with the face of the partition, U.O.N.
- Floor finish to continue under millwork where floor is visible (i.e. trash, recycling, ect.). All finish material must meet all application fire, life safety, and building codes.
- Operation and maintenance manual; the builder is to provide an operation manual (containing information for the maintaining appliances, etc.) for the owner at the time of final inspection.

**DIVERSION OF C&D DEBRIS:** A minimum 65% of generated debris shall be recycled, reused, or diverted from the landfill. An administrative fee and a refundable deposit will be collected at the time of permit issuance. The deposit can be refunded if recycling receipts are submitted to Building Division within 60 days of permit final (BMC 9-1-11-1012).

**7. RESIDENTIAL DEMOLITION NOTE:** Partial demolition of a residential structure in association with a construction project is only permitted where indicated on the approved plans. Any demolition work beyond that shown on the approved plans may result in a Stop Work Order (CBC Chapter 1 Sec. 115) and/or revocation of the permit (CBC Chapter 1 Sec. 105.6). Additional demolition work may also require compliance with Burbank Municipal Code Sec. 10-1-1810 if more than 50% of the structure is demolished.



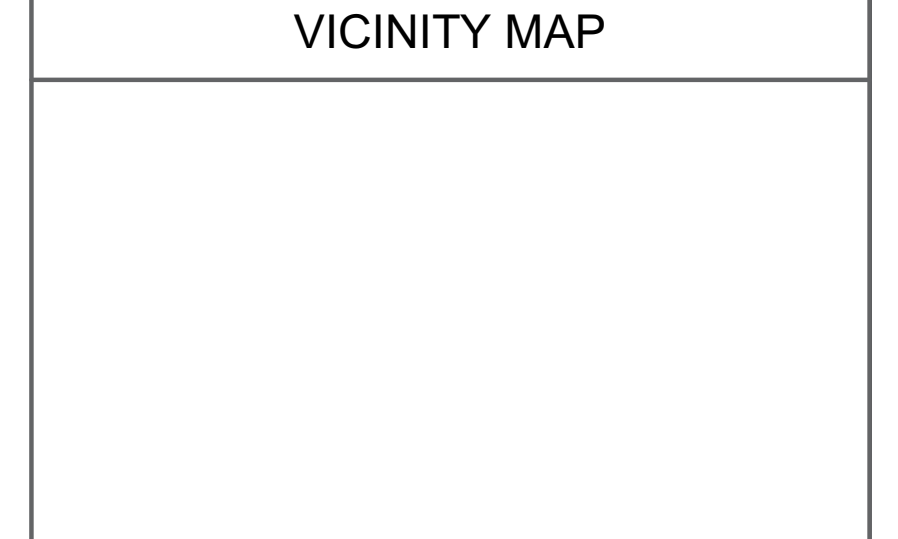
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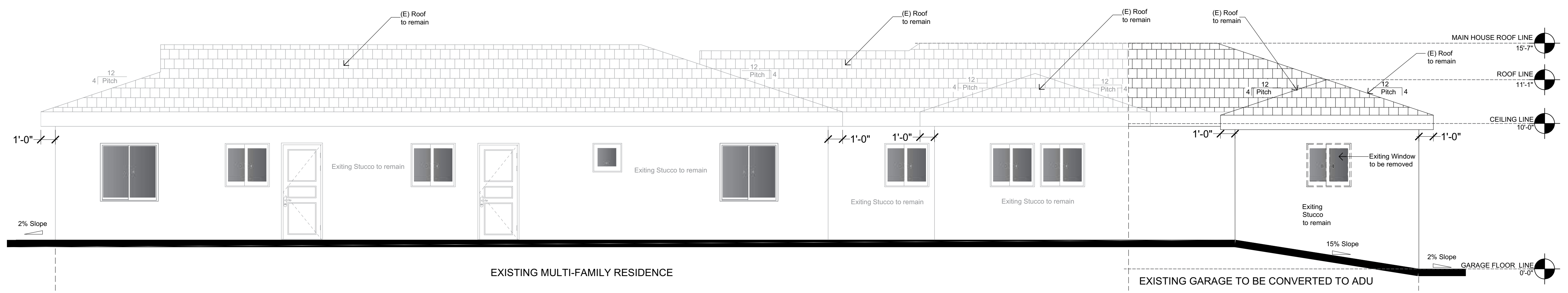
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DRAWING TITLE: **EXISTING ELEVATIONS**

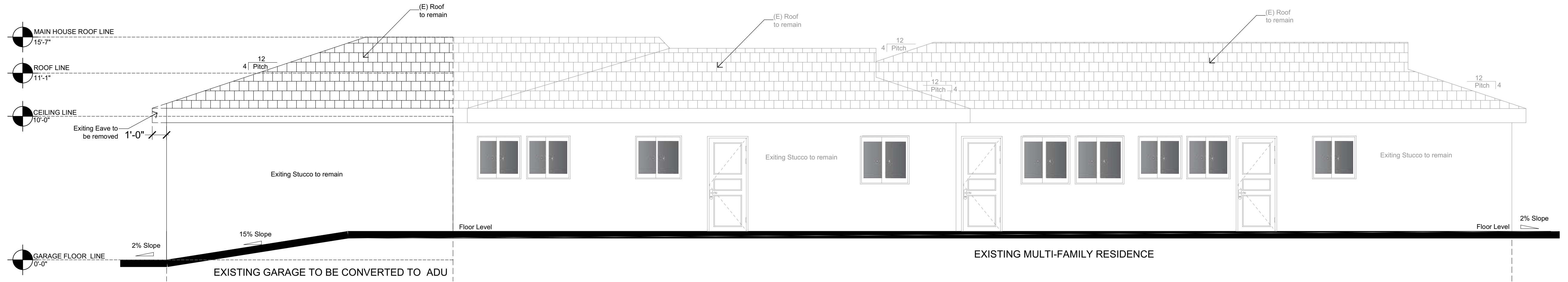
SCALE AT ARCH D: **1/4" = 1'-0"** DATE: **10/09/2023**

PROJECT NO. DRAWING NO. **A3.1**

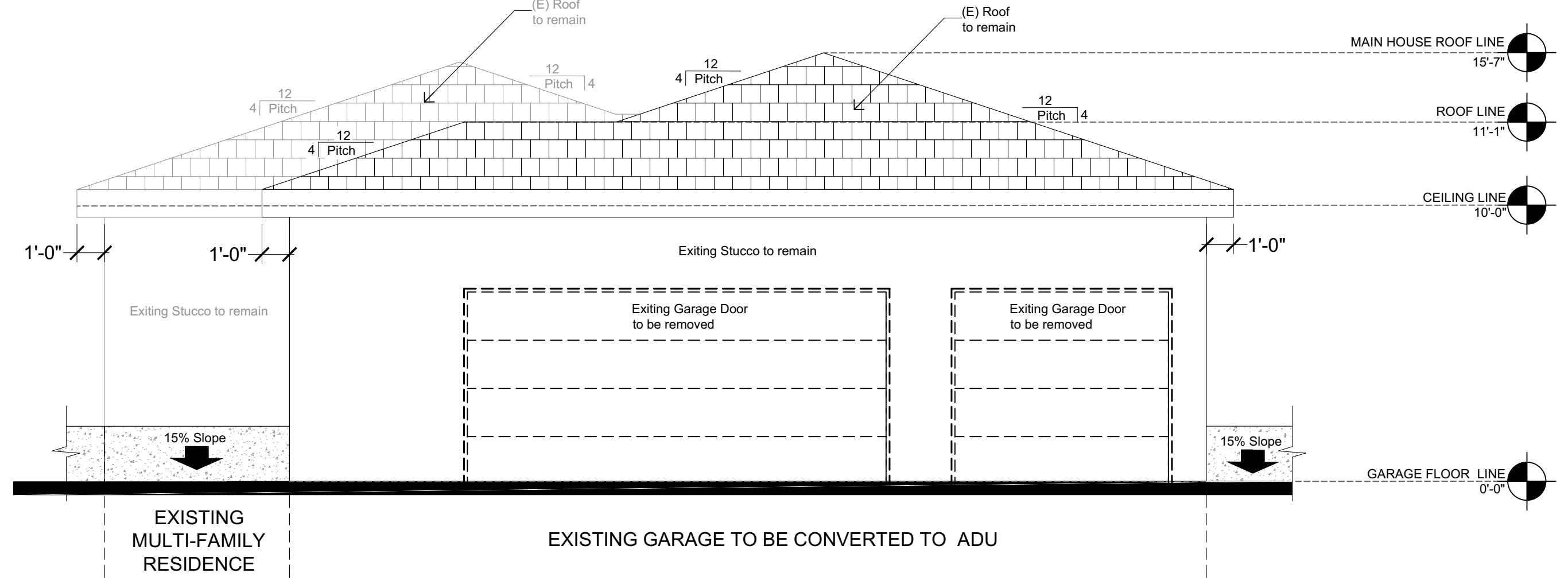
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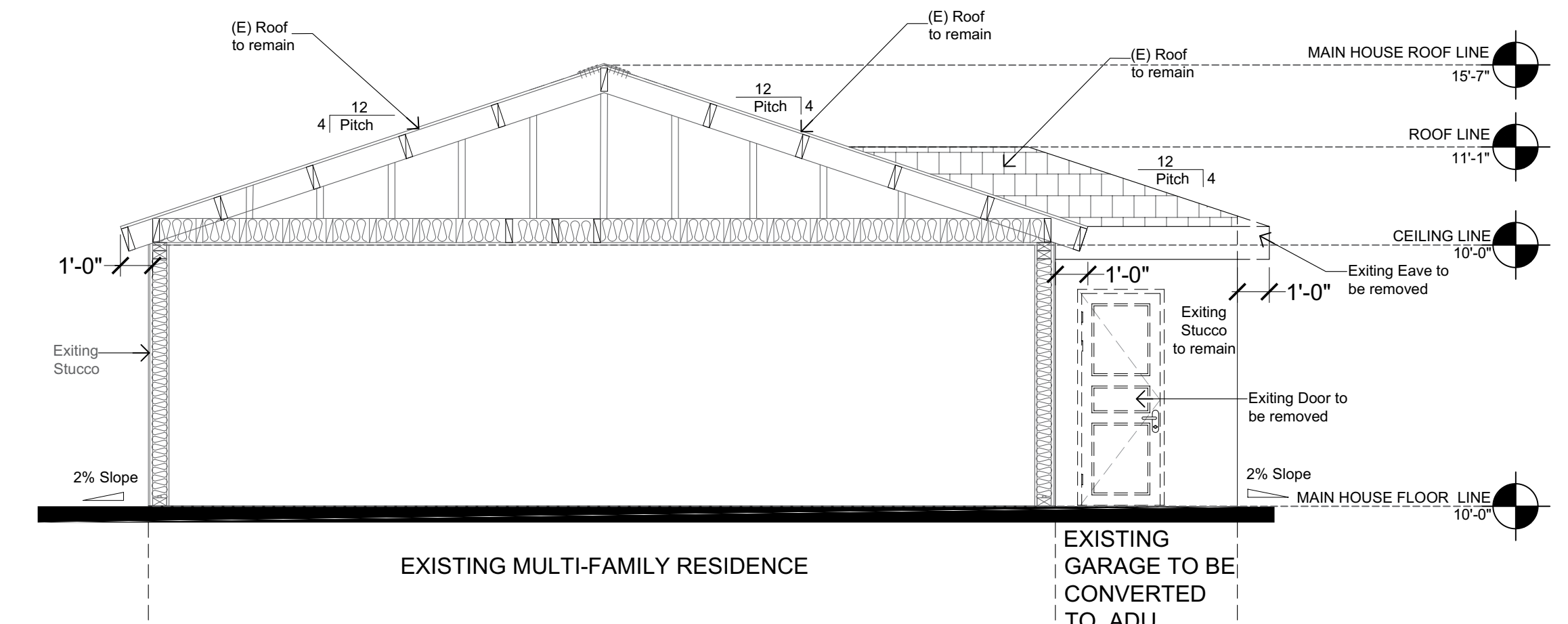
**EXISTING SOUTH EXTERIOR ELEVATION**  
 Scale: 1/4" = 1'-0"



**EXISTING NORTH EXTERIOR ELEVATION**  
 Scale: 1/4" = 1'-0"



**EXISTING EAST EXTERIOR ELEVATION**  
 Scale: 1/4" = 1'-0"



**EXISTING WEST PARTIAL EXTERIOR ELEVATION**  
 Scale: 1/4" = 1'-0"

- LEGEND:**
- HEIGHT LEVEL
  - ROOF TILES

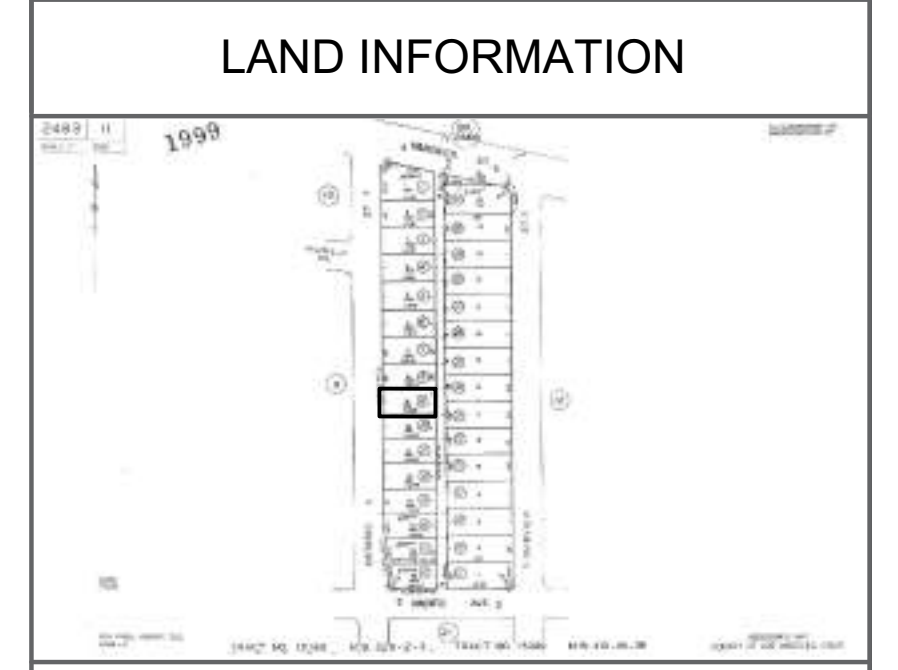
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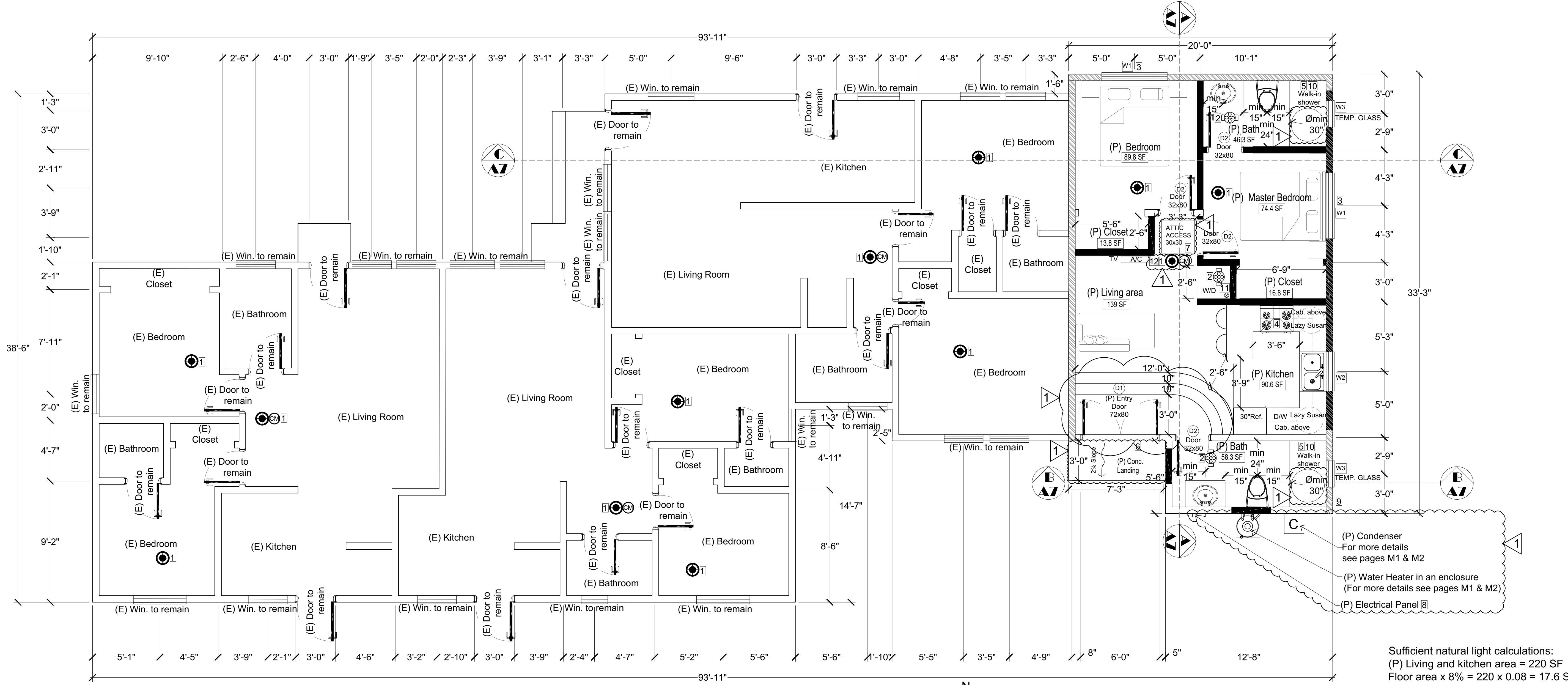
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**VICINITY MAP**



Sufficient natural light calculations:  
 (P) Living and kitchen area = 220 SF  
 Floor area x 8% = 220 x 0.08 = 17.6 SF  
 Natural light area = W2 + D1 = 9 + 10 = 19 SF  
 17.6 < 19 OK

**PROPOSED FLOOR PLAN**  
 Scale: 1/4" = 1' - 0"

ADU AREA: 620 SF

**LEGEND:**

- KEYNOTE
  - DOOR SYMBOL
  - WINDOW SYMBOL
  - SECTION CALLOUT
  - CARBON MONOXIDE ALARM
  - SMOKE DETECTOR HARD WIRE
  - EXHAUST FAN
  - EXHAUST DUCT
- WALL TYPES:**
- EXISTING WALLS
  - PROPOSED WALLS
  - PROPOSED 1HR. FIRE/SOUND RATED STC 50

**KEYNOTES:**

- R314.3 Location. Smoke alarms shall be installed in the following locations:  
 1. In each sleeping room.  
 2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.  
 3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. Smoke alarms shall comply with specific location requirements per NFPA 72 Section 29.8.3.4.  
 When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.  
 R315.3 Where required in existing dwellings. Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section R315.1.  
 Smoke detector UL217.
- Provide Mechanical ventilation providing 7 1/2 air changes per hour (50 CFM Min. Rate) Energy Star with humidity control @ detach to terminate building
- One open able window with open able area not less than 5.7 sq.ft. minimum clear height of 24" and 20" width , with a sill height not greater than 44" above finished floor is required in all sleeping rooms.
- Kitchen hood with 100 CFM over the stove.
- R307.2 Bathroom and Shower Spaces  
 Bathroom and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations.

**TABLE R702.4.2  
 BACKER BOARD MATERIALS**

MATERIAL	STANDARD
Glass mat gypsum backing panel	ASTM C1178
Fiber-reinforced gypsum panels	ASTM C1278
Nonasbestos fiber-cement backer board	ASTM C1288 or ISO 8336, Category C
Nonasbestos fiber mat reinforced cementitious backer units	ASTM C1325

- 3-3/4 in. x 36 in. Aluminum Silver Low-Rug Threshold. Seals gaps up to 5/8 in. H between the bottom of a door and the floor.
- 22" x 30" attic access, or 30" x 30" if furnace is in attic. min headroom of 30". (R807.1, mc 304.1)
- For a one-family dwelling, the service disconnecting means shall have a rating of not less than 100 amperes, 3-wire. GEC 230.79 (C)
- Approved building address numbers shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be illuminated Arabic numerals, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. CFC Chapter 5, Section 505.1.  
 The address on the accessory unit shall be a minimum 4" in height, illuminated during the hours of darkness, and placed on the elevation adjacent to ADU's main entry door. The ADU address will also be required on the main house with an arrow directing emergency personnel to the ADU in the rear. The ADU address on the main house will be placed adjacent to the access path of ADU, be easily visible from the street, and be a minimum of 4" in height. Any gate leading to ADU must remain accessible, if locked; homeowner(s) will be required to install a Knox Box/padlock for Police and Fire Department access.  
 The 2nd dwelling unit requires an independent address, such address shall be posted on the front of the property (by the entry gate) in addition to the unit.

**408.6 Shower Compartments**

Shower compartments, regardless of shape, shall have a minimum finished interior of 1024 square inches (0.6606 m2) and shall also be capable of encompassing a 30 inch (762 mm) circle. The minimum required area and dimensions shall be measured at a height equal to the top of the threshold and a point tangent to its centerline. The area and dimensions shall be maintained to a point of not less than 70 inches (1778 mm) above the shower drain outlet with no protrusions other than the fixture valve or valves, showerheads, soap dishes, shelves, and safety grab bars, or rails. Fold-down seats in accessible shower stalls shall be permitted to protrude into the 30 inch (762 mm) circle.  
 Exceptions:  
 Showers that are designed to be in accordance with Chapter 11A of the California Building Code. The minimum required area and dimension shall not apply for a shower receptor having overall dimensions of not less than 30 inches (762 mm) in width and 60 inches (1524 mm) in length.

**504.4.2 Domestic Clothes Dryers**

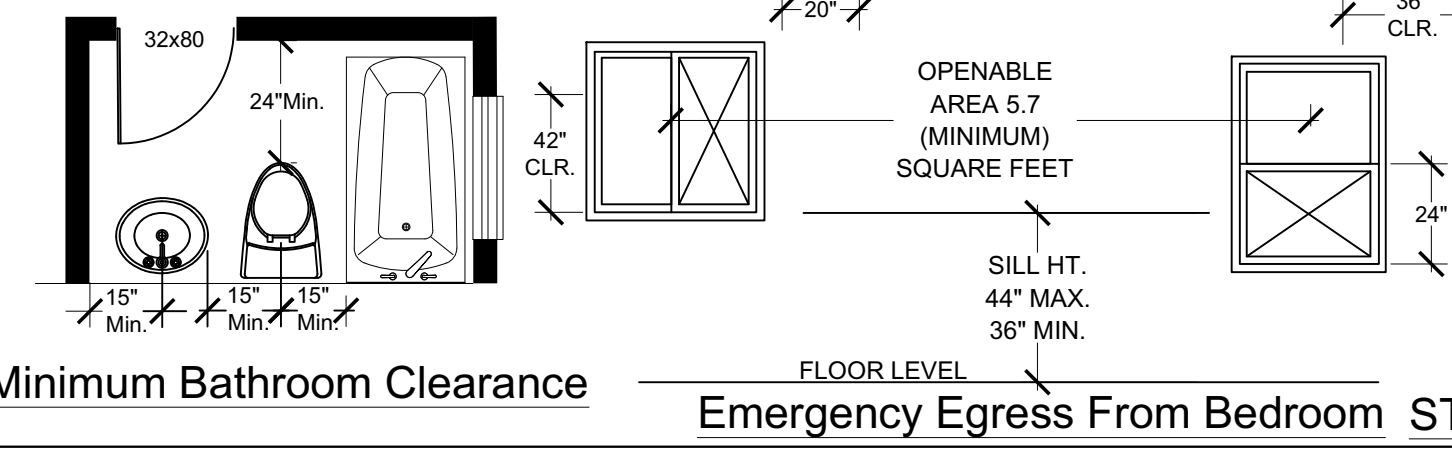
Where a compartment or space for a Type 1 clothes dryer is provided, not less than a 4 inch diameter (102 mm) exhaust duct of approved material shall be installed in accordance with Section 504.0.  
 Type 1 clothes dryer exhaust ducts shall be of rigid metal and shall have smooth interior surfaces. The diameter shall be not less than 4 inches nominal (100 mm), and the thickness shall be not less than 0.016 of an inch (0.406 mm).  
 504.4.2.1 Length Limitation  
 Unless otherwise permitted or required by the dryer manufacturer's instructions and approved by the Authority Having Jurisdiction, domestic dryer moisture exhaust ducts shall not exceed a total combined horizontal and vertical length of 14 feet (4267 mm), including two 90 degree (1.57 rad) elbows. A length of 2 feet (610 mm) shall be deducted for each 90 degree (1.57 rad) elbow in excess of two.  
 Exception: Where an exhaust duct power ventilator, in accordance with Section 504.4.2.3, is used, the maximum length of the dryer exhaust duct shall be permitted to be in accordance with the dryer exhaust duct power ventilator manufacturer's installation instructions.  
 504.4.2.2 Transition Ducts  
 Listed clothes dryer transition ducts not more than 6 feet (1829 mm) in length shall be permitted to be used to connect the Type 1 dryer to the exhaust ducts. Transition ducts and flexible clothes dryer transition ducts shall not be concealed within construction, and shall be installed in accordance with the manufacturer's installation instructions.

**Smoke alarm requirements:**

1. An approved smoke alarm shall be installed for new construction and alteration, repair or additions requiring permit exceeding \$1000.
2. Smoke alarms shall be interconnected such that the activation of one alarm will activate all alarms in the individual dwelling unit.
3. Smoke detectors shall be "hard wired" and shall be equipped with battery backup.

**Carbon monoxide alarm requirements:**

1. An approved carbon monoxide alarm shall be installed for existing buildings and new construction when the dwelling unit contains a fuel-fired appliance, fireplace, and/or an attached garage with an opening that communicates with the dwelling.
2. CO alarms shall be "hard wired" and shall be equipped with battery backup.
3. CO alarms shall be listed for compliance with UL 2034, UL 217, UL 2075, and maintained per NFPA 720.
4. CO alarms shall be installed outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of a dwelling unit including basement.
5. CO alarms shall be interconnected such that the activation of one alarm will activate all alarms in the individual dwelling unit.



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DRAWING TITLE: **PROPOSED FLOOR PLAN**

SCALE AT ARCH D: **1/4" = 1' - 0"** DATE: **10/09/2023**

PROJECT NO. DRAWING NO. **14**

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**WINDOW SCHEDULE**

NOTES: USE DOUBLE GLASS-LOW-E WINDOWS SUPPOSED TO BE DOUBLE PAN

SYM.	WIDTH	HT.	Sq.Ft.	TYPE	FRAME	FINISH	DRAWING	QUANTITY
W1	5'-0"	4'-0"	20	SLIDING U-factor 0.3 SHGC 0.23	DLB. CLR	ANODIALUM		2
W2	3'-0"	3'-0"	9	SLIDING U-factor 0.3 SHGC 0.23				1
W3	2'-0"	2'-0"	4	AWNING TEMP. GLASS U-factor 0.3 SHGC 0.23				2

**WINDOWS NOTES:**

- SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS).
- ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.), CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS
- ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE NFRC LABEL.
- ALL GLAZING SHALL BE SPECTRALLY SELECTIVE LOW E COATED TO MEET TITLE 24 ENERGY REQUIREMENTS.
- WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.D
- VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303
- EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. MIN. NET CLEAR OPENABLE HEIGHT OF 24" MIN., NET CLEAR WIDTH OF 20" AND A FIN. SILL HEIGHT OF NOT MORE THAN 44" A.F.F. PER CRC SECTION 3101
- ALL EXTERIOR WINDOW AND EXTERIOR DOOR ASSEMBLIES TO HAVE AN STC RATING OF 36 OR GREATER.
- TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL VENTILATION AND NATURAL LIGHT BY MEANS OF VENTILATION / ARTIFICIAL LIGHT. CBC SECTIONS 1203.4 AND 1205.1 AND R303
- A) THE MINIMUM NET GLAZED AREA FOR NATURAL LIGHT SHALL NOT BE LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED. CBC SECTION 1205.2
- B) THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. SECTION 1203.4
- EXTERIOR WALLS, WINDOW WALLS, GLAZED OPENING WITH EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM TEMPERED PANE
- FIRE-EXISTING RATED GLAZING TESTED AS A PART OF FIRE-RESISTANCE-RATED WALL ASSEMBLY IN ACCORDANCE WITH ASTM E 119 OR UL 263 TO BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENT OF SECTION 2406, CONSTRUCTED OF GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257
- GLAZING IN SHOWERS OR BATHTUB ADJACENT WALL OPENINGS WITHIN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS, OR APPROVED PLASTIC (CRC R303.4)
- THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED
- MANUFACTURER'S DATA SHOWING COMPLIANCE WITH EGRESS REQUIREMENTS MUST BE REPRODUCED ON THE DRAWINGS FOR ANY WINDOWS DEVIATING FROM THE APPROVED WINDOW SIZES SHOWN ON THE CITY OF BURBANK CONVENTIONAL CONSTRUCTION SHEET.

**DOOR SCHEDULE**

SYM.	WIDTH	HT.	THICK	TYPE	FRAME	FINISH	DRAWING	QUANTITY
D1	6'-0"	6'-8"	1-3/4"	WD FLUSH/HG TEMP. GLASS (U-factor 0.3 SHGC 0.23)	VINYL	WHITE		1
D2	2'-8"	6'-8"	1-5/8"	WD FLUSH/HG	WOOD	PAINT		4

**DOOR NOTES:**

- ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE.
- REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING.
- DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.
- VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303.
- ALL EXTERIOR WINDOW AND EXTERIOR DOOR ASSEMBLIES TO HAVE AN STC RATING OF 36 OR GREATER.
- DOORS MAY OPEN TO THE EXTERIOR ONLY IF THE FLOOR OR LANDING IS NOT MORE THAN 1-1/2 INCH LOWER THAN THE DOOR THRESHOLD. SECTION R311.3.1 CRC
- GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.
- EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MIN WHEN TESTED ACCORDING TO NPA 257.
- 1-3/8 INCH MINIMUM SOLID CORE OR 20-MINUTE RATED DOOR THAT IS SELF CLOSING AND SELF LATCHING AT SEPARATION WALL BETWEEN GARAGE AND RESIDENCE. CRC R302.5.1. NOTE EXCEPTION WHEN PRIVATE GARAGE AND RESIDENCE ARE BOTH EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM, DOOR OPENINGS BETWEEN THE PRIVATE GARAGE AND RESIDENCE NEED ONLY BE SELF CLOSING AND SELF LATCHING. CRC R302.5.1.
- ALL EXTERIOR DOORS OTHER THAN VEHICULAR ACCESS DOORS TO GARAGES SHALL BE SOLID-CORE, NOT LESS THAN 1-3/8 INCHES THICK OR UTILIZE MULTIPLE-GLAZED PANELS CONSISTING OF NOT LESS THAN DUAL PANE GLAZING, WITH AT LEAST ONE TEMPERED GLASS PANE. (CRC R337)

GENERAL CONTRACTORS / OWNER SHALL VERIFY SITE, DIMENSIONS, ELEVATIONS, GRADE, SOIL RESTRICTIONS AND ALL FIELD CONDITIONS RELATED TO DESIGN / DRAWINGS OR LOCAL CODES AND REGULATIONS, IF ANY DISCREPANCIES ARE FOUND CONTRACTOR / OWNER SHALL IMMEDIATELY NOTIFY THE PARTIES, ARCHITECT, ENGINEER, ETC. SURVEYOR SHALL VERIFY LOT / BUILDING CORNERS, DRAINS.

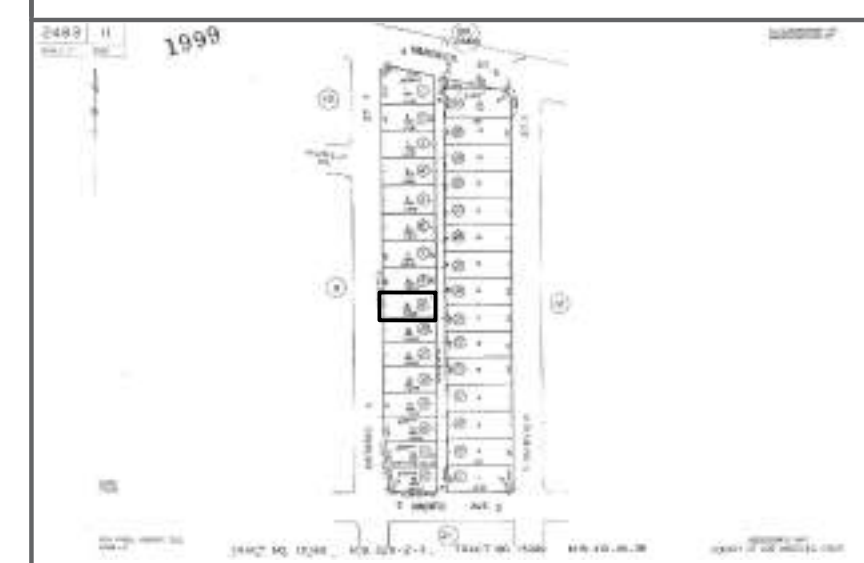
PROPERTY LINE HAS NOT BEEN ESTABLISH BY A SURVEYOR OR AUTHORIZER CIVIL ENGINEER

THESE DRAWINGS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

**NOTES**

LOT #: 9; TRACT: 15399  
 APN #: 2463-011-009; ZONING: R-3  
 CONSTRUCTION TYPE: TYPE V-B  
 OCCUPANCY: R-2/U ==> R-2/R-3  
 NUMBER OF STORIES: 1  
 BUILDING HEIGHT: 15'-7"  
 AREA: MFR 2,165 SF; ADU 620 SF  
 DWELLING UNITS: 4  
 BEDROOMS: 8; BATHROOMS: 8  
 FIRE SPRINKLERS: NO  
 PROPOSED PARKING SPACES: 0  
 FIRE ZONE: NO

**LAND INFORMATION**



**VICINITY MAP**

REV.	DESCRIPTION	BY	DATE
1	FIRST SUBMITTAL CORRECTION		7/13/2023
2			
3			

STATUS: **DESIGN STAGE**

ARCHITECTURAL DESIGNER:

CLIENT:

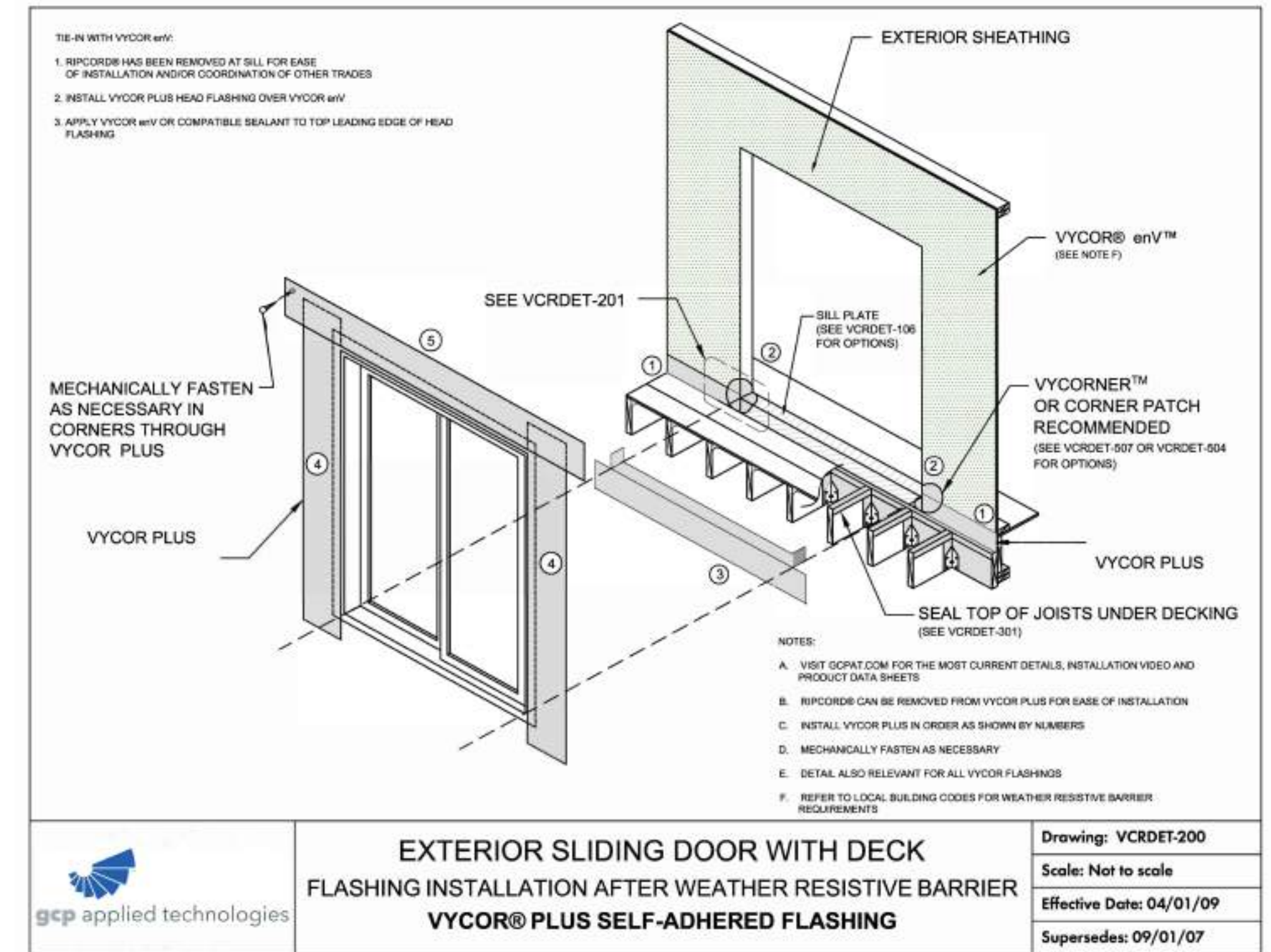
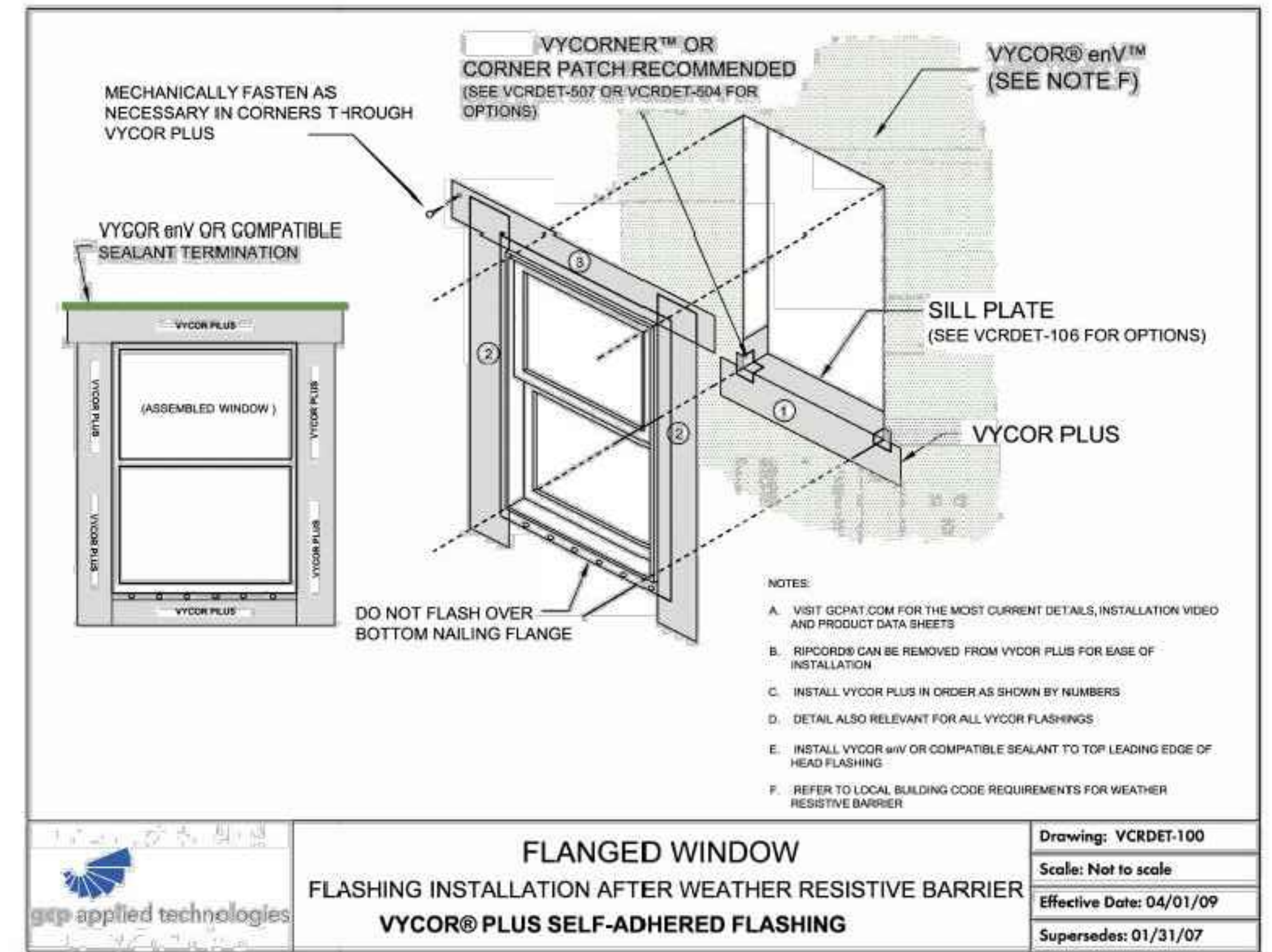
SITE:

TITLE: (E) 3 CAR GARAGE TO BE CONVERTED TO ONE STORY, TYPE V-B, NOT SPRINKLERED ADU 620 SF. DO NOT ALTER THESE DOCUMENTS

DRAWING TITLE: **DOOR-WINDOW SCHEDULE**

SCALE AT ARCH D: 1/4"=1'-0" DATE: 10/09/2023

PROJECT NO. DRAWING NO. APPROVALS: [Signature] A5



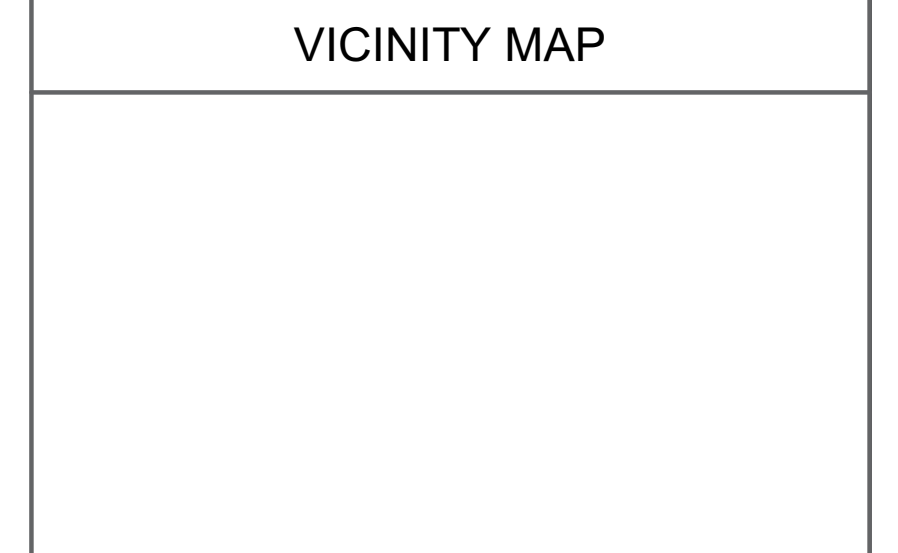
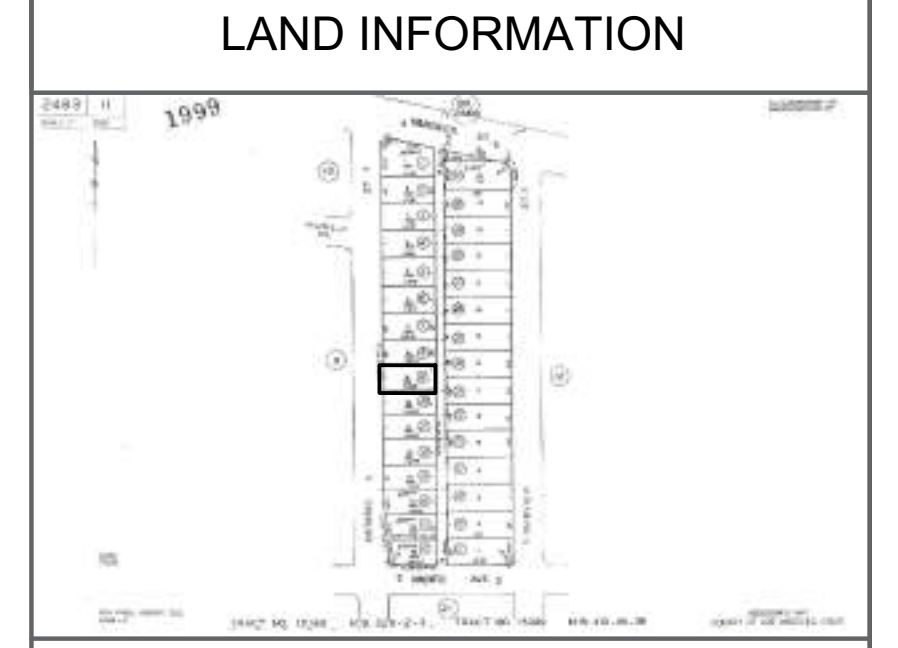
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**NOTES**

LOT #: 9; TRACT: 15399  
 APN #: 2463-011-009; ZONING: R-3  
 CONSTRUCTION TYPE: TYPE V-B  
 OCCUPANCY: R-2/U ==> R-2/R-3  
 NUMBER OF STORIES: 1  
 BUILDING HEIGHT: 15'-7"  
 AREA: MFR 2,165 SF; ADU 620 SF  
 DWELLING UNITS: 4  
 BEDROOMS: 8; BATHROOMS: 8  
 FIRE SPRINKLERS: NO  
 PROPOSED PARKING SPACES: 0  
 FIRE ZONE: NO



REV.	DESCRIPTION:	BY:	DATE:
1	FIRST SUBMITTAL CORRECTION		7/13/2023
2			
3			

STATUS: **DESIGN STAGE**

ARCHITECTURAL DESIGNER:

TABLE 2507.2	TABLE 2506.2		
LATH, PLASTERING MATERIALS AND ACCESSORIES	GYPSUM BOARD AND GYPSUM PANEL PRODUCTS MATERIALS AND ACCESSORIES		
MATERIAL	STANDARD	MATERIAL	STANDARD
Accessories for gypsum veneer base	ASTMC1047	Accessories for gypsum board	ASTM C1047
Blended cement	ASTM C595	Adhesives for fastening gypsum board	ASTM C557
Cold-formed steel studs and track, structural	AISI S240	Cold-formed steel studs and track, structural	AISI S200 and ASTM C955, Section 8
Cold-formed steel studs and track, nonstructural	AISI S220	Cold-formed steel studs and track, non structural	AISI S220 and ASTM C645, Section 10
Exterior plaster tending compounds	ASTM C932	Elastomeric joint sealants	ASTM C920
Hydraulic cement	ASTMC1157; C1600	Expandable foam adhesives for fastening gypsum wallboard	ASTM D6464
Gypsum casting and molding plaster	ASTM C59	Factory-laminated gypsum panel products	ASTM C1766
Gypsum Keene's cement	ASTM C61	Fiber-reinforced gypsum panels	ASTM C1278
Gypsum plaster	ASTM C28	Glass mat gypsum backing panel	ASTM C1178
Gypsum veneer plaster	ASTM C587	Glass mat gypsum panel 5	ASTM C1658
Interior bonding compounds, gypsum	ASTM C631	Glass mat gypsum substrate	ASTM C1177
Lime plasters	ASTM C5, C206	Joint reinforcing tape and compound	ASTM C474; C475
Masonry cement	ASTM C91	Nails for gypsum boards	ASTM C514, F547, F1667
Metal lath	ASTM C847	Steel screws	ASTM C954; C1002
Plaster aggregates	ASTM C35; C897	Standard specification for gypsum board	ASTM C1396
Sand	ASTM C35	Testing gypsum and gypsum products	ASTM C22, C472; C473
Perlite	ASTM C35		
Vermiculite	ASTM C35		
Plastic cement	ASTM C1328		
Portland cement	ASTM C150		
Steel screws	ASTM C1002; C954		
Welded wire lath	ASTM C933		
Woven wire plaster base	ASTM C1032		

CLIENT:

SITE:

TITLE: **(E) 3 CAR GARAGE TO BE CONVERTED TO ONE STORY, TYPE V-B, NOT SPRINKLERED ADU 620 SF**

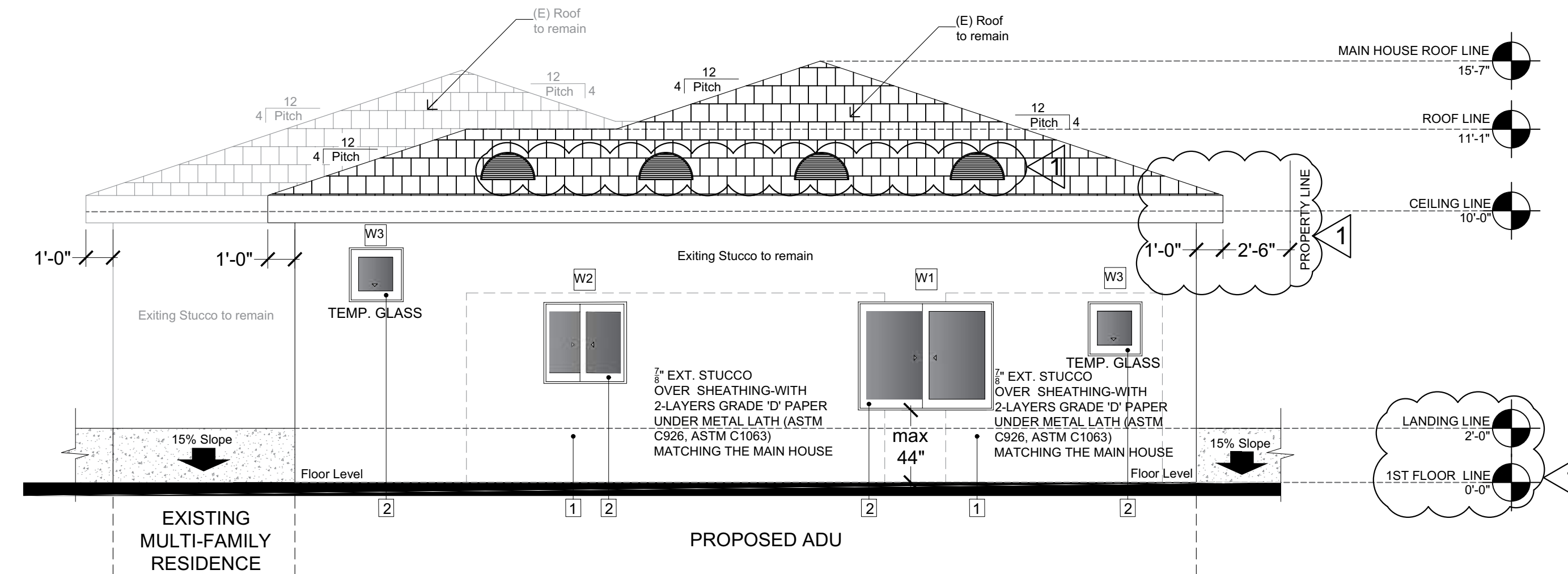
IT IS THE USER'S RESPONSIBILITY TO ALTER THESE DOCUMENTS

DRAWING TITLE: **PROPOSED ELEVATIONS**

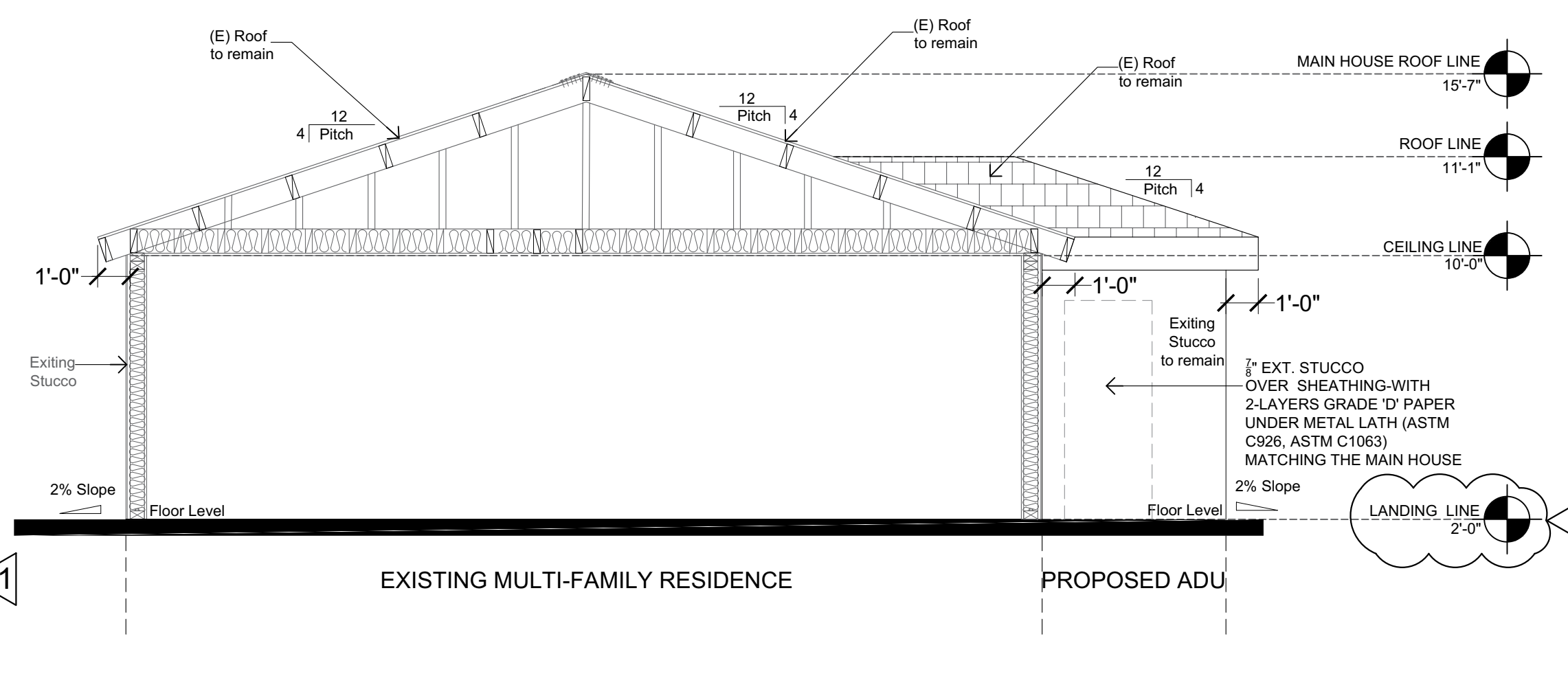
SCALE AT ARCH D: **1/4" = 1'-0"** DATE: **10/09/2023**

PROJECT NO. DRAWING NO. **A6**

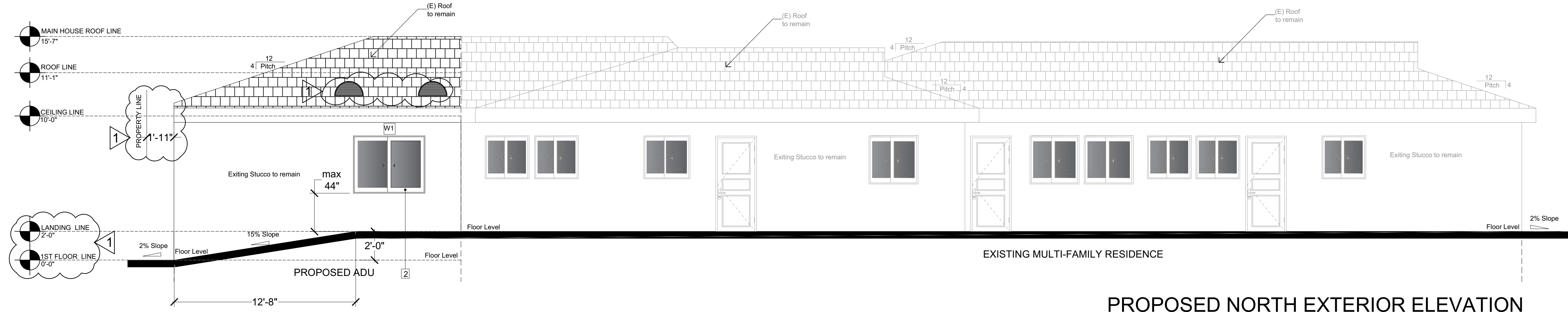
Approval covers only the work included on the application for the permit and is not an approval of the violation of any provisions of the City Ordinances or State Law or a waiver of any other required approvals.



**PROPOSED EAST EXTERIOR ELEVATION**  
 Scale: 1/4" = 1'-0"



**PROPOSED WEST PARTIAL EXTERIOR ELEVATION**  
 Scale: 1/4" = 1'-0"



**PROPOSED NORTH EXTERIOR ELEVATION**  
 Scale: 1/4" = 1'-0"

**LEGEND:**

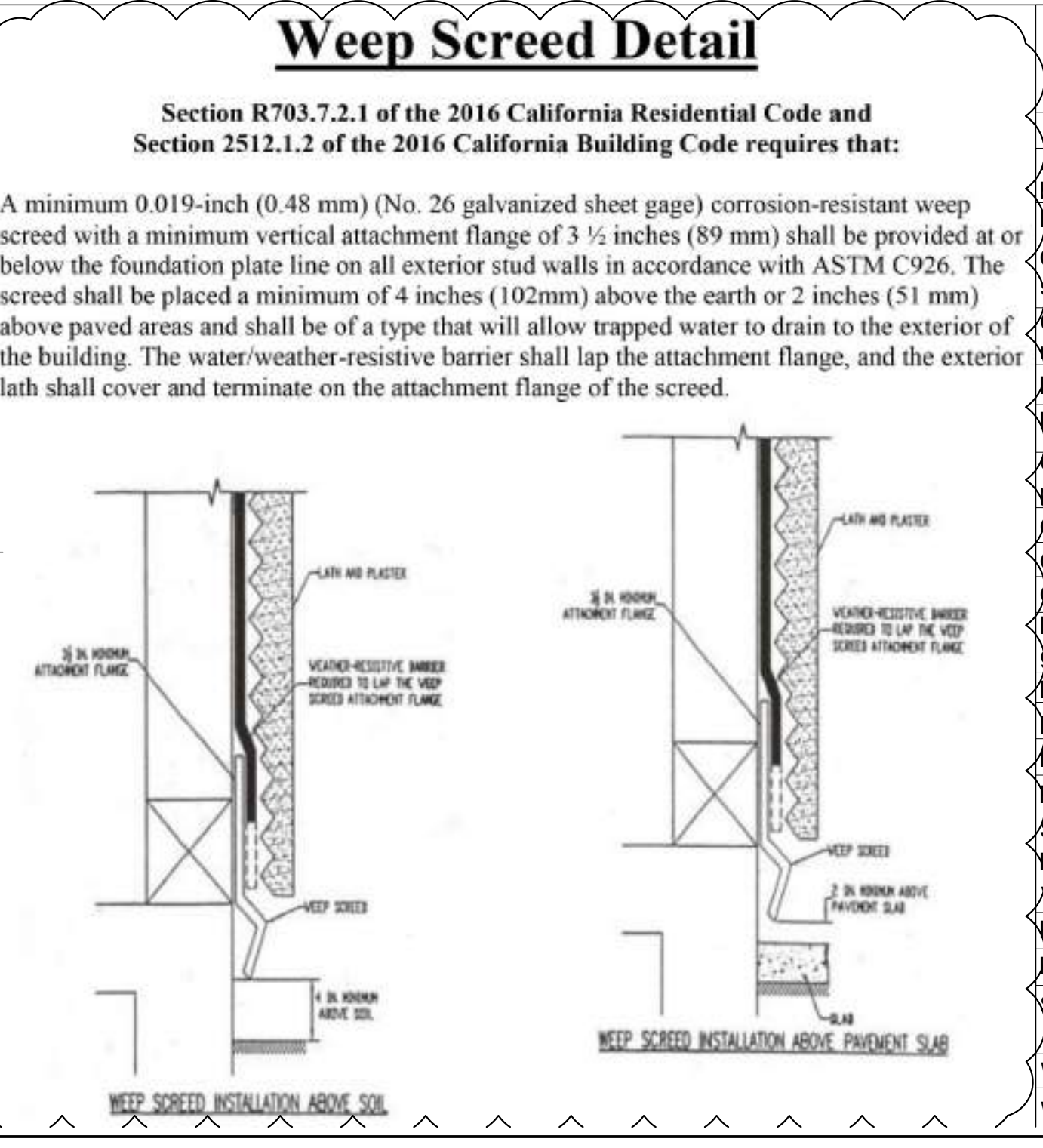
- DOOR SYMBOL
- WINDOW SYMBOL
- ELEVATION COLOR BOARD CALLOUT
- HEIGHT LEVEL
- ROOF TILES
- EXTERIOR LIGHT

**ELEVATION COLOR BOARD:**

No	Finish Material	Color Sample	Code
1	Exterior wall paint		Glidden Premium PPG1086-3 Almond Cream Flat Exterior Latex Paint
2	Window frames paint		PPG - GliddenPPG - Glidden Delicate White #PPG1001-1
3	Door frames paint		PPG - GliddenPPG - Glidden Delicate White #PPG1001-1

**Note:**

- The proposed Addition stucco color and texture to match the Existing Single Family Dwelling exterior stucco color and texture.
- The proposed Addition roofing material and color to match Existing Single Family Dwelling roofing material and color.
- All roof vents/dormers color to match the roofing color.



**TABLE 2507.2**  
 LATH, PLASTERING MATERIALS AND ACCESSORIES

**TABLE 2506.2**  
 GYPSUM BOARD AND GYPSUM PANEL PRODUCTS MATERIALS AND ACCESSORIES

**GENERAL NOTES:**

Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier. CRC R317.1, item 3

The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 1/2 inch (12.7 mm) on tops, sides and ends. CRC R317.1, item 4

Field-cutting ends, notches and drilled holes of preservative-treated wood shall be treated in the field in accordance with AWPA M4. CRC R317.1.1

Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches (203 mm) from the exposed ground. CRC R317.1, item 2

Wood in contact with conc. or masonry must be pressure treated.

**R703.7 Exterior Plaster**

Installation of these materials shall be in compliance with ASTM C926, ASTM C1063 and the provisions of this code.

ASTM C 926, Standard Specification for Application of Portland Cement-Based Plaster.

ASTM C 1063, Standard Specification for Installation of Lathing and Furring to Receive Interior and Exterior Portland Cement-Based Plaster.

Lathing and plastering materials shall conform to the standards listed in Table 2507.2 and Chapter 35 and, where required for fire protection, shall also conform to the provisions of Chapter 7.

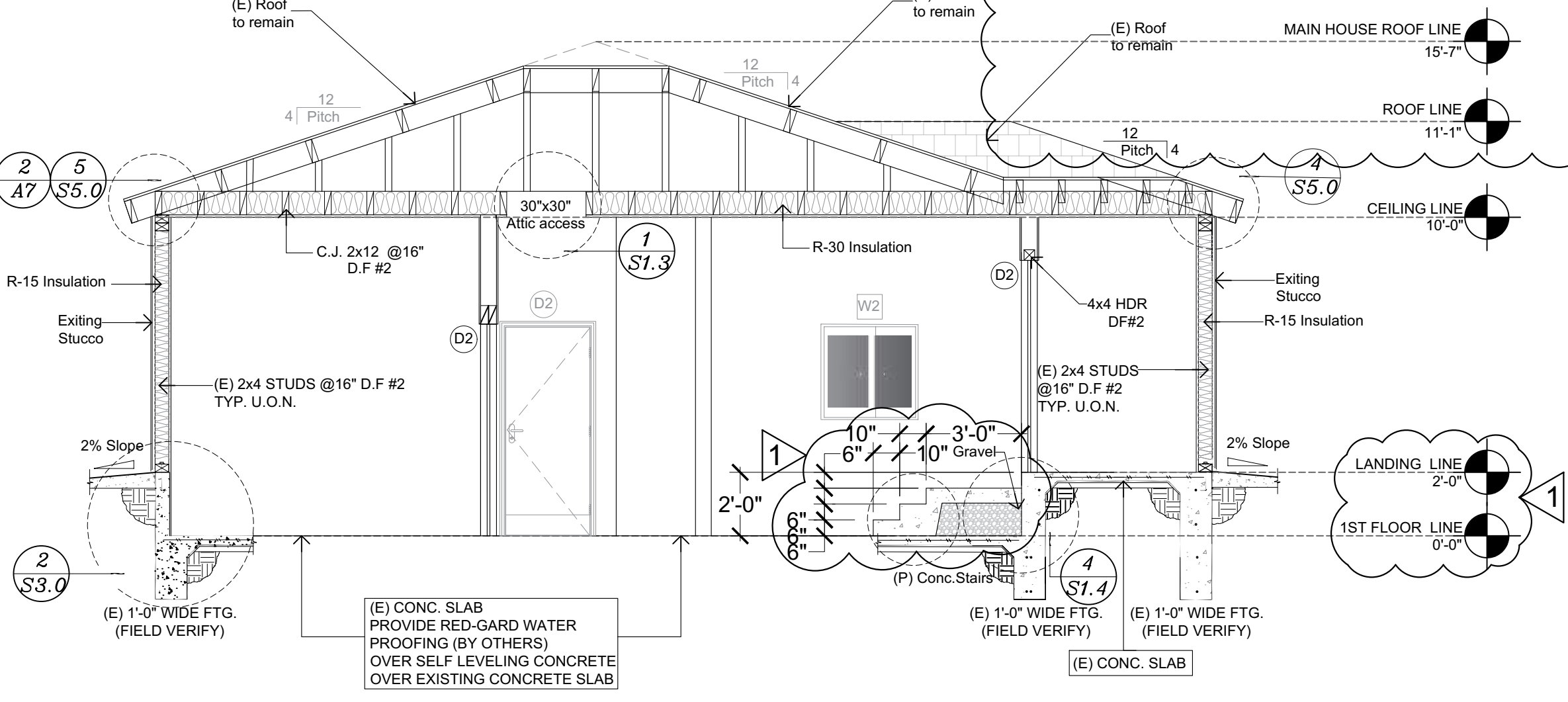
Gypsum board and gypsum panel products shall conform to the appropriate standards listed in Table 2506.2 and Chapter 35 and, where required for fire protection, shall conform to the provisions of Chapter 7.

All finish material must meet all application fire, life safety, and building codes.

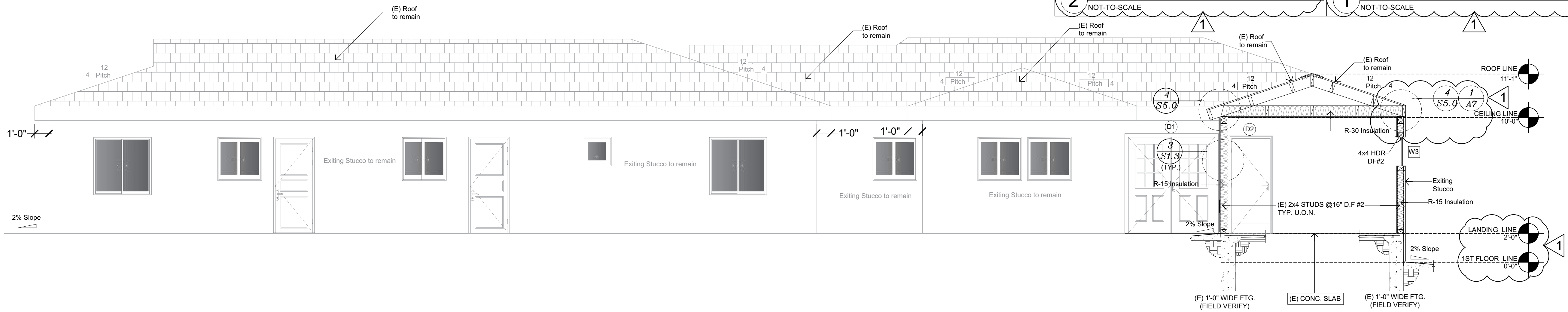
(Projections (e.g., eave overhangs or cornices) with ≥ 2ft. to < 5ft. minimum fire separation distance shall be 1-hour rated on the underside (for nonsprinklered building per (CRC T-R302.1(1), (CBC, T-705.2).



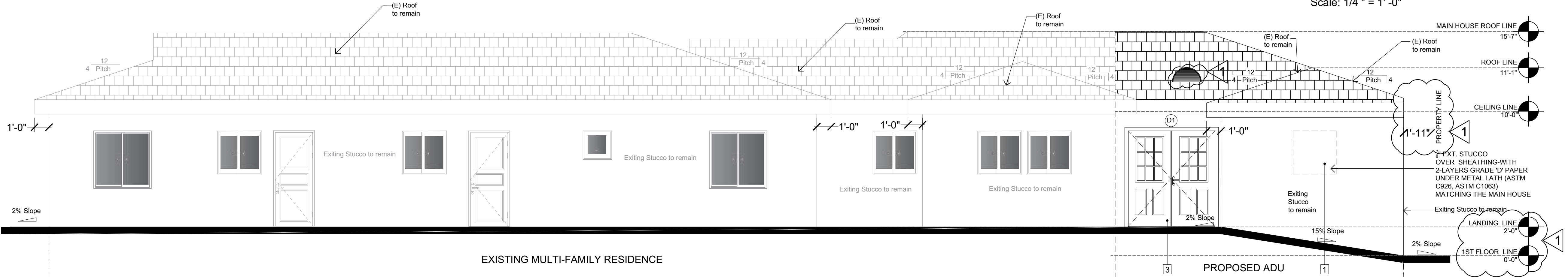
**Proposed Cross Section C**  
Scale: 1/4" = 1'-0"



**Proposed Cross Section A**  
Scale: 1/4" = 1'-0"



**Proposed Cross Section B**  
Scale: 1/4" = 1'-0"



**PROPOSED SOUTH EXTERIOR ELEVATION**  
Scale: 1/4" = 1'-0"

**LEGEND:**

- XX DOOR SYMBOL
- XX WINDOW SYMBOL
- ELEVATION COLOR BOARD CALLOUT
- ROOF TILES
- INSULATION
- HEIGHT LEVEL

**SOFFIT VENT CALCULATIONS:**

Soffit Vent calculations:  
Total area 620 SF / 150 = 4.13 SF ventilation

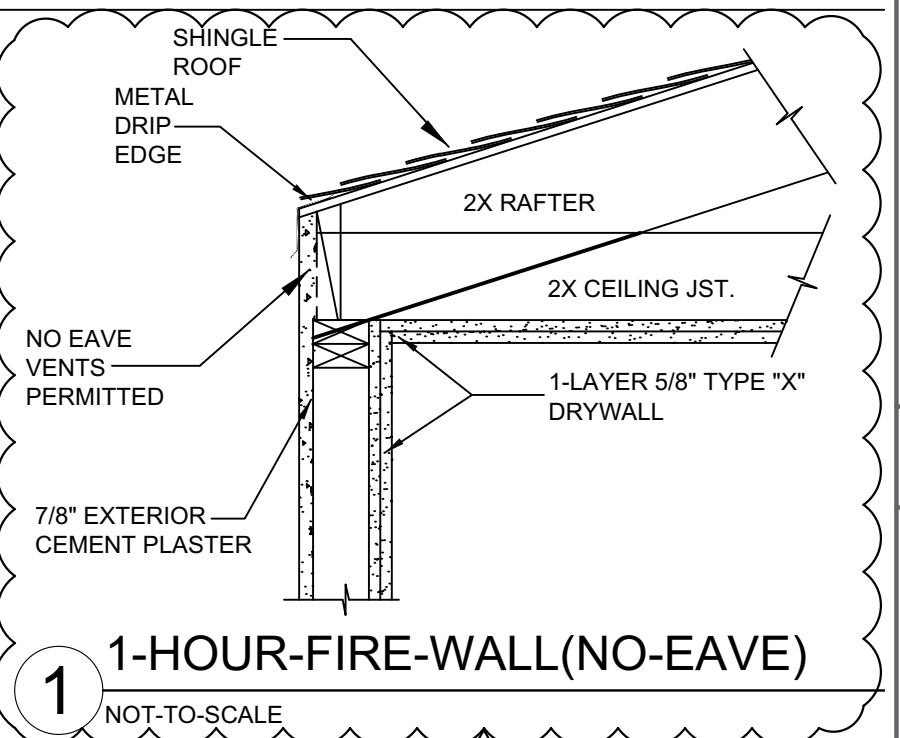
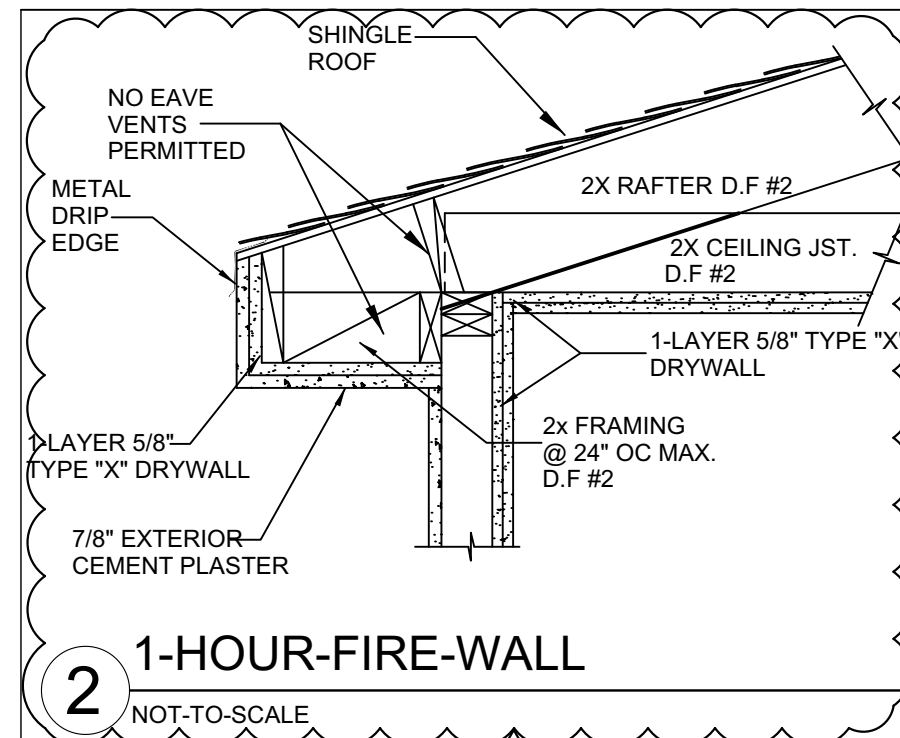
Sym.	Size	Net Area	Quantity	Total
1	24"x12"	0.63 SF	7	4.41 SF

Proposed vents area: 0.63x7 = 4.41 SF  
Minimum required vents area: 620/150 = 4.13 SF  
4.13 < 4.41 OK

**VENT NOTES:**

The net free ventilating area of enclosed attics and enclosed rafter spaces shall not be less than 1/150 of the area of the space ventilated, except that reduction of total the area to 1/300 is permitted provided that at least 40% and not more than 50% of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated and not more than 3 ft.

Below the ridge or highest point of the space measured vertically with the balance of the required ventilation provided by eave or cornice vents. a minimum of 1-inch clearance shall be provided between the insulation and roof sheathing.



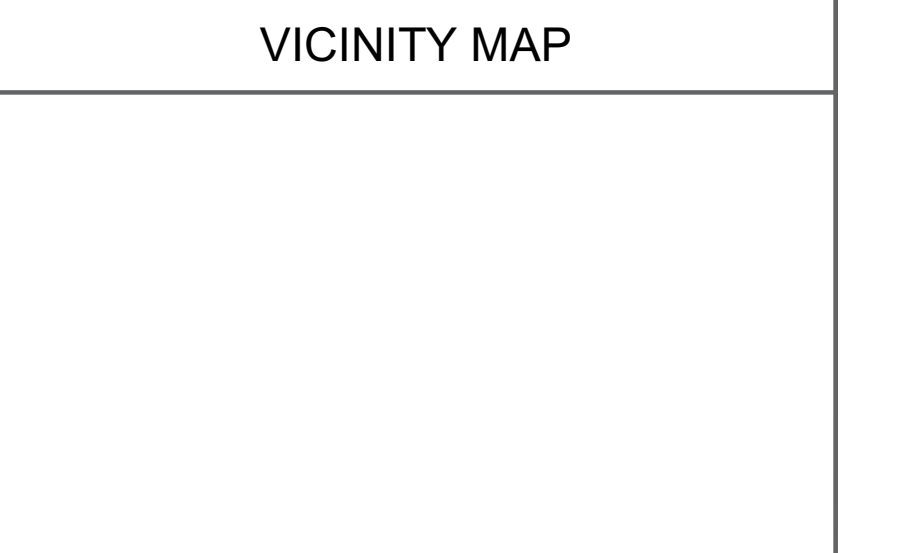
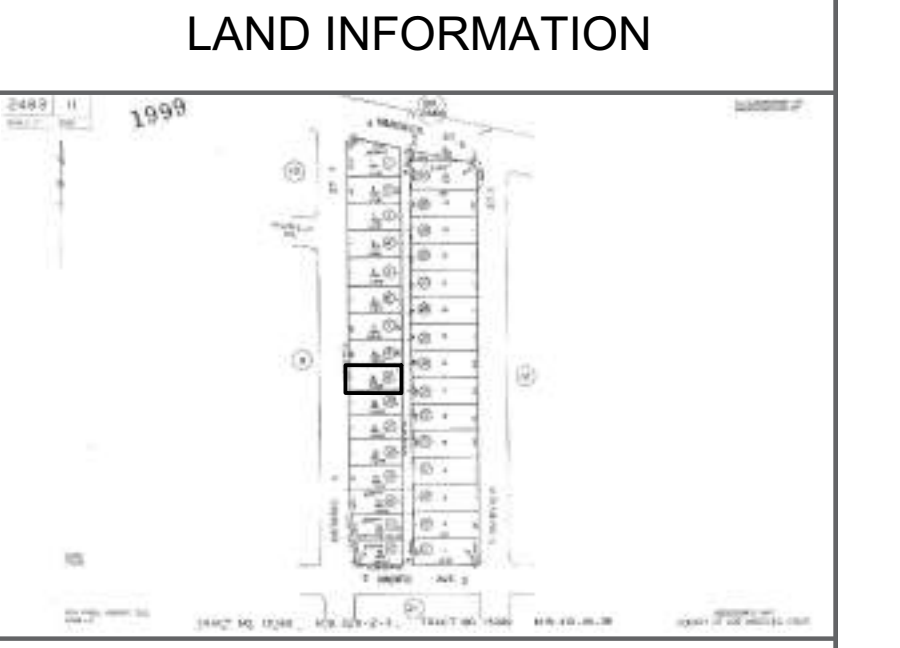
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PROPERTY LINE HAS NOT BEEN ESTABLISH BY A SURVEYOR OR AUTHORIZER CIVIL ENGINEER

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**NOTES**

LOT #: 9; TRACT: 15399  
APN #: 2463-011-009; ZONING: R-3  
CONSTRUCTION TYPE: TYPE V-B  
OCCUPANCY: R-2/U ==> R-2/R-3  
NUMBER OF STORIES: 1  
BUILDING HEIGHT: 15'-7"  
AREA: MFR 2,165 SF; ADU 620 SF  
DWELLING UNITS: 4  
BEDROOMS: 8; BATHROOMS: 8  
FIRE SPRINKLERS: NO  
PROPOSED PARKING SPACES: 0  
FIRE ZONE: NO



REV.	DESCRIPTION:	BY:	DATE:
1	FIRST SUBMITTAL CORRECTION		7/13/2023
2			
3			

STATUS: **DESIGN STAGE**

ARCHITECTURAL DESIGNER:

CLIENT:

SITE:

TITLE: **(E) 3 CAR GARAGE TO BE CONVERTED TO ONE STORY, TYPE V-B, NOT SPRINKLERED ADU 620 SF. DO NOT ALTER THESE DOCUMENTS**

DRAWING TITLE: **CROSSED ELEVATIONS, PROPOSED SECTION**

SCALE AT ARCH D: **1/4" = 1'-0"** DATE: **10/09/2023**

PROJECT NO. **113** DRAWING NO. **A**

Approval covers only the work included on the application for the permit and is not an approval of the violation of any provisions of the City Ordinances or State Law or a waiver of any other required approvals.



<b>LEGEND:</b>	<b>ROOF COVERING:</b>
ROOF TILES	Existing roof to remain
ROOF SLOPE	
SECTION CALLOUT	
DORMER VENT 34"x39"	

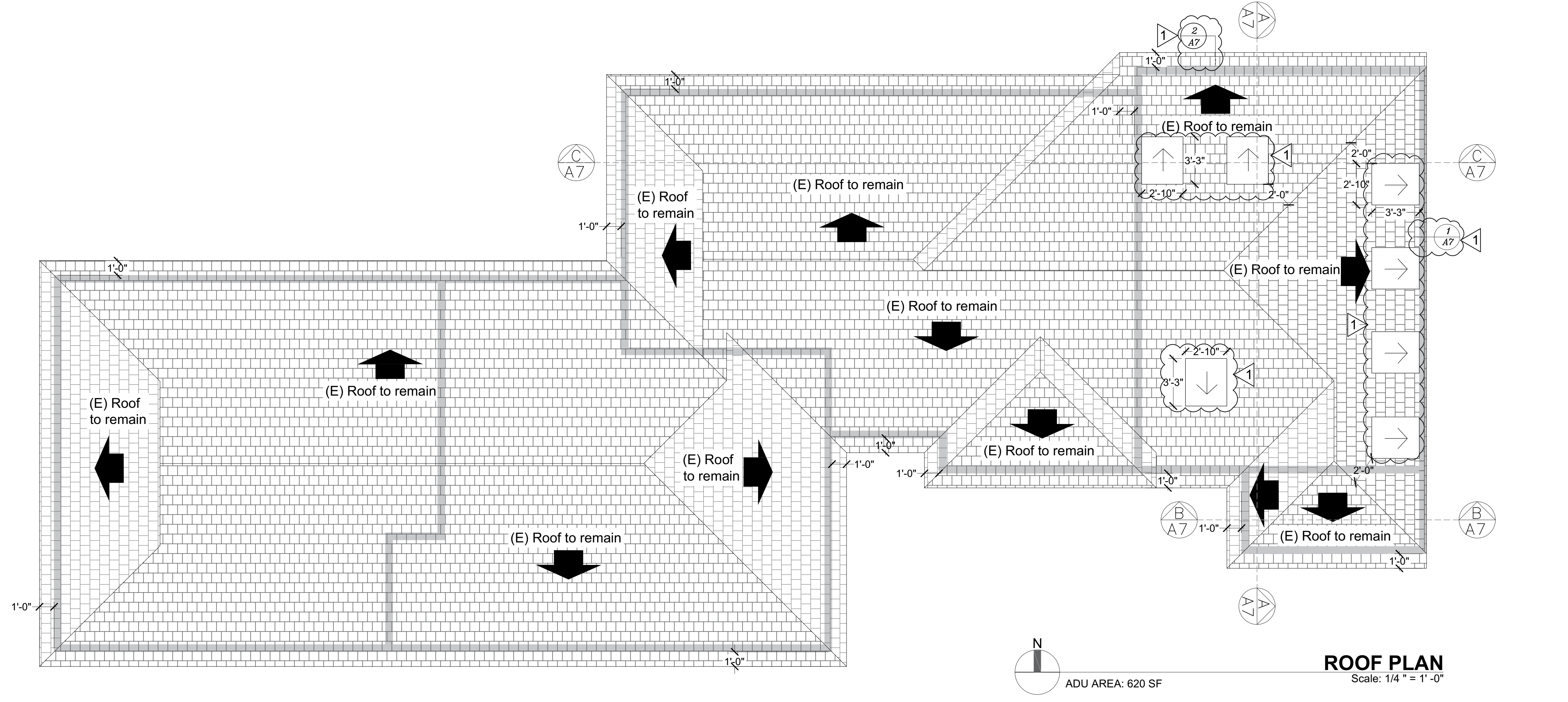
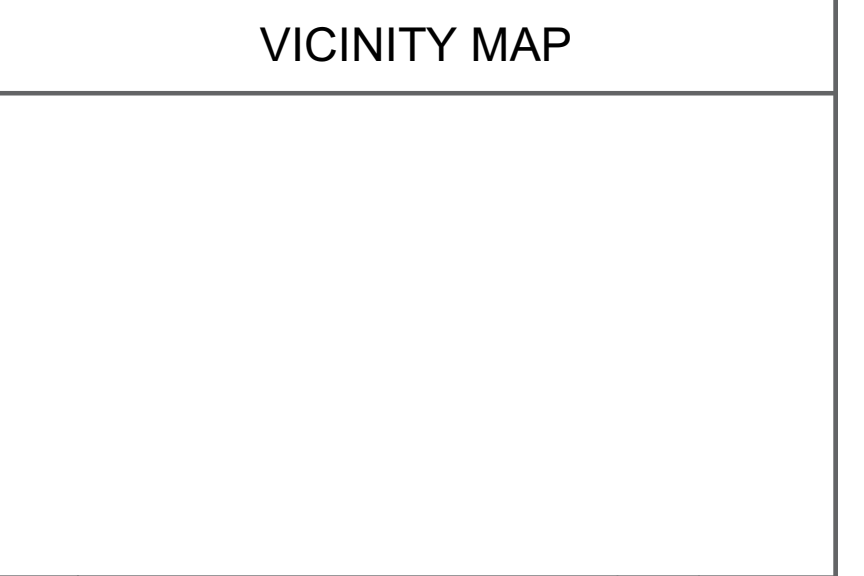
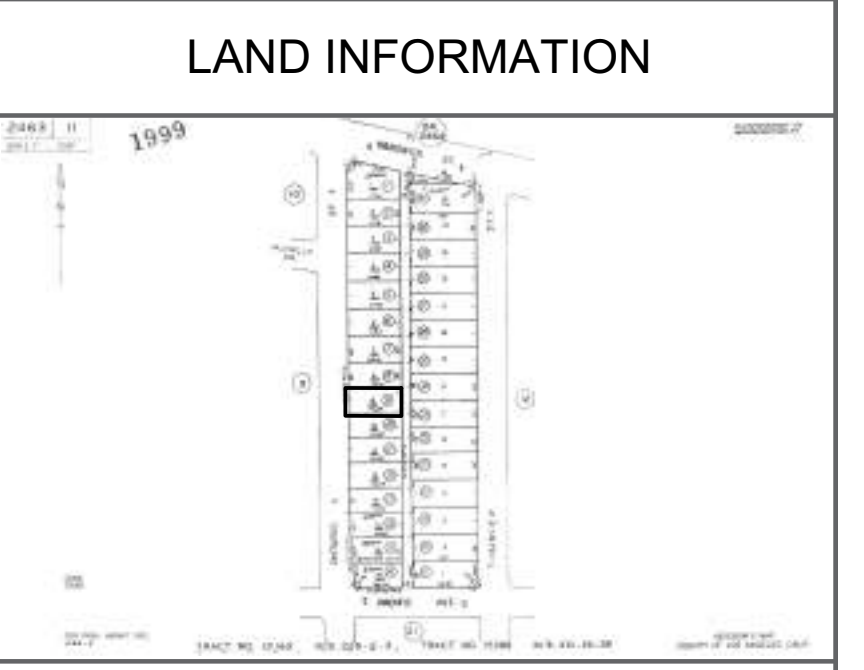
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**NOTES**

LOT #: 9; TRACT: 15399  
 APN #: 2463-011-009; ZONING: R-3  
 CONSTRUCTION TYPE: TYPE V-B  
 OCCUPANCY: R-2/U ==> R-2  
 NUMBER OF STORIES: 1  
 BUILDING HEIGHT: 15'-7"  
 AREA: MFR 2,165 SF; ADU 620 SF  
 DWELLING UNITS: 4  
 BEDROOMS: 8; BATHROOMS: 8  
 FIRE SPRINKLERS: NO  
 PROPOSED PARKING SPACES: 0  
 FIRE ZONE: NO



**ROOF PLAN**  
 Scale: 1/4" = 1'-0"  
 ADU AREA: 620 SF

REV.	DESCRIPTION	BY	DATE
1	FIRST SUBMITTAL CORRECTION		7/13/2023
2			
3			

STATUS: **DESIGN STAGE**

ARCHITECTURAL DESIGNER:

CLIENT:

SITE:

TITLE: **(E) 3-CAR GARAGE TO BE CONVERTED TO ONE STORY, TYPE V-B, NOT SPRINKLERED ADU 620 SF**

DRAWING TITLE: **ROOF PLAN**

Scale at Arch D: 1/4" = 1'-0"

DATE: 11/07/2023

**SECTION 1206 – SOUND TRANSMISSION**

1206.6 Definitions. The following definitions apply to Sections 1206.4 through 1206.9 of this Code.

**COMMUNITY NOISE EQUIVALENT LEVEL (CNEL)** is a metric similar to the Ldn, except that a 5 dB adjustment is added to the equivalent continuous sound exposure level for evening hours (7 p.m. to 10 p.m.) in addition to the 10 dB nighttime adjustment used in the Ldn.

**DAY-NIGHT AVERAGE SOUND LEVEL (Ldn)** is 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 (10 p.m. to 7 a.m.).

**NORMALIZED A-WEIGHTED SOUND LEVEL DIFFERENCE (Dn)** means for a specified source room sound spectrum, the difference, in decibels, between the average sound levels produced in two rooms after adjustment to the expected acoustical conditions when the receiving room under test is normally furnished.

1206.7 Exterior Sound Transmission Control.

1206.7.1 Application. Residential structures located in noise critical areas, such as in proximity to highways, county roads, city streets, railroads, rapid transit lines, airports, nighttime entertainment venues, or industrial areas, shall be designed to prevent the intrusion of exterior noises beyond levels prescribed by the Municipal Code. Proper design to accomplish this goal shall include, but not be limited to, orientation of the residential structure, setbacks, shielding, and sound insulation of the building.

1206.7.2 Allowable interior noise levels. Interior noise levels attributable to exterior sources shall not exceed 45 dB in any habitable room. The noise metric shall be either the day-night average sound level (Ldn) or the community noise equivalent level (CNEL), whichever results in a higher measurement of noise level.

1206.7.3 Other noise sources. Residential structures to be located where the Ldn or CNEL exceeds 60 dB shall require an acoustical analysis showing that the proposed design will limit exterior noise to the prescribed allowable interior level. The Planning Department's map titled Areas Potentially Requiring Noise Insulations, and similar maps and guidance produced by the Planning Department, shall be used where possible to identify sites with noise levels potentially greater than 60 dB.

1206.8 Compliance.

(a) Evidence of compliance with Section 1206.7 shall consist of submittal of an acoustical analysis report, prepared under the supervision of a person experienced in the field of acoustical engineering, with the application for a building permit. The report shall show topographical relationships of noise sources and dwelling sites, identification of noise sources and their characteristics, predicted noise spectra and levels at the exterior of the proposed dwelling structure considering present and future land usage, the basis or bases for the prediction (measured or obtained from published data), noise attenuation measures to be applied and an analysis of the noise insulation effectiveness of the proposed construction showing that the prescribed interior noise level requirements are met.

(b) If interior allowable noise levels are met by requiring that windows be unopenable or closed the design for the structure must also specify a ventilation or air-conditioning system to provide a habitable interior environment. The ventilation system must not compromise the dwelling unit or guest room noise reduction.

1206.9 Field Testing.

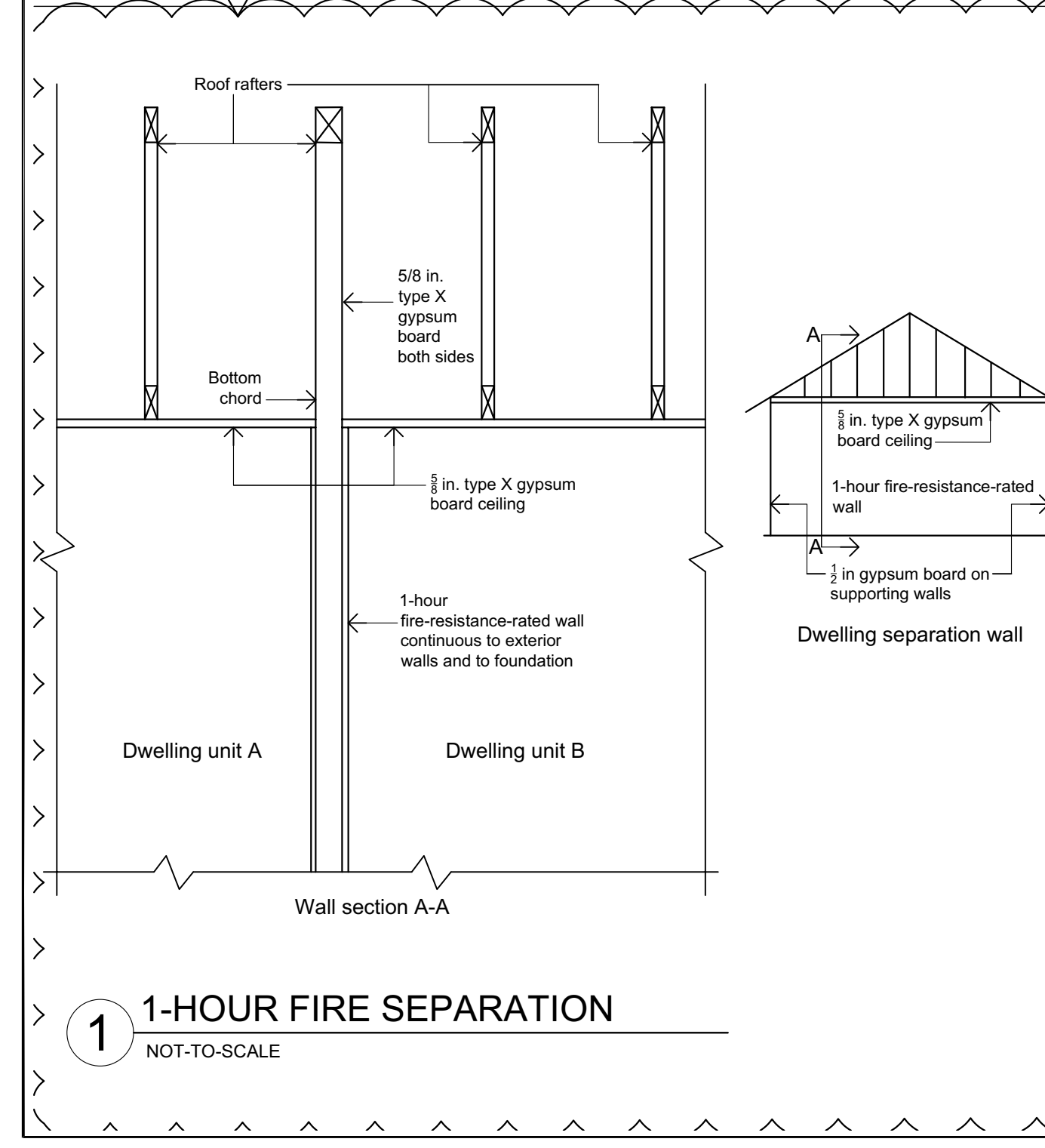
(a) When inspection indicates that the construction is not in accordance with the approved design, or that the noise reduction is compromised due to sound leaks or flanking paths, field testing may be required. A test report showing compliance or noncompliance with prescribed interior allowable levels shall be submitted to the building official.

(b) Field measurements of outdoor sound levels shall generally follow the guidelines prepared by the American Society for Testing and Materials (ASTM) in ASTM E1014.

(c) Field measurements of the A-weighted airborne sound insulation of buildings from exterior sources shall generally follow the guidelines prepared by the American Society for Testing and Materials (ASTM) in ASTM E966.

(d) For the purpose of this Section 1206.9, sound level differences measured in unoccupied units shall be normalized to a receiving room reverberation time of one-half second. Sound level differences measured in occupied units shall not be normalized to a standard reverberation time.

1206.10 The Department of Building Inspection shall consult with the Planning Department to ensure that notice to sponsors of residential development projects affected by Sections 1206.6 through 1206.9 are provided with notice of the requirements of this Section as soon as practicable in the project approval process.



**VULCAN VENT**  
 FIRE & EMBER SAFE VENTS

Approved for use in the Wildland Urban Interface (W.U.I.)  
 Chapter 7A compliant; Tested and listed to ASTM E2886, ICC-ES listing: 1300

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**VDHR1224 PRODUCT SPECIFICATION & DATA SHEET**

Proudly Manufactured By: **NEW CAL**

Model Description	Half Round Dormer Vent	Flange Type	Standard	Frame & Flange	G90 Galvanized Steel - 26GA
Model Number	VDHR1224	Intumescent Core	N/A	Intumescent Core	Sens Hexagonal Matrix - Aluminum with Intumescent coating
Model Size	12" x 24"	Ember Mesh	90 sq. in.	Ember Mesh	14 Mesh - 304 Stainless Steel

1/4" = 1'-0" covers only the work included on the application for the permit and is not an approval of the violation of any provisions of the City Ordinances or State Law, or a waiver of any other required approvals.

# Install Sewer Backflow Valves

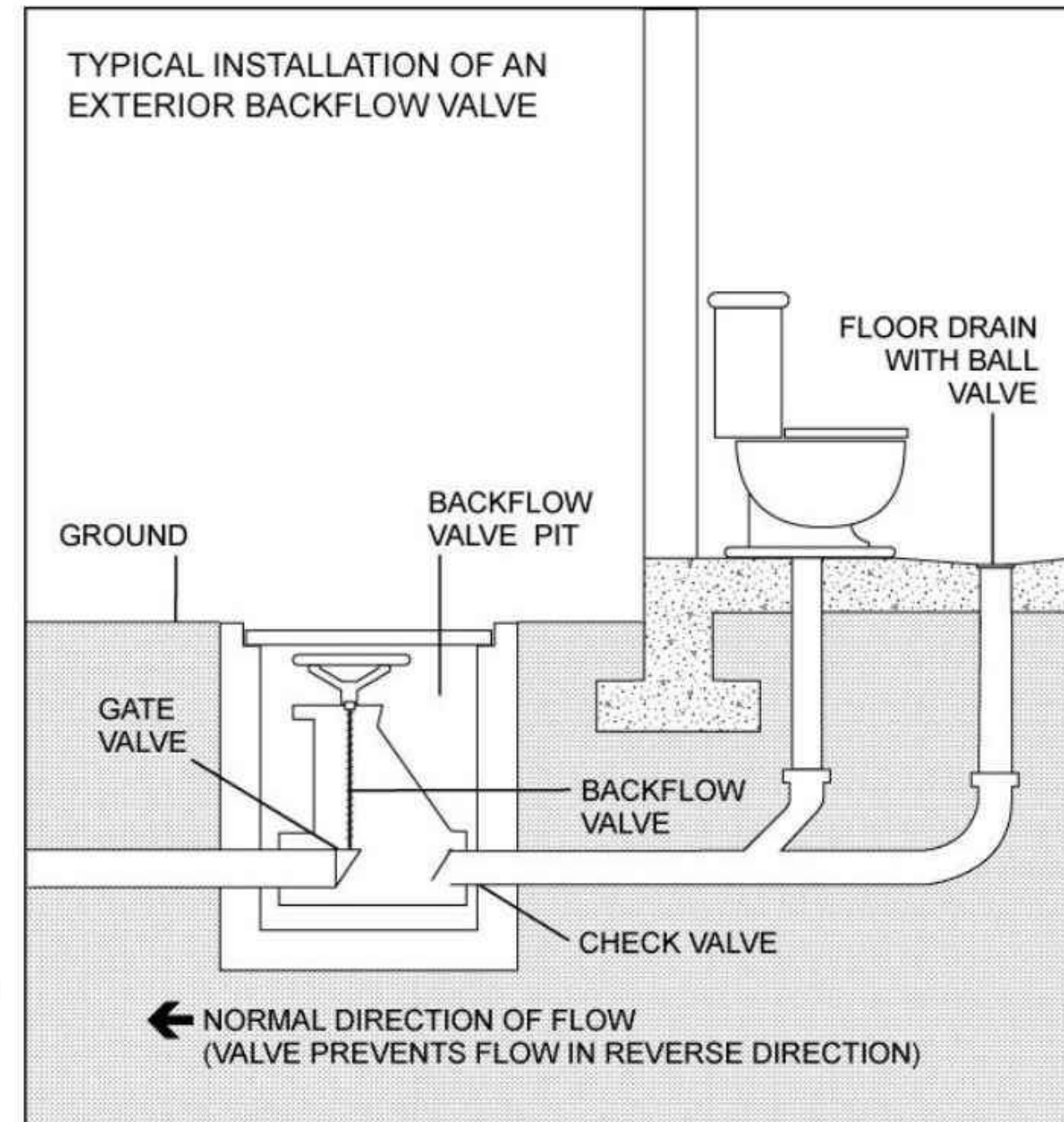


## PROTECTING YOUR PROPERTY FROM FLOODING

In some floodprone areas, flooding can cause sewage from sanitary sewer lines to back up through drain pipes. These backups not only cause damage that is difficult to repair but also create health hazards.

A good way to protect your property from sewage backups is to install backflow valves, which are designed to block drain pipes temporarily and prevent return flow. Backflow valves are available in a variety of designs that range from the simple to the complex. The figure shows a gate valve, one of the more complex designs. It provides a strong seal, but must be operated by hand. The effectiveness of a gate valve will depend on how much warning you have of impending flooding.

Among the simpler valves are flap or check valves, which open to allow flow out of the structure but close when the flow reverses. These check valves operate automatically but do not provide as strong a seal as a gate valve.



## BENEFITS OF UTILIZING THIS MITIGATION STRATEGY

- Helps to prevent damage to a structure
- Helps to protect the health and safety of the structure's occupants

## TIPS

Keep these points in mind if you have backflow valves installed:

- ✓ Changes to the plumbing in your property must be done by a licensed plumber or contractor, who will ensure that the work is done correctly and according to all applicable codes. This is important for your safety.
- ✓ Some valves incorporate the advantages of both flap and gate valves into a single design. Your plumber or contractor can advise you on the relative advantages and disadvantages of the various types of backflow valves.
- ✓ Valves should be installed on all pipes that leave the structure or that are connected to equipment that is below the potential flood level. Therefore, valves may be needed on washing machine drain lines, laundry sinks, fuel oil lines, rain downspouts, and sump pumps, as well as sewer/septic connections.

- ✓ If you have a sump pump, it may be connected to underground drain lines, which may be difficult to se off.

## ESTIMATED COST

Having a plumber or contractor install one backflow valve will cost approximately \$1,400 for a combined gate/flap valve or about \$600 for a flap valve. These figures include the cost of excavation and backfilling.

## OTHER SOURCES OF INFORMATION

FEMA 348, *Protecting Building Utilities from Flood Damage*, November 1999, <http://www.fema.gov/library/viewRecord.do?id=1750>.

FEMA 499, *Home Builder's Guide to Coastal Construction*, Technical Fact Sheet No. 29, August 2005, <http://www.fema.gov/library/viewRecord.do?id=1570>.

To obtain copies of FEMA documents, call the FEMA Publications Warehouse at 1-800-480-2520 or visit FEMA's Library online at <http://www.fema.gov/library>.

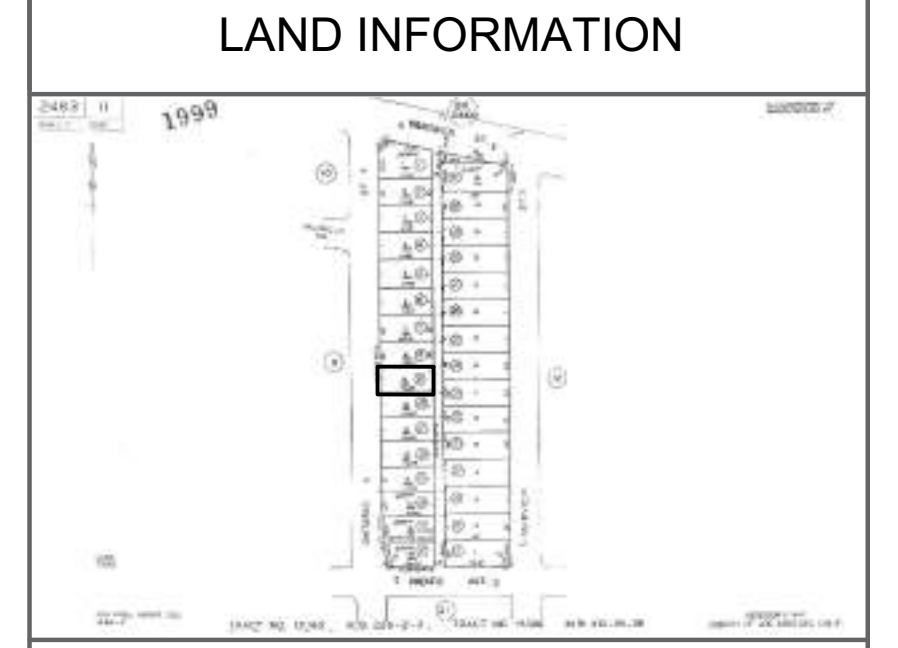
GENERAL CONTRACTOR / OWNER SHALL VERIFY SITE, DIMENSIONS, ELEVATIONS, GRADE, SOIL RESTRICTIONS AND ALL FIELD CONDITIONS RELATED TO DESIGN / DRAWINGS OR LOCAL CODES AND REGULATIONS. IF ANY DISCREPANCIES ARE FOUND CONTRACTOR / OWNER SHALL IMMEDIATELY NOTIFY THE PARTIES, ARCHITECT, ENGINEER, ETC. SURVEYOR SHALL VERIFY LOT / BUILDING CORNERS, DRAINS.

PROPERTY LINE HAS NOT BEEN ESTABLISH BY A SURVEYOR OR AUTHORIZER CIVIL ENGINEER

THESE DRAWINGS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

NOTES

LOT #: 9; TRACT: 15399  
 APN #: 2463-011-009; ZONING: R-3  
 CONSTRUCTION TYPE: TYPE V-B  
 OCCUPANCY: R-2/U ==> R-2/R-3  
 NUMBER OF STORIES: 1  
 BUILDING HEIGHT: 15'-7"  
 AREA: MFR 2,165 SF; ADU 620 SF  
 DWELLING UNITS: 4  
 BEDROOMS: 8; BATHROOMS: 8  
 FIRE SPRINKLERS: NO  
 PROPOSED PARKING SPACES: 0  
 FIRE ZONE: NO



VICINITY MAP

REV.	DESCRIPTION:	BY:	DATE:
1	FIRST SUBMITTAL CORRECTION		7/13/2023
2			
3			

STATUS: DESIGN STAGE

ARCHITECTURAL DESIGNER:

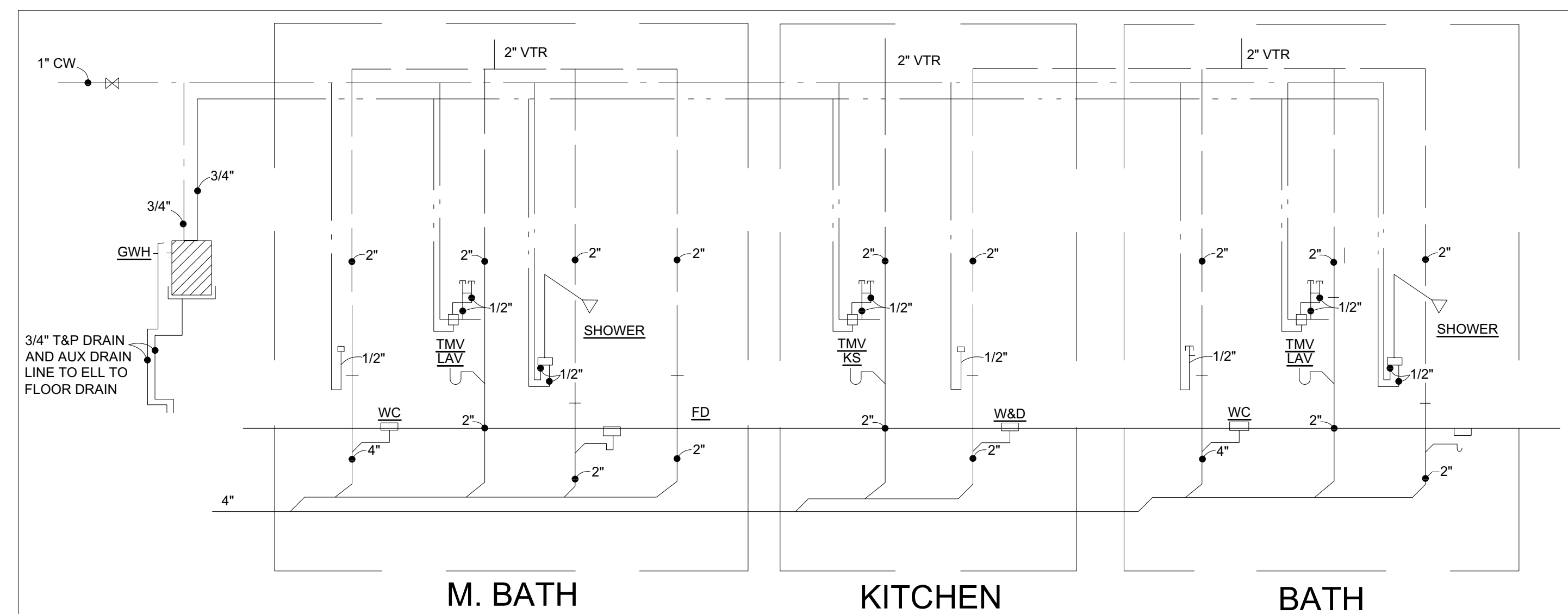
CLIENT:

SITE:

TITLE: (E) 3 CAR GARAGE TO BE CONVERTED TO ONE STORY, TYPE V-B, NOT SPRINKLERED ADU 620 SF. DO NOT ALTER THESE DOCUMENTS

DRAWING TITLE: SCHEMATICS

SCALE AT ARCH. DATE: 10/09/2023



This approval covers only the work included on the application for this permit and is not an approval of the violation of any provisions of the City Ordinances or State law or a waiver of any other required approvals.

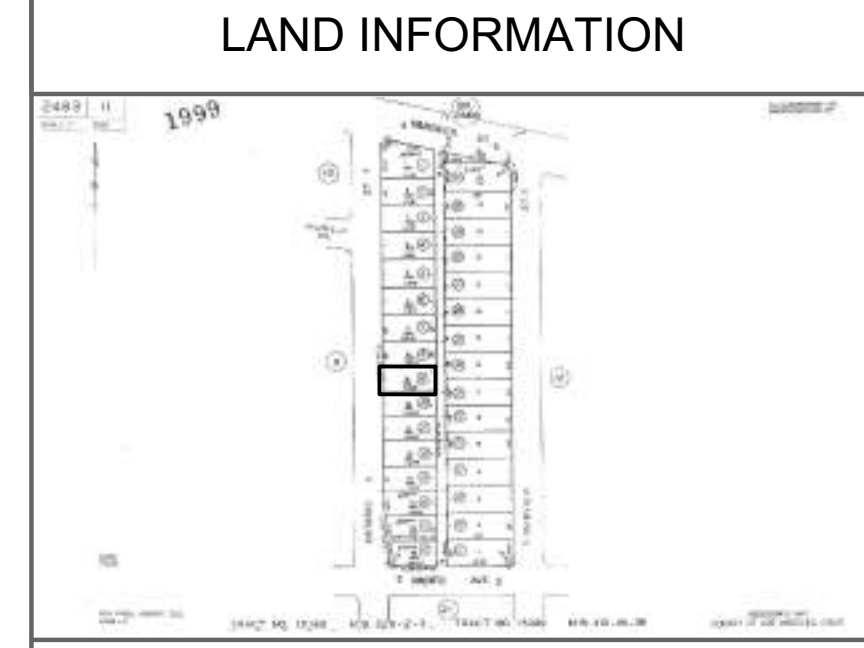
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**NOTES**

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 FIRE ZONE: NO



**VICINITY MAP**

REV.	DESCRIPTION:	BY:	DATE:
1	FIRST SUBMITTAL CORRECTION		7/13/2023
2			
3			

STATUS: **DESIGN STAGE**

ARCHITECTURAL DESIGNER:

CLIENT:

SITE:

TITLE: **(E) 3 CAR GARAGE TO BE CONVERTED TO ONE STORY, TYPE V-B, NOT SPRINKLERED ADU 620 SF**

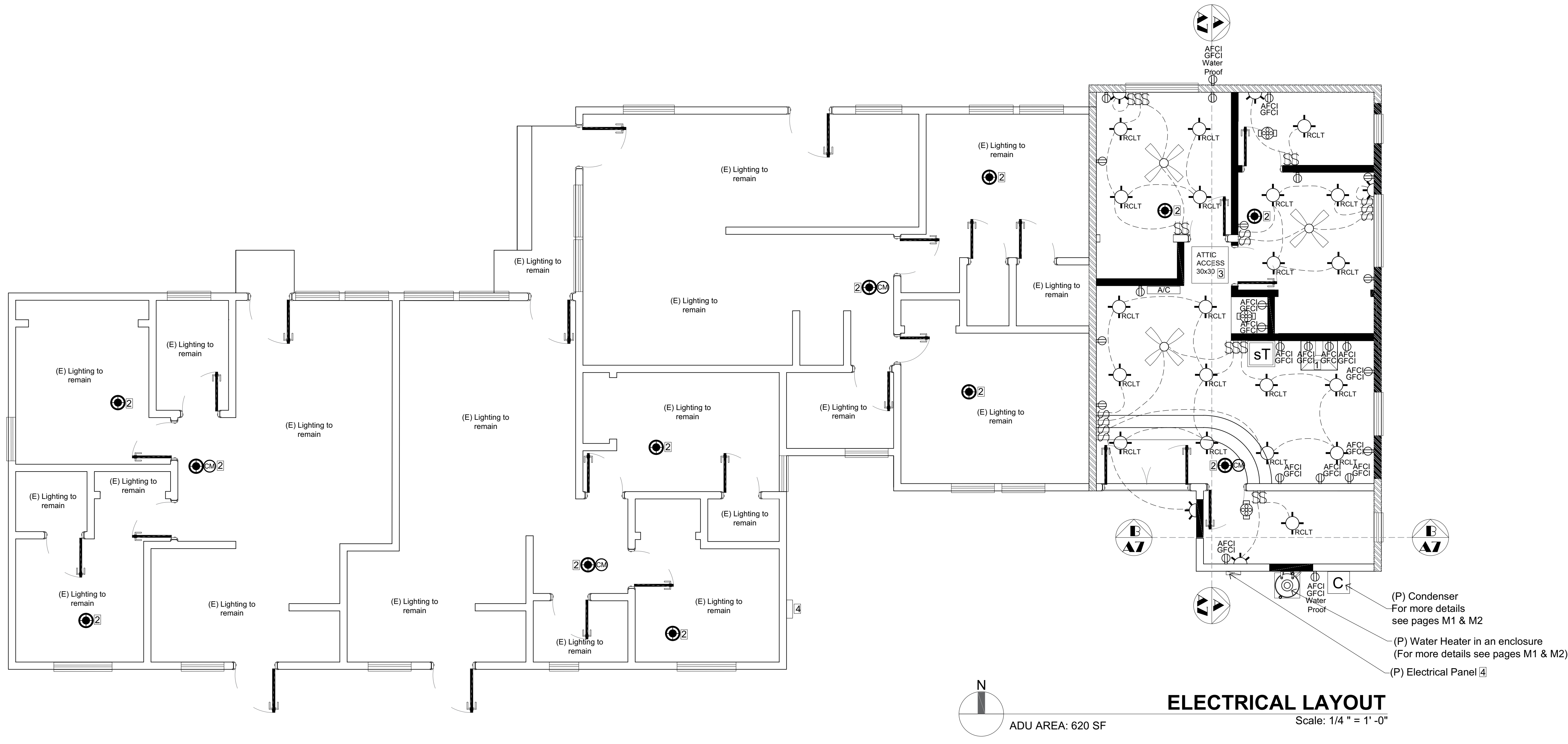
**DO NOT ALTER THESE DOCUMENTS**

DRAWING TITLE: **ELECTRICAL LAYOUT**

SCALE AT ARCH D: **1/4" = 1'-0"** DATE: **10/09/2023**

PROJECT NO: **2463-011-009** DRAWING NO: **1**

Approval covers only the work included on the application for the permit and is not an approval of the violation of any provisions of the City Ordinances or State Law or a waiver of any other required approvals.



**ELECTRICAL LAYOUT**

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

**LEGEND:**

	SMOKE/CARBON MONOXIDE DETECTOR (STATE APPROVED) HARD WIRED STATE FIRE MARSHALL APPROVED WITH BATTERY BACKUP W/LOW BATTERY SIGNAL
	EXHAUST FAN 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. 2. FANS, NOT FUNCTIONING AS A COMPONENT OF THE BUILDING HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
	RECESSED LIGHT
	WALL MOUNTED LIGHT
	FAN LIGHT
	DOUPLEX RECEPTACLE OUTLET
	SWITCH WITH DIMMING CONTROL (ALL EXCEPT LIGHTING CONTROLLED BY OCCUPANCY OR VACANCY SENSOR)
	GFCI, AFCl RECEPTACLE
	Smart Thermostat Ecobee3 Lite US (V2) Model: EB-STATE3LT-02

**KEYNOTES:**

- Kitchen hood with 100 CFM over the stove.
- R314.3 Location.  
Smoke alarms shall be installed in the following locations:  
1. In each sleeping room.  
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.  
3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.  
When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.  
R315.3 Where required in existing dwellings. Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section R315.1.  
  
Smoke detector UL217  
Carbon monoxide detector UL2034/2075  
The carbon monoxide alarms should be interconnected and hardwired per CRC R315.
- Provide one recessed light inside the 30" x 30" attic access.
- For a one-family dwelling, the service disconnecting means shall have a rating of not less than 100 amperes, 3-wire. CEC 230.79 (C)

**GENERAL NOTES:**

**All sections reference the 2020 National Electrical Code unless otherwise note.**

Require an exterior service disconnect for one- and two-family dwelling units per section 230.85

New services require the installation of a grounding electrode system. The main service panel shall be connected to any and all available grounding electrodes present at the ADU or main dwelling per section 250.50.  
Overhead service entrance conductors feeding the new panel shall be sized per section 310.15(B)(7) and be protected from physical damage per section 300.4.  
Main service panels shall be rated appropriately for the environment where they will be installed. Outdoor panelboards need to be rated for wet or damp locations per section 408.37.

If installing a subpanel in a detached ADU, a grounding electrode system for the new subpanel will be required. If there are more than six circuits breakers installed in the new subpanel, a main circuit breaker is required per section 225.33(A). The minimum rating for the main circuit breaker shall be 60 amperes per section 230.79(D).

Per section 210.12(A), AFCI protection is required for all new branch circuits rated 120 volts, 15- or 20-amperes installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, and similar areas. This includes kitchens, bedrooms, and living rooms, amongst the locations specified. Circuits in these areas that are modified, replaced, or extended shall have AFCI protection as well per section 210.12(B).

Per section 210.8(A), GFCI protection is required for all new receptacles rated 120 volts, 15- or 20-amperes installed in bathrooms, garages, outdoors, crawl spaces, unfinished basements, kitchens, within 6 ft. of a sink, bathtub, or shower stall's outside edge, boathouses, and laundry areas.

One receptacle is required at both the front and back of the dwelling per section 210.52(E)(1). These receptacles shall have a weatherproof enclosure, be listed as weather-resistant, and be GFCI protected per sections 406.9(B) and 210.8(B)(4)

All new lighting installed in residential units is required to be rated as high efficacy as required by section 150.0(k), Table 150.0-A. At least one luminaire installed in bathrooms, laundry rooms, and utility rooms shall be controlled by a vacancy sensor per 150.0(k)(2)(J)

Provided one laundry circuit (if providing a laundry area), and one bathroom circuit are all required to be installed per sections 210.11(C)(1), (2), and (3). A lighting circuit in habitable rooms and bathrooms is required per section 210.70(A)(1). A general receptacle outlet circuit shall be installed per section 210.52(A).

UFER GEC is required and a main bonding jumper shall not be installed in the subpanel.

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NOTES

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 APN #: 2463-011-009; ZONING: R-3  
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 BEDROOMS: 8; BATHROOMS: 8  
 FIRE SPRINKLERS: NO  
 PROPOSED PARKING SPACES: 0  
 FIRE ZONE: NO

LAND INFORMATION



VICINITY MAP

REV.	DESCRIPTION	BY:	DATE:
1	FIRST SUBMITTAL CORRECTION		7/13/2023
2			
3			

STATUS: DESIGN STAGE

ARCHITECTURAL DESIGNER:

CLIENT:

SITE:

TITLE: (E) 3 CAR GARAGE TO BE CONVERTED TO ONE STORY, TYPE V-B, NOT SPRINKLED ADU 620 SF  
 DO NOT ALTER THESE DOCUMENTS

DRAWING TITLE: 10220  
**ELECTRICAL NOTES**

SCALE AT ARCH D: DATE: 10/09/2023

PROJECT NO: DRAWING NO: This approval covers only the work included on the application for the permit and is not an approval of the violation of any provisions of the City Ordinances or State Law or a waiver of any other required approvals.

**ELECTRICAL NOTES per 2022 California Electrical Code**

- A. PANEL LOCATIONS**  
 Panels shall not be located in the vicinity of easily ignitable material, such as clothes closets [CEC 240-24(D)], or in bathrooms [CEC 240-24(E)].
- B. NON-METALLIC SHEATHED CABLE** [CEC 334]  
 Non-metallic sheathed cable shall be:
- Protected by rigid metal conduit, intermediate metal conduit, electrical metallic tubing, schedule 80 PVC conduit, type RTRC marked with the suffix -XW, or other means when cable is exposed or subject to physical damage. [CEC 334.15(B)]
  - Protected by a 1/16-inch steel plate or sleeve or be not less than 1-1/4 inch from the nearest edge of the framing member, when installed through framing members. Steel plates or sleeves are required on all double shear walls when cable is installed either through or parallel to framing members [CEC 334.17, 300.4].
  - Protected by guard strips within 6 feet of an attic access when no permanent stairs or ladders are provided [CEC 334.23, 320.23].
  - Protected by guard strips in the entire attic when permanent stairs or ladders are provided. Access panels or doors from the second floor into the attic are considered permanent access and guard strips are required in the entire attic [CEC 320.23].
  - Have a bending radius not less than 5 times the diameter of the cable [CEC 334.24].
  - Supported at intervals not exceeding 4-1/2 feet and within 12" of every outlet box, junction box, cabinet, or fitting [CEC 334.30].
- C. CIRCUITS AND RECEPTACLES**
- Tamper-Resistant Receptacles shall be installed as specified in dwelling units in all areas specified in 210.52 and 550.13. [CEC 406.12]
  - Receptacles shall be installed so that no point along the floor line in any wall space is more than 6 ft. from an outlet, including any wall space 2 ft. wide or greater. Note: A fixed panel of a sliding glass door is considered wall space. [CEC 210.52(A)].
  - In kitchens, breakfast rooms, pantries and dining rooms a minimum of 2-20A circuits shall be provided [CEC 210.11(C) (1)]. Counter space receptacles shall be GFCI [CEC 210.8(A)] and installed:
    - At each wall counter space that is 12 in. or greater [CEC 210.52(C)];
    - Maximum 24 in. from the end of the counter [CEC 210.52 (C)(2(a))];
    - Maximum 20 in. above counter surface [CEC 210.52 (C)(3(1))];
    - Below countertop or work surfaces (one receptacle min.) not more than 12 in. below counter surface [CEC 210.52 (C)(3(3))];
  - Bathrooms shall have a separate 20A circuit [CEC 210.11(C) (3)] with at least one GFCI wall receptacle within 36 in. of each basin [CEC 210.8(A)(1); CEC 210.52(D)].
  - Laundry rooms shall have a separate 20A circuit with at least one receptacle shall be provided [CEC 210.11(C)(2)]. All receptacles within 6 ft. of the sink shall be GFCI [CEC 210.8(A)(7)].
  - In garages, at least one GFCI receptacle shall be provided [CEC 210.52(G)]. All other garage receptacles except those dedicated to an appliance or that are not readily accessible shall be GFCI. [CEC 210.8(A)(2)].
  - In hallways of 10 ft. or more in length, at least one receptacle shall be provided [CEC 210.52(H)].

- Outdoor outlets shall be GFCI [CEC 210.8(A) (3)]. One outlet shall be installed at the front of the dwelling and one at the rear of the dwelling. Balconies, decks, and porches that are attached to the dwelling unit and are accessible from inside the dwelling unit shall have at least one outlet. Receptacles shall be accessible at grade level and not more than 6-1/2 ft. above grade or walking surface [CEC 210.52(E)].
  - All crawl space receptacles shall be GFCI [CEC 210.8(A)(4)].
  - All unfinished basement receptacles shall be GFCI unless they are not readily accessible or are service a dedicated appliance [CEC 210.8(A)(5)].
  - All receptacles within 6 ft. of a wet bar shall be GFCI [CEC 210.8(A)(7)].
  - All receptacles on 15A or 20A branch circuits that supply 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 combination-type Arc-Fault Circuit Interrupters (AFCI), including switched outlets [CEC 210.12(A)].
  - All receptacles serving appliances or motors with a rating of 1 HP or 6 Amps shall be on a separate circuit.
  - For HVAC equipment, a separate 15A or 20A circuit with an accessible receptacle at the equipment shall be provided within 25 ft. of the equipment [CEC 210.63]. If located in an under-floor area, the receptacle shall be GFCI [CEC 210.8(4)].
  - Basements, Garages and Accessory Buildings. For a one-family dwelling, at least one receptacle outlet shall be installed in the areas specified in 210.52(G)(1) through (3). These receptacles shall be in addition to receptacles required for specific equipment. [CEC210.52]
    - Garages. In each attached garage and in each detached garage with electrical power. The branch circuit supplying this receptacle(s) shall not supply outlets outside of the garage. At least one receptacle outlet shall be installed for each car space.
    - Accessory Buildings. In each accessory building with electric power.
    - Basement. In each separate unfinished portion of a basement.
- D. LIGHTING [CEC 210.70]**
- Switched lighting shall be installed in:
    - Every habitable room, kitchen, and bathroom, hallways, and stairways at each level,
    - Garages,
    - At all outdoor entrances and exits,
    - In all attics, under floor areas, utility rooms and basements used for storage
    - Near HVAC equipment in attic, under floor areas, rooms or basements, with a switch at the access point.
  - Lighting installed in a closet shall be a surface mounted or recessed fluorescent fixture or a surface mounted incandescent fixture with completely enclosed lamps or recessed incandescent fixture with completely enclosed lamps. Surface incandescent lighting shall be installed a minimum of 12 in. from the nearest point of a storage space. Surface fluorescent lighting and recessed lighting shall be installed a minimum of 6 in. from the nearest point of a storage space. [CEC 410.16(C)]
- E. FANS**  
 Each bathroom containing a bathtub, shower, or bathtub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the California Mechanical Code and the California Green Building Standards Code.
- F. SMOKE ALARMS**  
 In new construction, smoke alarms shall receive their primary power from the building wiring. The wiring shall be permanent and installed without a disconnecting switch other than those required for overcurrent protection [CRC R314.4, CBC 907.2.10.5].

**A. Luminaire Efficacy: All installed luminaires must meet the requirements in Table 150.0-A.**

**Table 150.0-A Classification of High Luminous Efficacy Light Sources**

Automatically considered high luminous efficacy (does NOT require JA8 certification)	Must be JA8 certified/marked
1. LED light sources installed outdoors	7. All light sources installed in ceiling recessed downlight luminaires: Note that ceiling-recessed downlight luminaires must not have screw base sockets regardless of lamp type, as specified in §150.0(k)1C.
2. Inseparable solid state lighting (SSL) luminaires containing colored light sources that are installed to provide decorative lighting	8. Anything not listed in this table
3. Pin-based linear fluorescent or compact fluorescents with electronic ballasts	
4. High-intensity discharge (HID) light sources including pulse start metal halide and high-pressure sodium light sources	
5. Luminaires with a hardwired, high-frequency generator and induction lamp	
6. Ceiling fan lights kits subject to federal appliance regulations	

**EXCEPTIONS:**

- Integrated Device Lighting: Lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors and garage door openers
- Navigation Lighting: Lighting such as night lights, step lights and path lights less than 5 watts
- Cabinet Lighting: Lighting internal to drawers, cabinetry and linen closets with an efficacy of 45 lumens per watt or greater

**B. Screw-based Luminaires:** Screw-based luminaires must contain lamps that comply with Reference Joint Appendix JA8.

**C. Recessed Downlight Luminaires in Ceilings:** There is a new exception to the airtight labeling and installation requirements for recessed luminaires that are either marked for use in fire-rated installations or are installed in non-insulated ceilings.

**D. Light Sources in Enclosed or Recessed Luminaires:** No change, although this section has been reorganized.

**E. Blank Electrical Boxes:** Language is added about how the blank electrical boxes must be served for dimmer, vacancy sensor control, low voltage wiring or fan speed control.

**INDOOR LIGHTING CONTROLS**

**E. Automatic-off Controls:** Walk-in closets have been added in addition to bathrooms, garages, laundry room and utility rooms as spaces requiring an occupancy/vacancy sensor with automatic-off functionality. It was clarified that lighting in opaque-fronted drawers and cabinetry must be controlled with automatic-off when a drawer or door is closed.

**F. Dimming Controls:** Dimmers that are required for lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens and bedrooms) must have readily accessible dimming controls. Forward phase-cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.

**EXCEPTIONS:**

- Ceiling fans with integrated lighting may use remote control.
- Luminaires connect to a circuit in which the controlled lighting power is <20 watts OR controlled by an occupancy/vacancy sensor providing automatic-off functionality.
3. Lighting is under <5 watts for navigation (e.g., night lights, step lights and path lights), or lighting is internal to opaque-fronted drawers and cabinetry (which may alternatively use automatic-off controls).

**G. Independent Controls:** The following must be controlled independently:

- Integrated lighting of exhaust fans from the fan function
- Undercabinet lighting
- Undershelf lighting
- Interior lighting of display cabinets
- Switched outlets

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

Y	N/A	RESPON. PARTY
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>CHAPTER 3 GREEN BUILDING</b> <b>SECTION 301 GENERAL</b> <b>301.1 SCOPE.</b> 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.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>301.1.1 Additions and Alterations. [HCD]</b> The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The mandatory provision of Section 4.106.4.2 may be applied to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Note:</b> Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Note:</b> On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD]</b> The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.		
<b>SECTION 302 MIXED OCCUPANCY BUILDINGS</b> <b>302.1 MIXED OCCUPANCY BUILDINGS.</b> In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.102.1 DEFINITIONS</b> 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.		
<b>DIVISION 4.1 PLANNING AND DESIGN</b> <b>ABBREVIATION DEFINITIONS:</b> HCD Department of Housing and Community Development BSC California Building Standards Commission DSA/SS Division of Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New		
<b>CHAPTER 4 RESIDENTIAL MANDATORY MEASURES</b> <b>SECTION 4.102 DEFINITIONS</b> The following terms are defined in Chapter 2 and are included here for reference)		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>FRENCH DRAIN.</b> A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar porous material used to collect or channel drainage or runoff water.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>WATTLES.</b> Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.106 SITE DEVELOPMENT</b> <b>4.106.1 GENERAL.</b> Design of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION</b> Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Note:</b> Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(Website: <a href="https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html">https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html</a> )		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.106.3 GRADING AND PAVING.</b> Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Swales 2. Water collection and disposal systems 3. French drains 4. Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Exception:</b> Additions and alterations not altering the drainage path.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.106.4 Electric vehicle (EV) charging for new construction.</b> New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Exceptions:</b> 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1. Where there is no local utility power supply or the local utility is unable to supply adequate power. 1.2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.</b> For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Exception:</b> A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.106.4.1.1 Identification.</b> The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".		

Y	N/A	RESPON. PARTY
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.</b> When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.106.4.2 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.</b> The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>1.EV Capable.</b> Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Exceptions:</b> 1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces. 2. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Note:</b> a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2.EV Ready.</b> Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Exception:</b> Areas of parking facilities served by parking lifts.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.</b> The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>1.EV Capable.</b> Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Exception:</b> When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Note:</b> a. Construction documents shall show locations of future EV spaces. b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2.EV Ready.</b> Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Exception:</b> Areas of parking facilities served by parking lifts.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3.EV Chargers.</b> Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. When common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.106.4.2.2.1 Electric vehicle charging stations (EVCS).</b> Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Exception:</b> Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.106.4.2.2.1.1 Location.</b> EVCS shall comply with at least one of the following options:		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Exception:</b> Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.</b> The charging spaces shall be designed to comply with the following:		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. The minimum length of each EV space shall be 18 feet (5486 mm). 2. The minimum width of each EV space shall be 9 feet (2743 mm). 3. One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.106.4.2.2.1.3 Accessible EV spaces.</b> In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.106.4.2.3 EV space requirements.</b> 1. Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Exception:</b> A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway methods(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.		

Y	N/A	RESPON. PARTY																		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
<b>Exception:</b> A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.																				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
<b>4.106.4.2.4 Identification.</b> The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.																				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
<b>4.106.4.2.5 Electric Vehicle Ready Space Signage</b> Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).																				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
<b>4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.</b> When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.																				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
<b>Notes:</b> 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.																				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
<b>DIVISION 4.2 ENERGY EFFICIENCY</b> <b>4.201 GENERAL</b> <b>4.201.1 SCOPE.</b> For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.																				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
<b>DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION</b> <b>4.303 INDOOR WATER USE</b> <b>4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.</b> Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.																				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
<b>Note:</b> All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.																				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
<b>4.303.1.1 Water Closets.</b> The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.																				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
<b>Note:</b> The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.																				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
<b>4.303.1.2 Urinals.</b> The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.																				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
<b>4.303.1.3 Showerheads.</b> <b>4.303.1.3.1 Single Showerhead.</b> Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.																				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
<b>4.303.1.3.2 Multiple showerheads serving one shower.</b> When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.																				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
<b>Note:</b> A hand-held shower shall be considered a showerhead.																				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
<b>4.303.1.4 Faucets.</b> <b>4.303.1.4.1 Residential Lavatory Faucets.</b> The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.																				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
<b>4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas.</b> The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.																				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
<b>4.303.1.4.3 Metering Faucets.</b> Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.																				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
<b>4.303.1.4.4 Kitchen Faucets.</b> The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.																				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
<b>Note:</b> Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.																				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
<b>4.303.1.4.5 Pre-rinse spray valves.</b> When installed, shall meet the requirements in the California Code of Regulations Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.																				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
<b>FOR REFERENCE ONLY:</b> The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).																				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
<table border="1"> <thead> <tr> <th colspan="2">TABLE H-2</th> </tr> <tr> <th colspan="2">STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019</th> </tr> <tr> <th>PRODUCT CLASS [spray force in ounces force (ozf)]</th> <th>MAXIMUM FLOW RATE (gpm)</th> </tr> </thead> <tbody> <tr> <td>Product Class 1 (≤ 5.0 ozf)</td> <td>1.00</td> </tr> <tr> <td>Product Class 2 (&gt; 5.0 ozf and ≤ 8.0 ozf)</td> <td>1.20</td> </tr> <tr> <td>Product Class 3 (&gt; 8.0 ozf)</td> <td>1.28</td> </tr> </tbody> </table> Title 20 Section 1605.3 (h)(4)(A). Commercial pre-rinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf) [(113 grams-force)(g)]			TABLE H-2		STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019		PRODUCT CLASS [spray force in ounces 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						
TABLE H-2																				
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Product Class 3 (> 8.0 ozf)	1.28																			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
<b>4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.</b> Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.																				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
<b>4.303.3 Standards for plumbing fixtures and fittings.</b> 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.																				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
<b>NOTE:</b> THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.																				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
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Y	N/A	RESPON. PARTY
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.304 OUTDOOR WATER USE</b> <b>4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS</b> Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>NOTES:</b> 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: <a href="https://www.water.ca.gov/">https://www.water.ca.gov/</a>		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY</b> <b>4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE</b> <b>4.406.1 RODENT PROOFING.</b> Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING</b> <b>4.408.1 CONSTRUCTION WASTE MANAGEMENT.</b> Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Exceptions:</b> 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN</b> Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste material collected will be taken.<		



