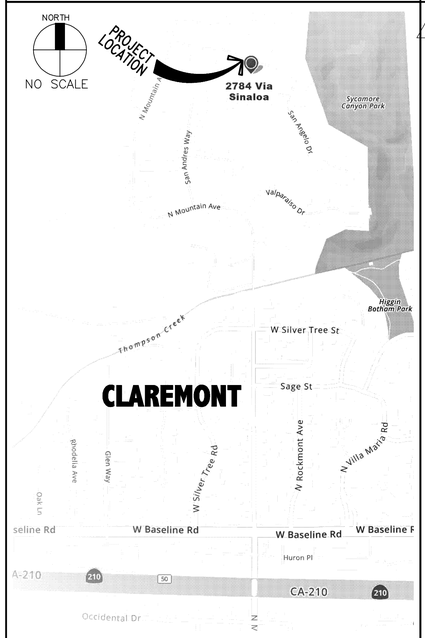
VICINITY MAP



BUILDING DEPARTMENT NOTES

2

1. ALL NEW CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE 2019 EDITION OF CALIFORNIA BUILDING CODE (CBC), CALIFORNIA RESIDENTIAL CODE (CRC), CALINFAIO FIRE CODE (CFC), CALIFORNIA ELECTRICAL (CEC), CALIFORNIA MECHANICAL (CMC), CALIFORNIA PLUMBING (CPC) CODES. CALIFORNIA GREEN BUILDING STANDARDS CODE (CGC), THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA ENERGY CODE (T-24), CALIFORNIA HISTORIC CODE AND CURRENT CLAREMONT MUNICIPAL CODE.

2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS TO BE REMOVED, RELOCATED OR REMAIN INTACT AND HOW THE NEW CONSTRUCTION RELATES TO THE SITE CONDITION. ALL CONSTRUCTION AND INSTALLATION SHALL COMPLY WITH THE LATEST CONDITIONS (STATE/COUNTY/CITY) OF CODES AND ORDINANCES INCLUDING CAL OSHA AND FIRE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CODE COMPLIANCE OF WORK OF EVERY TRADE.

3. "THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED FROM CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM."

4. CONTRACTOR TO EITHER PROVIDE A PORTABLE TOILET AND HAND WASH STATION PER OSHA REGULATIONS OR SECURE IN ADVANCE WITH OWNER TO USE THERE EXISTING INDOOR ONSITE REST ROOM INSIDE THE HOUSE.

5. HOUSE ADDRESS NUMBER SHALL BE MOUNTED ON HOUSE & SHALL BE VISIBLE AND LEGIBLE FROM THE STREET IN A CONTRAST COLOR 4" TALL MINIMUM- SEE EXTERIOR ELEVATION FOR ACTUAL SPEC.

6. ALL DIMENSIONS AND THE SITE CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE JOB SITE PRIOR TO WORK. THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION. ACTUAL FIELD DIMENSION/CONDITIONS SHALL HAVE PRECEDENCE FROM PRINTED DIMENSIONS ON THESE DRAWINGS. REPORT TO ARCHITECT ANY DISCREPANCIES THAT INTERFERES WITH NEW RETROFIT WORK.

7. ALL DIMENSIONS AND THE SITE CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE JOB SITE PRIOR TO WORK. THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION. ACTUAL FIELD DIMENSION/CONDITIONS SHALL HAVE PRECEDENCE FROM PRINTED DIMENSIONS ON THESE DRAWINGS. REPORT TO ARCHITECT ANY DISCREPANCIES THAT INTERFERES WITH NEW RETROFIT WORK.

8. THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS AND SEQUENCE OF WORK THROUGH UTILIZING ARCHITECT'S DRAWINGS AS INSTRUMENTS FOR INSTRUCTION, NOT THE PRODUCT ITSELF. THE ARCHITECT WILL BE INSTRUMENTAL IN CLARIFYING DRAWING INTERPRETATIONS AND OTHER INQUIRIES DURING BID & CONSTRUCTION IN A TIMELY MANNER. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF FIELD SAFETY, ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS AND ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY INCLUDING TIME SCHEDULES AND TRADE SEQUENCE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

9. DEFERRED SUBMITTALS (ITEMS REQ. SEPARATE PERMIT):
FIRE SPRINKLERS, SOLAR SYSTEMS, RETAINING WALLS, FENCE, UTILITY MAIN HOOKUPS AND LANDSCAPING AS THESE ITEMS ARE ALL SEPARATELY SECURED IN THE PERMITTING PROCESS. THE GC SHALL PROPERLY SEQUENCE ALL DISCIPLINES OF DEFERRED ITEMS BY SECURING WITH LOCAL AGENCIES PRIOR TO START OF EXECUTION OF WORK. OTHER MISCELLANEOUS DEFERRED ITEMS FOR SEPARATE PERMITS MAY INCLUDE ITEMS REQUIRING SHOP DRAWINGS NOT MENTIONED ABOVE GENERATED FROM VENDORS/SUPPLIERS AS ALSO MAY NEED SEPARATELY SECURED/PERMITTED W/ CITY PRIOR TO FABRICATION OR INSTALLED WORK.

10. DIG ALERT (811) HTTPS://WWW.DIGALERT.ORG/ IS TO BE CONTACTED AND THAT COMPLIANCE WITH EXCAVATION SAFETY IN ACCORDANCE WITH GOVERNMENT CODE 4216 WILL BE FOLLOWED PRIOR TO ANY EXCAVATION TAKING PLACE. PROVIDE AN ACKNOWLEDGEMENT SIGNATURE SPACE AND PROVIDE SIGNATURE BY EITHER THE OWNER OR THE CONTRACTOR REPRESENTING THE OWNER 24 HOURS IN ADVANCE USING FORM FROM LINK HTTPS://WWW.DIGALERT.ORG/PDFS/DIGALERTPAD.PDF

11. FOR HOA CONSTRUCTION RULES AN REGULATIONS, REFER TO HOA ARCHITECTURAL GUIDELINES MANUAL FOR CONSTRUCTION PROCEDURES AND STAGING HOURS

CONSULTANTS

ARCHITECTURAL
John A. Salat Architects http://ZenArchitect.COM
22386 Woodgrove Road
Lake Forest, CA 92630
Attn: John Salat E-mail: freeingwinds@earthlink.net
Ph 949-235-4847

STRUCTURAL ENGINEERS
Cayetano Vega PE
9234 Stamps Avenue, Downey, CA 90240
Contact Email: vegacpe@aol.com
OFFICE (562) 861-5333, CELL (323) 236-7210

T-24 CALCULATIONS
Hummingbird Energy Services
Contact: Denise Kowal
Email: info@HummingbirdTitle24.com
P.O. Box 68315, Oro Valley, AZ 85737
Ph 530-536-0448

LANDSCAPE
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22386 Woodgrove Road
Lake Forest, CA 92630
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Ph 949-235-4847

GENERAL CONTRACTOR
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21851 Constancia
Mission Viejo 92692
Attn: John Muradian LIC 567273
Ph 949-725-1469 Fax 949-459-9775

INDEX

NOTE: IF THIS SET IS NOT 24"X36" SIZE, IT IS NOT TO SCALE

SEPARATE 8-1/2 X11 DOCS INCLUDED WITH CONTRACT
1) HOA DESIGN PACKET IS PART OF THESE DOCUMENTS
2) DEFERRED SUBMITTAL DRAWING OR SHOP DRAWINGS WILL BE REQUIRED

HOA MANAGER

Claraboya HOA community.
http://claraboya.info/ccrs/architectural-review-committee/
Crown Property Management 2209 e. baseline rd
#300-370, Claremont, CA 91711
ph (909) 399-3442 email: cpm.mgt1@gmail.com

NOTE TO CONTRACTOR:
Refer to HOA guidelines to avoid contractor violations/fines, hours of operations, staging and unsightly performance during and after sequencing of work per HOA guildlines

GENERAL NOTES

1 THESE NOTES APPLY TO ALL DRAWINGS, UNLESS NOTED OTHERWISE. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE DRAWINGS AND/OR GENERAL NOTES ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK SO INVOLVED. ALL NOTIFICATIONS SHALL BE IN WRITING USING RFI NUMBERING W/ DATE FOR CHRONOLOGICAL REFERENCING. ALL CHANGE ORDERS TO BE CROSS REFERENCED FROM RFI FOR ACCURATE LOG SHEET

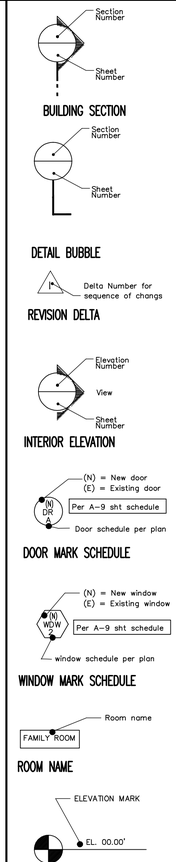
2 OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR STRUCTURAL ENGINEER FIELD REPRESENTATIVE SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL AS NOT AS INSPECTION AND DOES NOT IN ANY WAY RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES. UNLESS NOTED OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT AND/OR HIS CONSULTANTS ARE NOT TO INCLUDE INSPECTIONS OF REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND/OR HIS CONSULTANTS DURING CONSTRUCTION ARE TO BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND/OR HIS CONSULTANTS, WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED PRIOR TO, DURING OR AFTER COMPLETION OF CONSTRUCTION ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING GENERAL CONFORMANCE WITH DESIGN CONCEPT AND CONTRACT DRAWINGS AND SPECIFICATIONS AND THEREFORE, THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE.

3 THE CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATIONS THROUGH UTILIZING ARCHITECT'S DRAWINGS AS INSTRUMENTS FOR INSTRUCTION, NOT THE PRODUCT ITSELF AS THE DRAWINGS DO NOT REPRESENT THE METHOD OF CONSTRUCTION. CONTRACTOR IS TO SUPERVISE AND DIRECT THE WORK UNDER HIS CONTRACT AND IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. THE THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND SAFETY OF WORKMEN DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF FIELD SAFETY, ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS AND ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY INCLUDING TIME SCHEDULES AND TRADE SEQUENCE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

4 ARCHITECT DOES NOT PREPARE SHOP DRAWINGS AS EACH VENDOR SHALL SECURE THEIR OWN SHOP DRAWINGS INCLUDING DIFFERED ITEMS REQUIRED BY CITY. ALL SHOP DRAWINGS AND PRODUCT SUBMITTALS REVIEW FROM THE ARCHITECT'S OFFICE SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH THE STRUCTURAL CONSTRUCTION DOCUMENTS AND THE SYNERGY OF COMPONENTS THAT MAKE FIT. SHOP DRAWING SUBMITTALS AND PRODUCT SUBMITTALS WILL BE REVIEWED FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AS INDICATED BY THE CONSTRUCTION DOCUMENT. QUANTITIES OR DIMENSIONS WILL NOT BE REVIEWED BY ARCHITECT INCLUDING COORDINATION OF THE WORK WITH THAT OF ANY OTHER TRADE. SHOULD ANY COMMENT BE RELATED TO THE ABOVE BE MADE BY ARCHITECT, SUCH COMMENT SHALL BE CONSIDERED ADVISORY ONLY, OFFERED AS A COURTESY TO FACILITATE WORK, AND IS NOT AN INDICATION THAT ALL SUCH INSTANCES, WHERE SUCH A COMMENT WOULD BE APPROPRIATE, IT HAS BEEN IDENTIFIED. CLIENT AGREES TO INDEMNIFY AND HOLD HARMLESS THE ARCHITECT FROM ANY AND ALL CLAIMS OR LIABILITIES ARISING FROM SUCH ERRORS OR NEGLIGENCE.

5. ARCHITECT SHALL BE NOTIFIED OF DESIGN CHANGES PRIOR TO EXECUTION OF WORK AND HAVE ACCESS BEFORE TRADE COVER-UPS FOR FIELD REVIEW. DISPUTES BETWEEN ARCHITECT, CONTRACTOR AND OWNER SHALL BE IN STRICT CONFORMANCE WITH LATEST AMERICAN INSTITUTE OF ARCHITECTURE EDITION, FORM A101 AND B101 (SIGNED OR UNSIGNED).

STD SYMBOLS



ABBREVIATIONS

AB	ANCHOR BOLT	INT	INTERIOR
AC	ASPHALTIC CONCRETE	L	LONG (LENGTH)
ADJ	ADJUSTABLE	LAM	LAMINATE(D)
AFF	ABOVE FINISH FLOOR	LAV	LAVATORY
AL	ALUMINUM	LT	LIGHT
ANOD	ANODIZED	MAS	MASONRY
AP	ACCESS PANEL	MAX	MAXIMUM
ARCH	ARCHITECT	MB	MACHINE BOLT
BD	BOARD	MECH	MECHANIC(AL)
BEL	BELOW	MED	MEDIUM
BET	BETWEEN	MET	METAL
BLDG	BUILDING	MFR	MANUFACTURE(ER)
BLK(G)	BLOCK(ING)	MIN	MINIMUM
BM	BEAM	MISC	MISCELLANEOUS
B	BOTTOM	MO	MASONRY OPENING
BRG	BEARING	MTL	MATERIAL(S)
BS	BOTH SIDES	NAT	NATURAL
BUL	BULLETIN	(N)	NEW
BUR	BUILT UP ROOFING	NIC	NOT IN CONTRACT
CB	CATCH BASIN	NOM	NOMINAL
CEM	CEMENT	N	NORTH
CI	CAST IRON	NTS	NOT TO SCALE
CJ	CEILING JOIST	OC	ON CENTER(S)
CLG	CEILING	OD	OUTSIDE DIAMETER
CLR	CLEAR(ANCE	OPNG	OPENING
COL	COLUMN	OPP	OPPOSITE
CONC	CONCRETE	PLAS	PLASTER, PLASTIC
CONST	CONSTRUCTION	PLWOD	PLYWOOD
CONT	CONTINUOUS	PSF	POUNDS PER SF
CONTR	CONTRACT(OR)	PSI	POUNDS PER SI
D	DEEP (DEPTH)	PVC	POLYVINYL CHLORIDE
DIAG	DIAGONAL	R	RISER
DIAM	DIAMETER	(R)	REMODELED
DIM	DIMENSION	RAD	RADIUS
DN	DOWN	RD	ROOF DRAIN
DR	DOOR	REF	REFERENCE
DS	DOWNSPOUT	REFL	REFLECT(ED),
DTL	DETAIL	REINF	REINFORCE(D),
E	EAST	REQ	REQUIRE(D)
EA	EACH	REV	REVISION(S)
EL	ELEVATION	RM	ROOM
ELEC	ELECTRIC(AL)	RO	ROUGH OPENING
EMER	EMERGENCY	S	SOUTH
EQ	EQUAL	SC	SOLID CORE
EX	EXHAUST	SEC	SECTION
(E)	EXISTING	SF	SQUARE FOOT
EXP	EXPOSED	SHT	SHEET
EXT	EXTERIOR	SIM	SIMILAR
FD	FLOOR DRAIN	SPEC	SPECIFICATION(S)
FAU	FORCED AIR UNIT	SQ	SQUARE
FF	FINISH FLOOR	SYM	SYMMETRY(ICAL)
FIN	FINISH(ED)	T	TREAD, TOP
FJ	FLOOR JOIST	TEL	TELEPHONE
FOC	FACE OF CONCRETE	(T)	TEMPERED
FLR	FLOOR(ING)	T&G	TONGUE AND GROVE
FV	FEILD VERIFY	THK	THICK(NESS)
FOM	FACE OF MASONRY	TOP	TOP OF PARAPET
FOS	FACE OF STUDS	TOS	TOP OF SLAB
FTG	FOOTING	TS	TOP OF STEEL
GA	GAUGE	TW	TOP OF WALL
GI	GALVANIZED IRON	TYP	TYPICAL
GL	GLASS	UON	UNLESS OTHERWISE NOTED
GLB	GLUE LAMINATED BEAM	VCT	VINYL COMPOSITION TILE
GYP	GYPSUM	VERT	VERTICAL
H	HIGH (HEIGHT)	VG	VERTICAL GRAIN
HB	HOSE BIBB	VIN	VINYL
HC	HOLLOW CORE	W	WEST, WIDTH,
HDR	HEADER	WC	WATER CLOSET
HDW	HARDWARE	WD	WOOD
HM	HOLLOW METAL	WP	WATERPROOFING
HOR	HORIZONTAL	WR	WATER REPELLENT
HT	HEIGHT	@	AT
ID	INSIDE DIAMETER	O/	OVER
INCL	INCLUDE(D)	O	ROUND
		W/	WITH
		W/O	WITHOUT

PROJECT DATA

OWNER
CONTACT: Mary McPherson
2784 Via Sinaloa, Claremont, CA 91711
PH (949) 486-9043
Email: MMcPherson@tresslerllp.com

PROPERTY ADDRESS
2784 VIA SINALOA, CLAREMONT, CA 91711

LEGAL DESCRIPTION
PARCEL ID#: 8670-023-030
TRACT NO: 28985 LOT 39, BOOK 732 PAGE 5 TO 8 OF LAL SUBDIVISION A PORTION OF THE SOUTHWEST WHE 1/4 OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33TI FREE TINRAWSBB AND MN THE COUNTY OF LA

GENERAL SITE/BUILDING DATA:

LOT SIZE: 14026.32 SF	
PROPERTY ZONE: SINGLE FAMILY RESIDENCE (RS 20,000 ZONING REGULATIONS)	
MUNICIPALITY: CLAREMONT	PUD: HOA CLARABOYA COMMUNITY
CONSTRUCTION TYPE:	VB NON-SPRINKLERED
OCCUPANCY:	R-3/U SINGLE DETACHED FAMILY DWELLING
NUMBER OF FLOORS:	EXISTING 1-STORY W/ ATTACHED GARAGE

SITE AREA CALCULATIONS:

SITE AREA: 14,026.32 SF	BUILDING AREA W/ GARAGE: 3,361 SF
15% OF 14,026 = 2,104 + 2,000 = 4,104 MAX SF BUILDING COVERAGE TO LOT	
ACTUAL COVERAGE = 3,361 SF < 4104 CITY REQUIREMENTS	
LOT COVERAGE MAXIMUM ALLOWED = 30%	ACTUAL LOT COVERAGE PROVIDED = 24%
24% < 30% (COMPLIES TO MINIMUM FLOOR/SITE RATIO STANDARDS)	

AREA CALCULATIONS ARE BASED ON OWNER PROVIDED INFO -REFER TO 3RD PARTY ASSESSMENTS/APPRAISALS REPORTS WHERE IN CONFLICT WITH COUNTY OR ARCHITECTS RECORDS

AREA CALCULATIONS:
(TABULATED IN SQUARE FEET BELOW)

BUILDING AREA:	EXISTING:	NEW (atrium infill) exercise rm	NEW (garage infill) laundry rm	TOTAL	REMOVED	REMODEL:
GARAGE (ATTACHED)	675.0	0.0	0.0	521.0	154 GARAGE	0.0
DWELLING	2,346.0	340.0	154.0	**2,840.0**	0.0	280.0
TOTAL LIVING AREA:	2,346.0	-	-	**2,840.0**	0.0	280.0

PROJECT OUTLINE (REMODEL/ADDITION)

BRIEF INTRO: Located in the hills of Claremont in the Claraboya Community, this single story residence has an existing in-ground pool and spa, 3 bedrooms and 2 bathrooms with fireplace all on single level. Built in 1968, the existing 2,346 square feet of living area with the 675 s.f. for an 2-car attached garage makes up the existing structure and site prior to proposed modification.

PROPOSED: The 494 sf addition involves work to existing residence and garage. The new layout maintains the same 3 bedrooms/2 baths as have added an exercise room by enclosing the inside entry courtyard cover for this 340 sf thus added to dwelling space, The kitchen was expanded for 154 sf that which encroaches into a portion of the existing enclosed garage (the oversized garage thus reduces to 521 sf from 675 sf) inwhich all work for both the kitchen and exercise room expansion falls within the existing covered enclosed roof structure. The building frontage is reclad where the only structural alteration for the roof is at the entrance canopy.

General building scope includes replacing all windows and doors plus remodel adjacent rooms impacting where expansion occurs. The exterior finishes are either repainted or clad for newly consistent appearance. Other than the remodeling mentioned above, the remaining portions of the building will hold the integrity to existing structure.

All work outside the building is minimal with no grading. Site work includes removing some palm trees and replanting disturbed areas for work and reworking entrance landing portions.

Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

NO./REVISION/DATE
1 CITY PLANNING SET RESUBMITTAL 9-16-22
BUILDING DEPT SET 1st SUBMITTAL 12-16-22
2 BUILDING DEPT SET 2nd SUBMITTAL 2-10-23

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4847 email: freeingwinds@earthlink.net
zenarchitect.com

architect

McPherson Residence
REMODEL & ADDITION

cover page

OWNER/SITE ADDRESS:
CONTACT: Mary McPherson
2784 Via Sinaloa
Claremont, CA 91711
PH (949) 486-9043 email: MMcPherson@tresslerllp.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT No. C-21445 EXP 10-29-23 STATE OF CALIFORNIA

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET
A-1
1 OF (SEE TO INDEX) SHEETS

CITY CONDITIONS OF APPROVAL

CITY OF CLAREMONT Community Development Department

City Hall
207 Harvard Avenue
P.O. Box 880
Claremont, CA 91711-0880
FAX (909) 399-5327
www.ci.claremont.ca.us

Building • (909) 399-5471
Planning • (909) 399-5470
Engineering • (909) 399-5465
Community Improvement • (909) 399-5467
Administration • (909) 399-5321

September 26, 2022

Via Electronic Mail

John A. Salat
22386 Woodgrove Road
Lake Forest, CA 92630

Dear Mr. Salat:

ARCHITECTURAL STAFF REVIEW (FILE #22-AS04)
Additions and Remodel at Front Façade of Home and Re-landscaping
Located at 2784 Via Sinaloa

The Community Development Department has reviewed and approved your request for an Architectural Staff Review (AS) to allow additions and remodel to the west, or front façade, of the existing single-family residence located at the above-referenced property. Specifically, this approval is for a total of 494 square feet of additions and 280 square feet of remodel to the existing residence and attached garage. The additions, remodel, and re-landscaping include the following:

- Infill of an existing atrium/interior courtyard cover for an enclosed entry and exercise room of 340 square feet;
- Expansion of an existing kitchen by encroaching into an existing garage (from 675 square feet to 521 square feet) for a new laundry room;
- Remodel of the building frontage, which includes the replacement of all windows and doors and repainted or re-clad exterior finishes;
- Re-landscaping of existing front lawn, approximately 1,700 square feet, for a more native (non-invasive) and drought tolerant landscape.

The proposed additions and remodel have been designed to be consistent with the design of the existing residence in terms of windows, doors, and finishes. It also remains consistent with the surrounding residences in the Claraboya neighborhood.

ATTACHMENT

ARCHITECTURAL STAFF REVIEW (FILE #22-AS04)
Additions and Remodel at Front Façade of Home and Re-landscaping
Located at 2784 Via Sinaloa

CONDITIONS OF APPROVAL

1. Approval of this Architectural Staff Review (AS) permits additions and remodel to the west, or front façade, of the existing single-family residence located at the above-referenced property. Specifically, this approval is for a total of 494 square feet of additions and 280 square feet of remodel to the existing residence and attached garage. The additions and remodel include the following:

   - Infill of an existing atrium/interior courtyard cover for an enclosed entry and exercise room of 340 square feet;
   - Expansion of an existing kitchen by encroaching into an existing garage (from 675 square feet to 521 square feet) for a new laundry room;
   - Remodel of the building frontage, which includes the replacement of all windows and doors and repainted or re-clad exterior finishes;
   - Re-landscaping of existing front lawn, approximately 1,700 square feet, for a more native (non-invasive) and drought tolerant landscape.

2. This approval is valid for two years from the date of the attached letter. If building permits are not issued, or a time extension is not granted during this time frame, this approval shall automatically expire without further action by the City.

3. To ensure compliance with the provisions of this design review, a final inspection is required from the Planning Division when work is completed. The applicant shall contact Planning Division staff and schedule an appointment for such an inspection prior to the final Building Division inspection.

4. Noise sources associated with construction activities shall not exceed the noise levels as set forth in Section 16.154.020 of the Claremont Municipal Code. In addition, construction activities shall be limited to weekdays and Saturdays, between the hours of 7 a.m. and 8 p.m.

5. The above conditions shall run with the land, and shall be binding upon all future owners, operators, or successors thereto of the property. Noncompliance with any condition of approval shall constitute a violation of the City's Municipal Code. Violations may be enforced in accordance with the provisions of Chapter 16.406 and/or the administrative fines program of Claremont Municipal Code (Chapter 1.14).

ATTACHMENT

6. The applicant/owner, by utilizing the benefits of this approval, shall thereby agree to defend at its sole expense any action against the City, its agents, officers, and employees because of the issues of such approval. In addition, the applicant/owner shall reimburse the City et al. for any court costs and attorney fees which the City et al. may be required to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant/owner of its obligation hereunder.

7. Failure to comply with any of the conditions, including design issues as shown on plans reviewed and approved by the City of Claremont, may result in the failure to obtain a building final and/or a Certificate of Occupancy until full compliance is reached. The City's requirement for full compliance may require minor corrections or complete demolition of a non-compliant improvement, regardless of costs incurred where the project does not comply with design requirements and approvals that the applicant agreed to when permits were pulled to construct the project.

Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

NO./REVISION/DATE
1 CITY PLANNING SET RESUBMITTAL 9-16-22
BUILDING DEPT SET 1st SUBMITTAL 12-16-22
2 BUILDING DEPT SET 2nd SUBMITTAL 2-10-23

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4847 email: freeingwinds@earthlink.net
z e n a r c h i t e c t . c o m
architect

McPherson Residence
REMODEL & ADDITION
conditions of approval

OWNER/SITE ADDRESS:
CONTACT: Mary McPherson
2784 Via Sinaloa
Claremont, CA 91711
PH (949) 486-9043 email: MMcPherson@tresslerllp.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP 10-29-23 STATE OF CALIFORNIA

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET
A-1.1
1 OF (SEE 10 INDEX) SHEETS

CALGREEN - RESIDENTIAL MINIMUM REQUIREMENTS

Scope

1. 2016 California Green Building Standards Code (CG) is applicable to all new residential buildings, including but not limited to, dwellings, apartment houses, condominiums, hotels, and other types of dwellings containing sleeping accommodations with or without common toilets or cooking facilities regulated by the Department of Housing and Community Development (HCD-1). (NBMC 15.11.010, CG Section 101.3.1).
2. 2016 California Green Building Standards Code (CG) is applicable 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. (301.1.1)

Energy Efficiency

3. New one and two family dwellings and townhouses with attached private garages shall install a listed nominal 1 inch inside diameter raceway to accommodate a dedicated 208/240 volt branch circuit. (4.106.4.1)
   a. The raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box, or enclosure in close proximity to the proposed location of an EV charger.
   b. The service panel or subpanel shall provide capacity to install a minimum 40 ampere dedicated branch circuit and space reserved for installation of a branch circuit overcurrent protective device.
   c. The service panel or subpanel circuit directory shall identify the overcurrent protective devices space reserved for future EV charging as "EV CAPABLE."
   d. The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Material Conservation and Resources Efficiency

4. 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 other similar method. (4.406.1)
5. Utilize one of the city's approved franchise hauler to recycle and/or salvage a minimum of 65% of the nonhazardous construction and demolition waste. (4.408.1, 4.408.3)

Water Efficiency and Conservation

6. New residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with City's water efficient landscape ordinance. (4.304.1, NBMC 14.17)
7. Plumbing fixtures and fittings shall comply with the following (4.303.1):

FIXTURE TYPE	MAXIMUM FLOW RATE
Single Showerheads	2.0 gpm @ 80 psi
Multiple Showerheads	Combine flow rate of 2.0 gpm @80 psi
Residential Lavatory Faucets	1.2 gpm @ 60 psi[2]
Common and Public use Lavatory Faucets	0.5 gpm @60 psi
Kitchen Faucets	1.8 gpm @ 60 psi
Metering Faucets	0.25 gallons per cycle maximum
Water Closets	1.28 gallons/flush[1]
Wall Mounted Urinal	0.125 gallons/flush
All Other Types of Urinal	0.5 gallons/flush

1. Includes single and dual flush water closets with an effective flush rate of 1.28 gallons or less when tested per ASME A122.19.233.2 for single flush and ASME A112.19.14 for dual flush toilets.
2. Lavatory faucets shall not have a flow rate less than 0.8 gpm at 20 psi.

Environmental Quality

8. Moisture content of building materials used in wall and floor framing is checked before enclosure according to one of the following (4.505.3):
   a. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
   b. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified.
   c. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.
9. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other toxic requirements in Sections 94522(e)(1) and (f)(1) of the California Code of Regulations, Title 17, commencing with Section 94520. (4.504.2.3)
10. Carpet and carpet systems shall be compliant with of the following (4.504.3):
    a. Carpet and Rug Institute's Green Label Plus Program.
    b. California Department of Public Health Specification 01350.
    c. NSF/ANSI 140 at the Gold level.
    d. Scientific Certifications Systems Indoor Advantage™ Gold
11. Minimum 80% of floor area receiving resilient flooring shall comply with one of the following (4.504.4):
    a. VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Product Database.
    b. Products certified under UL GREENGUARD Gold.
    c. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.
    d. California Department of Public Health Specification 01350.

12. Adhesives, sealants and caulks shall be compliant with volatile organic compound (VOC) limits set forth in Table 4.504.1 or Table 4.504.2. (4.504.2.1)

ADHESIVE VOC LIMIT [1,2] (Less Water and Less Exempt Compounds in Grams per Liter)	
ARCHITECTURAL APPLICATIONS	**VOC LIMIT**
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure VOC content specified in table, see South Coast Air Quality Management District Rule 1168.

SEALANT VOC LIMIT (Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	**VOC LIMIT**
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural Nonporous Porous	 250 775
Modified bituminous	500
Marine deck	760
Other	750

13. Paints, stains, and other coatings shall be compliant with VOC and other toxic compound limits set forth in Table 4.504.3. (4.504.2.2)

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS [2,3] (Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds)	
COATING CATEGORY	**VOC LIMIT**
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
Specialty Coatings	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs Clear Opaque	 730 550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

14. Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior or exterior of the building shall comply with low formaldehyde emission standards as set forth in Table 4.504.5 below (4.504.5):

FORMALDEHYDE LIMITS[1] (Maximum formaldehyde Emissions in Parts per Million)	
PRODUCT	**LIMIT**
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333-96(2002). For additional information, see *California Code of Regulations*, Title 17, Sections 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of 5/16 inch (8 mm).

15. All duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the building inspector to reduce the amount of water, dust and debris, which may enter the system until final startup of the HVAC equipment. (4.504.1)
16. Bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of whole house ventilation system, fans must be controlled by a humidity control capable of adjustment between a relative humidity rage of less than or equal to 50% to maximum 80%. (4.506.1)
17. Duct systems are sized, designed and equipment is selected using the following methods (4.507.2):
    a. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2011 (Residential Load Calculation), ASHRAE handbooks or equivalent design methods.
    b. Size duct systems according to ANSI/ACCA 1 Manual D-2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
    c. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 (Residential Equipment Selection) or other equivalent design software or methods

Installer and Special Inspector Qualifications

18. HVAC system installers shall be trained and certified or work under direct supervision of trained and certified installers in the proper installation of HVAC systems. (702.1)
19. HVAC special inspectors must be qualified and able to demonstrate competence in the discipline they are inspecting. (702.2)

Documentations

20. An operation and maintenance manual, CD, web-based reference or other approved media shall be provided by the builder to the building occupant or owner at the final inspection. It shall include operation and maintenance instruction of the equipment and appliances. (4.410.1)
21. Documentation shall be provided to verify that finish materials used comply with VOC limits as set forth in Tables 4.504.1, 4.504.2, & 4.504.3. (4.504.2.4)
22. Documentation shall be provided to verify that composite wood products used comply with formaldehyde limits as set forth in Tables 4.504.5. (4.504.5.1)
23. Documentation which shows compliance with CAL Green code including construction documents, plans, specifications, builder or installer certification, and inspection reports and verification shall be available at the final inspection. (703.1)
24. CAL Green Documentation Compliance Certification form (City form) is required to be submitted to the Building Inspector prior to final building inspection. (Section 703.1)

NOTE: FOR BUILDING DEPT USE ONLY AS MANY ITEMS MAY NOT APPLY TO THIS PROJECT

REVISIONS NO.

1 CITY PLANNING SET RESUBMITTAL 9-16-22

JOHN A. SALAT ARCHITECTS
22366 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4847 email: freeingwinds@earthlink.net
z e n a r c h i t e c t . c o m
architect

McPherson Residence
REMODEL & ADDITION
CAL GREEN CODE

OWNER/SITE ADDRESS:
CONTACT: Mary McPherson
2784 Via Sinaloa
Claremont, CA 91711
PH (949) 486-9043 email: MMcPherson@fresslerllp.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP 10-29-23 STATE OF CALIFORNIA

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET
CGC-1
1 OF (REF TO INDEX) SHEETS

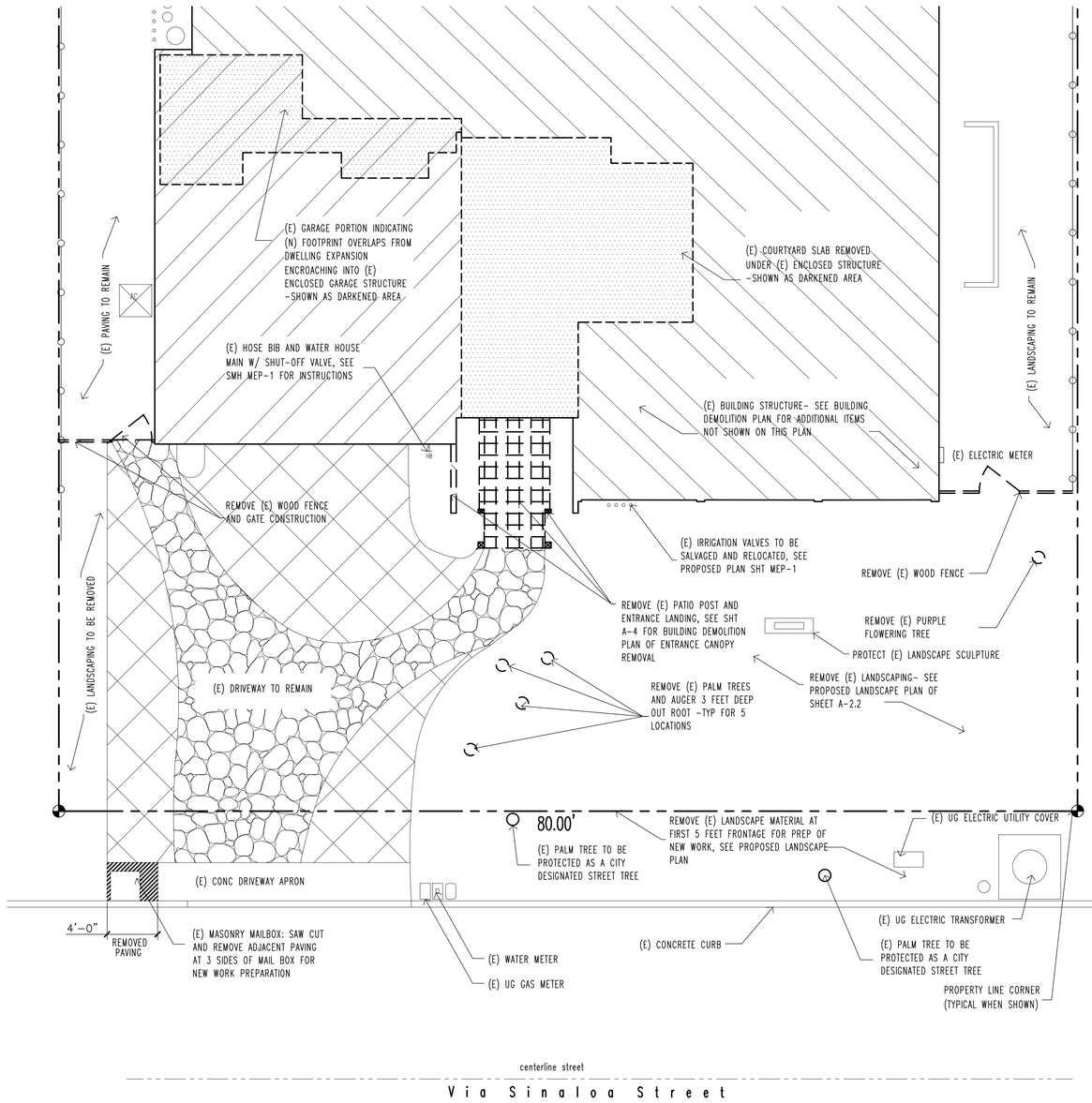
SITE LEGEND

- (E) ON SITE DWELLING
- (E) ON SITE GARAGE
- (E) STONE PAVING
- (E) NEIGHBORS DWELLING
- (E) PAVING
- (E) FENCE AS NOTED ON PLANS
- (E) PROPERTY LINES

SITE DEMO NOTES

1. NO GRADING OR MODIFYING OF EXISTING DRAINAGE SYSTEMS REQUIRED AS ALL SLOPES TO REMAIN "AS IS" AND UNDISTURBED.
2. GENERAL CONTRACTOR SHALL PROTECT AND SAFEGUARD FROM DAMAGES ALL EXISTING CONSTRUCTION AND LANDSCAPE/IRRIGATION PORTIONS TO REMAIN. SET UP A KICKOFF MEETING W/ OWNER TO CLARIFY PRIOR TO WORK. REFER TO DEMO PLAN AND PROPOSED WORK FOR ADDITIONAL INFORMATION NOT SHOWN
3. COORDINATE THE REMOVAL, RELOCATION OR MODIFICATION OF EXISTING IRRIGATION LINES, LANDSCAPE LIGHTING AND DRAINAGE SYSTEMS PRIOR TO ANY TRENCHING, CLEARING AND GRUBBING, REQUIRED FOR NEW CONSTRUCTION -SECURE INSTRUCTION WITH OWNER FOR SITE PROTECTION FOR ITEMS TO REMAIN OR BE PROTECTED
4. REFER TO COVER PAGE AND PROPOSED PLAN FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS PAGE
5. SIDE YARD AND REAR YARD LANDSCAPING TO BE REMAIN- FOR FRONTAL LANDSCAPE IMPROVEMENTS, SEE LANDSCAPE PLAN FOR NEW PLANTING MATERIAL
2. 6. 85% OF C & C WASTE THAT'S PROPOSED SHALL BE REUSED OR RECYCLED

FOR CONTINUATION OF SITE LAYOUT ABOVE, SEE ADJACNET SITE PLAN THIS PAGE



1 ENLARGED PARTIAL DEMO SITE PLAN

SCALE: 3/16" SCALE

REF N.

LEGAL DISCRIPTION

PROPERTY ADDRESS: 2784 VIA SINALOA, CLAREMONT, CA 91711

COUNTY: LOS ANGELES

PARCEL ID: 8670-023-030
LEGAL DESCRIPTION: TRACT NO 28985 LOT 39, BOOK 732 PAGE 5 OF LAL AT BEING SUBDIVISION A PORTION OF THE SOUTHWEST WHE 1/4 OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33TI FREE TINRAWSBB AND MN THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

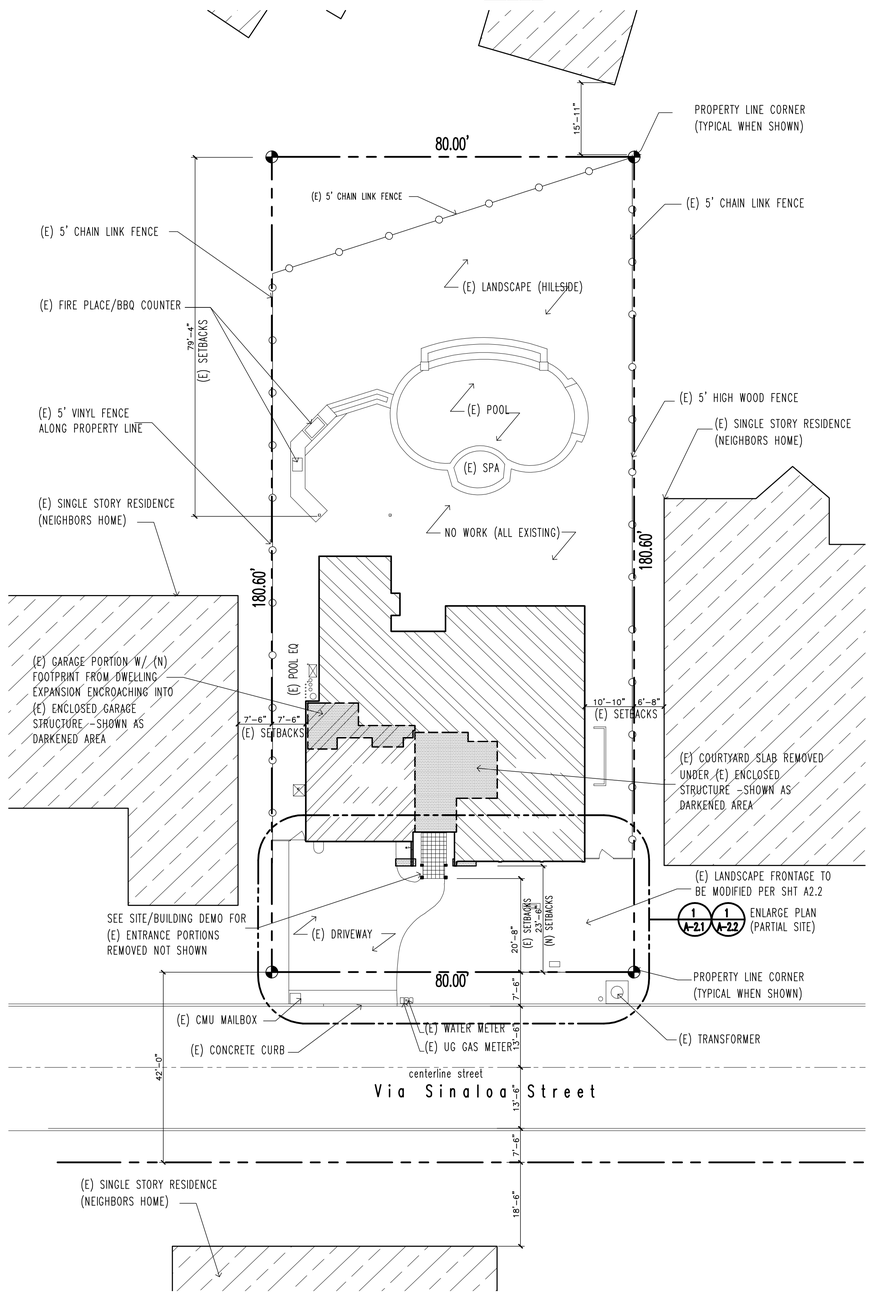
MUNICIPALITY: CLAREMONT PUD: HOA CLARABOYA COMMUNITY
ACREAGE: 0.322 (14,026.32 SF)

PROPERTY CLASS: SINGLE FAMILY RESIDENCE (01 ZONING)

PROPERTY ZONE: SINGLE FAMILY RESIDENCE (RS 20,000 ZONING REGULATIONS)

SITE LEGEND

- (E) ON SITE DWELLING
- (E) ON SITE GARAGE
- (N) DWELLING EXPANSION PORTION PER PROPOSED PLANS
- (E) NEIGHBORS DWELLING
- (E) FENCE AS NOTED ON PLANS
- (E) PROPERTY LINES



OVERALL SITE PLAN

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

REF N.

Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

NO./REVISION/DATE

1 CITY PLANNING SET RESUBMITTAL 9-16-22

BUILDING DEPT SET 1st SUBMITTAL 12-16-22

2 BUILDING DEPT SET 2nd SUBMITTAL 2-10-23

JOHN A. SALAT ARCHITECTS
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zenarchitect.com
architect

McPherson Residence
REMODEL & ADDITION
OVERALL SITE PLAN
DEMO SITE PLAN

OWNER/SITE ADDRESS:
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JOB NO.
SHEET

A-2.1

1 OF (REF TO INDEX) SHEETS

GENERAL LANDSCAPE NOTES

G-1 REFER TO SITE DEMO PLAN SHEET A-1 FOR ADDITIONAL NOTES AND PARTS NOT SHOWN AS WELL AS REUSING MATERIALS FOR THIS SCOPE OF WORK

G-2 PROTECT AND SAFEGUARD FROM DAMAGES ALL EXISTING CONSTRUCTION AND LANDSCAPE TO REMAIN. SET UP A KICKOFF MEETING W/ OWNER OR ARCHITECT TO CLARIFY PRIOR TO WORK. COORDINATE THE REMOVAL,

G-3 RELOCATION OR MODIFICATION OF EXISTING SITE ITEMS IF APPLICABLE TO THIS JOB SITE PRIOR TO ANY TRENCHING, CLEARING, GRUBBING AND OR OTHER SITE EXCAVATIONS REQUIRED FOR NEW CONSTRUCTION. (PROTECT FROM DAMAGE ADJACENT INFRASTRUCTURES THAT ARE TO REMAIN)

LANDSCAPE NOTES

L-1 ALL PLANTING MATERIAL SHALL HAVE LARGE ROOT BALL RATIO W/ INFILL SOIL MIX /50/50 BLEND WITH ADDITIONAL 10% GYPSUM MIX

L-2 MAINTAIN EXISTING IRRIGATION LINES IN WORKING ORDER DURING CONSTRUCTION WHERE EXISTING LANDSCAPING REMAINS DURING CONSTRUCTION (HAND WATER OPTIONAL) NEW IRRIGATION DESIGN SHALL BE A COMBINATION OF DRIP AND SPRAY SYSTEMS FOR UNIFORM DISTRIBUTION AND LOW USAGE

L-3 IRRIGATION:, F.V. (E) IRRIGATION CONTROLLER AND DEVICES IF SALVAGEABLE IRRIGATION DIAGRAMS NOT SHOWN FOR CLARITY-CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS FOR ZONING POINTS, CONNECTORS, SOLENOID OR OTHER IRRIGATION APPARATUS FOR FULL TESTED AND WORKING SYSTEM. PROTECT EXISTING SITE IRRIGATION ITEMS DISTURBED BY NEW WORK. ALL LANDSCAPE MATERIAL ON SITE (N) OR (E) INCLUDING LARGE POTTED PLANTS (IF APPLICABLE) SHALL BE AUTOMATED THROUGHOUT WITH AN IRRIGATION MULTI ZONE SYSTEM. VERIFY ALL ZONES THAT ARE DEDICATED FOR SHORT WATERING FROM LONGER WATERING SO NOT TO MIX THE TWO FOR CONTROLLED WATERING TIMING

L-4 REZONE, ADD OR RELOCATE ALL EXISTING IRRIGATION LINES NECESSARY FOR BALANCED CONNECTIONS. CONTRACTOR SHALL LOCATE CONTROLLER/VALVES AND DEDICATE THE NECESSARY ZONE CAPACITY TO SEPARATE DRIP SYSTEMS, POP-UPS OR SHRUB NOZZLES AS REQUIRED FOR BALANCED IRRIGATION SYSTEMS. ABANDONED EXISTING IRRIGATION SYSTEMS WHERE NECESSARY AND INSTALL NEW DRIP SYSTEM WHERE EVER POSSIBLE TO FEED THE REVISED LANDSCAPE LOCATIONS FOR FULL BALANCED WATER SPREAD IRRIGATION SYSTEM. SEPARATE ZONES FROM DRIP SYSTEM TO NON DRIP SYSTEM. MAXIMIZE USE OF DRIP SYSTEM THROUGH OUT ENTIRE SITE: FIELD ADJUST HEADS FOR UNIFORM SPREAD OF WATER AS PER DIRECTED BY OWNER TO INSURE VISUAL INSPECTION IN WORKING ORDER

L-5 PROVIDE (6) INCHES OF CLEAN TOPSOIL FOR THOSE AREAS DESIGNATED AS PLANTING AREAS. ALL OTHER PLANTING SUCH AS TREE OR BUSHES SHALL HAVE 30% LARGER RATIO THAN ROOT BALL .

L-6 PLANTS SELECTION IF REVISED SHALL MEET ZONE 9 OR 10 AS ALL PLANT MATERIAL AND SPACING TO BE SELECTED SHALL BE REVIEWED BY INDEPENDENT SUPPLIER/INSTALLER IN RECOGNITION THE WARRANTY OF 90 DAY REPLACEMENT COVERAGE PROGRAM. SPACING OF PLANTS AND QUANTITY TO BE FIELD VERIFY W/ BOTH OWNER AND SUPPLIER. ALL MATERIAL NOTES ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE FOR SPACING OR AVAILABILITY. LAY POTS ON TOP OF GRADE PRIOR TO PLANTING FOR OWNERS FINAL REVIEW PRIOR TO PLANTING MATERIAL IN GROUND.

SITE LEGEND (HARDSCAPE)

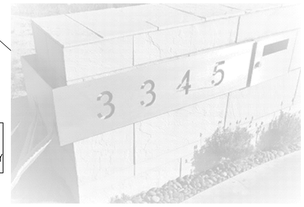
- (E) ON SITE DWELLING
- (E) STONE PAVING
- (N) FLAT BEACH PEBBLES 3/4" TO 2" SIZES (SPOTTED GREY/RAINBOW STONES)
- (N) BARK CHIPPINGS W/ MEMBRANE BETWEEN THE SOIL AND THE CHIPPINGS. POLYTHENE OR PLASTIC W/ PUNCH HOLES THROUGH AT ROUGHLY 30CM INTERVALS FOR DRAINAGE. PROVIDE WEED SUPPRESSANT FABRICS
- (N) 4" THICK CONCRETE PAVING AS SHOWN ON PLAN
- (E) CONCRETE PAVING (SCORED 45 DEGREE SQUARES)
- (E) FENCE AS NOTED ON PLANS
- (E) PROPERTY LINES
- (N) LOW VOLTAGE PATH LIGHTING PER SITE PLAN

SITE LEGEND (SOFTSCAPE)

- (N) SANTOLINA CHAMAECYPARISSUS "LAVENDER COTTON" (2 FEET TALL AND 3 FEET WIDE) 1 GALLON SPACED AS SHOWN ON PLANS
- (N) TALL GRASS: MUHLENBERGIA RIGINS (DEER GRASS). AVERAGE SIZE: HEIGHT/WIDTH IS 36 INCHES) 1 GALLON SPACED AS SHOWN ON PLANS;
- (N) LOW GROUND COVER: ALTERNATE TWO SPECIES ⅔ BALANCE WITH ACACIA LOW BOY AND DANIELLA LITTLE REV (both grow up to 2 ft. tall) 1 GALLON SPACED AS SHOWN ON PLANS
- (N) TREE: SWAN HILL FRUITLESS OLIVE. 24 GALLON FULL MATURED HEIGHT/WIDTH 30 FT
- (N) YELLOW FLOWERING PERENNIALS: ACHILLEA 'MOONSHINE' HEIGHT: (MEDIUM 2') 1 GALLON SPACED AS SHOWN ON PLANS
- (N) TREE: LEMONADE BERRY. 24 GALLON FULL MATURED HEIGHT 10- 30 FEET TALL TO 30 FEET WIDE
- (N) BIRDS OF PARADISE 5 GALLON SPACED AS SHOWN ON PLANS
- (E) OFF-SITE PALM TREE TO BE PROTECTED PER CITY REQUIREMENT AS CITY DISIGNATED STREET TREE

(E) CUSTOM MAILBOX:
PROVIDE SHOP DRAWINGS W/
(N) ADDRESS PLATE AS SHOWN
W/ ADDRESS NUMBERS TO
READ "2784" USING ALUMINUM
¼" THICK SOLID PLATE WET
CUT-OUT W/ BLACK PAINT
SURFACE COATING OF PLASTIC
DIP INTL. PERFORMIX PLASTI
DIP RUBBER COATING SPRAY

NOTE: DETAIL USED FOR GENERAL PURPOSE AS FOR ILLUSTRATING THE ADDRESS PLATE DESIGN PORTION ONLY



2 MAILBOX

NO SCALE

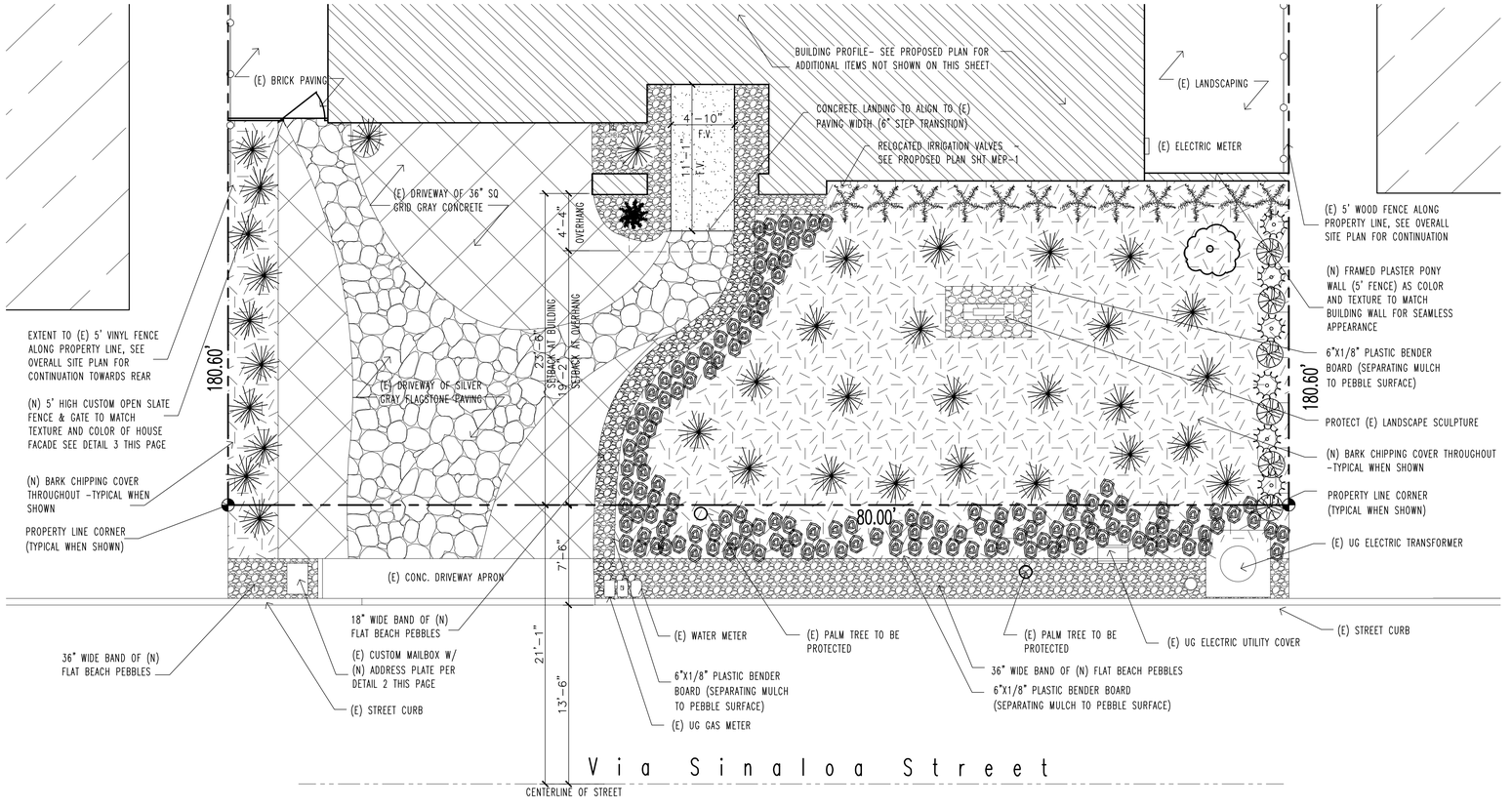
(N) 5' HIGH CUSTOM OPEN SLATE FENCE & GATE TO MATCH TEXTURE AND COLOR OF HOUSE FACADE USING ¾" X 2-3/4" FOR SLATES SPACED ¾" APART FENCE BOARDS ON 2X4 REDWOOD FRAME SUPERSTRUCTURE (MATCH HORIZONTAL PATTERN TO ALIGN WITH ADJACENT HOME)

NOTE: ALL HARDWARE SHALL BE HEAVY-DUTY TO MATCH GATE WEIGHT USING GALVANIZED METAL HARDWARE FOR SELF CLOSING MECHANISM, HINGES, HASP AND STAPLE ACCESSORIES. BOTH THE FENCE AND GATE SHALL BE ENCLOSED BY 5'MINIMUM HIGH WITH NO OPENINGS GREATER THAN 4". GATES TO BE SELF-CLOSING AND SELF-LATCHING WITH LATCH A MINIMUM OF 5 HIGH AND MUST BE SWINGING OUTWARD.

3 FRONT GATE

NO SCALE

NO SITE WORK BEYOND THIS POINT (FOR CONTINUATION OF SITE PLAN – SEE SHEET A-2.1)



1 ENLARGED PARTIAL PROPOSED LANDSCAPE PLAN

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

REF N.

TRUE NORTH

Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

NO./REVISION/DATE

1 CITY PLANNING SET RESUBMITTAL 9-16-22

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4847 email: freeingwinds@earthlink.net
zenarchitect.com

architect

McPherson Residence
REMODEL & ADDITION
PROPOSED LANDSCAPE

OWNER/SITE ADDRESS:
CONTACT: Mary McPherson
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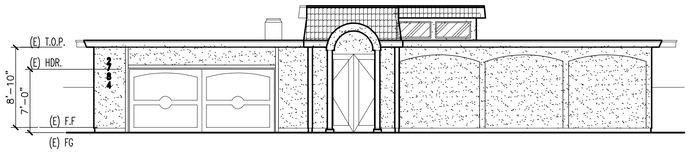
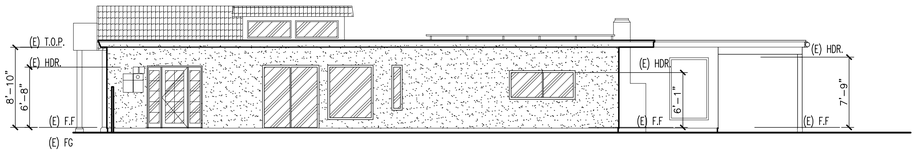
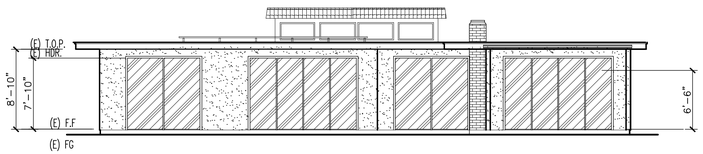
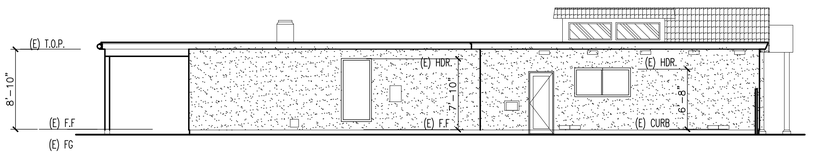
REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-23 STATE OF CALIFORNIA

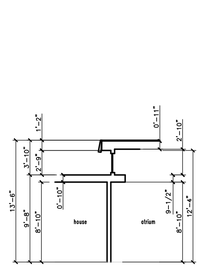
DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET
A-2.2
1 OF SHEETS REF TO INDEX

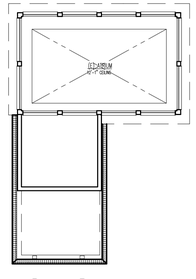


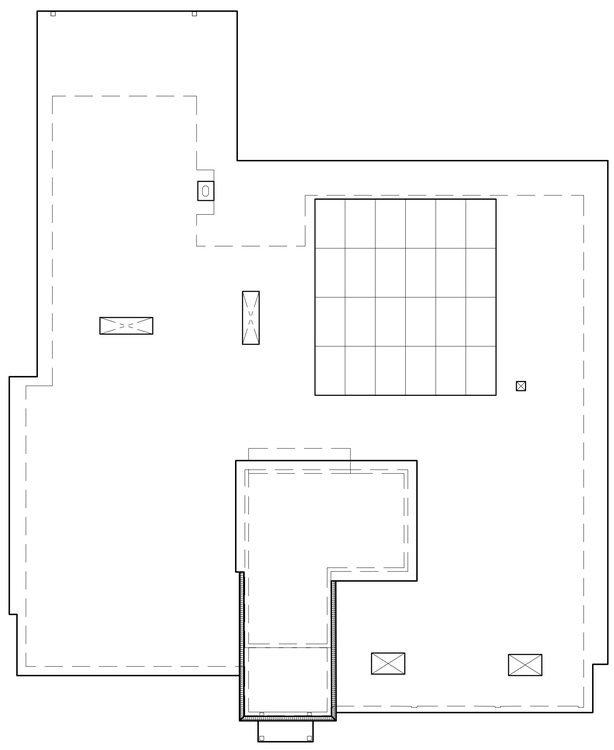


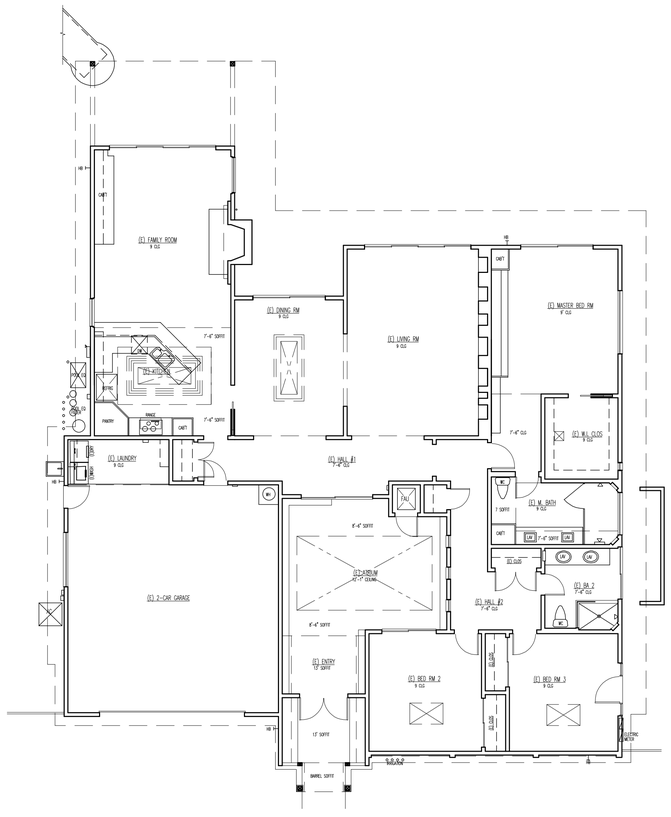












(E) FRONT ELEVATION

SCALE: 1/8" = 1'-0"

AS-BUILT

(E) RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

AS-BUILT

(E) REAR ELEVATION

SCALE: 1/8" = 1'-0"

AS-BUILT

(E) LEFT ELEVATION

SCALE: 1/8" = 1'-0"

AS-BUILT

CLEARSTORY SECTION

SCALE: 1/8" = 1'-0"

NOTE: SEE PROPOSED PLAN THIS SHT FOR NEW WORK

REF N.

TRUE NORTH

CLEARSTORY PLAN

SCALE: 1/8" = 1'-0"

NOTE: SEE PROPOSED PLAN THIS SHT FOR NEW WORK

REF N.

TRUE NORTH

AS-BUILT ROOF PLAN

SCALE: 1/8" = 1'-0"

NOTE: SEE PROPOSED PLAN THIS SHT FOR NEW WORK

REF N.

TRUE NORTH

AS-BUILT PLANS

SCALE: 1/8" = 1'-0"

NOTE: SEE ENLARGE DEMO PLAN A-4 FOR ALTERATION DEMO WORK

REF N.

TRUE NORTH

Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

NO./REVISION/DATE

1 CITY PLANNING SET
RESUBMITTAL 9-16-22

JOHN A. SALAT ARCHITECTS
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PH 949-235-4847 email: freeingwinds@earthlink.net
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McPherson Residence
REMODEL & ADDITION
as - builts

OWNER/SITE ADDRESS:
CONTACT: Mary McPherson
2784 Via Sinaloa
Claremont, CA 91711
PH (949) 486-9043 email: MMcPherson@tresslerllp.com

REGISTERED PROFESSIONAL ARCHITECT
JOHN A. SALAT
NO. C-24445
EXP 10-29-23
STATE OF CALIFORNIA

DRAWN	JS
CHECKED	JS
DATE	SEE REVISION BOX ABOVE FOR DATE
SCALE	AS NOTED ON PLANS
JOB NO.	
SHEET	**A-3**

1 OF (REF TO INDEX) SHEETS

ARCHITECTURAL SYMBOLS

EXISTING STUD WALLS TO BE REMOVED (TYPICAL WHEN SHOWN BY DASHED LINE)

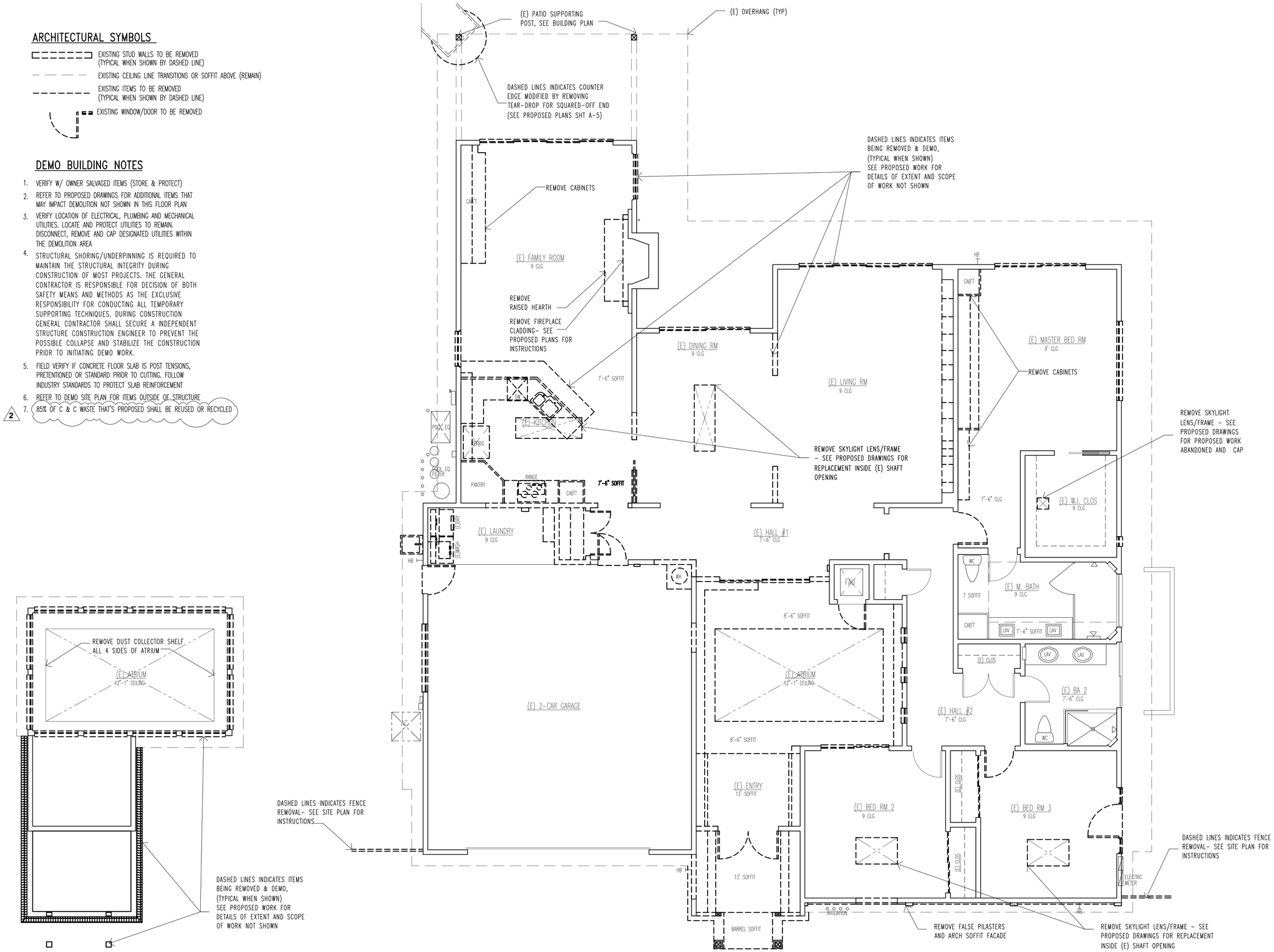
EXISTING CEILING LINE TRANSITIONS OR SOFFIT ABOVE (REMAIN)

EXISTING ITEMS TO BE REMOVED (TYPICAL WHEN SHOWN BY DASHED LINE)

EXISTING WINDOW/DOOR TO BE REMOVED

DEMO BUILDING NOTES

1. VERIFY W/ OWNER SALVAGED ITEMS (STORE & PROTECT)
2. REFER TO PROPOSED DRAWINGS FOR ADDITIONAL ITEMS THAT MAY IMPACT DEMOLITION NOT SHOWN IN THIS FLOOR PLAN
3. VERIFY LOCATION OF ELECTRICAL, PLUMBING AND MECHANICAL UTILITIES. LOCATE AND PROTECT UTILITIES TO REMAIN. DISCONNECT, REMOVE AND CAP DESIGNATED UTILITIES WITHIN THE DEMOLITION AREA
4. STRUCTURAL SHORING/UNDERPINNING IS REQUIRED TO MAINTAIN THE STRUCTURAL INTEGRITY DURING CONSTRUCTION OF MOST PROJECTS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DECISION OF BOTH SAFETY MEANS AND METHODS AS THE EXCLUSIVE RESPONSIBILITY FOR CONDUCTING ALL TEMPORARY SUPPORTING TECHNIQUES. DURING CONSTRUCTION GENERAL CONTRACTOR SHALL SECURE A INDEPENDENT STRUCTURE CONSTRUCTION ENGINEER TO PREVENT THE POSSIBLE COLLAPSE AND STABILIZE THE CONSTRUCTION PRIOR TO INITIATING DEMO WORK.
5. FIELD VERIFY IF CONCRETE FLOOR SLAB IS POST TENSIONS, PRETENTIONED OR STANDARD PRIOR TO CUTTING. FOLLOW INDUSTRY STANDARDS TO PROTECT SLAB REINFORCEMENT
6. REFER TO DEMO SITE PLAN FOR ITEMS OUTSIDE OF STRUCTURE
2 7. 85% OF C & C WASTE THAT'S PROPOSED SHALL BE REUSED OR RECYCLED



DEMO CLEARSTORY

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

NOTE: SEE PROPOSED PLAN FOR NEW WORK INTERFACE TO DEMO EXTENT

REF N. TRUE NORTH

DEMO FLOOR PLANS

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

NOTE: SEE PROPOSED PLAN FOR NEW WORK INTERFACE TO DEMO EXTENT

REF N. TRUE NORTH

Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actualy executing work

NO./REVISION/DATE

1 CITY PLANNING SET RESUBMITTAL 9-16-22

BUILDING DEPT SET 1st SUBMITTAL 12-16-22

2 BUILDING DEPT SET 2nd SUBMITTAL 2-10-23

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architect

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REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-23 STATE OF CALIFORNIA

DRAWN .S

CHECKED .S

DATE SEE REVISION BOX ABOVE FOR DATE

SCALE AS NOTED ON PLANS

JOB NO.

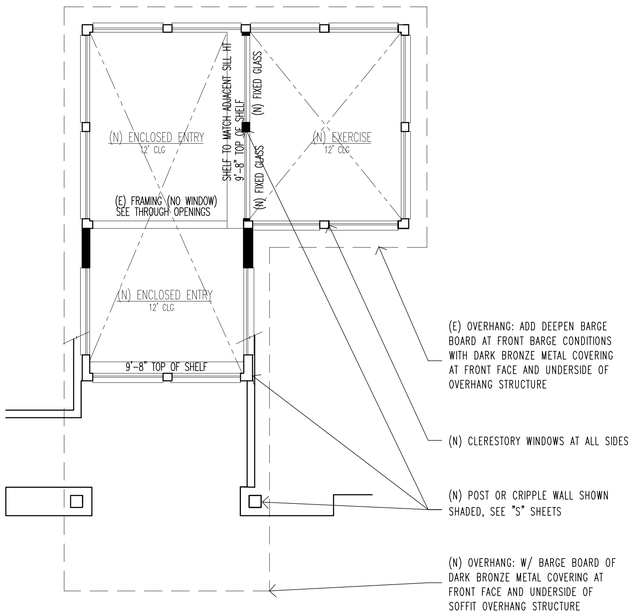
SHEET

A-4

1 OF (REF TO INDEX) SHEETS

TYPICAL PLAN NOTES

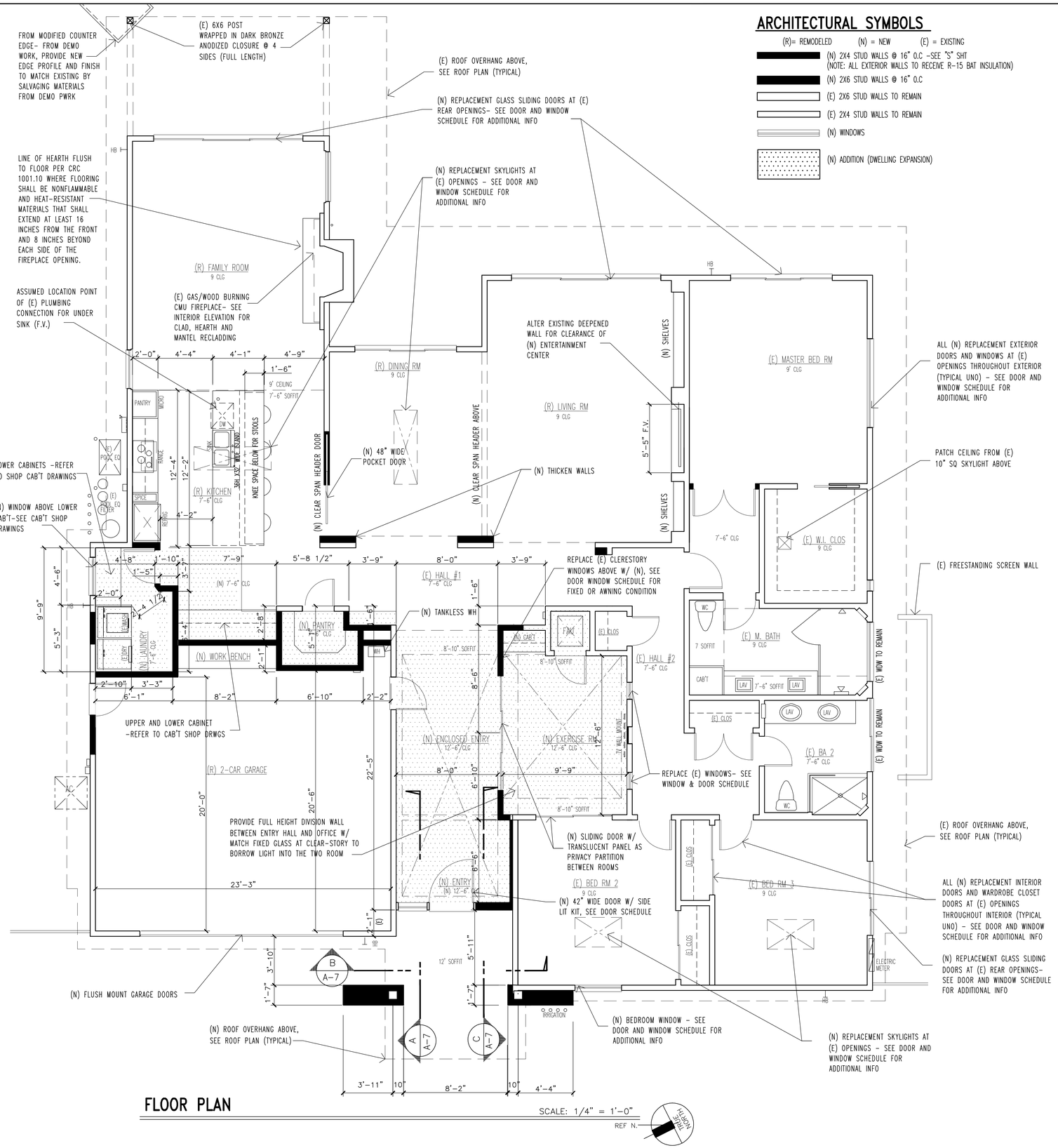
1. REFER TO DEMOLITION PLAN FOR (E) CONDITIONS OF ENTIRE STRUCTURE LAYOUT
2. REFER TO COVER SHEET FOR ADDITIONAL INFORMATION NOT SHOWN
3. SMOKE DETECTORS PER 2019 C.B.C., SEE MEP SHEETS
4. VERIFY ALL ALL FLOOR, WALL AND CEILING FINISHES W/ OWNER PRIOR TO WORK REMOVE CEILING AND WALL TEXTURES FOR NEW SURFACE TREATMENTS (PROVIDE 3/4" RADIUS CORNERS AT GYP BOARD WALLS BOTH (E) AND (N))
5. CONTRACTOR SHALL FIELD VERIFY BOTH HORIZONTAL AND VERTICAL DIMENSIONS TO ENDURE PROPER FIT FOR ALL DETAILS–REPORT TO THE ARCHITECT IMMEDIATELY TO SECURE INSTRUCTIONS SHOULD INFORMATION BE INCORRECTLY NOTED
6. ALL INTERIOR PAINT FINISHES AND TEXTURES TO MATCH EXISTING– PROVIDE 3/4" RADIUS CORNERS AT GYP BOARD WALLS FOR (N) TO (M) EXISTING
7. REFER TO MEP SHEET FOR ELECTRICAL, MECHANICAL AND PLUMBING HVAC AND FRAMING CONTRACTOR TO HAVE PRE–CONSTRUCTION MEETING FOR DUCT ROUTES AND POSSIBLE DROPPED FRAMED SOFFITS WHERE DUCT CHASE WAYS MAY NOT BE ACCESSIBLE TO REACH GRILLS FROM UNIT
8. BEDROOMS, BASEMENTS OR ROOMS USED FOR SLEEPING SHALL HAVE EMERGENCY WINDOWS OR DOORS THAT MUST MEET CODE SECTION 310.4 FOR FIRE ESCAPE OR RESCUE NET DIMENSIONS: MIN 20" WIDE X 24" HIGH SIZE FOR OPERATIVE CLEARANCE SIZE OF 5.7. S.F. W/ SILL AT 44" MAX FROM FINISH FLOOR PER CRC R310.2. –REFER TO WINDOW SCHEDULE OF SHEET A–14 UNDER "REMARKS" COLUMN FOR COMMENTS THAT IDENTIFY THE LOCATIONS KEYED ON THIS PLAN
9. THE FOLLOWING APPLIES FOR ATTACHED GARAGE FOR ONE HOUR ENVELOPE PROTECTION SECTION R302.4:
   - A. PROVIDE 1–HR FIRE RESISTANCE CONSTRUCTION ON THE GARAGE SIDE FOR WALLS, CEILING, POST, AND BEAMS OF GARAGE WITH MINIMUM OF 5/8" TYPE "X" GYPSUM BOARD @ 2X FRAMING OR 2–LAYERS OF 5/8" TYPE "X" GYPSUM BOARD @ MANUFACTURED TRUSS WHERE OCCURS PER CBC 302.4 AND TABLE 3–B.
   - B. ALL ELEMENTS INSIDE OF GARAGE SUPPORTING STORIES SHALL HAVE 1–HR FIRE RESISTANCE PROTECTION (CBC 302.4)
   - C. SELF–CLOSING TIGHT FITTING, SOLID WOOD 1–3/8" THICK DOOR OR A 20 MINUTE DOOR AT OPENING TO DWELLING (CBC 302.4)
   - D. DOORS FROM GARAGE NOT PERMITTED TO OPEN INTO ROOM USED FOR SLEEPING (CBC 312.4)
   - E. PROVIDE 26 GAGE STEEL DUCT IN GARAGE, IF IT PENETRATES 1–HR SEPARATION (CBC 302.4)
   - F. R302.4 DWELLING UNIT RATED PENETRATIONS. PENETRATIONS OF WALL OR FLOOR AND CEILING ASSEMBLIES REQUIRED TO BE FIRE–RESISTANCE RATED IN ACCORDANCE WITH SECTION R302.2 OR R302.3 SHALL BE PROTECTED IN ACCORDANCE WITH THIS SECTION. R302.4.1 THROUGH PENETRATIONS. THROUGH PENETRATIONS OF FIRE–RESISTANCE–RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R302.4.1.1 OR 302.4.1.2. EXCEPTION: WHERE THE PENETRATING ITEMS ARE STEEL, FERROUS OR COPPER PIPES, TUBES OR CONDUITS, THE ANNULAR SPACE SHALL BE PROTECTED AS FOLLOWS: 1. IN CONCRETE OR MASONRY WALL OR FLOOR ASSEMBLIES, CONCRETE, GROUT OR MORTAR SHALL BE PENNITTED WHERE INSTALLED TO THE FULL THICKNESS OF THE WALL OR FLOOR ASSEMBLY OR THE THICKNESS REQUIRED TO MAINTAIN THE FIRE–RESISTANCE RATING, PROVIDED: THE NOMINAL DIAMETER OF THE PENETRATING ITEM IS A MAXIMUM OF 6 INCHES AND 1.2. THE AREA OF THE OPENING THROUGH THE WALL DOES NOT EXCEED 144 SQUARE INCHES. 2. THE MATERIAL USED TO FILL THE ANNULAR SPACE SHALL PREVENT THE PASSAGE OF FLAME AND HOT GASES SUFFICIENT TO IGNITE COTTON WASTE WHERE SUBJECTED TO ASTM E 119 OR UL 263 TIME TEMPERATURE FIRE CONDITIONS UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER (3 PA) AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIP VALIANT TO THE FIRE–RESISTANCE RATING OF THE CONSTRUCTION PENETRATED. R302.4.1.1 FIRE–RESISTANCE–RATED ASSEMBLY. PENETRATIONS SHALL BE INSTALLED AS TESTED IN THE APPROVED FIRE–RESISTANCE–RATED ASSEMBLY.



CLERESTORY

SCALE: 1/4" = 1'–0"

REF N. TRUE NORTH



FLOOR PLAN

SCALE: 1/4" = 1'–0"

REF N. TRUE NORTH

ARCHITECTURAL SYMBOLS

(R)= REMODELED (N) = NEW (E) = EXISTING

- (N) 2X4 STUD WALLS @ 16" O.C –SEE "S" SHT (NOTE: ALL EXTERIOR WALLS TO RECEIVE R–15 BAT INSULATION)
- (N) 2X6 STUD WALLS @ 16" O.C
- (E) 2X6 STUD WALLS TO REMAIN
- (E) 2X4 STUD WALLS TO REMAIN
- (N) WINDOWS
- (N) ADDITION (DWELLING EXPANSION)

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NO./REVISION/DATE

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BUILDING DEPT SET 1st SUBMITTAL 12–16–22

2 BUILDING DEPT SET 2nd SUBMITTAL 2–10–23

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architect

McPherson Residence
REMODEL & ADDITION

floor plan

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DATE SEE REVISION BOX ABOVE FOR DATE

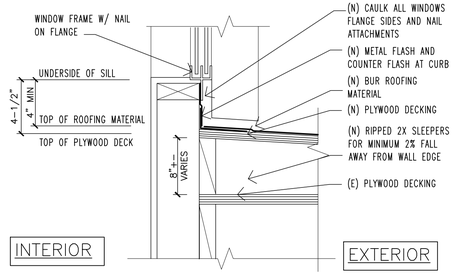
SCALE AS NOTED ON PLANS

JOB NO.

SHEET

A-5

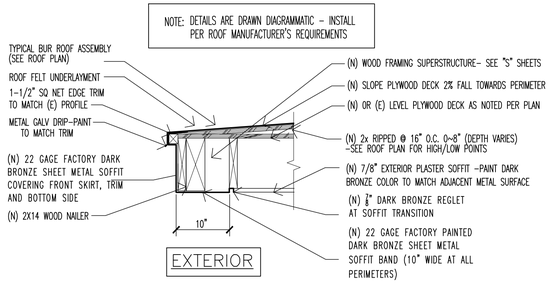
1 OF (SET TO INDEX) SHEETS



ROOF TO WALL
NO SCALE

4

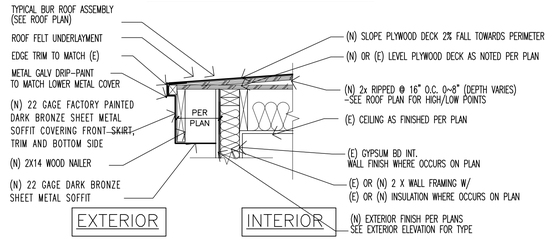
NOTE: DETAILS ARE DRAWN DIAGRAMMATIC - INSTALL PER ROOF MANUFACTURER'S REQUIREMENTS



ROOF CANOPY EDGE
NO SCALE

3

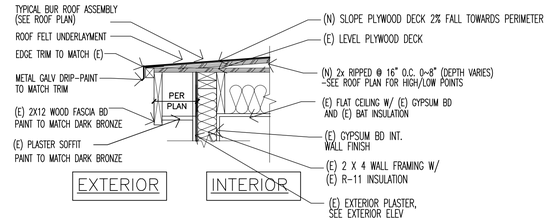
NOTE: DETAILS ARE DRAWN DIAGRAMMATIC - INSTALL PER ROOF MANUFACTURER'S REQUIREMENTS



ROOF OVERHANG
NO SCALE

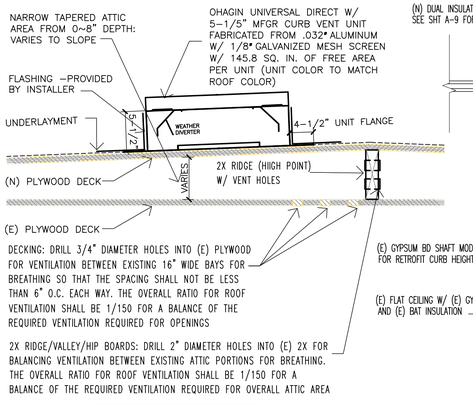
2

NOTE: DETAILS ARE DRAWN DIAGRAMMATIC - INSTALL PER ROOF MANUFACTURER'S REQUIREMENTS



ROOF OVERHANG
NO SCALE

1

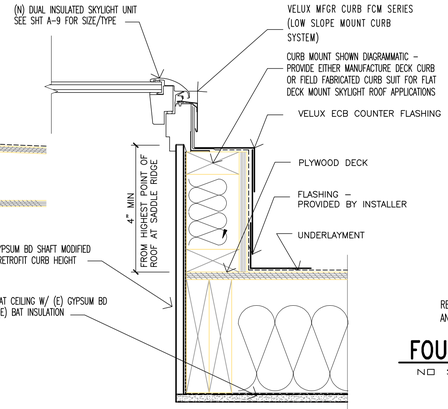


OHAGIN UNIVERSAL DIRECT ROOF VENT

https://ohagin.com/wp-content/uploads/2021/11/PDS_Universal_Direct.pdf

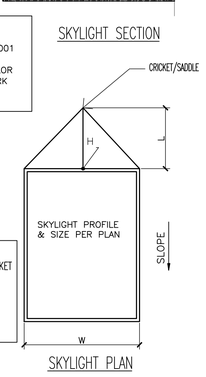
ROOF VENT SECTION DETAIL
NO SCALE

10



VELUX FLAT SKYLIGHT DUAL GLAZING LOW-E
MODEL: VEL-N-18-00039-0001
W/ ROOM DARKENING DOUBLE-PLEATED BLIND (COLOR SELECTED BY OWNER) IN DARK BLACK FRAME (BATTERY OPERATED)

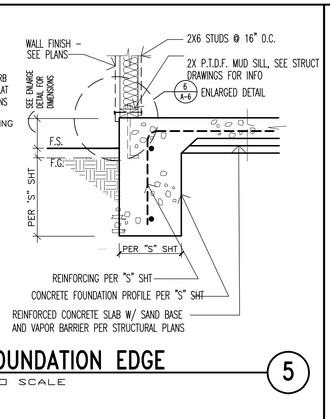
SKYLIGHT SECTION



SKYLIGHT PLAN

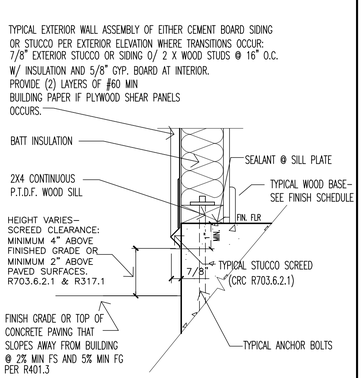
SKYLIGHT
NO SCALE

8



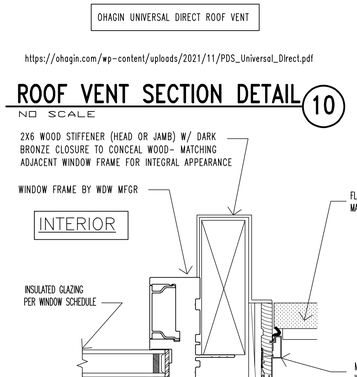
FOUNDATION EDGE
NO SCALE

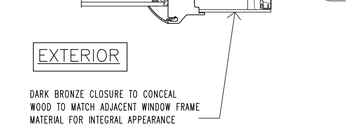
5



FOUNDATION EDGE
NO SCALE

6

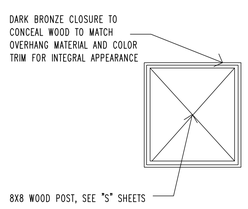




DOOR/SIDELIGHT/TRANSOME TRANSITION

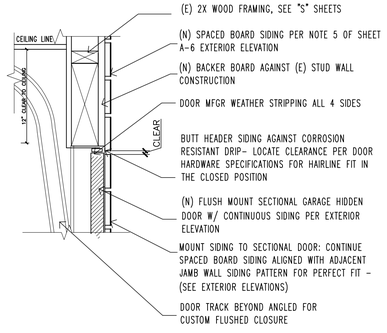
HEAD/JAMB
NO SCALE

11



POST CLAD DETAIL
NO SCALE

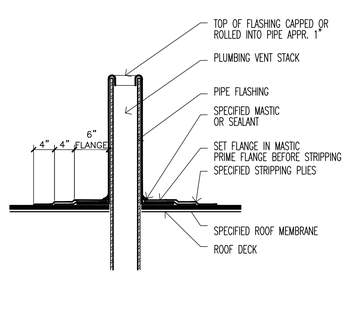
12



FLUSH MOUNT SECTIONAL GARAGE HIDDEN DOOR

GARAGE DOOR
NO SCALE

9



PLUMBING VENT THRU ROOF
NO SCALE

7

ROOF VENT UNIT
ROOF VENT =145.8 SQ. IN. OF FREE AREA PER UNIT

ROOF VENTILATION AREA AT ATTIC (LOWER ROOF)
AREAS CALCULATED BASED ON FREE AREA HIGH VENT LAYOUT PER PLAN
3,675 S.F. AREA/150 =24.5 SF FREE S.F. X 144 (24.5). VENTILATION REQ'D = 3,528 SQ IN
(3528/145.8 (FREE SPACE PER VENT UNIT)
TOTAL VENTILATION UNITS REQUIRED 25 UNITS

ROOF VENTILATION AREA AT ATTIC (UPPER ROOF)
AREAS CALCULATED BASED ON FREE AREA HIGH VENT LAYOUT PER PLAN
402 S.F. AREA/150 =2.68 SF FREE S.F. X 144 (2.68). VENTILATION REQ'D = 386 SQ IN
(386/145.8 (FREE SPACE PER VENT UNIT)
TOTAL VENTILATION UNITS REQUIRED 3 UNITS

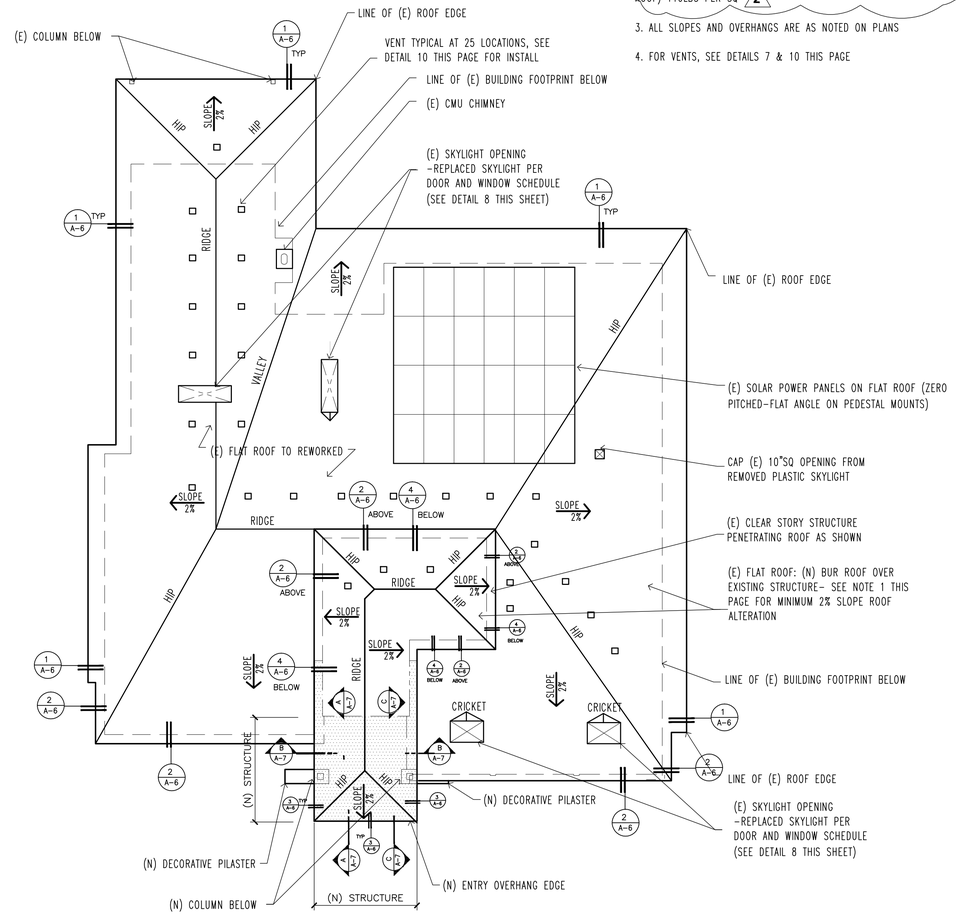
ROOF VENTILATION
ROOF VENTILATION SHALL BE AREA RATIO OF 1/150 FOR ATTIC AREA OR 1/300 OF ATTIC AREA IF HALF THE VENT AREA LOCATED MORE THAN 3 FEET ABOVE EAVE VENTS W/ A BALANCE OF THE REQUIRED VENTILATION PROVIDED BY THE EAVE VENTS OPENINGS SHALL HAVE 1/4" INCHES CORROSION RESISTANT METAL MESH COVERING. PER SECTION 1505.3 DORMER VENTS SHALL BE SIZED ABOVE FREE AREA REQUIREMENT PER MANUFACTURE SPECIFICATIONS PER SECTION 1505.3 AND EACH VENT SHALL NOT EXCEED 144" SQ INCHES- REFER TO SUGGESTED LAYOUT PER DETSIL 10 THIS PAGE

ROOF NOTES
1. ROOF EXISTING: REROOF EXISTING ROOF BY REMOVING EXISTING WHITE REFLECTIVE SINGLE PLY THERMOPLASTIC POLYOLEFIN (TPO) PLUS REMOVING (E) 1" EXPANDED POLYSTYRENE INSULATION (EPS) INSULATION FOAM OVER (E) BUR ROOF SUBSTRATE TO BARE PLYWOOD. NEW ROOF SHALL HAVE SHAPED (RIPPED) 2X AT 24" O.C. FOR CREATING MIN 2% SLOPE (SEE ARROWS PER ROOF PLAN FOR DIRECTION) AS AN NEW BUR ROOF SYSTEM SHALL BE INSTALLED OVER NEW 1" EXTERIOR PLYWOOD SUBSTRATE. PRIOR TO ADDING NEW PLYWOOD TO PITCHED ROOF SLEEPERS IS TO DRILL BREATHER HOLES TO (E) PLYWOOD DECK BETWEEN EACH (E) 16" BAY

2. ROOF WEIGHT FOR BUR SYSTEM IS 232 POUNDS PER SQUARE PER MFGR SPEC BASE: GAFGLAS #75 BASE SHEET. 22.2 PER SQ, SMOOTH: APPEX 4S 100LBS PER SQ AND TORCH ROOF: POLYFRESKO®G (COOL ROOF) 110LBS PER SQ 2

3. ALL SLOPES AND OVERHANGS ARE AS NOTED ON PLANS

4. FOR VENTS, SEE DETAILS 7 & 10 THIS PAGE



ROOF PLAN
SCALE: 1/8" = 1'-0"
REF N.

Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

NO./REVISION/DATE
1 CITY PLANNING SET RESUBMITTAL 9-16-22
BUILDING DEPT SET 1st SUBMITTAL 12-16-22
2 BUILDING DEPT SET 2nd SUBMITTAL 2-10-23

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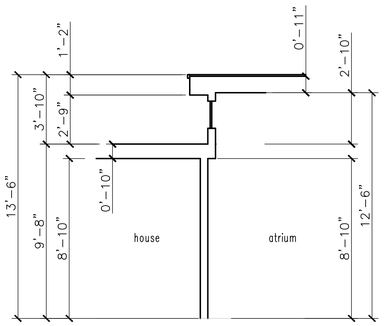
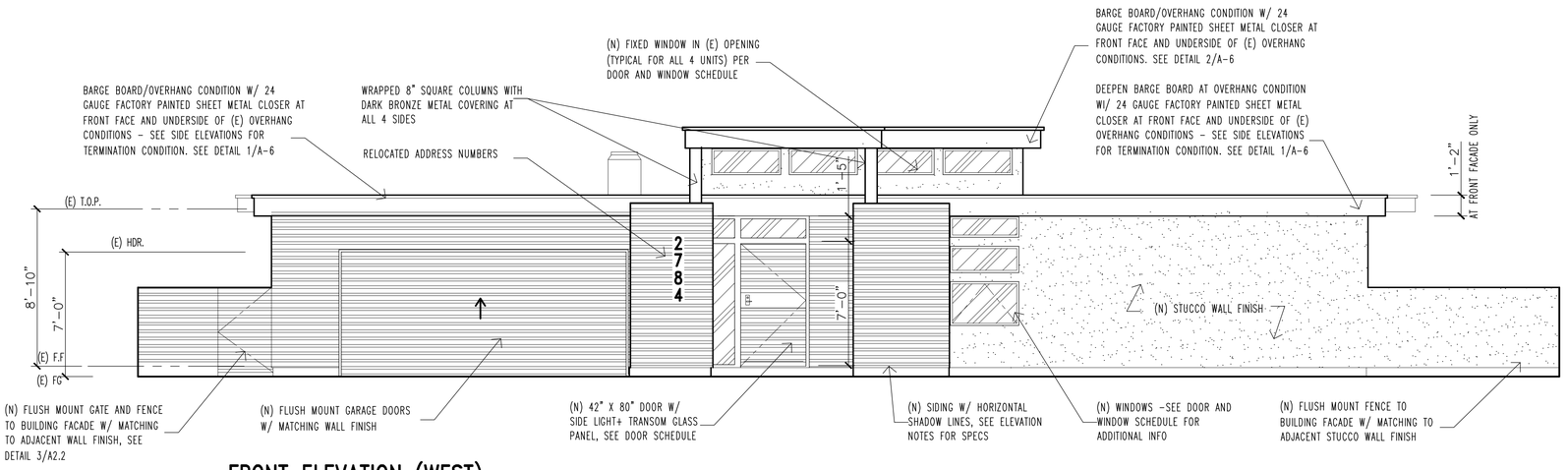
DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET
A-6
1 OF (REF TO INDEX) SHEETS



STUDY SECTION

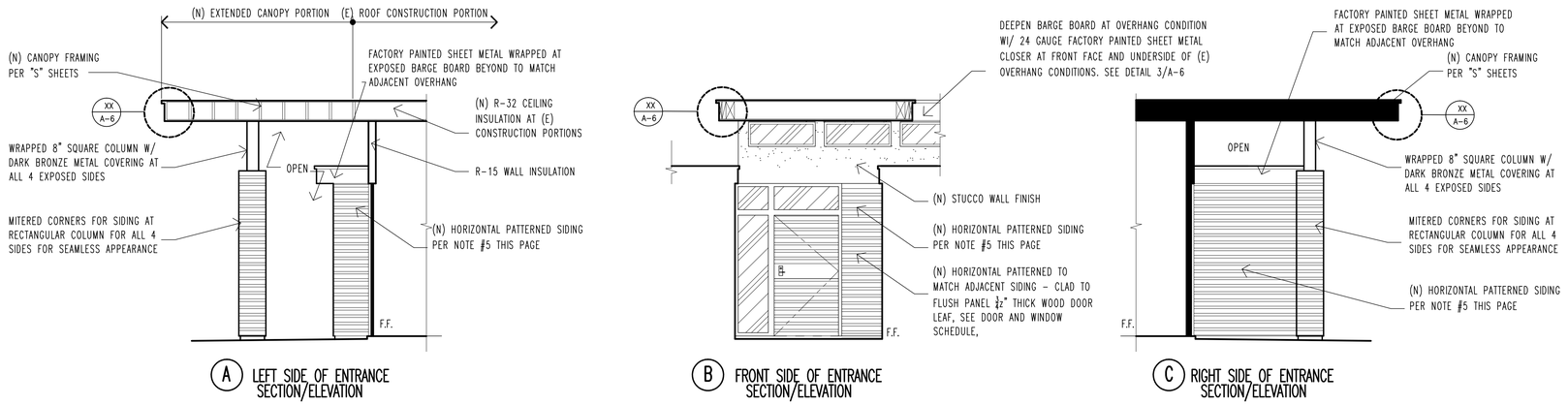


FRONT ELEVATION (WEST)

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

TYPICAL SECTIONS NOTES

1. TYPICAL EXTERIOR WALL ASSEMBLY: 7/8" 3 COAT EXTERIOR STUCCO SYSTEM OVER 1" XPS EXTERIOR INSULATION BD OF R-5 O/ (2) LAYERS OF 60 MIN. BUILDING PAPER (WEATHER RESISTIVE BARRIER PER CRC 703) O/ SHEAR PLYWOOD SHEATHING O/ 2 X 6 WOOD STUDS @ 16" O.C. W/ R-21 BAT INSULATION AND 5/8" GYP. BOARD INTERIOR. - SEE STRUCTURAL DRAWINGS WHERE IN CONFLICT FOR FRAMING INFORMATION NOT SHOWN
2. ALL ROOF RAFTERS JOIST AT DWELLING PORTIONS TO BE 2 X WOOD FRAMING WITH R-32 HIGH DENSITY BAT INSULATION W/ 5/8" GYPSUM BOARD CEILING INTERIOR FINISH- SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION NOT SHOWN.
3. REFER TO STRUCTURAL FOR DETAILED INFORMATION FOR SLAB AND GRADE PREP. SOILS AND DETAILS THAT MAY SUPERSEDE DRAWINGS

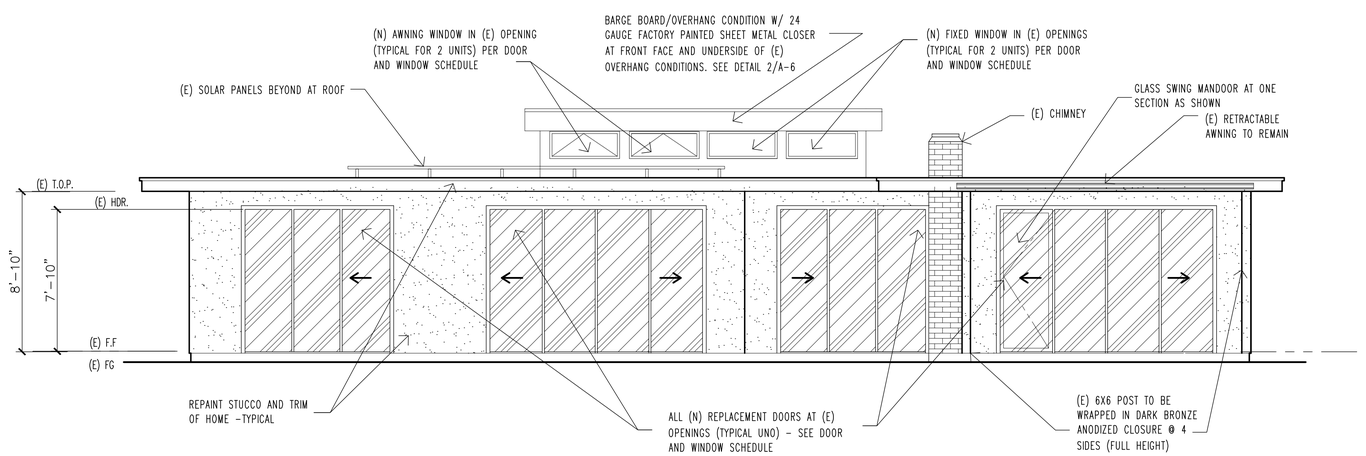


3-SIDED ENTRANCE ELEVATIONS / SECTIONS (PROPOSED)

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

TYPICAL ELEVATION NOTES

1. SEE DEMO PLAN FOR ITEMS BEING REMOVED
2. TYPICAL EXTERIOR WALL PATCH ASSEMBLY: (N) 7/8" EXTERIOR STUCCO SYSTEM O/ (E) WOOD FRAMING: PROVIDE LATH AND PLASTER AS FINISH SHALL BE MATCH EXISTING IN TEXTURE; REPAINT ALL STUCCO (N) OR (E) FROM CORNER TO CORNER FOR UNIFORM APPEARANCE
3. PRIME AND REPAINT ALL EXISTING EXPOSED WOOD TRIM AND PLASTER FINISH EXPOSED TO VIEW (TYPICAL)
4. ALL WINDOWS AND DOORS PER WINDOW AND DOOR SCHEDULE
5. PAINTED HORIZONTAL SIDING SHALL BE 2.75"X ¾" NET SIZE CEMENT BOARDS SPACED ¾" APART W/ BATTEN AND CEMENT BOARD BACKING (PROVIDE MEMBRANE BEHIND BACKER BOARD AS MOISTER STOP) REFER TO CHAPTER 7 OF CRC FOR WALL COVERING APPLICATIONS MOISTER AND FASTENING
6. FOR EXTERIOR COLOR/MATERIAL/FINISH SCHEDULE, REFER TO 8-1/2X11 HOA SUBMITTAL PAMPHLET FOR PALLET, MANUFACTURE AND SPECIFICATIONS
7. HOUSE ADDRESS NUMBER SHALL BE MOUNTED ON HOUSE & SHALL BE VISIBLE AND LEGIBLE FROM THE STREET IN A CONTRAST COLOR 4" TALL MINIMUM- SIZE TO BE SELECT BY OWNER AND INSTALLED BY CONTRACTOR- SEE EXTERIOR ELEVATION FOR ACTUAL LOCATION AND SPECIFICATIONS



REAR ELEVATION (EAST)

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

Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

NO./REVISION/DATE

1 CITY PLANNING SET RESUBMITTAL 9-16-22

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
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z e n a r c h i t e c t . c o m

architect

McPherson Residence
REMODEL & ADDITION

exterior elevation

OWNER/SITE ADDRESS:
CONTACT: Mary McPherson
2784 Via Sinaloa
Claremont, CA 91711
PH (949) 486-9043 email: MMcPherson@tressler.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-23 STATE OF CALIFORNIA

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET A-7
1 OF (REF TO INDEX) SHEETS

TYPICAL SECTIONS NOTES

1. TYPICAL EXTERIOR WALL ASSEMBLY: 7/8" 3 COAT EXTERIOR STUCCO SYSTEM OVER 1" XPS EXTERIOR INSULATION BD OF R-5 O/ (2) LAYERS OF 60 MIN. BUILDING PAPER (WEATHER RESISTIVE BARRIER PER CRC 703) O/ SHEAR PLYWOOD SHEATHING O/ 2 X 6 WOOD STUDS @ 16" O.C. W/ R-21 BAT INSULATION AND 5/8" GYP. BOARD INTERIOR. - SEE STRUCTURAL DRAWINGS WHERE IN CONFLICT FOR FRAMING INFORMATION NOT SHOWN

   ALL ROOF RAFTERS JOIST AT DWELLING PORTIONS TO BE 2 X WOOD FRAMING
2. WITH R-32 HIGH DENSITY BAT INSULATION W/ 5/8" GYPSUM BOARD CEILING INTERIOR FINISH- SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION NOT SHOWN.

3. REFER TO STRUCTURAL FOR DETAILED INFORMATION FOR SLAB AND GRADE PREP. SOILS AND DETAILS THAT MAY SUPERSEDE DRAWINGS

TYPICAL ELEVATION NOTES

1. SEE DEMO PLAN FOR ITEMS BEING REMOVED
2. TYPICAL EXTERIOR WALL PATCH ASSEMBLY: (N) 7/8" EXTERIOR STUCCO SYSTEM O/ (E) WOOD FRAMING: PROVIDE LATH AND PLASTER AS FINISH SHALL BE MATCH EXISTING IN TEXTURE; REPAINT ALL STUCCO (N) OR (E) FROM CORNER TO CORNER FOR UNIFORM APPEARANCE
3. PRIME AND REPAINT ALL EXISTING EXPOSED WOOD TRIM AND PLASTER FINISH EXPOSED TO VIEW (TYPICAL)
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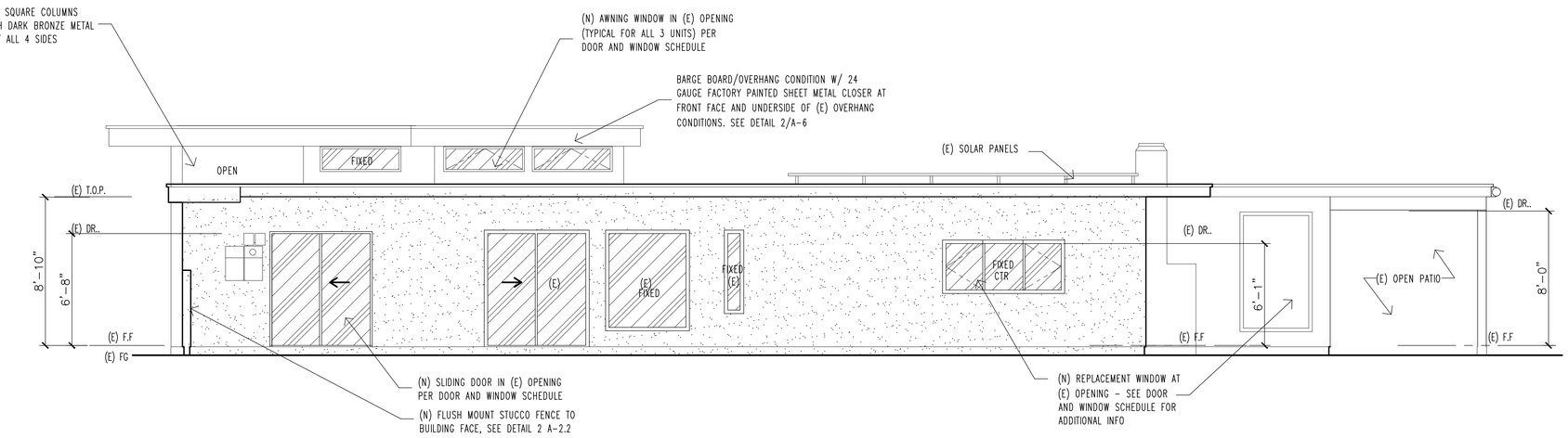
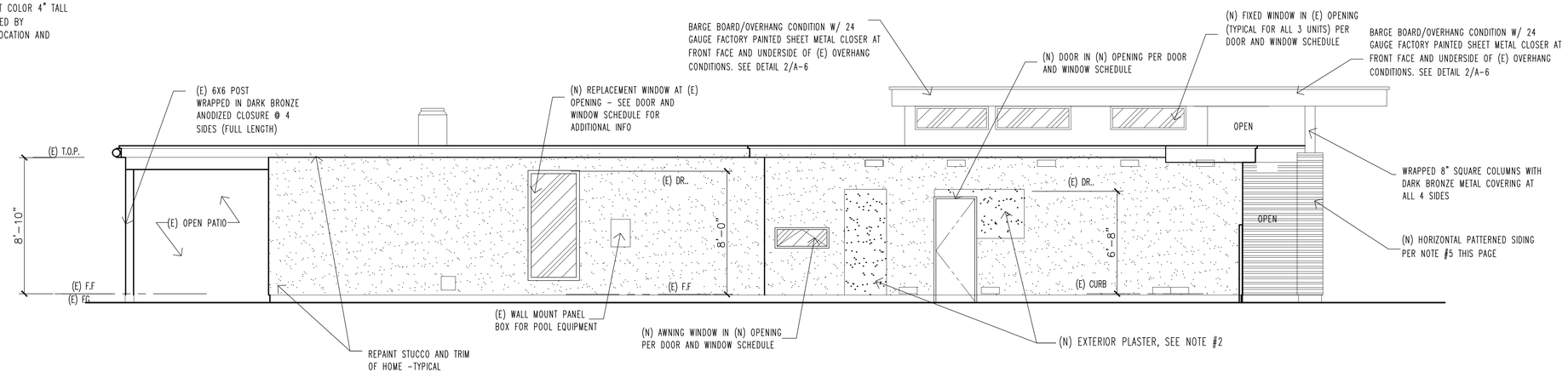
5. PAINTED HORIZONTAL SIDING SHALL BE 2.75"X ¾" NET SIZE CEMENT BOARDS SPACED 7" APART W/ BATTEN AND CEMENT BOARD BACKING (PROVIDE MEMBRANE BEHIND BACKER BOARD AS MOISTER STOP) REFER TO CHAPTER 7 OF CRC FOR WALL COVERING APPLICATIONS MOISTER AND FASTENING
6. FOR EXTERIOR COLOR/MATERIAL/FINISH SCHEDULE, REFER TO 8-1/2X11 HOA SUBMITTAL PAMPHLET FOR PALLET, MANUFACTURE AND SPECIFICATIONS
7. HOUSE ADDRESS NUMBER SHALL BE MOUNTED ON HOUSE & SHALL BE VISIBLE AND LEGIBLE FROM THE STREET IN A CONTRAST COLOR 4" TALL MINIMUM- SIZE TO BE SELECT BY OWNER AND INSTALLED BY CONTRACTOR- SEE EXTERIOR ELEVATION FOR ACTUAL LOCATION AND SPECIFICATIONS



LEFT ELEVATION (SOUTH)

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



RIGHT ELEVATION (NORTH)

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

Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

NO./REVISION/DATE

1 CITY PLANNING SET RESUBMITTAL 9-16-22

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DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET

A-8

1 OF (REF TO INDEX) SHEETS

WINDOW SCHEDULE

WDW NO.	SIZE W	SIZE H	ELEV.	TYPE	FRAME MAT'L	FRAME FINISH	GLAZING TINT	GLAZING THICK	GLAZING DBL	GLAZING TEMP	T-24 NOTE #	REMARKS
WDW (N)1	SEE WDW TYPE		C	FIXED	WD/MTL	BLACK	LOW-E	7/8"	YES	YES	#1	3 GLASS PANELS (SIDELITE/TRANSUM) IN NEW OPENING
WDW (N)2	3'-0"	3'-0"	E	CASEMENT	PVC	BLACK	LOW-E	7/8"	YES	N/A	#2	(N) WINDOW IN (E) OPENING
WDW (N)3	3'-0"	7'-0"	D	FIXED	PVC	BLACK	LOW-E	7/8"	YES	YES	#1	(N) WINDOW IN (E) OPENING
WDW (N)4	4'-0"	7'-0"	F	FIXED	PVC	BLACK	LOW-E	7/8"	YES	YES	#1	(N) WINDOW IN (E) OPENING
WDW (N)5	7'-0"	3'-0"	J	CASEMENT	PVC	BLACK	LOW-E	7/8"	YES	N/A	#2	(N) WINDOW IN (E) OPENING
WDW (N)6	1'-0"	5'-0"	H	FIXED	PVC	BLACK	LOW-E	7/8"	YES	YES	#1	(N) WINDOW IN (E) OPENING
WDW (E)7	5'-0"	7'-0"	G	FIXED	VINYL	WHITE	LOW-E	3/8"	YES	YES	(E)	EXISTING WINDOW TO REMAIN
WDW (N)8	SEE WDW TYPE "J"		J	CASEMENT/AWN	PVC	BLACK	LOW-E	7/8"	YES	N/A	#2&#5	3 SEPERATE UNIT (STACKED VERTICALLY) ALL IN NEW OPENINGS
WDW (N)9	1'-2"	5'-10"	H	FIXED	PVC	BLACK	CLEAR	1/8"	NO	YES	#1	(N) WINDOW IN (E) OPENING
WDW (N)10	1'-2"	5'-10"	H	FIXED	PVC	BLACK	CLEAR	1/8"	NO	YES	#1	(N) WINDOW IN (E) OPENING
WDW (N)11	3'-10"	1'-4"	B	AWNING	PVC	BLACK	LOW-E	7/8"	YES	N/A	#5	(N) WINDOW IN (N) OPENING
WDW (N)12	3'-10"	1'-4"	B	AWNING	PVC	BLACK	LOW-E	7/8"	YES	N/A	#5	(N) WINDOW IN (N) OPENING
WDW (N)13	4'-10"	1'-4"	A	FIXED	PVC	BLACK	LOW-E	7/8"	YES	N/A	#1	(N) WINDOW IN (N) OPENING
WDW (N)14	4'-10"	1'-4"	A	FIXED	PVC	BLACK	LOW-E	7/8"	YES	N/A	#1	(N) WINDOW IN (E) OPENING
WDW (N)15	4'-10"	1'-4"	A	FIXED	PVC	BLACK	LOW-E	7/8"	YES	N/A	#1	(N) WINDOW IN (E) OPENING
WDW (N)16	3'-10"	1'-4"	B	AWNING	PVC	BLACK	LOW-E	7/8"	YES	N/A	#5	(N) WINDOW IN (E) OPENING
WDW (N)17	3'-10"	1'-4"	B	AWNING	PVC	BLACK	LOW-E	7/8"	YES	N/A	#5	(N) WINDOW IN (E) OPENING
WDW (N)18	3'-10"	1'-4"	B	AWNING	PVC	BLACK	LOW-E	7/8"	YES	N/A	#5	(N) WINDOW IN (E) OPENING
WDW (N)19	3'-10"	1'-4"	B	AWNING	PVC	BLACK	LOW-E	7/8"	YES	N/A	#5	(N) WINDOW IN (E) OPENING
WDW (N)20	4'-10"	1'-4"	A	FIXED	PVC	BLACK	LOW-E	7/8"	YES	N/A	#1	(N) WINDOW IN (E) OPENING
WDW (N)21	4'-10"	1'-4"	A	FIXED	PVC	BLACK	LOW-E	7/8"	YES	N/A	#1	(N) WINDOW IN (E) OPENING
WDW (N)22	3'-10"	1'-4"	B	AWNING	PVC	BLACK	LOW-E	7/8"	YES	N/A	#5	(N) WINDOW IN (E) OPENING
WDW (N)23	3'-10"	1'-4"	B	AWNING	PVC	BLACK	LOW-E	7/8"	YES	N/A	#5	(N) WINDOW IN (N) OPENING
WDW (N)24	4'-10"	1'-4"	A	FIXED	PVC	BLACK	LOW-E	7/8"	YES	N/A	#1	(N) WINDOW IN (N) OPENING
WDW (N)25	4'-0"	1'-4"	A	FIXED	PVC	BLACK	CLEAR	1/8"	NO	N/A	#1	(N) WINDOW IN (N) OPENING AS INDOOR ROOM DIVIDER (SINGLE PANE)
WDW (N)26	4'-0"	1'-4"	A	FIXED	PVC	BLACK	CLEAR	1/8"	NO	N/A	#1	(N) WINDOW IN (N) OPENING AS INDOOR ROOM DIVIDER (SINGLE PANE)

DOOR SCHEDULE

DR NO.	DOOR W	DOOR H	DOOR T	DOOR ELEV.	DOOR TYPE	DOOR MAT'L	DOOR FINISH	DOOR TEMP	FRAME MAT'L	FRAME FINISH	FRAME THRESHOLD	T-24 NOTE #	REMARKS
DR A(N)	3'-8"	7'-0"	1 7/8"	2	SC	WOOD	ADD CLAD	N/A	METAL	BLACK	FACTORY	N/A	4-HING FLUSH PANEL W/ CLAD TO MATCH SIDING (DR TO TRANSUM/SIDELIGHT ARE SEPARATE UNITS
DR B(N)	16'-0"	7'-0"	1 7/8"	1	SECTIONAL	CB	ADD CLAD	N/A	WOOD	BLACK	N/A	N/A	FLUSH DOOR PANEL TO EXTERIOR WALL (CLAD TO MATCH SIDING W/ MATCHING HORIZ. PATTERN)
DR C(N)	2'-6"	6-'8"	1 7/8"	5	SWING	WOOD	FP	N/A	WOOD	FP	FACTORY	N/A	INSIDE (N) OPENING
DR D(N)	11'-10"	7'-10"	1 7/8"	9	GL/DBL	PVC	LOW-E TINT	YES	PVC	BLACK	FACTORY	#3	NEW MULTI-SLIDE GLASS DOOR IN EXISTING OPENING (ONE PANEL HINGED MAN DOOR)
DR E(N)	8'-0"	7'-10"	1 7/8"	7	GL/DBL	PVC	LOW-E TINT	YES	PVC	BLACK	FACTORY	#3	NEW MULTI-SLIDE GLASS DOOR IN EXISTING OPENING (SEE NOTE #9 THIS PAGE)
DR F(N)	11'-10"	7'-10"	1 7/8"	8	GL/DBL	PVC	LOW-E TINT	YES	PVC	BLACK	FACTORY	#3	NEW MULTI-SLIDE GLASS DOOR IN EXISTING OPENING (SEE NOTE #9 THIS PAGE)
DR G(N)	8'-0"	7'-10"	1 7/8"	7	GL/DBL	PVC	LOW-E TINT	YES	PVC	BLACK	FACTORY	#3	NEW MULTI-SLIDE GLASS DOOR IN EXISTING OPENING (SEE NOTE #9 THIS PAGE)
DR H(E)	5'-0	6'-8"	(E)	6	GL/DBL	VINYL	LOW-E TINT	YES	VINYL	(E)	(E)	(E)	EXISTING TO REMAIN
DR J(N)	6'-0"	6'-8"	1 7/8"	5	GL/DBL	PVC	LOW-E TINT	YES	PVC	BLACK	FACTORY	#3	NEW MULTI-SLIDE GLASS DOOR IN EXISTING OPENING (SEE NOTE #9 THIS PAGE)
DR K(N)	2'-6"	6'-8"	1 3/8"	4	SWING	HC	FACTORY	N/A	WOOD	FP	N/A	N/A	NEW SWING DOOR INSIDE (E) OPENING
DR L(N)	2'-6"	6'-8"	1 3/8"	4	SWING	HC	FACTORY	N/A	WOOD	FP	N/A	N/A	NEW SWING DOOR INSIDE (E) OPENING
DR M(N)	4'-8"	6'-8"	1 3/8"	4	PAIR	HC	FACTORY	N/A	WOOD	FP	N/A	N/A	NEW SWING PAIR OF DOORS INSIDE (E) OPENING
DR N(N)	2'-6"	6'-8"	1 3/8"	4	SWING	HC	FACTORY	N/A	WOOD	FP	N/A	N/A	NEW SWING DOOR INSIDE (E) OPENING
DR P(N)	6'-0"	6'-8"	1 3/8"	4	GL/SGL	PVC	PATTERN GL	YES	PVC	BLACK	FACTORY	N/A	NEW PATIO SLIDER GLASS DOOR IN (E) OPENING AS INDOOR ROOM DIVIDER
DR Q(N)	2'-6"	6'-8"	1 3/8"	4	SWING	HC	FACTORY	N/A	WOOD	FP	N/A	N/A	NEW SWING DOOR INSIDE (E) OPENING
DR R(N)	2'-6"	6'-8"	1 3/8"	3	SWING	HC	FACTORY	N/A	WOOD	FP	N/A	N/A	NEW POCKET DOOR INSIDE (E) OPENING
DR S(N)	2'-8"	6'-8"	1 3/8"	4	SWING	HC	FACTORY	N/A	WOOD	FP	N/A	N/A	NEW SWING DOOR INSIDE (E) OPENING
DR T(N)	2'-4"	6'-8"	1 3/8"	4	SWING	HC	FACTORY	N/A	WOOD	FP	N/A	N/A	NEW SWING DOOR INSIDE (E) OPENING
DR U(N)	2'-6"	6'-3"	1 3/8"	4	SWING	SC	FACTORY	N/A	WOOD	FP	N/A	N/A	NEW SWING DOOR INSIDE (E) OPENING
DR V(N)	9'-0"	8'-0"	1 3/8"	10	GL/SGL	PVC	PATTERN GL	YES	PVC	BLACK	FACTORY	N/A	NEW MULTI-SLIDER GLASS DOOR IN NEW OPENING AS INDOOR ROOM DIVIDER
DR W(N)	2'-6"	6'-8"	1 3/8"	4	SWING	SC	FP	N/A	WOOD	FP	FACTORY	N/A	NEW SWING DOOR INSIDE (N) OPENING (RATED 20 MIN ASSEMBLY W/ SELF CLOSING DOOR)
DR X(N)	2'-6"	6'-8"	1 3/8"	3	POCKET	HC	FACTORY	N/A	WOOD	FP	N/A	N/A	NEW POCKET DOOR INSIDE (N) OPENING
DR Y(N)	2'-4"	6'-8"	1 3/8"	4	SWING	HC	FACTORY	N/A	WOOD	FP	N/A	N/A	NEW SWING DOOR INSIDE (N) OPENING
DR Z(N)	2'-8"	6'-8"	1 3/8"	4	SWING	HC	FACTORY	N/A	WOOD	FP	N/A	N/A	NEW SWING DOOR INSIDE (N) OPENING
DR ZZ(N)	4'-10"	6'-8"	1 3/8"	6a	SWING PR	HC	FACTORY	N/A	WOOD	FP	N/A	N/A	NEW SWING DOOR INSIDE (N) OPENING

SKYLIGHT SCHEDULE

SKYLT NO.	SIZE	REMARKS	T-24 schedule
1S	28"X42"	SEE NOTE #10	#4
2S	28"X42"	SEE NOTE #10	#4
3S	22"X70"	SEE NOTE #10	#4
4S	22"X70"	SEE NOTE #10	#4

ABBREVIATIONS

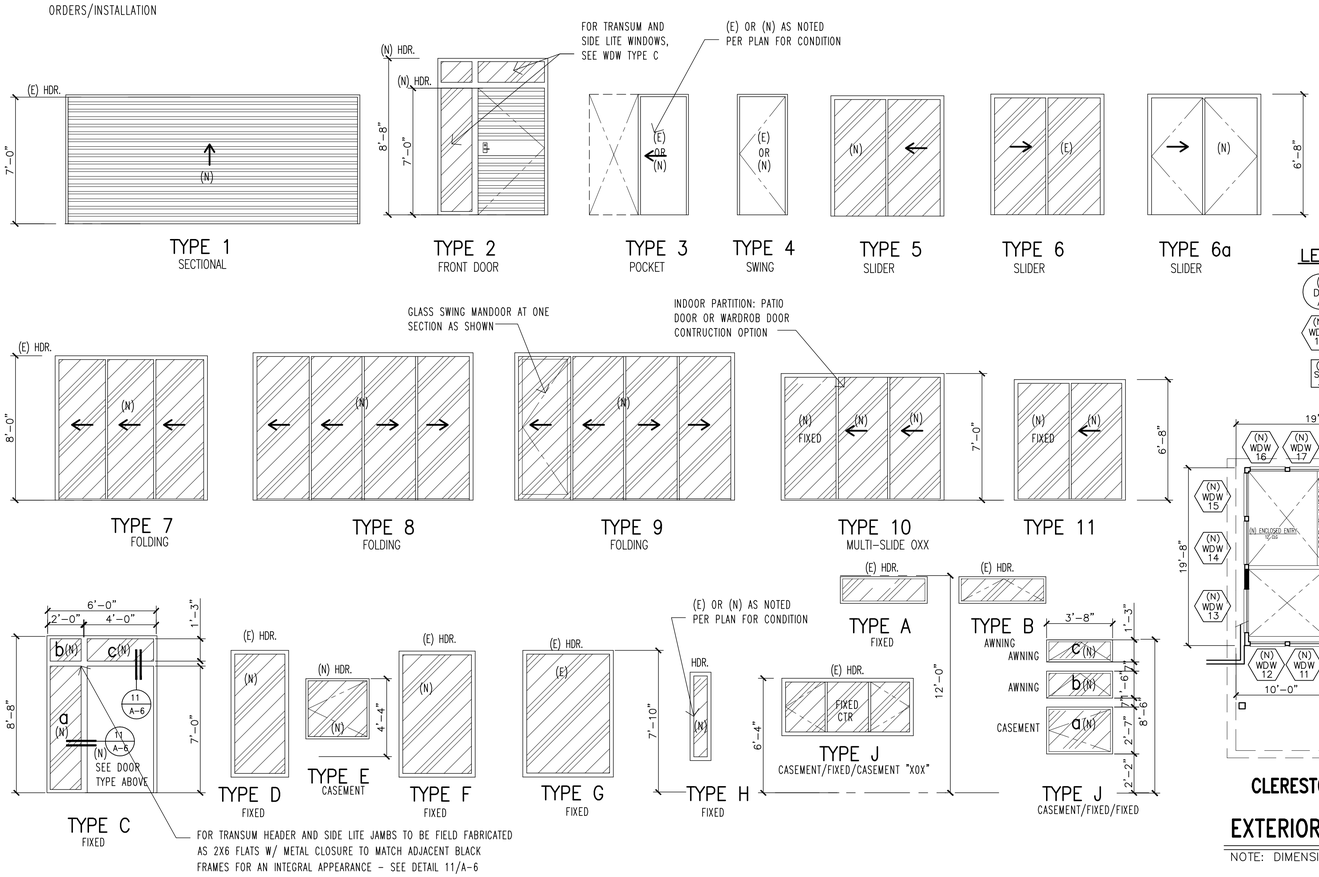
(E) = EXISTING
PVC =POLYVINYL CHLORIDE
SC =SOLID CORE
GL/DBL = 1" THICK DOUBLE GLAZING SYSTEM
(N) = NEW
WT= WHITE FRAME (INSIDE AND OUT)
HC =HOLLOW CORE
N/A =NOT APPLICABLE
CB =CEMENT BOARD SUBSTRAIT
FP =FEILD PAINT TRIM OR DOOR
GL/SGL = SINGLE GLAZING SYSTEM PATERN GLASS
WD/MTL =2X6 WOOD FLAT FRAME W/ METAL CLOSURE
SLT =SKYLIGHT

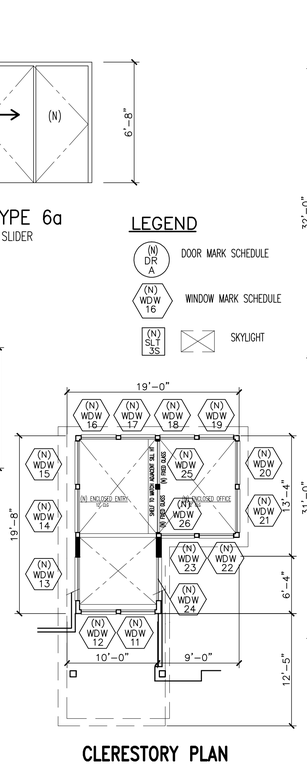
T-24 SCHEDULE

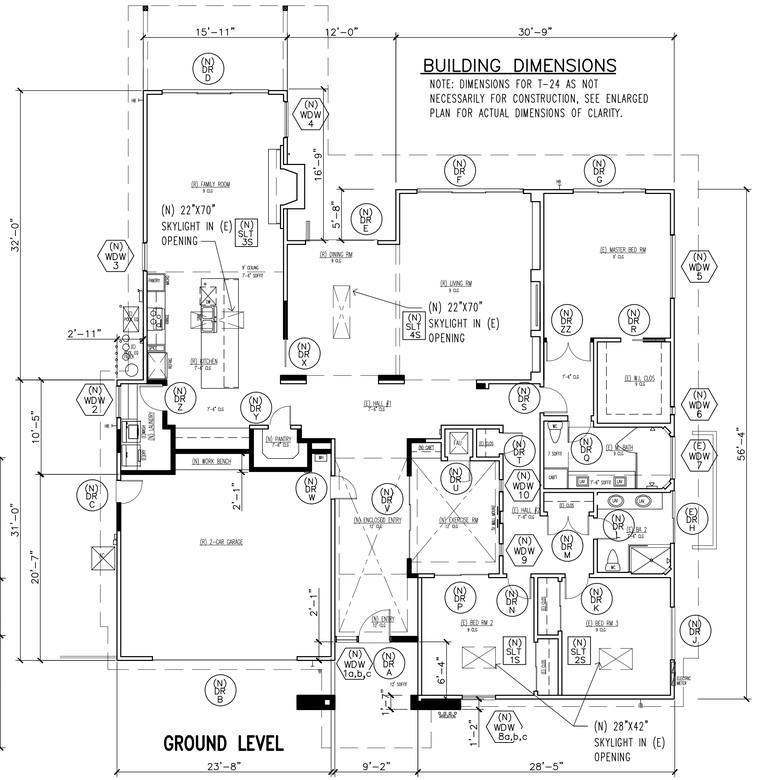
NOTE NO.	U-FACTOR	SHGC	VT	TYPE
1	0.26	0.23	0.54	fixed wdw
2	0.27	0.18	0.42	casement
3	0.30	0.20	0.46	door slide
4	0.48	0.27	0.57	skylight
5	0.26	0.19	0.42	awning

GENERAL NOTES FOR DOORS AND WINDOWS

1. ALL WINDOWS AND DOORS TO BE FACTORY FINISH AS SELECT INSIDE AND OUTSIDE COLORS AND HARDWARE PER INTERIOR DESIGNERS INSTRUCTIONS. REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
2. ALL DOUBLE GLAZE AND TINT PER T-24 ENERGY REQUIREMENTS
3. ALL DIMENSION ARE FOR T-24 CALCULATIONS AND NOT NECESSARILY FOR SIZING OF INSTALLATION FOR WINDOW AND DOOR. VENDOR SHALL FIELD VERIFY NEW/EXISTING DOOR AND WINDOW OPENINGS FOR EXACT FIT BETWEEN ROUGH AND FINISH FIELD OPENINGS PRIOR TO ORDERS/INSTALLATION
4. "TEMP" ORT "T" INDICATES TEMPERED GLASS PER CBC.
5. COORDINATE INTERIOR HARDWARE FINISH WITH OWNER OR INTERIOR DESIGNER AS SUBMIT LOCK SPECIFICATIONS, TYPE AND FUNCTION TO OWNER FOR THEIR REVIEW PRIOR TO INSTALLATION
6. ALL FENESTRATION MUST HAVE TEMPORARY AND PERMANENT LABELS
7. FOR ALL NEW REPLACEMENT WINDOWS IF OCCUR FOR WINDOWS WHICH SERVE ALL BEDROOMS MUST MEET CODE SECTION 310.4 FOR FIRE ESCAPE OR RESCUE NET DIMENSIONS: MIN 20" WIDE X 24" HIGH SIZE FOR OPERATIVE CLEARANCE SIZE OF 5.7. S.F. W/ SILL AT 44" MAX FROM FINISH FLOOR
8. WINDOW AND DOOR MFGR: https://www.windorsystems.com
   contact John @ 714-932-6410
   DUAL LOW-E GLAZING SYSTEM BY WINDOR
   -SLIDING PATIO DOOR SYSTEM: "NEXT GENERATION SERIES
   -AWNING WINDOW: "1750 AWN SERIES"
   -PICTURE WINDOW (FIXED): 1750 PW SERIES
   -CASEMENT WINDOW: 1750 LHC SERIES
10. SKYLIGHT: (N) SKYLIGHTS INSIDE (E) OPENING SHALL BE
    CUSTOM SIZED TO FIT IN FEILD (FEILD VERIFY (E) OPENING)
    VELUX FLAT SKYLIGHT DUAL GLAZING LOW-E
    MODEL: FCM SERIREWS BY VELOX W/ RAISED CURB FOR FLAT ROOF APPLICATION
    PROVIDE DOUBLE-PLEATED BLIND (COLOR SELECTED BY OWNER) IN DARK BLACK FRAME
    U-FACTOR 0.48, SHGC 0.27, AND VT 0.54
    CONTACT: Franco Bersano <franco01@fab-skylights.com>
    PH: 714-875-8937 www.fabconstruction.com







EXTERIOR DIMENSIONS (T-24 PLANS)

NOTE: DIMENSION NOT FOR CONSTRUCTION (USED FOR T-24 REFERNCE ONLY)

SCALE: 1/8" = 1'-0"

Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

NO./REVISION/DATE
1 CITY PLANNING SET RESUBMITTAL 9-16-22
BUILDING DEPT SET 1st SUBMITTAL 12-16-22
2 BUILDING DEPT SET 2nd SUBMITTAL 2-10-23

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SHEET **A-9**
1 OF (KEEP TO INDEX) SHEETS

MEP STANDARD NOTES

1. REFER TO MEP-2 SHEET FOR SUPPLEMENTARY STANDARD NOTES AND SYMBOLS FOR MECHANICAL ELECTRICAL AND PLUMBING INFORMATION NOTE SHOWN ON THIS PAGE.

2. RULES AND REGULATIONS: ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST AMERICAN SOCIETY OF HEATING, REFRIGERATION STANDARDS, AND THE LATEST FEDERAL, STATE, AND AIR-CONDITIONING ENGINEER, COUNTY, CITY OR GOVERNING AGENCIES' UPC/UMC CODES, RULES, REGULATIONS OR AMENDMENTS. NOTHING IN THESE DRAWINGS OR NOTES SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

3. REFER TO DEMO PLANS FOR (E) CONDITIONS OF ITEMS TO BE REMOVED

4. REFER TO OWNERS INSTRUCTIONS FOR ACTUAL MECHANICAL, ELECTRICAL, ELECTRICAL OR PLUMBING FIXTURES THAT ARE PRE-SELECTED FOR MODEL NUMBERS/STYLES NOT NOTED ON THESE DRAWINGS WHETHER NOTED OR NOT ON DRAWINGS AS BEING REPLACED.

5. ROOMS WITH LITTLE OR NO WORK SHALL STILL HAVE REPLACEMENTS FOR ALL WALL PLATES WHERE ALL INTEGRAL ELECTRIC WALL UNITS ARE TO MATCH PER DETAIL "PLATE SPEC COVER (LIGHTS/PLUGS)" OF SHEET MEP-2

6. REFER TO T-24 FOR HVAC SYSTEM MINIMAL SPEC REQUIREMENT

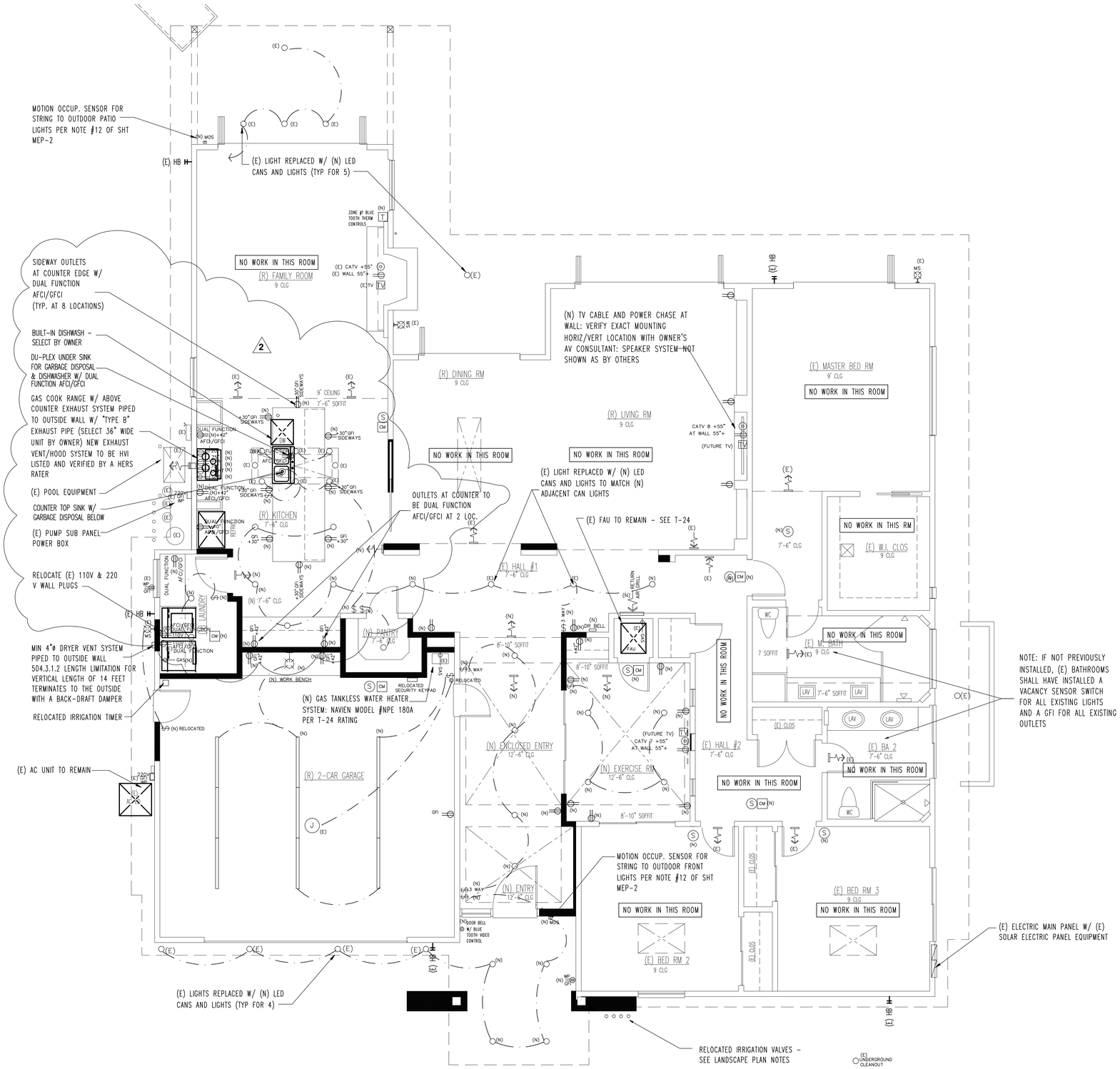
7. FOR SIMPLICITY OF THESE PLAN, THE DRAWINGS ARE ESSENTIALLY SINGLE LINE DIAGRAMS TO THE EXTENT THAT THE CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATIONS TO MEETING PLUMBING AND MECHANICAL CODES AND VERIFYING OF ALL PIPE/DUCT SIZES, LOCATIONS ARE NOT TRULY LOCATED/SCALED AS THE CONTRACTOR SHALL ADJUST ACCORDINGLY TO BALANCE THE AIR/WATER DISTRIBUTION FOR ENTIRE BUILDING. CONTRACTOR SHALL ASSURE THAT ALL MAIN RUNS, FITTINGS, ELBOWS AND TRANSITION PIECES MEET INDUSTRY STANDARDS FOR SIZES, MEANS, METHODS, AND TECHNIQUES AS ARCHITECT'S DRAWINGS ARE DIAGRAMMATIC AND NOT NECESSARILY ENGINEERED TO FIT ON FIELD. THE CONTRACTOR SHALL CAREFULLY VERIFY AND INVENTORY MATERIALS AND METHOD PRIOR TO ORDER AND INSTALLATION. CHANGES TO ACCOMMODATE INSTALLATION OF THIS WORK WITH OTHER WORK OR IN ORDER TO MEET ARCHITECTURAL OR STRUCTURAL CONDITIONS, SHALL BE MADE WITHOUT ADDITIONAL COST TO CLIENT OR HOLD TO ARCHITECT AS A LIABILITY.

8. REFER TO OWNERS INSTRUCTIONS FOR REPLACING EXISTING GRILLS, PLATES AND COVERS FOR FINISH, TYPES AND PROFILES

9. VERIFY WITH OWNER CABLE TYPE FOR INTERNET/DISH AS DRAWINGS ARE DEFAULT USING CAT 8 FOR HI DIF TV/INTERNET (MAY REQUIRE RG-6 FOR SATELLITE IF APPLICABLE) AS CABLE SHALL BE DETERMINED BASED ON AVAILABLE SPEEDS/SERVICES PRIOR TO INSTALLING CONNECTIONS AND COVERING FINISHES.

2

10. ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION OR "AFCI" PROTECTION TO INCLUDE, KITCHENS AND LAUNDRY AREAS PER 210.12 (A) 2019 WITH GFCI/AFCI DUAL-FUNCTION CIRCUIT BREAKERS FOR BOTH AFCI AND GFCI COMBINED PROTECTION.



MECHANICAL, ELECTRICAL, & PLUMBING

SCALE: 1/4"=1'-0" REF N.

Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

REVISIONS NO.

1 CITY PLANNING SET RESUBMITTAL 9-16-22

BUILDING DEPT SET 1st SUBMITTAL 12-16-22

2 BUILDING DEPT SET 2nd SUBMITTAL 2-10-23

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MECH, ELECT, PLUMBIUNG

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REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP 10-29-23 STATE OF CALIFORNIA

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET

MEP-1

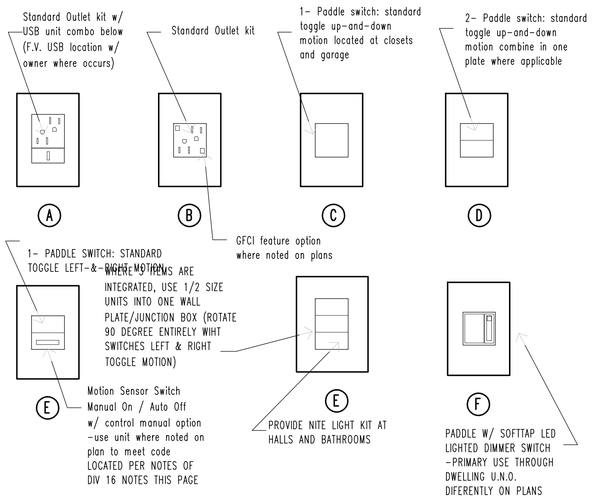
1 OF SHEETS

PLATE SPEC COVER (LIGHTS/PLUGS)

STANDARD ELECTRICAL WALL PLATE NOTES

1. The Adorne Collection by Legrand, includes everything from light switches and outlets to under-cabinet lighting and a Blue tooth sound system. Specifications may not include all scenarios for home entertainment as shall be coordinate with owner and entertainment consultant for future blue tooth, WIFI, USB, network hub, timers and other possible features not mentioned prior to order and install
2. Refer to plans for total functions as electrical contractor shall coordinate the combinations in options limited to below. always combined factions into one single plate by going half size units stacked as shown below. For more than two combo's, rotate plate 90 degree to vertically stacked unit combo's
3. Color Scheme: All units, accessories and plate to be monolithic in color of factory "white" throughout U.N.O. on the interior designers drawings
4. Use compatabel ceiling lighting with Adorn series to set up hue filtering and other network wifi accessory options
5. Provide qualified installers familiar with adorn series as. Follow manufactures instructions for detailed combo kit options, schematic and other installation specifications at https://www.legrand.us/adorne/products/ (review with owner if substitutes are allowed as refer to spec of last paragraph "Smart Home" this page for overlap of technologies to systems used)

NOTE: BELOW LEGEND PROVIDE MANUFACTURES OPTIONS FOR OUTLETS AND SWITCHES. FOR LIGHT SWITCHES THAT ARE NOT MOTIONS SENSOR OR TIMERS, PROVIDE PROVIDE THE "SOFTAP" LED LIGHTED DIMMER SWITCH, 700W TRU-UNIVERSAL THROUGOUT



STANDARD MEP SYMBOLS

electrical

- TELEPHONE JACK
- COMPUTER OUTLET
- DOUBLE RECEPTACLE OUTLET (TAMPER-RESISTANT)
- FOURPLEX OUTLET (TAMPER-RESISTANT)
- GFI — GROUND FAULT INTERRUPT OUTLET PER (CEC 210.8A) (TAMPER-RESISTANT)
- DUPLEX OUTLET (1/2 HOT OUTLET) TAMPER-RESISTANT
- RECEPTACLE OUTLET (TAMPER-RESISTANT)
- 220v — 220 VOLT OUTLET
- WP GFI — WATERPROOF GROUND FAULT INTERRUPT OUTLET OUTDOOR EXTERIOR USE PER (CEC 210-52e)
- TV — CABLE TELEVISION OUTLET
- ELECTRIC METER
- D — LIGHT SWITCH WITH DIMMER
- SINGLE POLE LIGHT SWITCH
- 3 WAY — DOUBLE POLE LIGHT SWITCH 3 WAY SWITCH
- 4 WAY — 4 WAY SWITCH
- MOS — MOTION OCCUP. SENSOR
- LED WALL MOUNTED LIGHT FIXTURE
- 4" SQUARE RECESSED LED CAN LIGHT FIXTURE CEILING MOUNTED
- CLG. HUNG LED. LIGHT FIXTURE
- J — 'J' BOX FOR FIXTURE IN ALLOWANCE
- EXHAUST FAN (CONTROLLED BY HUMIDISTAT)
- LED LIGHT & FAN COMBINATION (CONTROLLED BY HUMIDISTAT)
- RECESSED MR LOW VOLTAGE DOWN LIGHT
- RECESSED LOW VOLTAGE 'MR' LAMP DIRECTIONAL
- S — ELEC. SMOKE DETECTOR w/BATT. BACKUP- SEE NOTE 4 THIS PAGE OF DIVISION 16 (2)
- LED TRACT LIGHT & LENGTH
- LED STRIP LT. X 4' LENGTH SECTIONS CHAIN HUNG SHOP LAMP
- LED WALL SCONCE LIGHTING
- LED UNDER COUNTER LIGHTING STRIP WITH NON CONCEALED WIRING -COORDINATE W/ CAB'T MFGR FOR HIDING LOW VOLTAGE WIRING FROM CENTRAL TRANSFORMER NETWORK
- LED STRIP LIGHTING- SURFACE MOUNT

electrical (cont)

- LED PENDANT LIGHTING FIXTURE (HUNG CEILING MOUNTED ON CORD)
- SURFACE CEILING MOUNT LIGHT FIXTURE
- S — SMOKE DETECTOR- HARD WIRED W/ BATTERY BACKUP SEE NOTE 5 THIS PAGE "DIV 16- ELECT.
- CM — CARBON MONOXIDE DETECTOR HARD WIRED W/ BATTERY BACKUP PER CODE SECTION 315 -SEE NOTE 5 THIS PAGE OF "DIVISION 16- ELECT. (2)
- CATV 8 (CABLE NETWORK)
- 4" RECESSED LED CAN LIGHT FIXTURE CEILING MOUNTED
- 6" LED TYPE CAN HIGH EFFICACY CEILING MOUNT LIGHTS FIXTURE, (SWITCHED SEPARATELY AT KITCHEN) SEE THIS SHT DIV-16 ELECTRIC
- LOW VOLTAGE LIGHT- HANG 6' FROM F.F. MINI PENDANT LAMPS
- MS — LED EXTERIOR LAMP SECURITY NIGHT LIGHT W/ MOTION CENSORED PHOTO CELL WIRED HOT

mechanical

- CEILING MOUNTED SUPPLY AIR DIFFUSER
- CEILING MOUNTED RETURN AIR DIFFUSER
- WALL MOUNTED SUPPLY AIR DIFFUSER
- WALL MOUNTED RETURN AIR DIFFUSER
- T — THERMOSTAT
- ICE MAKER WATER SUPPLY
- RECESSED ICE MAKER CONNECTION w/VALVE
- RECESSED WASH MACHINE WATER & DRAIN
- HB — HOSE BIBB
- HB W/ H S.O.V. — HOSE BIBB w/SHUT OFF VALVE
- FUEL GAS
- KEY GAS CHECK VALVE — GAS LOG LIGHTER KEY
- GAS CHECK VALVE
- DRYER VENT
- GAS — GAS SUPPLY
- WC — WATER CLOSET

abbreviations

MSIPC= MOTION SENSOR W/ INTEGRATED PHOTO CELL UNIT-SEE THIS SHEET DIV-16 ELECTRIC

MOS= MOTION OCCUPANCE SENSOR

AFCI = ARC FAULT CIRCUIT INTERRUPTER SEE THIS SHEET DIV-16 ELECTRIC

(E) = EXISTING
(N) = NEW

WL = WET LOCATION RECESSED LIGHT FIXTURE PER NEC 410

STD MECHANICAL/ELECTRICAL/PLUMBING SPECS

DIVISION 15 – MECHANICAL/PLUMBING

ALL GOVERNING CODES FOR THIS PROJECT ARE AS FOLLOWS: 2019 CALIFORNIA RESIDENTIAL (CRC), ELECTRICAL (CEC), MECHANICAL (CMC), CODE (EES) & PLUMBING (CPC),2019 CALIF. ENERGY EFFICIENCY STANDARDS CODES WITH LOCAL AMENDMENTS INCLUDING CALIFORNIA GREEN CODE 2019 AND 2019 ENERGY CODE (T-24)

EQUIPMENT/APPLIANCE LIST

REFER TO T-24 AND OWNERS SEPARATE LIST FOR FIXTURES

DIVISION 15 – PLUMBING

ALL EXISTING PLUMBING FIXTURES MUST BE UPGRADED PURSUANT TO CALIFORNIA CIVIL CODE, SECTIONS 1101.1 – 1101.8 TO COMPLY WITH THE FOLLOWING CONSUMPTION LIMITS:

A. ANY TOILET MANUFACTURED TO USE MORE THAN 1.6 GALLONS OF WATER PER FLUSH.
B. ANY URINAL MANUFACTURED TO USE MORE THAN ONE GALLON OF WATER PER FLUSH.
C. ANY SHOWER HEAD MANUFACTURED TO HAVE A FLOW CAPACITY OF MORE THAN 2.5 GALLONS OF WATER PER MINUTE.
D. ANY INTERIOR FAUCET THAT EMITS MORE THAN 2.2 GALLONS OF WATER PER MINUTE

NOTE TO CONTRACTOR: A COMPLETED AFFIDAVIT MAY BE PROVIDED TO THE BUILDING INSPECTOR AT OR BEFORE FINAL IN LIEU OF INSPECTIONS OF THESE FIXTURES AS NEW AND EXISTING BOTH MUST COMPLY TO CHART BELOW.

MAXIMUM FLOW RATE STANDARDS INDOOR WATER USE –GGBSG 4.303 RATE TO TABLE 4.303.2:

TABLE – MAXIMUM FIXTURE WATER USE	
FIXTURE TYPE	**FLOW RATE**
SHOWER HEADS (SINGLE) MULTI-SHOWER HEAD TO OPERATE ONE HEAD AT A TIME SO THAT THE COMBINED FLOW RATE IS STILL THE SAME AS SINGLE HEAD IN SHOWER STALL AREA	1.8 GAL @ 60 PSI 1.8 GMP @ 80 PSI
LAVATORY FAUCETS	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH

1. ALL WATER INLET SUPPLY HOSE WITH TOP GRADE STAINLESS STEEL BRAIDED FLEXIBLE METAL HOSES AND ALL SHUT-OFF VALVES TO BE 1/4 TURN –NO EXCEPTIONS (TYPICAL THROUGHOUT HOUSE)
2. NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE. ALL EXPOSED GAS PIPING SHALL BE KEPT AT LEAST 6" ABOVE GRADE OR STRUCTURE. (CPC 1211)
3. PROVIDE BONDING FROM COLD TO HOT WATER PIPING TO COMPLY WITH NEC SECTION 250-80.
4. PROVIDE SOLID WASTE CONNECTORS IN LIEU OF ACCESS PANELS. (CPC 405)
5. PROVIDE DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THE QUICK-ACTING VALVES FROM THE WASHER AND DISHWASHER, ETC. (CPC)

   AT BATHTUBS AND TUB/SHOWER COMBINATIONS, CONTROL VALVES SHALL BE PRESSURE BALANCED OR MIXING. VALVES SHALL BE
6. THERMOSTATICALLY CONTROLLED PER THE CPC SEC 410.7. 18.

DIVISION 15 – MECHANICAL

1. BATHROOMS, WATER CLOSET COMPARTMENTS AND SIMILAR ROOMS SHALL BE PROVIDED WITH MECHANICAL VENTILATION PER SECTION R303.3 UNLESS WINDOWS MEET OPEN VENTILATION REQUIREMENTS.
2. FUEL BURNING APPLIANCES: FUEL BURNING APPLIANCES SUCH AS WATER HEATERS AND FURNACES REQUIRE COMBUSTION AIR DUCTS AND EXHAUST VENTS THAT MUST EXTEND TO THE OUTSIDE. THOUGHT MUST BE GIVEN TO ROUTING. IT IS ADVISABLE TO LOCATE FUEL BURNING APPLIANCES ADJACENT TO AN OUTSIDE WALL FOR EASE IN PROVIDING COMBUSTION AIR. CONSULT THE 2019 CALIFORNIA MECHANICAL CODE AND 2019 CALIFORNIA ENERGY CODE. R402.4.4/N1102.4.4,
3. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED BY EXHAUST FAN WHICH EXHAUSTS DIRECTLY –DUCTED TO TERMINATE OUTSIDE THE BUILDING CBC 1203.4.2.1 .BATHROOM FANS MUST BE ENERGY STAR COMPLIANT AND SHALL HAVE AN EXHAUST FAN THAT IS MIN. 50 CFM, A MAX SOUND RATING OR 3 SONE FOR INTERMITTENT OPERATION FOR CONTROLLED BY HUMIDITY CONTROL UNLESS EXEMPTED ELSEWHERE,
4. KITCHEN EXHAUST HOOD SHALL BE A MINIMUM OF 100 CFM WITH A MAX SOUND RATING OF 3 SONE OF INTERMITTENT OPERATION. KITCHEN HOOD SHALL BE DUCTED TO OUTSIDE AIR REGARDLESS OF FUEL TYPE OR HOOD TYPE SUCH AS MICROWAVE (SUGGEST 400 CFM OR HIGHER)

HERS TESTING REQUIRED PER T-24

This building requires H.E.R.S verification.
All energy doucumentations forms must be registered H.E.R.S. provider.

DIVISION 16 – ELECTRICAL

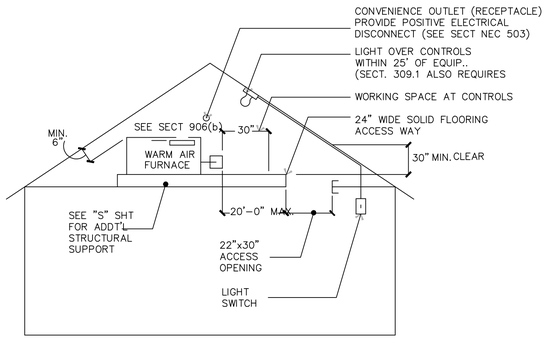
1. ALL GOVERNING CODES FOR THIS PROJECT ARE AS FOLLOWS: 2019 CALIFORNIA RESIDENTIAL (CRC), ELECTRICAL (CEC), MECHANICAL (CMC), CODE (EES) & PLUMBING (CPC),2019 CALIF. ENERGY EFFICIENCY STANDARDS CODES WITH LOCAL AMENDMENTS INCLUDING CALIFORNIA GREEN CODE 2019 AND 2019 ENERGY CODE (T-24)
2. ALL ELECTRICAL WORK SHALL COMPLY WITH STATE CALIFORNIA ENERGY REGULATIONS (2019 ENERGY EFFICIENCY STANDARDS)
3. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (CEC 210.12(A)) EXCEPTION (212.12(D)): AFCI PROTECTION SHALL NOT BE REQUIRED WHERE THE EXTENSION OF THE EXISTING CONDUCTORS IS NOT MORE THAN 6-FT AND DOES NOT INCLUDE ANY ADDITIONAL OUTLETS OR DEVICES.
4. FOR DWELLING, SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTION FOR R314 UL 217 SMOKE ALARMS
   A. IN EACH SLEEPING ROOM CONTAINING A FUEL-BURNING APPLIANCE
   B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS.
   C. IN EACH STORY, INCLUDING BASEMENTS AND HABITABLE ATTICS.
   D. AND IN DWELLING UNITS THAT HAVE AN ATTACHED GARAGE. ICRC R315
   E. WHEN ONE OR MORE SMOKE ALARM IS REQUIRED THE ALARM DEVICE SHALL BE INTERCONNECTED IN SUCH MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

continue DIVISION 16 – ELECTRICAL

5. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES IN ACCORDANCE WITH R31 UL 2034/2075. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN SPECIFIC DWELLING UNITS OR SLEEPING UNITS FOR WHICH THE PERMIT WAS OBTAINED. THE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: A. OUTSIDE EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S). B. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. C WHERE MORE THAN ONE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT.
6. RECESSED LUMINARIES INSTALLED IN INSULATED CEILING SHALL BE IC RATED (ZERO CLEARANCE) AND AT RATED (AIR TIGHT) AND SHALL BE SEALED AND/OR GASKETED BETWEEN CEILING AND HOUSING. IN COMPLIANCE WITH SECTION 150 (K)4.
7. INTERIOR LIGHTING SWITCHING DEVICES AND CONTROLS:
   A. All forward phase cut dimmers used with LED light sources shall comply with NEMA SSL 7A.
   B. Exhaust fans shall be controlled separately from lighting systems. SECTION 150.0 – MANDATORY FEATURES AND DEVICES
   EXCEPTION to Section 150.0(k)2B: Lighting integral to an exhaust fan may be on the same control as the fan provided the lighting can be turned OFF in accordance with the applicable provisions in Section 150.0(k)2 while allowing the fan to continue to operate.
   C. Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.
   EXCEPTION to Section 150.0(k)2C: Ceiling fans may provide control of integrated lighting via a remote control.
   D. Lighting controls and equipment shall be installed in accordance with the manufacturer's instructions.
   E. No controls shall bypass a dimmer, occupant sensor or vacancy sensor function where that dimmer or sensor has been installed to comply with Section 150.0(k).
   F. Lighting controls shall comply with the applicable requirements of Section 110.9.
   G. An Energy Management Control System (EMCS) may be used to comply with control requirements in Section 150.0(k) if at a minimum it provides the functionality of the specified controls in accordance with Section 110.9, meets the installation certificate requirements in Section 130.4, meets the EMCS requirements in Section 130.0(e), and complies with all other applicable requirements in Section 150.0(k)2.
   H. A multiscene programmable controller may be used to comply with dimmer requirements in Section 150.0(k) if at a minimum it provides the functionality of a dimmer in accordance with Section 110.9, and complies with all other applicable requirements in Section 150.0(k)2.
   I. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by an occupant or vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it shall be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
   J. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, shall have dimming controls.
   EXCEPTION 1 to Section 150.0(k)2J: Luminaires in closets less than 70 square ff
8. ANY FIXED APPLIANCE SUCH AS DISPOSAL, DISHWASHER, CLOTHES WASHER, DRYER, BUILT-IN HEATERS, OR ANY OTHER FIXED APPLIANCE WITH 1/4 H.P. MOTOR OR LARGER, SHALL BE ON A SEPARATE #12 AWG WIRE BRANCH CIRCUIT. EACH DWELLING UNIT SHALL HAVE INSTALLED THEREIN AN INDIVIDUAL DISPOSAL CIRCUIT SUPPLIED WITH MINIMUM #12 AWG WIRE AND A 15 AMP INDICATING-TYPE SWITCH. [CEC 210.23 &220]
9. LUMINARIAS PROVIDING RESIDENTIAL OUTDOOR LIGHTING SHALL MEET THE FOLLOWING REQUIREMENTS AS APPLICABLE:
   OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR, TO OTHER BUILDINGS ON THE SAME LOT SHALL MEET THE REQUIREMENT IN ITEM #a) AND THE REQUIREMENTS INITEM #a) SHALL MEET THAT EITHER ITEM TO #b) OR #c) AS FOLLOWS:
   a). CONTROLLED BY MANUAL ON AND OFF SWITCH THAT DOES NOT GO OVERIDE TO ON THE AUTOMATIC ACTIONS OF THE ITEM #2 OR #3: AND
   b). CONTROLLED BY PHOTOCELL AND MOTION SENSOR CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS OR,
   c). CONTROL BY ONE OF THE FOLLOWING METHODS:
      aa) PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE SHALL AUTOMATICALLY RETURN THE PHOTOCONTROL AND AUTOMATICALLY TIME SWITCH CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS. OR
      bb) ASTRONOMICAL TIME CLOCK, CONTROLS THAT OVERRIDES TO ON SHALL NOT BE ALLOWED UNLESS YOU OVERRIDE SHALL AUTOMATICALLY RETURN THE ASTRONOMICAL CLOCK TO ITS NORMAL OPERATION WITHIN 6 HOURS AND WHICH IS PROGRAM TO AUTOMATICALLY TURN THE OUTDOOR SWITCH OFF DURING DAYLIGHT HOURS.

SMART HOME SYSTEMS

SMART HOME TECHNOLOGY INVOLVES ALL HOME PROJECTS AS THE POSSIBILITIES OF OPTIONS WIDELY VARY. THE DRAWINGS DO NOT COVER THESE OPTIONS. FOR AN EVER CHANGING WORLD OF MOVING TECHNOLOGY, THE CONTRACTOR SHALL COORDINATE THE GAPS WITH SMART HOME TECHNOLOGIES, UTILIZING A SURVEY TO OUTLINE ALL OPTIONS WITH OWNER PRIOR TO COVER-UP. CONTRACTOR SHALL OBTAINED A SMART HOME QUESTIONER LIST THAT INCLUDES ALL MEDIUMS TO ASCERTAIN THE BEST FIT FOR OWNERS NEEDS BY SECURING AN SINGLE SOURCE INDEPENDENT SMART HOME PROFESSIONAL. SUCH INDEPENDENT CONSULTANT SHALL HAVE 5 YEARS MIN EXPERIENCE TO SETUP AND INTEGRATE ALL COMPONENTS TO ASSURE COMPATIBILITY, WARRANTIES AND PRIVACY SECURITY SOLUTIONS FROM POTENTIAL HACKING. AT PROJECT CLOSE-OUT A FINAL WALK THROUGH MEETING SHALL BE SCHEDULED WITH OWNER/SMART HOME CONSULTANT TO INCLUDE A MANUAL OF INSTRUCTIONS AND HELP LINE TO ASSURE ALL INTERFACE FUNCTIONS AND ALL SMART DEVICES ARE TESTED AND UNDERSTOOD BY USER(S) FROM THERE SELECTED PROVIDERS.



RELATED CODES SECTIONS: 309.1, 319
CENTRAL WARM-AIR FURNACES INSTALLED IN ATTICS MUST BE ACCESSIBLE FOR ROUTINE INSPECTION AND MAINTENANCE BY THE OWNER/OCCUPANT AND FOR SERVICE AND REPAIR AS NEEDED. CHANGING FILTERS, LUBRICATING MOTOR AND FAN BEARINGS, CHECKING BELT TENSIONS AND RELIGHTING THE PILOT FOLLOWING A SERVICE INTERRUPTION ARE NORMAL OWNER FUNCTIONS. ADEQUATE LIGHT, AN ELECTRICAL OUTLET, SAFE ACCESS WAY AND SUFFICIENT WORKING SPACE ON THE CONTROL SIDE ALL ENCOURAGE AND FACILITATE MAINTENANCE AND ALSO ENABLE RAPID EGRESS IN AN EMERGENCY.

STD EQUIPMENT ATTIC SECTION LAYOUT

NO SCALE

1

AREA CALCULATIONS:

(TABULATED IN SQUARE FEET BELOW)

BUILDING AREA:	EXISTING:	NEW	TOTAL	ZONE
TOTAL LIVING AREA:	2,346.0	494	2,840.0	1 zone

HEAT/COOL ZONE

HEAT/COOL ZONE TABULATIONS

2

Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

REVISIONS NO.

1 CITY PLANNING SET RESUBMITTAL 9-16-22

BUILDING DEPT SET 1st SUBMITTAL 12-16-22

2 BUILDING DEPT SET 2nd SUBMITTAL 2-10-23

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NOTES MECH, ELEC, PLUMBING

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DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET

MEP-2

1 OF SHEETS

2019 Low-Rise Residential Mandatory Measures Summary

*NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.*
(Original 08/2019)

Building Envelope Measures:	
§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of Section 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather stripped.*
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of Section 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less, (R-19 in 2x6 or U-factor of 0.074 or less). Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood framed assembly. Masonry walls must meet Table 150.1-A or B.*
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings no greater than 0.3%; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	**Certification.** Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the Energy Commission.*
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)4:	**Water Heating Recirculation Loops Serving Multiple Dwelling Units.** Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBTU per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt); and pool and spa heaters.*
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dryer vent.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of 1 inch or a minimum insulation R-value of 7.7: the first 5 feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than 1 inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j)3:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within 3 feet from the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 2 inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(n)2:	**Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.

Ducts and Fans Measures:	
§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with California Mechanical Code (CMC) Section 604.0. If a contractor installs the insulation, the contractor must certify to the customer in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet the requirements of the CMC Section 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a 2 inch depth or can be 1 inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*

Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1C:	**Single Family Detached Dwelling Units.** Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	**Multifamily Attached Dwelling Units.** Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	**Multifamily Building Central Ventilation Systems.** Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20% of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	**Kitchen Range Hoods.** Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. Kitchen range hoods must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.

Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*

Lighting Measures:	
§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B:	**Blank Electrical Boxes.** The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	**Electronic Ballasts for Fluorescent Lamps.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	**Night Lights, Step Lights, and Path Lights.** Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*
§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2C:	**Interior Switches and Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k)2D:	**Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	**Interior Switches and Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	**Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2G:	**Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	**Interior Switches and Controls.** A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	**Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	**Interior Switches and Controls.** Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*
§ 150.0(k)2K:	**Interior Switches and Controls.** Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aiii (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either Section 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by Section 150.0(k)3B or Section 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.

Solar Ready Buildings:	
§ 110.10(a)1:	**Single Family Residences.** Single family residences located in subdivisions with ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	**Low-rise Multifamily Buildings.** Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.*
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

REVISIONS NO.
1 CITY PLANNING SET RESUBMITTAL 9-16-22

BUILDING DEPT SET
1st SUBMITTAL 12-10-22

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T-24 energy spec

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DATE
SEE REVISION BOX ABOVE FOR DATE
SCALE
AS NOTED ON PLANS
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SHEET
T-24.1
1 OF SHEETS

T-24 ENERGY SPEC (sht 2 of 3)

CERTIFICATE OF COMPLIANCE CF1R-PRF-01E (Page 1 of 11)

Project Name: McPherson Addition **Calculation Date/Time:** 2022-12-15T14:35:47-08:00

Calculation Description: Title 24 Analysis **Input File Name:** 2784ViaSinaloaMcPherson.ribd19

GENERAL INFORMATION

01	Project Name	McPherson Addition			
02	Run Title	Title 24 Analysis			
03	Project Location	2784 Via Sinaloa			
04	City	Claremont	05	Standards Version	2019
06	Zip code	91711	07	Software Version	CBECC-Res 2019.2.0
08	Climate Zone	9	09	Front Orientation (deg/ Cardinal)	295
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	AdditionAlteration	13	Number of Bedrooms	3
14	Addition Cond. Floor Area (ft^2)	494	15	Number of Stories	1
16	Existing Cond. Floor Area (ft^2)	2346	17	Fenestration Average U-factor	0.33
18	Total Cond. Floor Area (ft^2)	2840	19	Glazing Percentage (%)	23.26%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Is Natural Gas Available?	Yes			

COMPLIANCE RESULTS

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

ENERGY USE SUMMARY

Energy Use (kTDV/ft^2-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	18.43	24.57	-6.14	-33.3
Space Cooling	68.31	44.35	23.96	35.1
IAQ Ventilation	0	0	0	
Water Heating	8.61	7.8	0.81	9.4
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	**95.35**	**76.72**	**18.63**	**19.5**

CERTIFICATE OF COMPLIANCE CF1R-PRF-01E (Page 2 of 11)

Project Name: McPherson Addition **Calculation Date/Time:** 2022-12-15T14:35:47-08:00

Calculation Description: Title 24 Analysis **Input File Name:** 2784ViaSinaloaMcPherson.ribd19

REQUIRED SPECIAL FEATURES

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

- Cool roof
- New ductwork added is less than 40 ft. in length
- Non-standard duct location (any location other than attic)

HERS FEATURE SUMMARY

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

Building-level Verifications:
- Kitchen range hood

Cooling System Verifications:
- -- None --

Heating System Verifications:
- -- None --

HVAC Distribution System Verifications:
- -- None --

Domestic Hot Water System Verifications:
- -- None --

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
McPherson Addition	2840	1	3	2	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Existing	Conditioned	Ex HVAC System	2346	9	DHW System	N/A
Addition	Conditioned	Ex HVAC System	494	12	DHW System	N/A

CERTIFICATE OF COMPLIANCE CF1R-PRF-01E (Page 3 of 11)

Project Name: McPherson Addition **Calculation Date/Time:** 2022-12-15T14:35:47-08:00

Calculation Description: Title 24 Analysis **Input File Name:** 2784ViaSinaloaMcPherson.ribd19

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Ex Front Wall	Existing	R-0 Wall	295	Front	250	21	90	none	Existing	No
Ex Left Wall	Existing	R-0 Wall	25	Left	390	21	90	none	Existing	No
Ex Back Wall	Existing	R-0 Wall	115	Back	510	310.8	90	none	Existing	No
Ex Right Wall	Existing	R-0 Wall	205	Right	640	162.3	90	none	Existing	No
Add Front Wall	Addition	R-15 Wall	295	Front	135	65.3	90	Ex. w/ Siding	New	n/a
Add Left Wall	Addition	R-15 Wall	25	Left	135	28.3	90	Ex. w/ Siding	New	n/a
Add Back Wall	Addition	R-15 Wall	115	Back	50	20.4	90	Ex. w/ Siding	New	n/a
Add Right Wall	Addition	R-15 Wall	205	Right	50	19.3	90	Ex. w/ Siding	New	n/a
Wall to Existing	Addition>>Existing	R-0 Partition	n/a	n/a	700	0	n/a		New	n/a
Wall to Garage	Addition>>__Garage__	R-15 Interior Wall	n/a	n/a	400	17	n/a		New	n/a
Ex Ceiling	Existing	Ex R-11 Roof Attic	n/a	n/a	2300	n/a	n/a		Existing	No
Add Ceiling	Addition	R-22 Roof Attic	n/a	n/a	494	n/a	n/a		New	n/a
Front Wall - Garage	__Garage__	R-0 Wall	295	Front	210	0	90	none	Existing	No
Left Wall - Garage	__Garage__	R-0 Wall	25	Left	180	0	90	none	Existing	No
Right Wall - Garage	__Garage__	R-0 Wall	205	Right	20	0	90	none	Existing	No

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft^2)	Skylight Area (ft^2)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Ex Roof @ Skylites	Existing	Ex R-11 Roof no Attic	295	Front	40	37.8	0.5	0.6	0.81	Yes		No	

CERTIFICATE OF COMPLIANCE CF1R-PRF-01E (Page 4 of 11)

Project Name: McPherson Addition **Calculation Date/Time:** 2022-12-15T14:35:47-08:00

Calculation Description: Title 24 Analysis **Input File Name:** 2784ViaSinaloaMcPherson.ribd19

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft^2)	Skylight Area (ft^2)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Gar Roof	__Garage__	R-0 Gar Roof	25	Left	521	0	0	0.6	0.81	No	Existing	No	

ATTIC

01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic	ReRoofed Attic Roof	Ventilated	0.5	0.6	0.81	No	Yes	Altered	No
Add Attic	Add Attic Roof	Ventilated	0.5	0.6	0.81	No	Yes	New	n/a

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window 8a/b/c	Window	Ex Front Wall	Front	295			1	21	0.32	NFRC	0.23	NFRC	Bug Screen	New	n/a
Window 3	Window	Ex Left Wall	Left	25			1	21	0.32	NFRC	0.23	NFRC	Bug Screen	Altered	No
Door D	Window	Ex Back Wall	Back	115			1	92.7	0.32	NFRC	0.23	NFRC	Bug Screen	Altered	No
Door E	Window	Ex Back Wall	Back	115			1	62.7	0.32	NFRC	0.23	NFRC	Bug Screen	Altered	No
Door F	Window	Ex Back Wall	Back	115			1	92.7	0.32	NFRC	0.23	NFRC	Bug Screen	Altered	No
Door G	Window	Ex Back Wall	Back	115			1	62.7	0.32	NFRC	0.23	NFRC	Bug Screen	Altered	No
Door H	Window	Ex Right Wall	Right	205			1	33.3	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
Door J	Window	Ex Right Wall	Right	205			1	40	0.32	NFRC	0.23	NFRC	Bug Screen	Altered	No
Window 4	Window	Ex Right Wall	Right	205			1	28	0.32	NFRC	0.23	NFRC	Bug Screen	Altered	No
Window 5	Window	Ex Right Wall	Right	205			1	21	0.32	NFRC	0.23	NFRC	Bug Screen	Altered	No
Window 6	Window	Ex Right Wall	Right	205			1	5	0.32	NFRC	0.23	NFRC	Bug Screen	Altered	No
Window 7	Window	Ex Right Wall	Right	205			1	35	0.55	NFRC	0.67	NFRC	Bug Screen	Existing	No

CERTIFICATE OF COMPLIANCE CF1R-PRF-01E (Page 5 of 11)

Project Name: McPherson Addition **Calculation Date/Time:** 2022-12-15T14:35:47-08:00

Calculation Description: Title 24 Analysis **Input File Name:** 2784ViaSinaloaMcPherson.ribd19

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window 1a/b/c	Window	Add Front Wall	Front	295			1	19.2	0.32	NFRC	0.23	NFRC	Bug Screen	New	n/a
Windows 11/12	Window	Add Front Wall	Front	295			1	10.2	0.32	NFRC	0.23	NFRC	Bug Screen	New	n/a
Windows 22/23	Window	Add Front Wall	Front	295			1	10.2	0.32	NFRC	0.23	NFRC	Bug Screen	New	n/a
Window 2	Window	Add Left Wall	Left	25			1	9	0.32	NFRC	0.23	NFRC	Bug Screen	New	n/a
Windows 13/14/15	Window	Add Left Wall	Left	25			1	19.3	0.32	NFRC	0.23	NFRC	Bug Screen	New	n/a
Windows 16/17/18/19	Window	Add Back Wall	Back	115			1	20.4	0.32	NFRC	0.23	NFRC	Bug Screen	New	n/a
Windows 20/21/24	Window	Add Right Wall	Right	205			1	19.3	0.32	NFRC	0.23	NFRC	Bug Screen	New	n/a
1S	Skylight	Ex Roof @ Skylites	Front	295			1	10.7	0.48	NFRC	0.27	NFRC	None	New	n/a
2S	Skylight	Ex Roof @ Skylites	Front	295			1	10.7	0.48	NFRC	0.27	NFRC	None	New	n/a
3S	Skylight	Ex Roof @ Skylites	Front	295			1	8.2	0.48	NFRC	0.27	NFRC	None	New	n/a
4S	Skylight	Ex Roof @ Skylites	Front	295			1	8.2	0.48	NFRC	0.27	NFRC	None	New	n/a

OPAQUE DOORS

01	02	03	04	05	06
Name	Side of Building	Area (ft^2)	U-factor	Status	Verified Existing Condition
Door A	Add Front Wall	25.7	0.2	New	n/a
Door to Garage	Wall to Garage	17	0.5	New	n/a

CERTIFICATE OF COMPLIANCE CF1R-PRF-01E (Page 6 of 11)

Project Name: McPherson Addition **Calculation Date/Time:** 2022-12-15T14:35:47-08:00

Calculation Description: Title 24 Analysis **Input File Name:** 2784ViaSinaloaMcPherson.ribd19

SLAB FLOORS

01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Ex Slab	Existing	2346	204	none	0	80%	No	Existing	No
Slab-on-Grade	__Garage__	653	82	none	0	0%	No	Existing	No
Add Slab	Addition	494	22	none	0	80%	No	New	n/a

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
Ex R-11 Roof no Attic	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 24 in. O. C.	R-11	None / None	0.078	Roofing: 10 PSF (RoofTileNoGap) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-11 / 2x10 Inside Finish: Gypsum Board
R-0 Gar Roof	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 24 in. O. C.	R-0	None / None	0.488	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x10 Inside Finish: Gypsum Board

CERTIFICATE OF COMPLIANCE CF1R-PRF-01E (Page 7 of 11)

Project Name: McPherson Addition **Calculation Date/Time:** 2022-12-15T14:35:47-08:00

Calculation Description: Title 24 Analysis **Input File Name:** 2784ViaSinaloaMcPherson.ribd19

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Interior Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board
R-0 Partition	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
ReRoofed Attic Roof	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Top Chrd
Add Attic Roof	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Top Chrd
R-22 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 Bottom Chord of Truss @ 24 in. O. C.	R-22	None / None	0.043	Over Ceiling Joists: R-12.9 insul. Cavity / Frame: R-9.1 / 2x4 Btm Chrd Inside Finish: Gypsum Board
Ex R-11 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 Bottom Chord of Truss @ 24 in. O. C.	R-11	None / None	0.081	Over Ceiling Joists: R-1.9 insul. Cavity / Frame: R-9.1 / 2x4 Btm Chrd Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	Not Required	n/a

CERTIFICATE OF COMPLIANCE CF1R-PRF-01E (Page 8 of 11)

Project Name: McPherson Addition **Calculation Date/Time:** 2022-12-15T14:35:47-08:00

Calculation Description: Title 24 Analysis **Input File Name:** 2784ViaSinaloaMcPherson.ribd19

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09	10
Name	System Type	Distribution Type	Water Heater Name (#)	Solar Heating System	Compact Distribution	HERS Verification	Status	Verified Existing Condition	Existing Water Heating System
DHW System	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)	n/a	None	n/a	Altered	No	

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition	Status	Verified Existing Condition
DHW Heater 1	Gas	Consumer Instantaneous	1	0	0.92-UEF	<= 200 kBtu/hr	0	n/a	n/a	n/a	n/a	Altered	No

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW System - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

CERTIFICATE OF COMPLIANCE CF1R-PRF-01E (Page 9 of 11)

Project Name: McPherson Addition **Calculation Date/Time:** 2022-12-15T14:35:47-08:00

Calculation Description: Title 24 Analysis **Input File Name:** 2784ViaSinaloaMcPherson.ribd19

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
Ex HVAC System	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	n/a	Existing	No	1	1

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Central gas furnace	1	AFUE-80

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER/CEER	Efficiency SEER	Zonally Controlled	Mulit-speed Compressor	HERS Verification
Cooling Component 1	Central split AC	1	11.7	14	Not Zonal	Single Speed	Cooling Component 1-hers-cool

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
			Duct Ins. R-value		Duct Location		Surface Area								
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts 40 ft
Air Distribution System 1	Conditioned space - except 12ft	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Existing (not specified)	Air Distribution System	Existing + New	No	n/a	n/a

Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

REVISIONS NO.
1 CITY PLANNING SET RESUBMITTAL 9-16-22
BUILDING DEPT SET 1st SUBMITTAL 12-16-22

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4847 email: freeingwinds@earthlink.net
zenarchitect.com

architect

REMODEL W/ ADDITION

t-24 energy spec

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET
T-24.2
1 OF SHEETS

T-24 ENERGY SPEC (sht 3 of 3)

CERTIFICATE OF COMPLIANCE CF1R-PRF-01E

Project Name: McPherson Addition **Calculation Date/Time:** 2022-12-15T14:35:47-08:00 **(Page 10 of 11)**

Calculation Description: Title 24 Analysis **Input File Name:** 2784ViaSinaloaMcPherson.ribd19

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
			Duct Ins. R-value		Duct Location		Surface Area								
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts 40 ft
											1-hers-dist				

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.58	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

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

HERS RATER VERIFICATION OF EXISTING CONDITIONS

CERTIFICATE OF COMPLIANCE CF1R-PRF-01E

Project Name: McPherson Addition **Calculation Date/Time:** 2022-12-15T14:35:47-08:00 **(Page 11 of 11)**

Calculation Description: Title 24 Analysis **Input File Name:** 2784ViaSinaloaMcPherson.ribd19

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Denise Kowal	Documentation Author Signature: *Denise Kowal*
Company: Hummingbird Energy Services	Signature Date: 12/16/2022
Address: 14811 Slalom Way	CEA/ HERS Certification Identification (If applicable):
City/State/Zip: Truckee, CA 96161	Phone: 530-448-1053

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

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

Responsible Designer Name: John Salat	Responsible Designer Signature: *John Salat*
Company: John A Salat Architects	Date Signed: 12/16/2022
Address: 22386Woodgrove Rd Woodgrove Rd	License: C-24445
City/State/Zip: Lake Forest, CA 92630	Phone: 9492354847

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

Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

REVISIONS NO.

1 CITY PLANNING SET RESUBMITTAL 9-16-22

BUILDING DEPT SET 1st SUBMITTAL 12-16-22

JOHN A. SALAT ARCHITECTS
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z e n a r c h i t e c t . c o m
architect

t-24 energy spec

JOHN A. SALAT NO. C-24445 EXP 10-29-23 REGISTERED PROFESSIONAL ARCHITECT STATE OF CALIFORNIA

DRAWN JS

CHECKED JS

DATE SEE REVISION BOX ABOVE FOR DATE

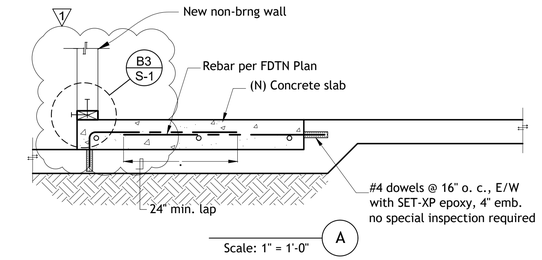
SCALE AS NOTED ON PLANS

JOB NO.

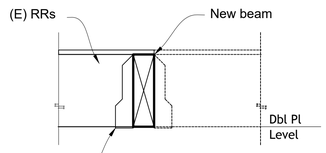
SHEET

T-24.3

1 OF SHEETS



Scale: 1" = 1'-0" A



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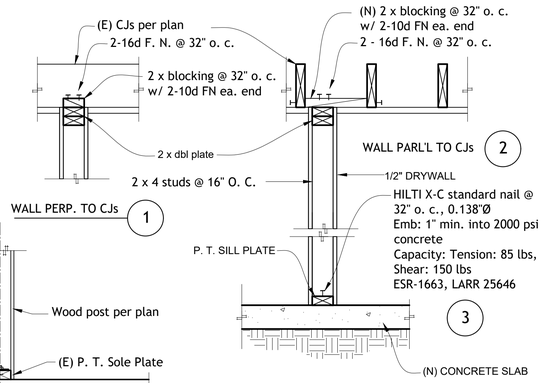


Scale: 1" = 1'-0" B

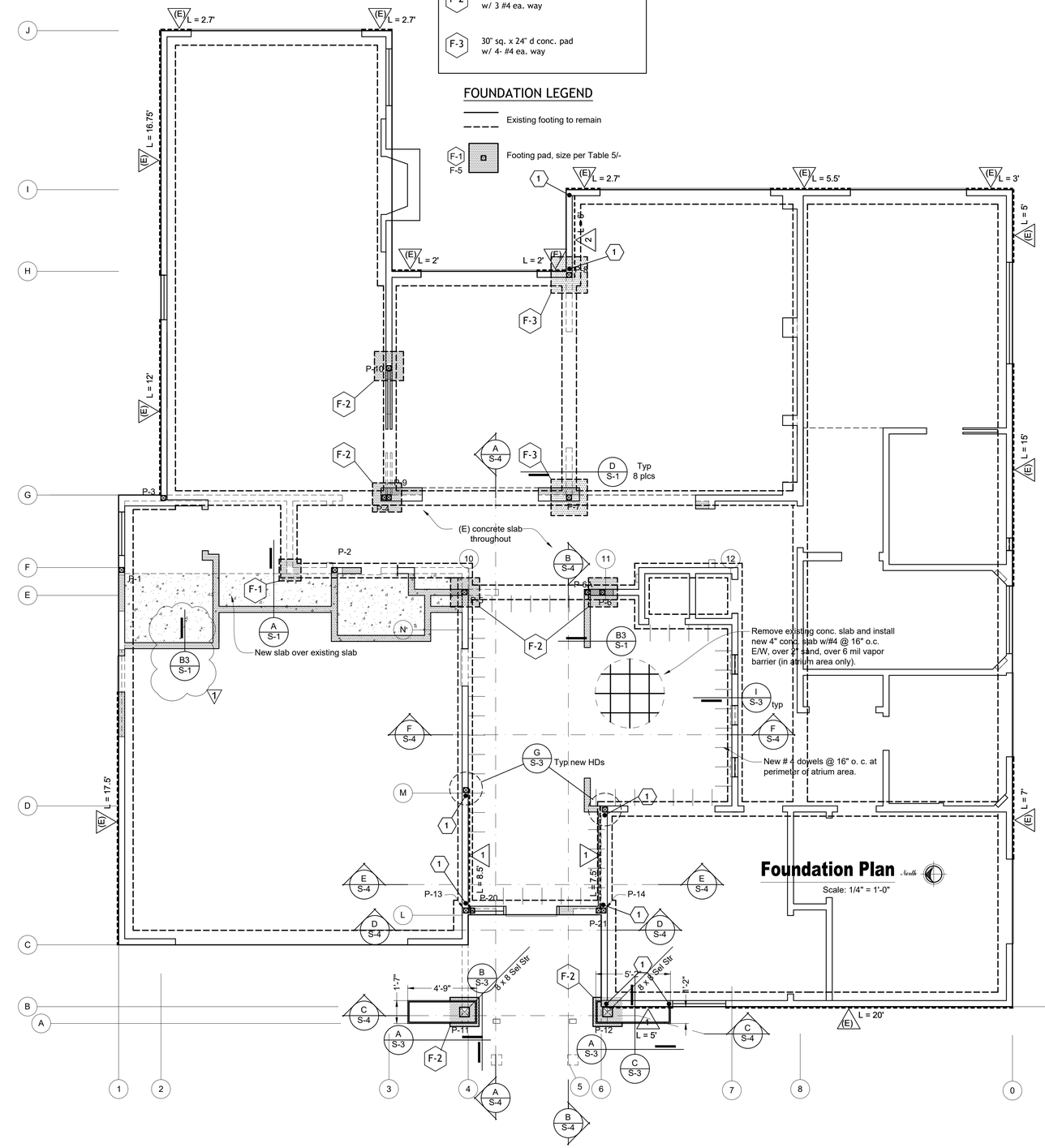
Scale: 1" = 1'-0" D

TABLE 5: FOOTING PAD SCHEDULE	
F-1	18" sq. x 24" d conc. pad w/ 3- #4 ea. way. Pad not required if cont. footing exists. Verify in field.
F-2	24" sq. x 24" d conc. pad w/ 3 #4 ea. way
F-3	30" sq. x 24" d conc. pad w/ 4- #4 ea. way

FOUNDATION LEGEND

Existing footing to remain

F-1 / F-5 Footing pad, size per Table 5/-



Foundation Plan

North

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

a STRUCTURAL DETAIL

1 Shear panel type

L = 10' Length of panel

Beam ID No.reference
to structural calculations & tables

CBM- Ceiling beam
RBM- Roof beam
2FB- 2nd Floor beam
2FH- Header on 2nd level opening
1FH- Header on 1st level opening
SBM- Steel Beam
2FJ- 2nd Floor Joist
P- Post ID
FP- Footing pad ID
RR- Roof rafters
CJ- Ceiling joists

1 Holdown location & type per Table 2 on Sheet GN-1

1 1 Holdown/SWs on wall above

5/8"Ø A.B. @ Range

Anchor bolt size and spacing

A GRID LINES

A S-1 Detail Number / Page

A S-1 SECTION NUMBER / PAGE

RAFTER/FLOOR JOIST SPAN

RANGE

e Member size and spacing see Table 4

CEILING JOIST SPAN

4 x 4 #1 post, min.

Beam supported on beam

2 x 6 purlin on 2 x 4 struts @ 48" o. c. to supporting beam/wall

Diagonal strut, per plan to supporting beam/wall

Notice to contractor:
No changes are to be made on these plans without the knowledge and consent of the engineer whose signature appears heron. Do not scale plans.

BEAM LEGEND

CBM-1 Proposed, new beam
(CBM-1) Existing beam (in parenthesis)

Abbreviations:

SIM	Similar	(E)	Existing
D. S.	Drag strut	(N)	New
TYP	Typical	TRI	To remain intact
UNO	Unless noted otherwise	v. i. f.	Verify in field
TBR	To be removed	BN	Boundary nailing
TRU	To remain unaltered	EN	Edge nailing
n PLCS	n Places	abv	Above
AWHA:	Aligned with HD above	T & B	Top and bottom
NS	"N" Sides	KP	King post
TOP	Top of plate	KB	Knee brace
DB	Diagonal brace		

NO.	DESCRIPTION	DATE:	BY:
0	City review	070922	CV
1	Plan check corrections	021223	CV

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Professional Institute of Engineering

REGISTERED PROFESSIONAL ENGINEER
CAYETANO G. VEGA
NO. C43117
Exp. 3-31-24
CIVIL
STATE OF CALIFORNIA

SHEET TITLE: FOUNDATION PLAN
ADDRESS: 2784 Via Sinaloa Claremont, CA 91711
OWNER/CONTRACTOR:

PROJECT NO. 22-131
SHEET S-1
OF 5 SHEETS

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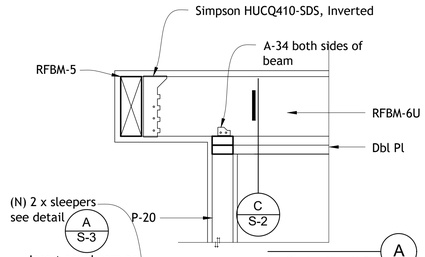

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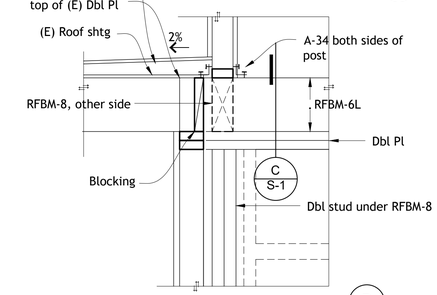

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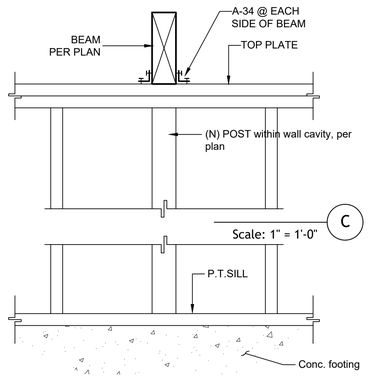

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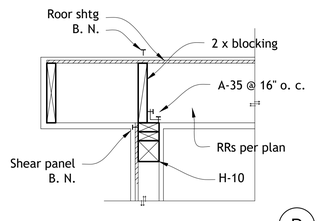

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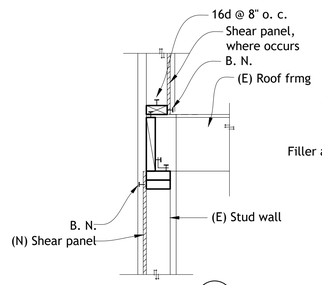
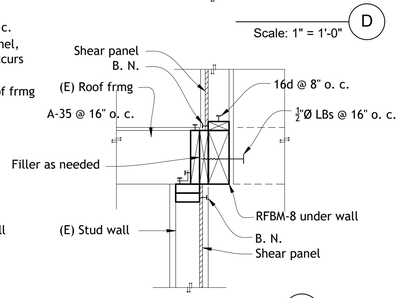
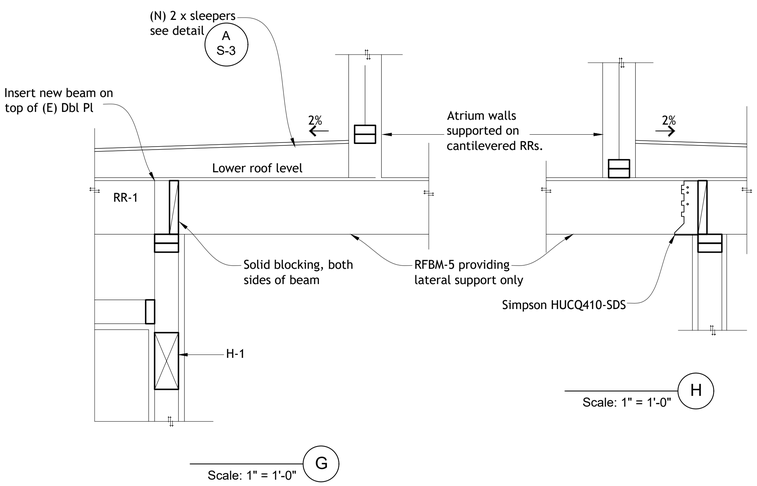


Scale: 1" = 1'-0" F



Scale: 1" = 1'-0" E

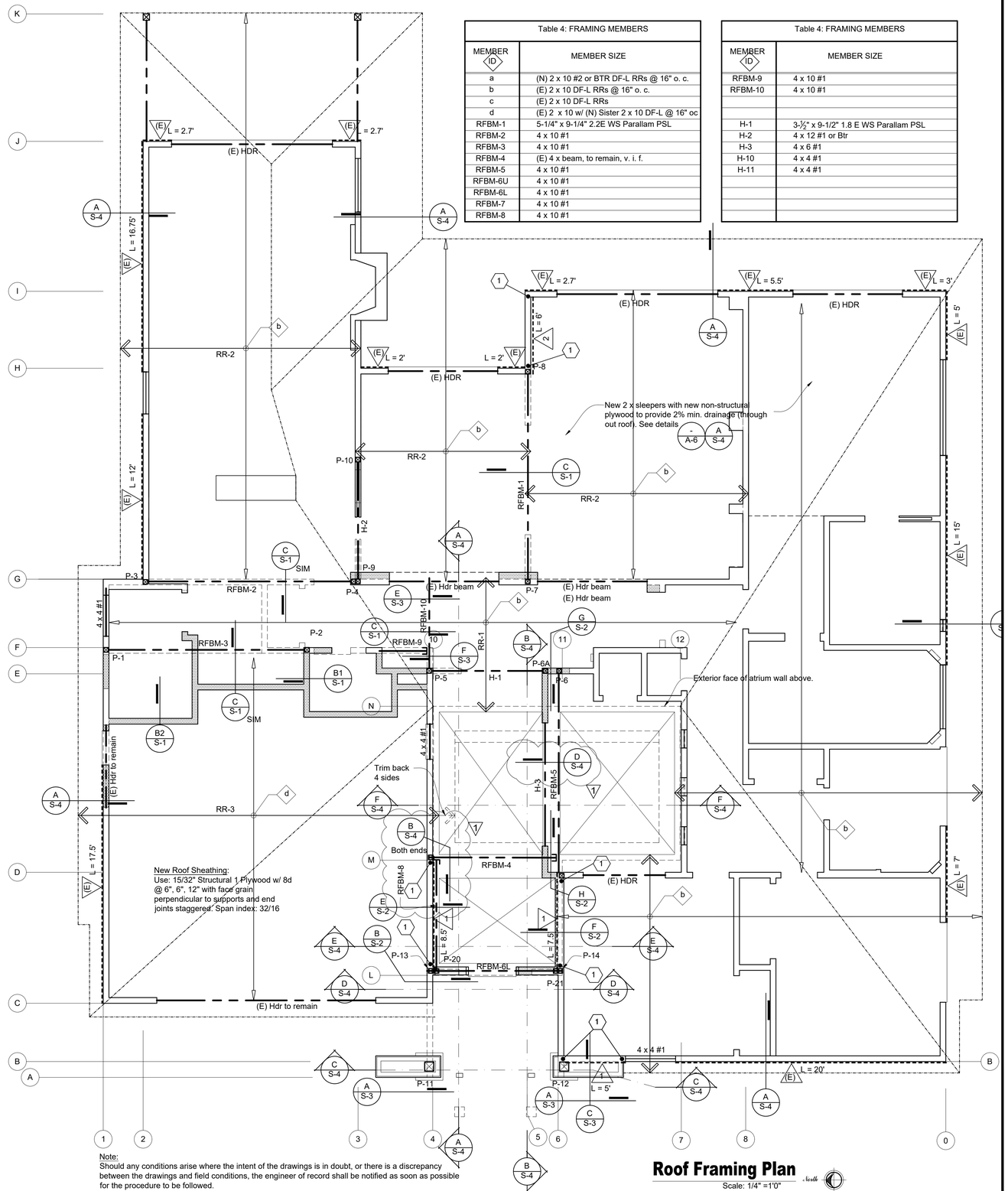


Scale: 1" = 1'-0" G

Scale: 1" = 1'-0" H

Table 4: FRAMING MEMBERS	
MEMBER ID	MEMBER SIZE
a	(N) 2 x 10 #2 or BTR DF-L RRs @ 16" o. c.
b	(E) 2 x 10 DF-L RRs @ 16" o. c.
c	(E) 2 x 10 DF-L RRs
d	(E) 2 x 10 w/ (N) Sister 2 x 10 DF-L @ 16" oc
RFBM-1	5-1/4" x 9-1/4" 2.2E WS Parallam PSL
RFBM-2	4 x 10 #1
RFBM-3	4 x 10 #1
RFBM-4	(E) 4 x beam, to remain, v. i. f.
RFBM-5	4 x 10 #1
RFBM-6U	4 x 10 #1
RFBM-6L	4 x 10 #1
RFBM-7	4 x 10 #1
RFBM-8	4 x 10 #1

Table 4: FRAMING MEMBERS	
MEMBER ID	MEMBER SIZE
RFBM-9	4 x 10 #1
RFBM-10	4 x 10 #1
H-1	3-½" x 9-1/2" 1.8 E WS Parallam PSL
H-2	4 x 12 #1 or Btr
H-3	4 x 6 #1
H-10	4 x 4 #1
H-11	4 x 4 #1



Note:
Should any conditions arise where the intent of the drawings is in doubt, or there is a discrepancy between the drawings and field conditions, the engineer of record shall be notified as soon as possible for the procedure to be followed.

Roof Framing Plan

Scale: 1/4" =1'0"

NO.	DESCRIPTION	DATE:	BY:
0	City review	070922	CV
1	Plan check corrections	021223	CV

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STATE OF CALIFORNIA

SHEET TITLE: ROOF FRAMING PLAN & SECTIONS
ADDRESS: 2784 Via Sinaloa Claremont, CA 91711
OWNER/CONTRACTOR: - - -

PROJECT NO. 22-131
SHEET S-2
OF 5 SHEETS

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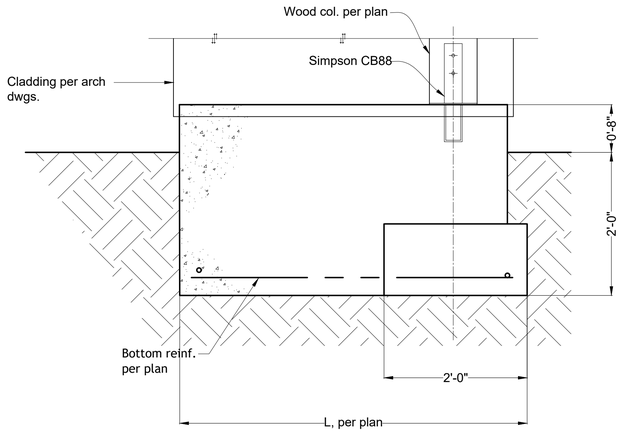

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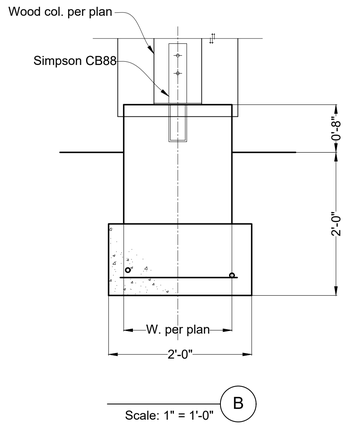

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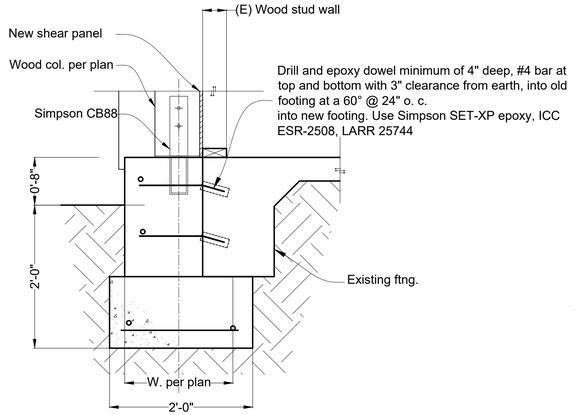
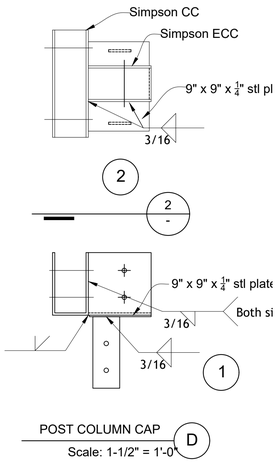
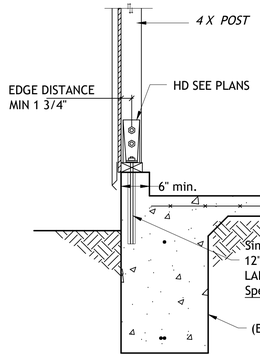


Scale: 1" = 1'-0" C



POST COLUMN CAP
Scale: 1-1/2" = 1'-0" D



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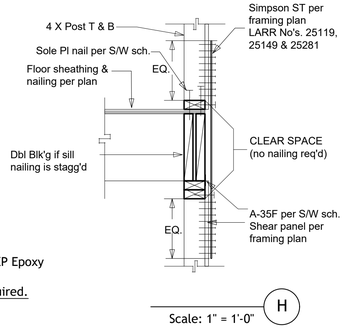
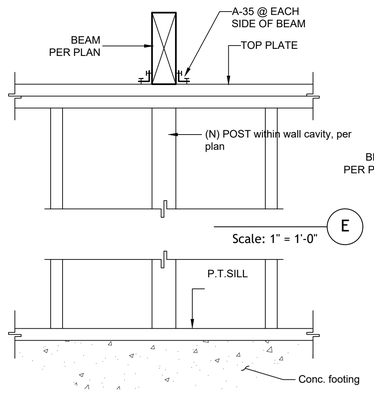


Scale: 1" = 1'-0" H



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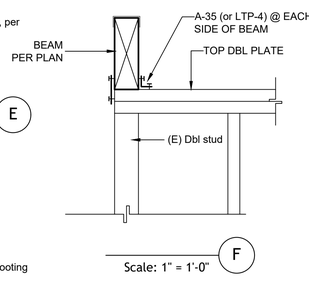

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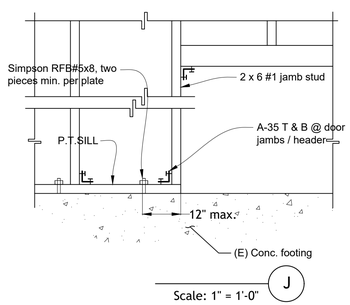

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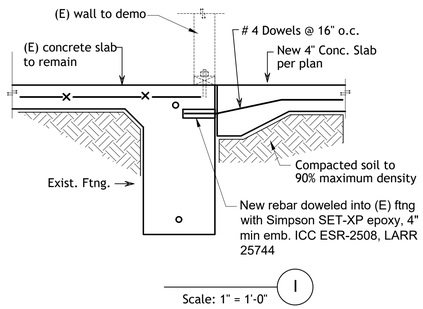
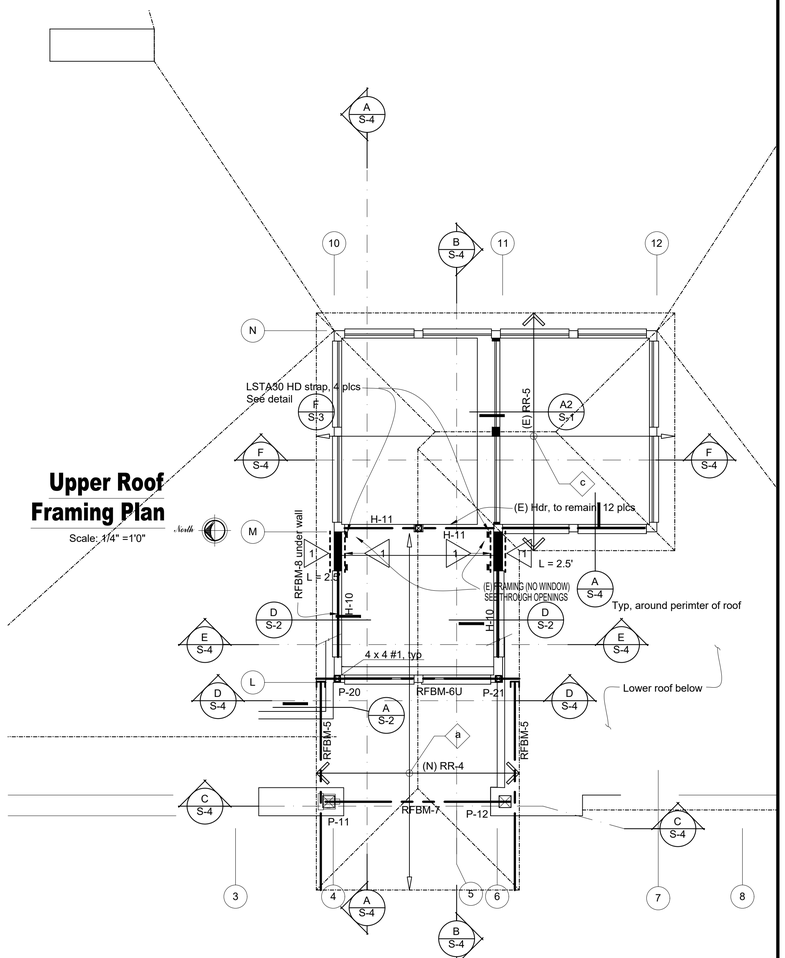


Scale: 1" = 1'-0" I

Upper Roof Framing Plan

Scale: 1/4" =1'0"



NO.	DESCRIPTION	DATE:	BY:
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1			

Plan check corrections 121716 CV

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CIVIL
STATE OF CALIFORNIA

SHEET TITLE: UPPER ROOF FRAMING PLAN
ADDRESS: 2784 Via Sinaloa Claremont, CA 91711
OWNER/CONTRACTOR:

PROJECT NO. 22-131
SHEET S-3
OF 5 SHEETS

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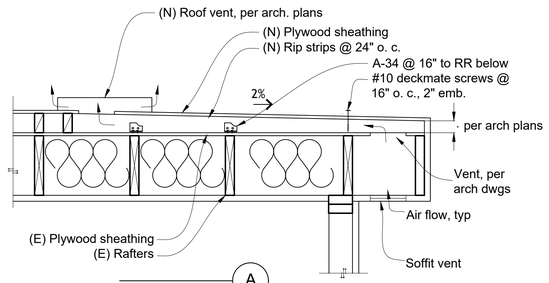

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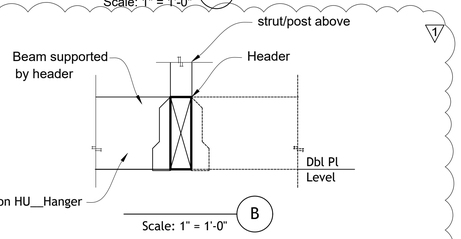
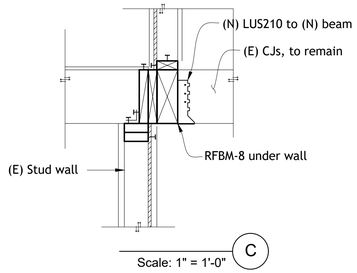


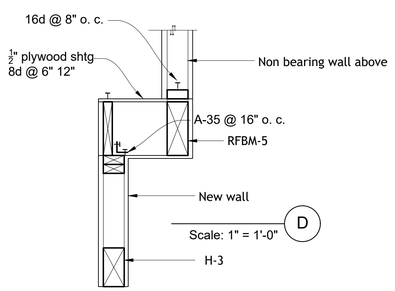
Scale: 1" = 1'-0" B

Mode No.	Allowable loads, DF-L		
	Uplift	Floor	Roof
HUS412	3435	2635	3220
HUSQ412-SDS	2265	5045	5045
HU612	1795	3275	3970
HUCQ610-SDS	2325	5185	5185

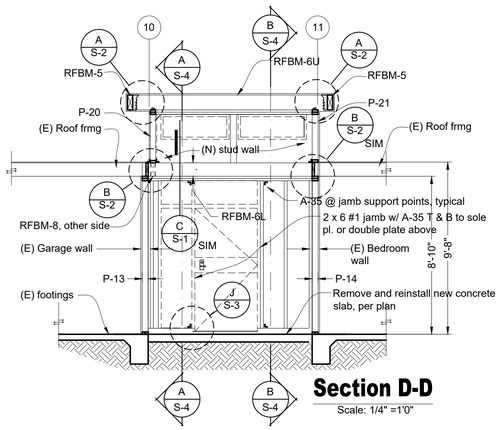
Use all required fasteners, per manufacturer



Scale: 1" = 1'-0" C

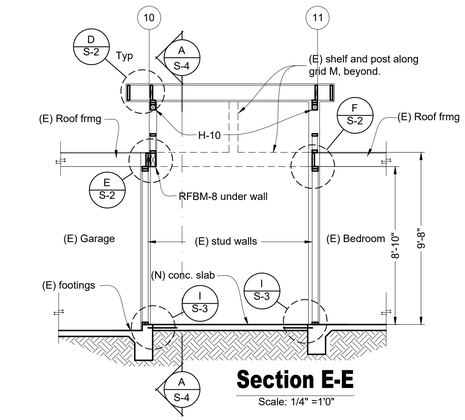


Scale: 1" = 1'-0" D



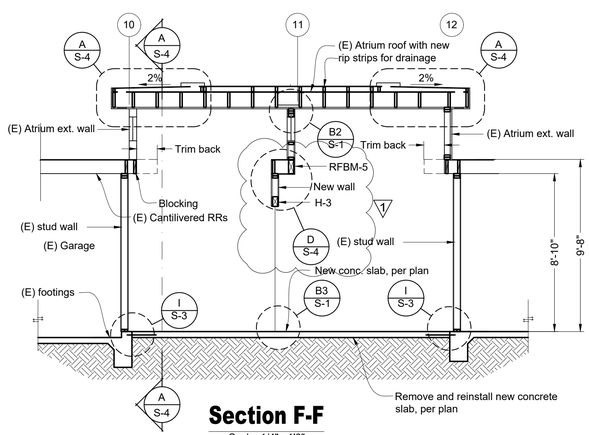
Section D-D

Scale: 1/4" =1'0"



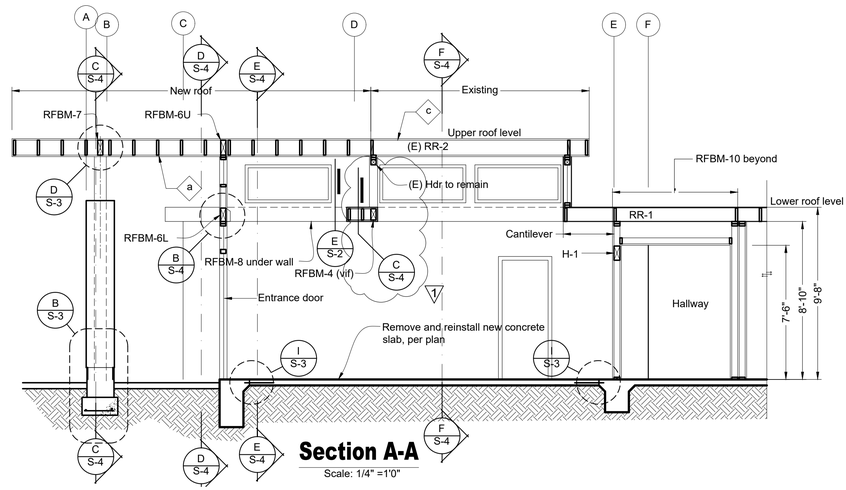
Section E-E

Scale: 1/4" =1'0"



Section F-F

Scale: 1/4" =1'0"



Section A-A

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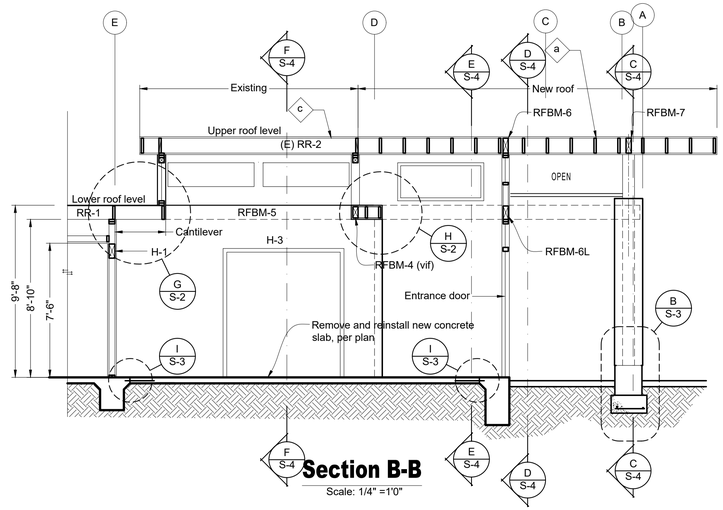
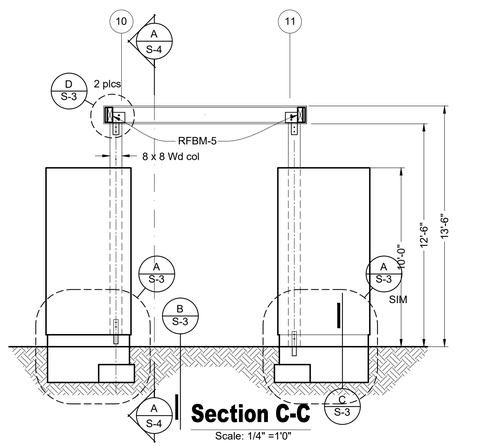


Section B-B

Scale: 1/4" =1'0"



Section C-C

Scale: 1/4" =1'0"

NO.	DESCRIPTION	DATE:	BY:
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1	Plan check corrections	021223	CV

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Professional Institute of Engineering

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NO. C43117
Exp. 3-31-24
CIVIL
STATE OF CALIFORNIA

SHEET TITLE: CROSS SECTIONS

ADDRESS: 2784 Via Sinaloa
Claremont, CA 91711

OWNER/CONTRACTOR: - - -

PROJECT NO. 22-131

SHEET S-4

OF 5 SHEETS

STRUCTURAL OBSERVATION PROGRAM
AND DESIGNATION OF THE
STRUCTURAL OBSERVER

PROJECT ADDRESS: 2784 Via Sinaloa PERMIT APPL. NO.: B00-032-752

Description of Work: Interior alterations

Owner: Mary E. McPherson Architect: John Salat AIA Engineer: Cayetano Vega PE

STRUCTURAL OBSERVATION
(only checked items are required)

Firm or Individual to be responsible for the Structural Observation:

Name: Cayetano Vega Phone: (323) 236-7210 Calif. Registration: C43117

FOUNDATION	WALL	FRAME	DIAPHRAGM
☒ Footing, Stem Walls, Piers	☐ Concrete	☐ Steel Moment Frame	☐ Concrete
☐ Mat Foundation	☐ Masonry	☐ Steel Braced Frame	☐ Steel Deck
☐ Caisson, Piles, Grade Beams	☒ Wood	☐ Concrete Moment Frame	☐ Wood
☐ Stepp g/Retain g Foundation, Hillside Special Anchors	☐ Others:	☐ Masonry Wall Frame	☐ Others:
☐ Others:		☐ Others: Field welding	

DECLARATION BY OWNER

I, the Owner of the project, declare that the above listed firm or individual is hired by me to be the Structural Observer.

Signature Date

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (required if the Structural Observer is different from the Architect or Engineer of Record)

I, the Architect or Engineer of record for the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation.

Signature License No. Date

INiForm28 (Part 2) (Rev. 1/1/2007) www.Jadbs.org

Table 1: Shear Wall Schedule

△	Panel Type [4]	Nailing [6]	Sole Pl Connectors	Block to Dbl Pl @ top [9]	A. B.'s to Ftng [1,5,7]	allowble (plf) [2]
1 [2]	15/32" STR 1 Plywd	8d @ 6", 6",12"	20d @ 8" o.c.	LTP4 @ 24" o.c.	5/8"Ø @ 4'0" o.c.	210
	For panel on 2 sides use:	8d @ 6", 6",12"	¼"Ø x 6" SDS @ 6" o. c.	LTP4 @ 16" o.c.	5/8"Ø @ 24" o.c.	420 [2]
2 [2]	15/32" STR 1 Plywd	8d @ 4", 4",12"	20d @ 6" o.c.	LTP4 @ 16" o.c.	5/8"Ø @ 32" o.c.	320 [2]
	For panel on 2 sides use:	8d @ 4", 4",12"	¼"Ø x 6" SDS @ 4" o. c.	LTP4 @ 8" o.c.	5/8"Ø @ 16" o.c.	640
3	15/32" STR 1 Plywd	8d @ 3", 3",12"	¼"Ø x 6" SDS @ 8" o. c.	LTP4 @ 16" o.c.	5/8"Ø @ 24" o.c.	500
4	7/8" stucco	1-1/2", 11 GA "	20d @ 8" o.c.	LTP4 @ 24" o.c.	5/8"Ø @ 6'0" o.c.	90

NOTES:

1) Element spacing shown on foundation plans govern over what is shown on table.
2) Where shear design values exceed 350 plf, all framing members receiving edge nailing from abutting panels shall not be less than a single 3-inch nominal member, or two 2-inch nominal members fastened together in accordance with Section 2306.1 to transfer the design shear value between framing members. Wood structural panel joint and sill plate nailing shall be staggered at all panel edges.
   a) 1/2" edge distance for plywood boundary nailing
   b) stagger nails if nail spacing is less than 2" o. c.
   c) square plate washers shall be used with all anchor bolts per CBC 2308.3.2
3) Nails shall have 7/16" head, with 1/4" thick furring, nailed to the wood studs. Staples are not allowed for structural applications.
4) Plywood shall be installed under 2 layersof 15# felt paper, when under stucco.
5) On existing footings use Simpson RFB's between existing bolts to provide the required spacing. Epoxy type: Use Simpson SET-XP
6) Nails shall be common, only.
7) Foundation anchor bolts shall include 0.229" x 3" x 3" steel plate washers per CBC sect. 2308.12.8.
8) LARR 25427
9) Install hardware on alternate sides of wall wnen less than 12 " o. c. spacing

Table 2: Holdown / Anchorage

HD symbol	HD type	Capacity, 4 x Post		Anchor (on conc. ftng)	Min. embed't.l
⟨1⟩	HDU2-SDS2.5 [4]	2550		SSTB16 [5,7]	12-5/8"
⟨2⟩	HDU4-SDS2.5 [4]	3325		SSTB24 [5,7]	20-5/8"
⟨3⟩	HDU5-SDS2.5 [4]	3325		SSTB24 [5,7]	20-5/8"
⟨4⟩	HDU8-SDS2.5 [4]	6970		SSTB28 [5,7]	24 7/8"
HD symbol	HD type	Capacity, 4 x Post	Nails [6] No. req'd ea. end		
⟨5⟩	CMST16 [8]	4585	56 Sinker		
⟨6⟩	CMST14 [8]	6490	78-10d		
⟨7⟩	CMST12 [8]	9215	98-10d		

NOTES:

1) Holdown hardware shall be secured in place prior to foundation inspection.
2) Holdown connector bolts into wood framing require approved plate washers.
3) Holdown connector bolts shall be tightened prior to covering the wall framing.
4) LARR 25720, ESR-2330
5) ER-4935
6) Contractor to provide the number of nails specified at each end of holdown.
7) Min. compressive strength is 2500 psi.
8) LARR 25713

I. Statement of Special Inspections:

The following special inspections are required for this project. The special inspector shall keep records of inspections which shall be available to the building official and to the EOR. Reports shall indicate the work inspected was or was not completed in conformance with approved construction documents. Discrepancies shall be brought to the immediate attention of the contractor for correction. If they are not corrected, the discrepancies shall be brought to the attention of the building official and the EOR, prior to the completion of that phase of the work.
A final report documenting required special inspections and correction of any discrepancies noted in the inspections shall be sumbitted at a point in time agreed upon prior to the start of work by the applicant and the building official.

Verification and inspection	Continous	Periodic	Referenced Std.	IBC Reference
Material verification of structural steel	-	X	Applicable ASTM material stds.	
Single pass fillet welds < 5/16"		X	AWS D1.1	1704.3.1
Inspection of reinforcing steel		X	ACI 318: 3.5, 7.1-7.7	1913.4
Verification of required concrete design mix		X	ACI 318: Chapter 4, 5.2 - 5.4	1904.2.2, 1913.2, 1913.3
Inspection of size, location and dimensions of grade beams and caissons		X	ACI 318: 6.1.1	
Nailing, bolting, anchoring and other fastening of components within the seismic-force-resisting system, for wood shear walls where nail spacing is 4 inches or less.		X	-	1707.3
Inspection of threaded rods installed in concrete footings with approved epoxy.		X	-	1704
Hardy Frame Panel Installation		X	-	1705.10

JOIST TO SILL OR GIRDER, TOENAIL	3-8d
BRIDGING TO JOIST, TOENAIL EACH END	2-8d
JOIST TO BLOCKING, END NAIL	16d TOP & BOTT.
RIM JOIST TO JOISTS, END NAIL	16d TOP & BOTT.
FLOOR JOIST LAP @ BEARING, FACE NAIL	2-16d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d @ 16" O.C.
STUD TO TOP PLATE, END NAIL	2-16d
STUD TO SOLE PLATE	4-8d TOENAIL
DOUBLE STUDS, FACE NAIL	OR 2-16d .END NAIL
DOUBLE TOP PLATES, FACE NAIL	
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	16d @ 24" O.C.
CEILING JOISTS TO PLATE TONAIL	16d @ 24" O.C.
CEILING JOISTS , LAP OVER PARTITIONS, FACE NAIL	2-16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-8d
RAFTER TO PLATE, TOENAIL	3-16d
RAFTER TO RIDGE	3-16d
RAFTER TIES, 2x LUMBER, FACE NAIL	3-8d
RAFTER TIES, 1x LUMBER, FACE NAIL	2-16d
BUILT-UP CORNER STUDS	3-16d
POST TO PIER PAD, TOENAIL	5-8d
GIRDER TO POST, TOENAIL	16 @ 24" O.C.
2x PLANKS	3-16d
	3-16d
	2-16d

NOTES
1. COMMON OR GALVANIZED BOX NAILS MAY BE USED.
2. SCHEDULE BASED ON DOUGLAS FIR-LARCH FRAMING.
3. TABLE BASED ON UBC TABLE 25-Q AND L.A. CITY TYPE V SHEET.
4. THESE CONNECTIONS ARE MINIMUM CONDITIONS AND MAY BE SUPERSEDED BY MORE SPECIFIC
5. DETAILS AS INDICATED ON
6. THESE PLANS.
7. DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO
8. THAT THEIRHEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.

NAILING SCHEDULE

GENERAL REQUIREMENTS

A. These documents are intended to provide sufficient information for the contractor to properly calculate the material, equipment and labor necessary for proper execution and completion of the project.
B. Should any conditions arise where the intent of the drawings is in doubt, where there is a discrepancy, there appears to be in error on the drawings, or there is a discrepancy between the drawings and field conditions, the engineer of record shall be notified as soon as possible for the procedure to be followed.
C. The structure is designed as a completely finished structure. The contractor is responsible for all other stages of construction. The design, adequacy and safety of erection bracing, shoring, safety measures, temporary supports, etc., is the sole responsibility of the contractor, and has not been considered by the engineer. The contractor is responsible for the stability of the structure prior to erection of all shear walls, roof and floor diaphragms. Vega Cayetano. P. E., Inc. disclaims any liability or expense arising from any accident or structural failure during construction.
D. It shall be the responsibility of the contractor to locate all existing utilities whether shown heron or not and to protect them from damage. The contractor shall bear all expense of repair or replacement in conjunction with the execution of this project.
E. No changes are to be made on these plans without the knowledge and consent of the engineer whose signature appears heron. Do not scale plans.
F. All work shall comply with applicable state statutes and all regulations of other agencies having jurisdiction over this project. The contractor shall assume full responsibility for complying with the General Safety orders of the California Division of Industrial Safety, the regulations of the Federal and State Occupational Safety and Health administration. The contractor shall be responsible and hold harmless the engineer for any damages and/or penalties resulting from his failure to comply with said laws, statutes, ordinances and regulations.

MATERIAL SPECIFICATIONS

All materials and workmanship shall conform to the California Building Code 2019 Edition.

Lumber:
- Lumber shall be Douglas Fir per Standard Grading and Dressing rules No. 16 by the West Coast Lumber Inspection Bureau. 19% maximum moisture content. Must be grade marked.
- The following minimum grades shall apply:
  - Structural light framing #2
  - Structural Joist and Planks #2
- Beams, Stringers, Posts and Timbers #1
- Lumber in contact with concrete or masonry shall be minimum 2 x sill pressure treated lumber in compliance with FS TT-W-591C or foundation grade redwood.
- Structural laminated beams shall be Parallam® PSL, as manufactured by Weyerhaeuser. Materials shall comply with ICC ES ESR-1387.
- Open web trusses shall be those manufactured by Truss-Joist Macmillan and shall be installed per manufacturer's specifications.
- Prefabricated connectors shall be as manufactured by Simpson Company "Strong Tie" connectors.
- Roof Sheathing: 1/2" Structural 1 Plywood w/ 8d Common nails @ 6", 6", 12" max spacing. Specs of plan govern.
- Floor Sheathing: 23/32" T & G plywood with 10d @ 6", 6", 12" max. Spacing shown on plan governs.

Concrete
- All concrete shall be 150 pcf density and shall attain a minimum compressive strength at 28 days on 2500 psi.
- Concrete for grade beams and caissons shall be a minimum of 3000 psi compressive strength. Special inspection is required.
- Cement shall be type I or II Portland Cement per A.S.T.M. C-150. Maximum water content 7.5 gallons per sack of cement.
- Maximum aggregate size shall be 1-1/2".
- All concrete work shall conform to the ACI 318 requirements for reinforced concrete and the ACI 301 specifications and any applicable modifications as noted in these drawings and specifications.
- Reinforcing, anchor bolts, and all other embedded hardware shall be securely fastened and shall be inspected by city inspector prior to pouring concrete.
- Concrete shall be maintained in a moist condition for a minimum of seven days after its placement.

Reinforcing
- Reinforcing steel shall be deformed bars of intermediate grade conforming to ASTM Specification A615 grade 40 for bars #4 and smaller; A615 grade 60 for bars #5 and larger. Mesh reinforcing shall be 6 x 6 - W1.4 x W1.4 unless shown otherwise, conforming to ASTM specification A185.
- Provide minimum cover over reinforcing as follows:
  - a. Concrete against earth, unformed: 3"
  - b. Concrete against earth, formed: 2"
  - c. Concrete Block 2"
- Lap all reinforcing 30 diameters in concrete and 40 diameters in concrete block. Or, 24" minimum (concrete or block).

Masonry
- All concrete block shall be grade "A" load bearing units conforming to A.S.T.M. C-190, latest revision. f'm = 1500 psi. Continuous inspection is not required.
- Mortar mix shall be one part cement, 3-1/2 parts sand and a maximum of 1/4 part lime putty, or dry hydrated lime.
- Mortar joints shall be a minimum of 3/8" and shall be full head and bed.
- Grout mix shall be 1 part cement, 3 parts sand, 2 parts pea gravel, and sufficient water to cause the grout to flow without segregation. Minimum compressive strength shall be 2500 psi. in 28 days.
- Grout pours shall not exceed four feet in height. Fill all cells solid with grout.

Structural Steel
- Structural steel and miscellaneous iron shall conform to ASTM A 36.
- Steel tubes shall conform to ASTM A501. Steel pipe shall conform to A53 Grade "B".
- Machine bolts shall conform to ASTM A 307, Grade A and ANSI B18.2. When indicated high strength required use ASTM A 325.
- All Welding shall be performed by certified welders under the supervision of a Registered Deputy Inspector or in the shop of an approved fabricator.
- Continuous inspection is required for field welding.
- A certificate of Fabrication from the shop performing the welding or a report from the Registered Deputy Inspector must be furnished to the job inspector prior to framing approval.
- Pipe columns: Use ASTM A 53, Grade B. Steel tubes shall conform to ASTM A500 grade "B" steel, Fy=46 ksi.
- Welding shall be done by electric shielded arc process using E-70XX electrodes. All welds shall be uniform in size and appearance, and free of pinholes, porosity, undercutting or other defects. All butt welds shall be full penetration.
- Holes in steel shall be 1/16" oversize for ordinary steel to steel connections and 3/16" for anchor bolts, unless noted otherwise.
- Structural steel not encased in concrete or masonry shall be shop painted as specified. Any abrasion shall be touched up after erection.

Glulam Beams:
- All laminated lumber shall be properly kiln dried for glue lamination and moisture content shall not exceed 12%.
- Glu-lams shall conform to combination 24F: Fb = 2400 psi minimum,
- Fv = 165 psi, Fc (perp) = 650 psi and E = 1.8 E6 psi, minimum.
- All laminated beams shall conform to industrial appearance grade unless shown or specified otherwise.
- Tension lamination required at top & bottom of all cantilever glu-lam beams.

Soil bearing capacity, per code table 1806.A.2: 1500 psf.

Roof deck surface shall be finished with "Desert-Crete magnezite walking deck system" by Hill Brothers Chemical Company (or approved equal). ESR-1161, LARR 25262.

FOUNDATION NOTES

1. Footings to be continuous, poured in place in compacted/natural grade. Depth of footing to be a minimum of 24 inches into natural undisturbed soil.
2. Slab to be 4 inches thick concrete reinforced with #4 @ 16" o. c., E/W over 6 mil vapor barrier.
3. Anchor bolts to be 5/8"ø with 7" minimum embedment into concrete. Minimum two anchor bolts per plate; one within 12" off plate end. Maximum bolt spacing to be 6'-0"o.c. Spacing specified on Foundation Plan governs.
4. When slabs and footings are poured over fill, fill must be compacted to at least 90% of maximum dry density.
5. Slabs to be connected to perimeter footings by # 4 dowels at 24" o. c., bent 3 ft. into slab.
6. Saturate soil 18" deep before placing the concrete slab.
7. All footings to be reinforced with continuous 2-#4 bars. Two 3" from the bottom and two 1-1/2" from the top of footing.
8. Holdown hardware must be secured in place prior to foundation inspection.
9. Lumber in contact with concrete or masonry shall be minimum 2 x sill pressure treated lumber in compliance with FS TT-W-591C or foundation grade redwood.
10. All planters in close proximity to the structure shall have adequate drainage of surface water to prevent saturation of soil under foundation.

NO	DESCRIPTION	DATE:	BY:
1	City review	121716	CV

Plan check corrections 121716 CV

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Cayetano, P.E., Inc.
Professional Institute of Engineering

SHEET TITLE: GENERAL NOTES, SCHEDULES
ADDRESS: 2784 Via Sinaloa Claremont, CA 91711
OWNER/CONTRACTOR: -

PROJECT NO. 22-131
SHEET GN-1
OF 5 SHEETS

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