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.

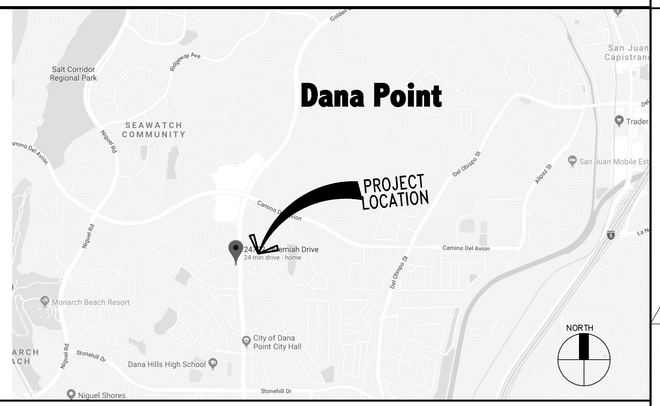
4 ARCHITECT DOES NOT PREPARE SHOP DRAWINGS AS EACH VENDOR SHALL SECURE THEIR OWN SHOP DRAWINGS INCLUDING MAIN DIFFERED CITY ALL SHOP DRAWINGS AND PRODUCT SUBMITTALS REVIEW FROM THE ARCHITECT'S OFFICE SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH THE STRUCTURAL CONSTRUCTION DOCUMENT. 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. PROCESSES, TECHNIQUES OF CONSTRUCTION, SAFETY PROCEDURES, OR COORDINATION OF THE WORK WITH THAT OF ANY OTHER TRADE WILL NOT BE REVIEWED. 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).

7. THIS PROJECT WAS INITIATED BY THE CITY CITATION OF UNPERMITTED WORK. ALL ELEMENTS SHOWN ON PLAN THAT HAVE BEEN ALTERED OR REPLACED PRIOR TO PERMIT ARE NOT VERIFIED PRIOR TO INSTALLATION DUE ARE HIDDEN OR OBSCURE TO VIEW FROM THE ARCHITECT AS THE ARCHITECT WAS NOT INVOICED INW ROK UNTIL AFTER THE CITATION. THE ARCHITECT TAKES NO RESPONCIBILITY TO THE MEANS , METHODS AND CONSTRUCTION FOR THE ELEMENTS AND THE COUNTER PARTS TO THE SYSTEMS INSTALLED

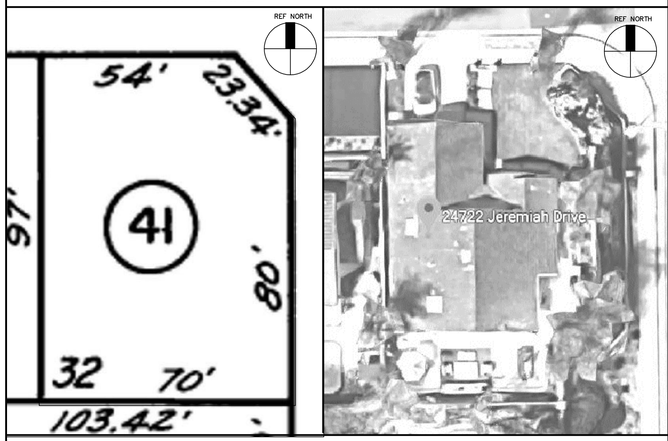
VICINITY MAP

NO SCALE



PLOT PLAN WITH AERIAL

SCALE: 1"= 20'



EXISTING SITE SETBACKS

SCALE: 1"= 20'

NOTES:

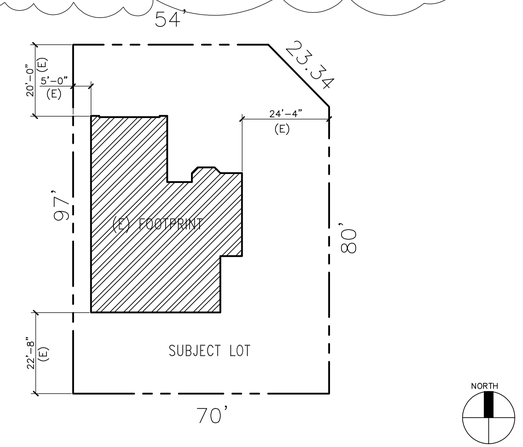
1. NO CHANGE IN BUILDING FOOTPRINT OR SITE- PLAN FOR BUILDING DEPARTMENT PURPOSE ONLY

2. (E) = EXISTING BUILDING SETBACKS FROM PROPERTY LINE

3. THE EXISTING SITE DRAINAGE CONDITIONS ARE TO REMAIN AND NO DRAINAGE IMPROVEMENTS ARE PROPOSED.
4. ALL DRAINAGE SHALL BE MAINTAINED AND IN ACCORDANCE AND IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE AND DANA POINT MUNICIPAL CODE

5. A 36" LANDING SHALL BE PROVIDED AT EACH SIDE OF DOOR. THE SLOPE OF THE EXTERIOR LANDING SHALL NOT EXCEED 2% PER CODE CRC R311.3 AND AT THE LANDING SHALL BE NO MORE THAN 7.75" LOWER THAN THE TOP OF THE THRESHOLD WHERE THE DOOR DOES NOT SWING OVER THE LANDING PER CRC R311.3.1 SEE DETAIL 5 OF SHT D-4 FOR ACTUAL CONDITION)

6. SEE DETAIL 3 OF SHT D-4 FOR ACTUAL CONDITIONS OF (E) PATIO SLAB TO BUILDING EDGE)



BUILDING DEPARTMENT NOTES

PC # BLD20-0414 24722

1. ALL NEW CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE (CBC); CMC 2019 CALIFORNIA MECHANICAL CODE, CPC 2019 CALIFORNIA PLUMBING CODE; 2019 ENERGY CODE (T-24), CEC: 2019 CALIFORNIA ELECTRICAL CODE AND 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND 2017 NEC AS AMMENDED BY THE STATE OF CALIFORNIA.

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

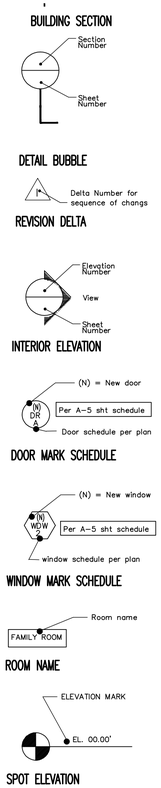
6. DEFERRED SUBMITTALS AND SHOP DRAWINGS GENERATED BY VENDORS WILL BE REQUIRED TO BE SECURED/PERMITTED W/ CITY PRIOR TO FABRICATION AND INSTALL IF APPLICABLE TO THIS PROJECT, ITEMS INCLUDE BUT NOT LIMITED TOO ARE THE SPIRAL STAIR, HANDRAIL AND HANDRAIL GLAZING COMPONENTS.

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. FOR HOA CONSTRUCTION RULES AN REGULATIONS, REFER TO HOA ARCHITECTURAL GUIDELINES MANUAL

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

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

CONTRACTOR
The Warner Company (License #307675)
Contact: Fred Kingdon PH 949-689-1042
25588 Paseo La Vista, Laguna Niguel, CA 92677
Email: TheWarnerCompany@cox.net

INDEX

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

PROJECT DATA

OWNER:

OWNER/SITE ADDRESS:
Kurt Gooding, Owner
25081 Eaton Lane
Laguna Niguel, CA 92677
Email: kurt.gooding@gmail.com
PH: (949) 302-1070

PROPERTY ADDRESS

Address: 24722 Jeremiah Dr, Dana Point, CA 92629

LEGAL DESCRIPTION

Parcel ID 67329341 LEGAL: N TR 9915 BLK LOT 32
INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY APN: 673-293-41

SITE/BUILDING DATA:

LOT SIZE:	6,641
PROPERTY ZONE:	Residential Single Family Property Class (1)
CONSTRUCTION TYPE:	VB NON-SPRINKLERED
OCCUPANCY:	R-3/U SINGLE DETACHED FAMILY DWELLING
NUMBER OF FLOORS:	1 STORY WITH ATTACHED 2-CAR GARAGE

AREA CALCULATIONS:

NOTE: * = THE UPPER LOFT LEVEL AREA WAS ILLEGALLY EXPANDED INTO THE EXISTING DWELLING ENVELOPE, YET IS NOT PART OF THE DWELLING SQUARE FOOTAGE DUE TO THE LOW CEILING HEIGHTS ENCOUNTERED. THUS THE LOFT STORAGE SPACE IDENTIFIED IN THESE DRAWINGS ARE CONSIDERED UTILITARIAN SPACE AS BUILDING DEPARTMENT REFERENCE - SEE HISTORY AND SCORE OF WORK BELOW

BUILDING AREA	EXISTING	REMOVED	NEW	TOTAL	REMODEL
GARAGE (ATTACHED)	454.0	0.0	00.0	454.0	N/A
UPPER STORAGE LOFT LEVEL *	00.0	00.0	147.0	147.0	ADD
STREET LEVEL (MAIN)	1,419.0	00.0	00.0	1,419.0	YES
TOTAL LIVING AREA:	1,419.0	00.0	00.0	1,419.0	YES

FIRE SPRINKLER ANALYSIS

PER B008-FIRE: Additional story add is 147.0 s.f, (which is less than 750 s.f. maximum cap) and less than 50% of structure. The floor area of the alteration or a combination of an addition and alteration, within any two year period, is less than 50% of the current floor area 1,419.0 and less than 50% of the valuation of the project value of the $860,000 existing structure (actual improvement cost $70,000).

CONSTRUCTION HISTORY

Project Description: Remodel/Addition for existing dwelling with citations dated from city of Dana Point April 17, 2019, May 6, 2019 and June 18, 2019.

Built originally in 1983, in a residential neighborhood known as "Dana Crest" this existing single detached residence has a recorded dwelling area of 1,419 Square foot of living space on a 6,790 square foot lot with an attached 2-car enclosed garage of 454 square foot. The existing 2 bedrooms and 2 bathrooms is a single story structure

RECENT UNPERMITTED WORK

Within the single story structure added was a non-permitted upper loft space. This addition of 147 square feet occurs above the ceiling envelope of the entry lobby portion. The owner illegally converted this space from the existing high vaulted open ceiling that triggered this portion as unpermitted space. Additionally, the architect observed the existing building with some additional improvements within the existing building shell. No changes were made to the exterior building bulk for the roof or footprint, yet there were some changes to the exterior side wall and exterior rear wall of building by widening walls to accommodate sliding doors. Additionally, unpermitted work also occurred for some of the interior rooms of building. The division walls between the kitchen and dining areas were removed and that the spaces in these two rooms were totally remodeled. Bathrooms and hall were lightly remodel and modernized as well. (For additional info expanded in detail to the above, refer to as-built plans, demo plans and proposed plans for comparison of the alteration, additions and changes to the exsiting structure.

SCOPE OF WORK

The scope fo work shall address all nonconforming (unpermitted work) to newly conforming as triggered from the paragraph above,"RECENT UNPERMITTED WORK." The proposed work utilizes the architect and engineers observation to secure proper paperwork by submitting drawings to city thus bringing all existing work to current building code and ordinances. for the record, the upper loft storage of building square foot adjustments reflects per note "AREA CALCULATIONS" above depicts the breakdown of the unpermitted addition with remodel portions from the existing 1,419 s.f. structure. The new loft addition becomes a new open loft storage space of 147 sf thus does not become part of the dwelling square footage as shown per s.f breakdowns of above schedule.

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

REVISIONS NO.
1 city resubmittal 4-20-20

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

architect

GOODING RESIDENCE
ROOM ADDITION/REMODEL
cover page

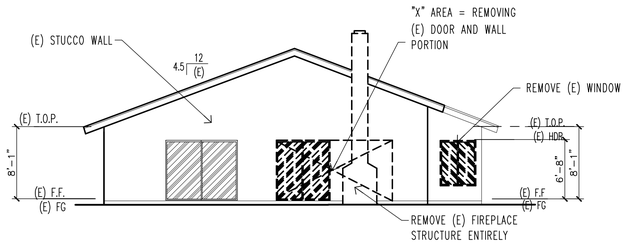
OWNER/SITE ADDRESS:
CONTACT: Kurt Gooding
Dana Point, CA 92629
(949) 302-1070 Email: kurt.gooding@gmail.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-21 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 (REF TO INDEX) SHEETS

DEMO BUILDING NOTES

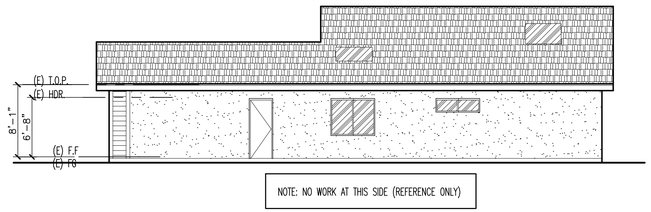
1. VERIFY W/ OWNER SALVAGED ITEMS (STORE & PROTECT)
2. REFER TO PROPOSED DRAWINGS FOR ADDITIONAL ITEMS THAT MAY IMPACT DEMOLITION NOT SHOWN IN THIS FLOOR PLAN
3. VERIFY LOCATION OF ELECTRICAL, PLUMBING AND MECHANICAL UTILITIES. LOCATE AND PROTECT UTILITIES TO REMAIN. DISCONNECT, REMOVE AND CAP DESIGNATED UTILITIES WITHIN THE DEMOLITION AREA
4. PROVIDE STRUCTURAL SHORING REQUIRED TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE CONSTRUCTION AREA AND IF ENDANGERED, CEASE OPERATIONS AND NOTIFY ARCHITECT IMMEDIATELY. DO NOT RESUME OPERATIONS UNTIL CORRECTIVE MEASURES HAVE BEEN TAKEN.
5. FIELD VERIFY IF CONCRETE FLOOR SLAB IS POST TENSIONS, PRETENTIONED OR STANDARD PRIOR TO CUTTING. FOLLOW INDUSTRY STANDARDS TO PROTECT SLAB REINFORCEMENT
6. THIS PLAN DEPICTS THE WORK OBSERVED VIA PHOTO RECORDS FOR DEMOLITION ACTIVITY TO THE EXISTING STRUCTURE PRIOR TO PERFORMED WORK BY OWNER AS ARCHITECT OF RECORD WAS NOT PRESENT DURING THE ORIGINAL CONSTRUCTION ACTIVITY



REAR (E) SOUTH ELEVATION

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

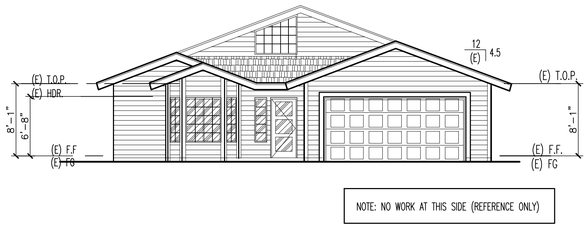
AS-BUILT



RIGHT SIDE (E) EAST ELEVATION

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

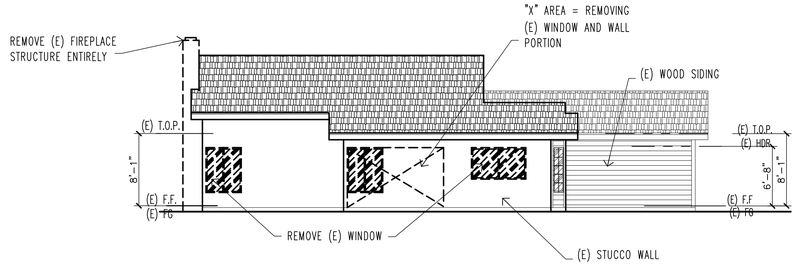
AS-BUILT



FRONT (E) NORTH ELEVATION

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

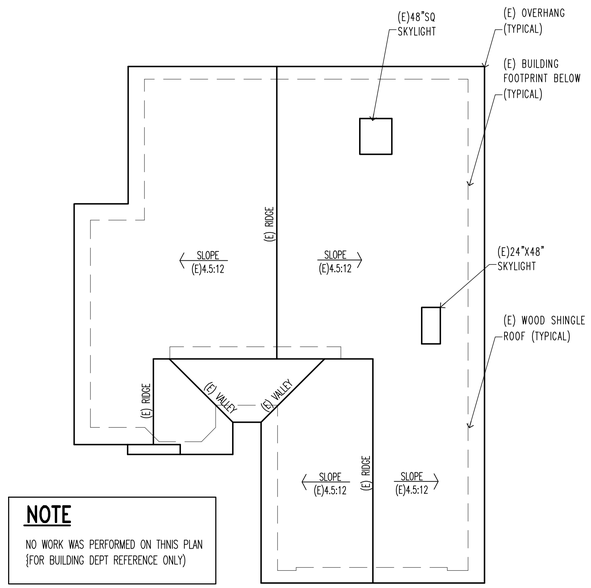
AS-BUILT



LEFT SIDE (E) WEST ELEVATION

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

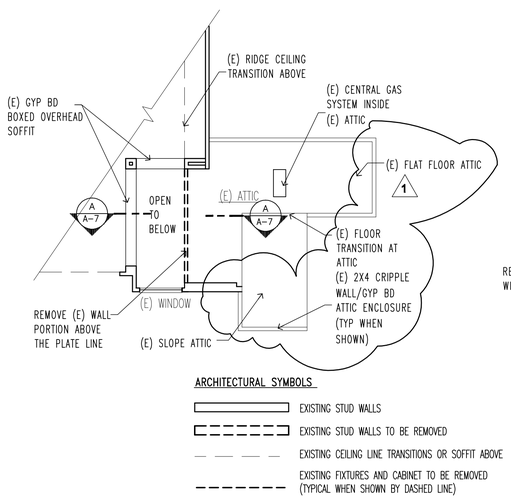
AS-BUILT



AS-BUILT ROOF PLAN (RECORD)

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

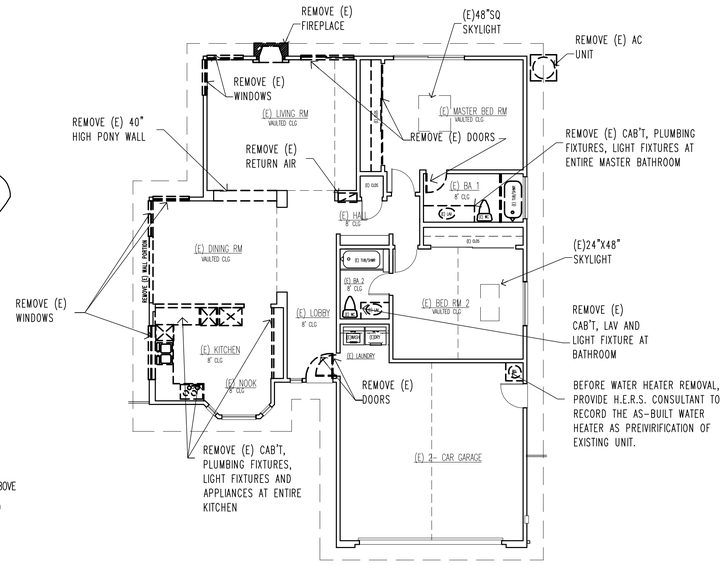
NORTH TRUE



OWNER DEMO PLAN ABOVE ENTRY HALL

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

NORTH TRUE



OWNER DEMO FLOOR PLAN

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

NORTH TRUE

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

NO./REVISION/DATE
1 city resubmittal 4-20-20

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

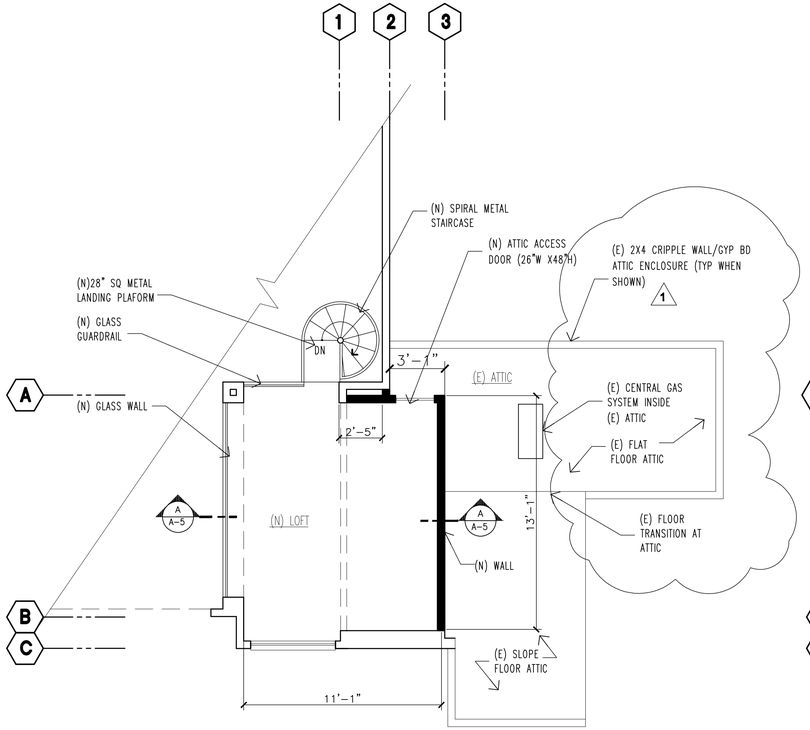
architect

GOODING RESIDENCE
ROOM ADDITION/REMODEL
OWNER DEMO PLANS

OWNER/SITE ADDRESS:
CONTACT: Kurt Gooding
24722 Jeremiah DR.
Dana Point, CA 92629
(949) 302-1070 Emoil: kurt.gooding@gmail.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-21 STATE OF CALIFORNIA

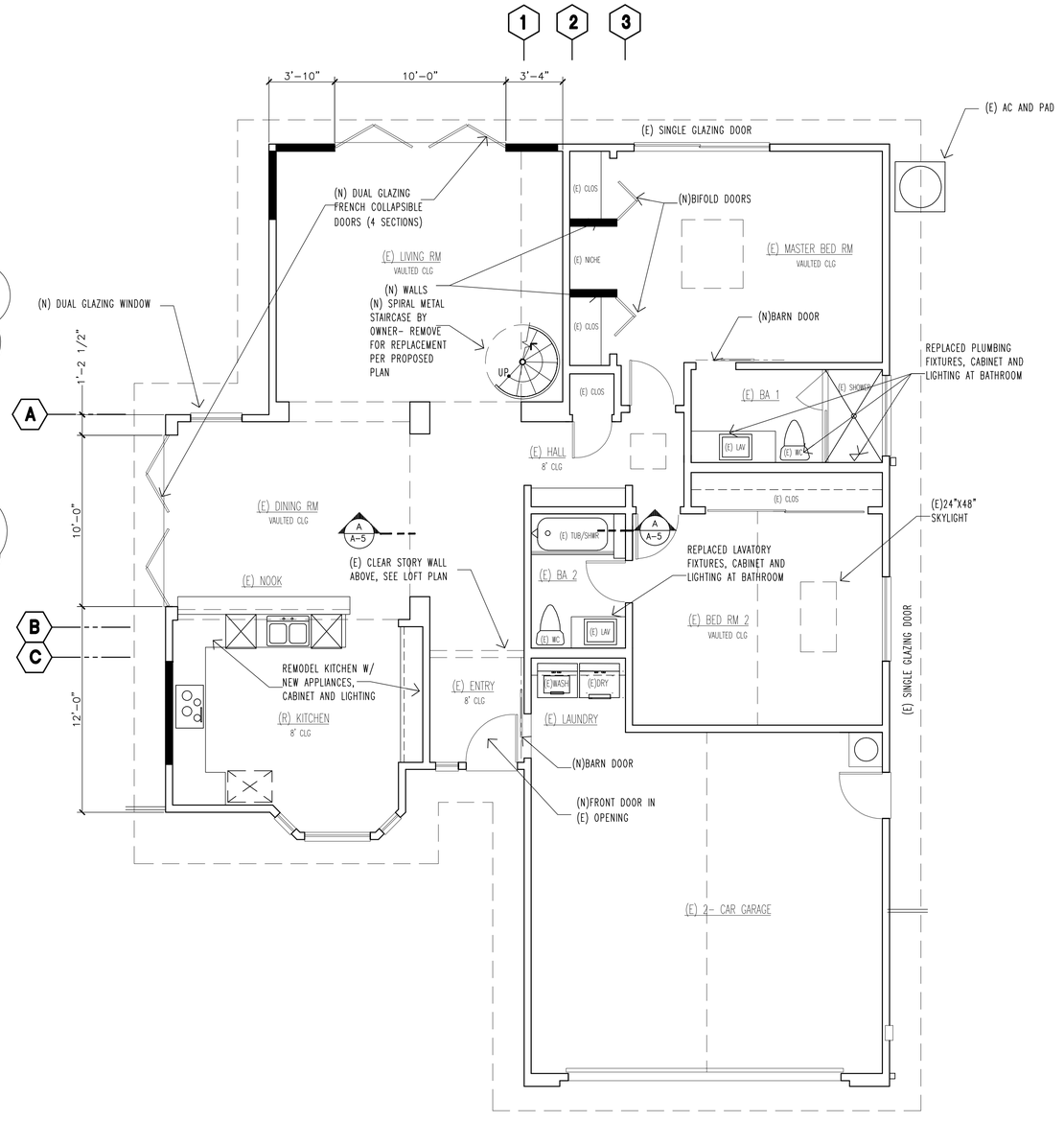
DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET
A-2
1 OF (REF TO INDEX) SHEETS



LOFT PLAN

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

NORTH TRUE



FLOOR PLAN

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

NORTH TRUE

GENERAL PLAN NOTES

1. THIS PLAN DEPICTS THE CURRENT INSTALLED WORK OBSERVED BY ARCHITECT AS AN RECORD PLAN OF CURRENT ACTIVITY PRIOR TO ARCHITECTS INVOLVMENT. FOR NEW WORK SEE PROPOSED PLANS OF SHEET A-4
2. THE PLAN SHOWN ON THIS PAGE INDICATES BOTH NEW AND EXISTING CONDITIONS BY DESIGNATIONS OF (N) AND (E) OF SITE OBSERVATION AS (N) = NON PERMITTED WORK - SEE PROPSED PLAN SHEET A-4

1

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

NO./REVISION/DATE

1 city resubmittal 4-20-20

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

GOODING RESIDENCE
ROOM ADDITION/REMODEL
SITE RECORD PLAN

OWNER/SITE ADDRESS:
CONTACT: Kurt Gooding
24722 Jeremiah DR.
Dana Point, CA 92629
(949) 302-1070 Email: kurt.gooding@gmail.com

REGISTERED PROFESSIONAL ARCHITECT
JOHN A. SALAT
NO. C-24445
EXP. 10-29-21
STATE OF CALIFORNIA

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

A-3

1 OF (REF TO INDEX) SHEETS

PREFAB STAIR NOTES

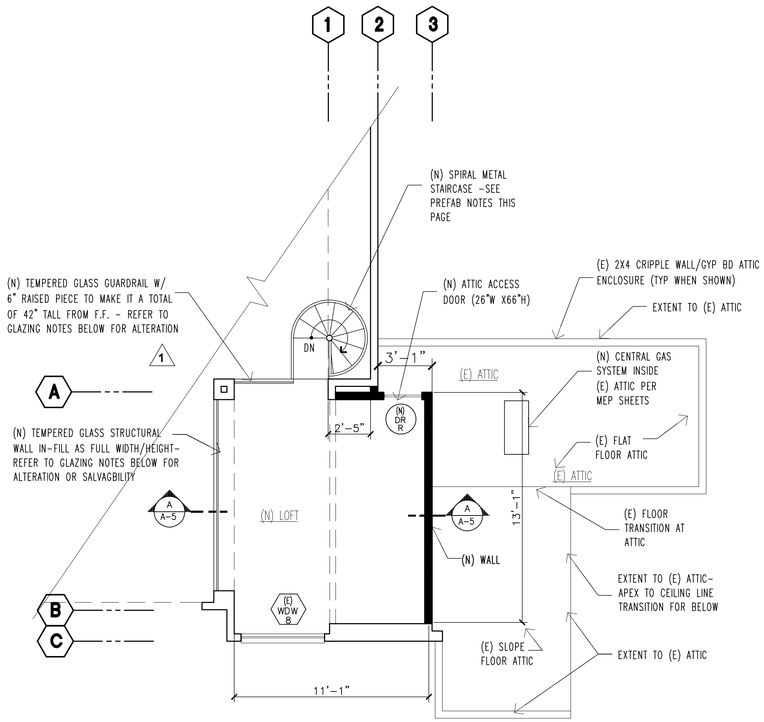
1. STAIR CONSTRUCTION, HANDRAIL & BALCONY GUARDRAIL ALL FABRICATED BY STAIR MANUFACTURER FOR MATCHING OF ACCESSORIES, TRIMS AND PICKETS. COMPLETE SHOP DRAWINGS SHALL PROVIDE INDICATING CONNECTION DETAILS INCLUDING FOUNDATION ENGINEERING -SUBMIT TO BLD'G DEPT. FOR SEPARATE APPROVAL FOR POSSIBLE MATCH: CONTACT MFGR info@paragonstairs.com DOWNTOWN SERIES PH. 888-939-3778
2. STAIR MANUFACTURE SHALL ENGINEER ENTIRE SUPER-STRUCTURE INCLUDING POST, TREADS. AND UPPER LANDING PLATFORM
3. SEE PLANS FOR RISERS & RUN - STAIR MANUFACTURE FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION SPIRAL STAIR DIMENSION AND LAYOUT PER SECTION PER R311.7.10.1 FOR TREAD AND RISER SIZE AND WIDTH FOR WINDER CONDITION
4. STAIR CONSTRUCTION FOR HANDRAILS & GUARDRAILS SHALL BE ADEQUATE TO SUPPORT LOADS PER LINEAL FOOT AT A RIGHT ANGLE TO THE TOP RAIL. METAL VERTICAL PICKETS SPACED SO THAT A 4 IN. SPHERE CANNOT PASS THROUGH. PER CBC 1607.8.1 FABRICATION BY STAIR MANUFACTURER
5. THE LARGEST RISE OR RUN IN A FLIGHT OF STAIRS MAY NOT EXCEED THE SMALLEST BY 3/8". R311.7.10.1 SPIRAL STAIRS: WITH TREADS THAT
6. ARE NARROW ON ONE END AND WIDER AT THE OTHER, ARE CALLED WINDER STAIRS. SPIRAL STAIRWAYS. SPIRAL STAIRWAYS ARE PERMITTED PROVIDED THE MINIMUM CLEAR WIDTH AT AND BELOW THE HANDRAIL SHALL BE 26 INCHES WITH EACH TREAD HAVING A 7-1/2-INCH MINIMUM TREAD DEPTH AT 12 INCHES FROM THE NARROWER EDGE. ALL TREADS SHALL BE IDENTICAL, AND THE RISE SHALL BE NO MORE THAN 9-1/2 INCHES. A MINIMUM HEADROOM OF 6 FEET 6 INCHES SHALL BE PROVIDE.

PUBLIC WORKS NOTES (1)

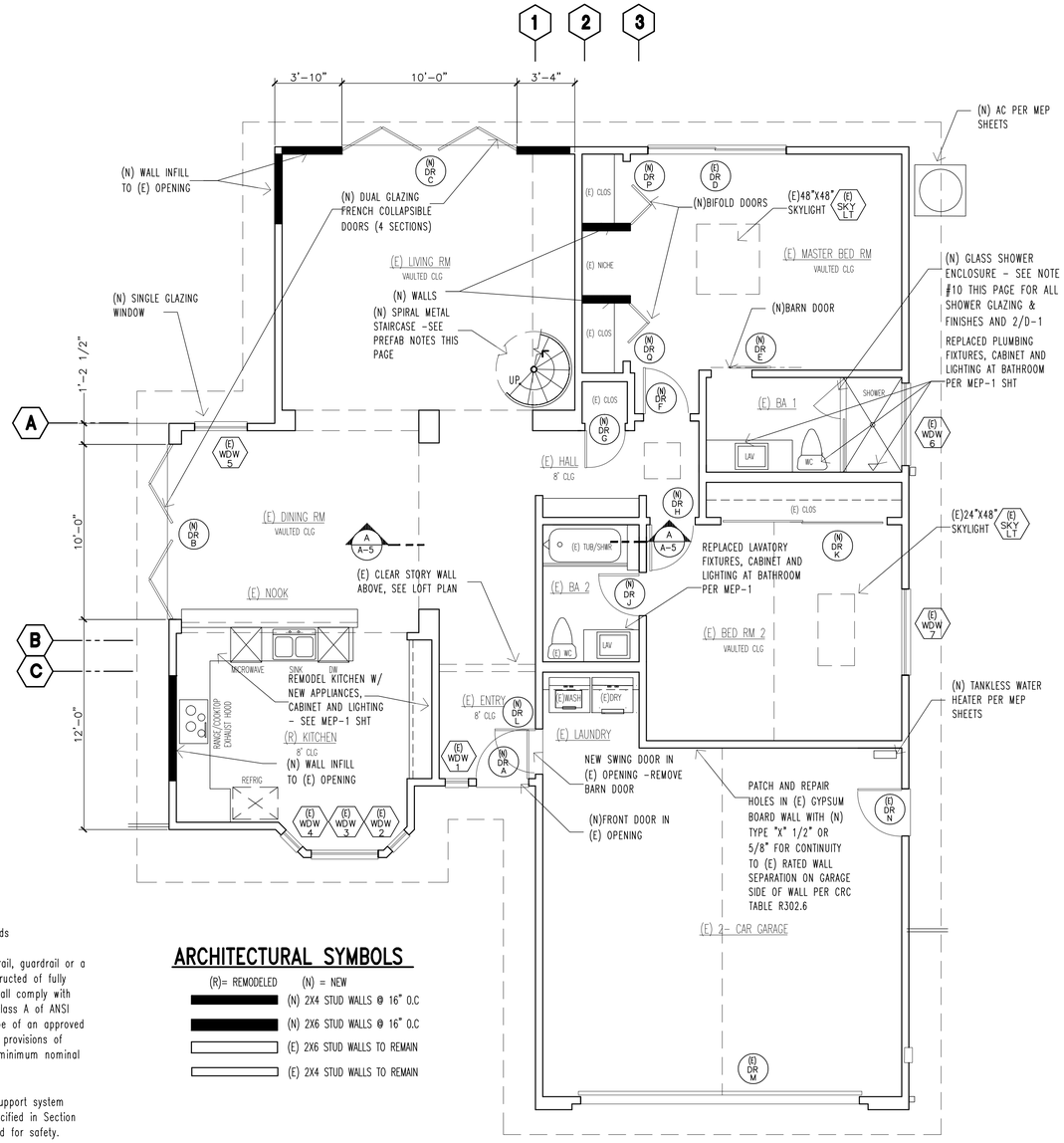
1. THE EXISTING SITE DRAINAGE CONDITIONS ARE TO REMAIN AND NO DRAINAGE IMPROVEMENTS ARE PROPOSED.

(2) 2. ALL DRAINAGE SHALL BE MAINTAINED AND IN ACCORDANCE AND IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE AND DANA POINT MUNICIPAL CODE

3. SEE DETAIL 3 OF SHT D-4 FOR ACTUAL CONDITIONS OF (E) PATIO SLAB TO BUILDING EDGE THAT WHICH NO SITE IMPROVEMENTS ARE NEEDED.



PROPOSED LOFT PLAN SCALE: 1/4" = 1'-0" NORTH TRUE



ARCHITECTURAL SYMBOLS

(R)= REMODELED (N) = NEW

- (N) 2X4 STUD WALLS @ 16" O.C
- (N) 2X6 STUD WALLS @ 16" O.C
- (E) 2X6 STUD WALLS TO REMAIN
- (E) 2X4 STUD WALLS TO REMAIN

PROPOSED FLOOR PLAN SCALE: 1/4" = 1'-0" NORTH TRUE

GENERAL PLANNING DEPT NOTE

The upper loft storage of building square foot adds 147 sf of non-habital space to the existing 1,419 dwelling. The new open loft storage does not become part of the dwelling square footage as is a utility storage space. Further s.f. and scope is per outline of sht A-1 FOR "AREA CALCULATIONS", "RECENT UNPERMITTED WORK" and "CONSTRUCTION HISTORY"

ARCHITECTURAL 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-2 PER NOTE 5, 6 & 7 OF SHEET SECTION 16 ELECTRICAL
4. 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
5. FOR INSULATION R-RATING IN WALLS AND ROOF, SEE BUILDING SECTION AND T-24 NOTES
6. FOR DEMO OR MEP PLANS, SEE SHEETS A-3, MEP-1 AND MEP-2
7. VERIFY ALL ALL FINISHES W/ OWNER PRIOR TO INSTALL- REFER TO DEMOLITION PLANS FOR ADDITIONAL ITEMS THAT MAY DISTURB EXISTING CONDITIONS THAT WILL REQUIRE REPAIR OR REPLACEMENT
8. REFER TO BLDG SECTION SHT A-5 FOR ADDITIONAL GENERAL NOTES NOT SHOWN
10. SHOWER STALL

(N) SHOWER STALL-FINISH PER INTERIOR DRAWINGS (N) FRAMELESS GLASS SHOWER DOOR AND ENCLOSURE TO BE SAFETY OR TEMPERED GLAZING (CRC R308.4) SHOWER FLOORS AND WALLS ABOVE SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF FULL HT OF 8' ABOVE THE FLOOR. (R307.2 CRC) CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. (R702.4.2 CRC)- SEE MEP SHEET FOR PLUMBING LAYOUT AND 2/D-1 FOR DETAILS

11. PROVIDE A 36" DEEP LANDING AT EACH SIDE OF DOOR. THE SLOPE OF THE EXTERIOR LANDING SHALL NOT EXCEED 2% PER CODE CRC R311.3 AND AT THE LANDING SHALL BE NO MORE THAN 7.75" LOWER THAN THE TOP OF THE THRESHOLD WHERE THE DOOR DOES NOT SWING OVER THE LANDING PER CRC R311.3.1

(1)

(1) GLAZING NOTES AT LOFT (GLASS WALL/GLASS GUARDRAIL)

CRC CODES FOR GLAZING AND GUARDRAILS

CRC R106.1.1 SHOP DRAWINGS SHALL BE PREPARED BY GLAZING CONTRACTOR WITH ALL THE SPECS, CALCULATIONS AND ATTACHED DETAILS. GLAZING CONTRACTOR SHALL FIRST OBSERVED THE EXISTING GLAZING AND ATTACHMENTS BY FIELD VERIFY THE INTEGRITY AND VALIDITY THAT CAN DEMONSTRATE ANY OF THE EXISTING COMPONENTS OR MATERIALS AS POSSIBLE SALVAGEBILITY PRIOR TO REPLACEMENT OF SYSTEM USING THE CODE GUIDELINES BELOW. SECURE SEPARATE PERMIT WITH CITY PRIOR TO FABRICATION

CRC R308.4.3 Glazing in windows
Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be a hazardous location: The exposed area of an individual pane is larger than 9 square feet, The bottom edge of the glazing is less than 18 inches above the floor, The top edge of the glazing is more than 36 inches above the floor; and One or more walking surfaces are within 36 inches, measured horizontally and in a straight line, of the glazing.

Exceptions: Decorative glazing.
Where a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot without contacting the glass and have a cross-sectional height of not less than 11/2 inches. Outboard panes in insulating glass units and other multiple glazed panels where t edge of the glass is 25 feet or more above grade, a roof, walking surfaces or other horizontal[within 45 degrees (0.79 rad) of horizontal] surface adjacent to the glass exterior.

CRC R308.4.4 Glazing in guards and railings
Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or he bottomheight above a walking surface shall be considered to be a hazardous location.

CBC Section for Glass in Handrails and Guards

CBC 2407.1 Materials: Glass used in a handrail, guardrail or a guard section shall be laminated glass constructed of fully tempered or heat-strengthened glass and shall comply with Category II or CPSC 16 CFR Part 1201 or Class A of ANSI Z97.1. Glazing in railing in-fill panels shall be of an approved safety glazing material that conforms to the provisions of Section 2406.1.1. For all glazing types, the minimum nominal thickness shall be 1/4 inch (6.4 mm).

CBC 2407.1.1 Loads: The panels and their support system shall be designed to withstand the loads specified in Section 1607.8. A design factor of four shall be used for safety.

CBC 2407.1.2 Support: Each handrail or guard section shall be supported by a minimum of three glass balusters or shall be otherwise supported to remain in place should one baluster panel fail. Glass balusters shall not be installed without an attached handrail or guard.

Exception: A top rail shall not be required where the glass balusters are laminated glass with two or more glass plies of equal thickness and the same glass type when approved by the building official. The panels shall be designed to withstand the loads specified in Section 1607.8.

Contractor shall exercise the responsibility with architect in securing latest approved drwg prior to actually executing wo

NO./REVISION/DAT
1 city resubmittal 4-20-
2 city resubmittal 6-24-

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

architec

GOODING RESIDENCE
ROOM ADDITION/REMODEL
SITE RECORD PLAN

OWNER/SITE ADDRESS:
CONTACT: Kurt Gooding
24722 Jeremiah DR.
Dana Point, CA 92629
(949) 302-1070 Email: kurt.gooding@gmail.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-21 STATE OF CALIFORNIA

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET
A-4
1 OF (REF TO INDEX) SHEET

WINDOW/DOOR SCHEDULE

SEE FLOOR PLAN FOR DOOR/WINDOW KEYING

NOTE: 1) ALL NEW GLAZING FOR DOORS AND WINDOWS SHALL MEET U AND SHCC OF 0.31 MAX AND 0.25 MAX RATING RESPECTIVELY (REFER TO T-24 FOR EXCEPTIONS IF APPLICABLE)
2) DOORS NOTED AS NEW ARE CURRENTLY INSTALLED (INFO FOR T-24 PURPOSE ONLY)
3) SEE EXTERIOR ELEVATION FOR DOOR AND WINDOW TYPES AND EXTRA NOTES NOT NOTED ON SCHEDULE

WINDOW TYPE/ REMARKS

(N) =NEW WINDOW
(E) =WDW TO REMAIN
WINDOW SCHEDULE #

WDW NO.	(N)/(E)/(R)	SIZE(WIDTH X HEIGHT)	GLAZING TYPE
1 (E) WDW 1	(E)	1'-4"	X 5'-0" SINGLE PANE FIXED TEMPERED GLASS IN ALUMINUM FRAME
(E) WDW 2	(E)	1'-4"	X 5'-0" SINGLE PANE FIXED GLASS IN ALUMINUM FRAME
(E) WDW 3	(E)	4'-0"	X 5'-0" SINGLE PANE SLIDING GLASS IN ALUMINUM FRAME
(E) WDW 4	(E)	1'-4"	X 5'-0" SINGLE PANE FIXED GLASS IN ALUMINUM FRAME
(N) WDW 5	(E)	3'-0"	X 5'-0" SINGLE PANE SLIDING GLASS IN ALUMINUM FRAME
1 (E) WDW 6	(E)	4'-8"	X 1'-3" SINGLE PANE TEMPERED SLIDING GLASS IN ALUMINUM FRAME
(E) WDW 7	(E)	5'-0"	X 5'-6" SINGLE PANE SLIDING GLASS IN ALUMINUM FRAME
(E) WDW 8	(E)	4'-6"	X 2'-6"~4'-6" VARIABLE TRAPEZOID SINGLE PANE FIXED GLASS IN ALUM FRAME (SEE EXTERIOR ELEVATION FOR PROFILE OF WINDOW)

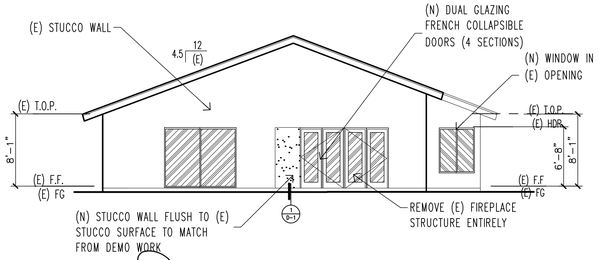
SKYLIGHTS TYPE/ REMARKS

SKYLIGHT NO.	(N)/(E)/(R)	SIZE(W X L)	GLAZING TYPE	LOCATION
(E) SKY LT	(E)	2'-0"	X 4'-0" DUAL ACRYLIC DOME SKYLIGHT (1 ROOF LOCATION)	
(E) SKY LT	(E)	4'-0"	X 4'-0" DUAL ACRYLIC DOME SKYLIGHT (1 ROOF LOCATION)	

DOOR TYPE/ REMARKS

(N) =NEW DOOR IN (N) OPENING
(E) =DOOR TO REMAIN
DOOR SCHEDULE #

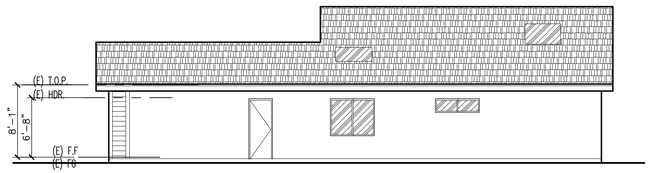
DR NO.	(N)/(E)	SIZE(WIDTH X HEIGHT)	GLAZING TYPE
(N) DR A	(N)	3'-0"	X 6'-8" SWING WOOD DOOR IN WOOD FRAME
(N) DR B	(N)	10'-0"	X 6'-8" BI-FOLD FRENCH DOOR WITH DUAL PANE TEMPERED GLASS IN METAL CLADE WOOD FRAME
(N) DR C	(N)	10'-0"	X 6'-8" BI-FOLD FRENCH DOOR WITH DUAL PANE TEMPERED GLASS IN METAL CLADE WOOD FRAME
(E) DR D	(E)	8'-0"	X 6'-8" SLIDING SINGLE PANE GLASS DOOR
(N) DR E	(N)	2'-6"	X 6'-8" WOOD BARN DOOR
(E) DR F	(N)	2'-8"	X 6'-8" PANEL WOOD DOOR (REPLACEMENT IN EXISTING INTERIOR WALL OPENING)
(E) DR G	(N)	2'-8"	X 6'-8" PANEL WOOD DOOR (REPLACEMENT IN EXISTING INTERIOR WALL OPENING)
(N) DR H	(N)	2'-8"	X 6'-8" PANEL WOOD DOOR (REPLACEMENT IN EXISTING INTERIOR WALL OPENING)
(N) DR J	(N)	2'-8"	X 6'-8" PANEL WOOD DOOR (REPLACEMENT IN EXISTING INTERIOR WALL OPENING)
(E) DR K	(N)	8'-0"	X 6'-8" PANEL WOOD WARDROBE DOOR
1 (N) DR L	(E)	2'-6"	X 6'-8" BARN DOOR (REPLACE W/ (N) RATED DOOR W/ SELF CLOSURE HARDWARE FOR 20 MIN) –DR SHALL NOT BE LESS THAN 1-3/8" THICKNESS INCLUDING SELF-LATCHING DEVICES PER PLAN CRC 302.5,1
(E) DR M	(E)	16'-0"	X 7'-0" GARAGE DOOR
(E) DR N	(E)	2'-4"	X 6'-8" WOOD FLUSH DOOR
(N) DR P	(N)	3'-6"	X 6'-8" BI-FOLD WARDROBE DOOR
(E) DR O	(N)	3'-6"	X 6'-8" BI-FOLD WARDROBE DOOR
1 (N) DR R	(N)	2'-6"	X 5'-6" WOOD ATTIC ACCESS DOOR



REAR (N) SOUTH ELEVATION

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

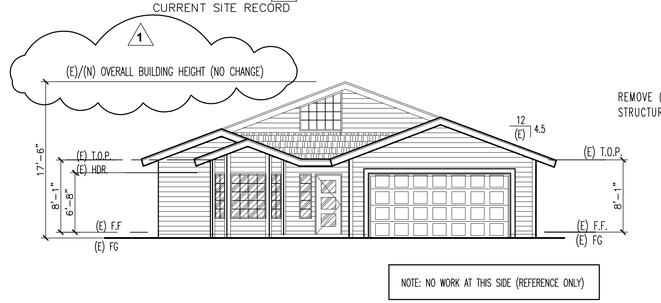
CURRENT SITE RECORD



RIGHT SIDE (N) EAST ELEVATION

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

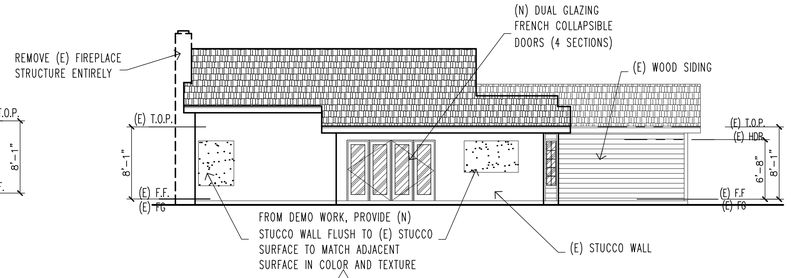
CURRENT SITE RECORD



FRONT (N) NORTH ELEVATION

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

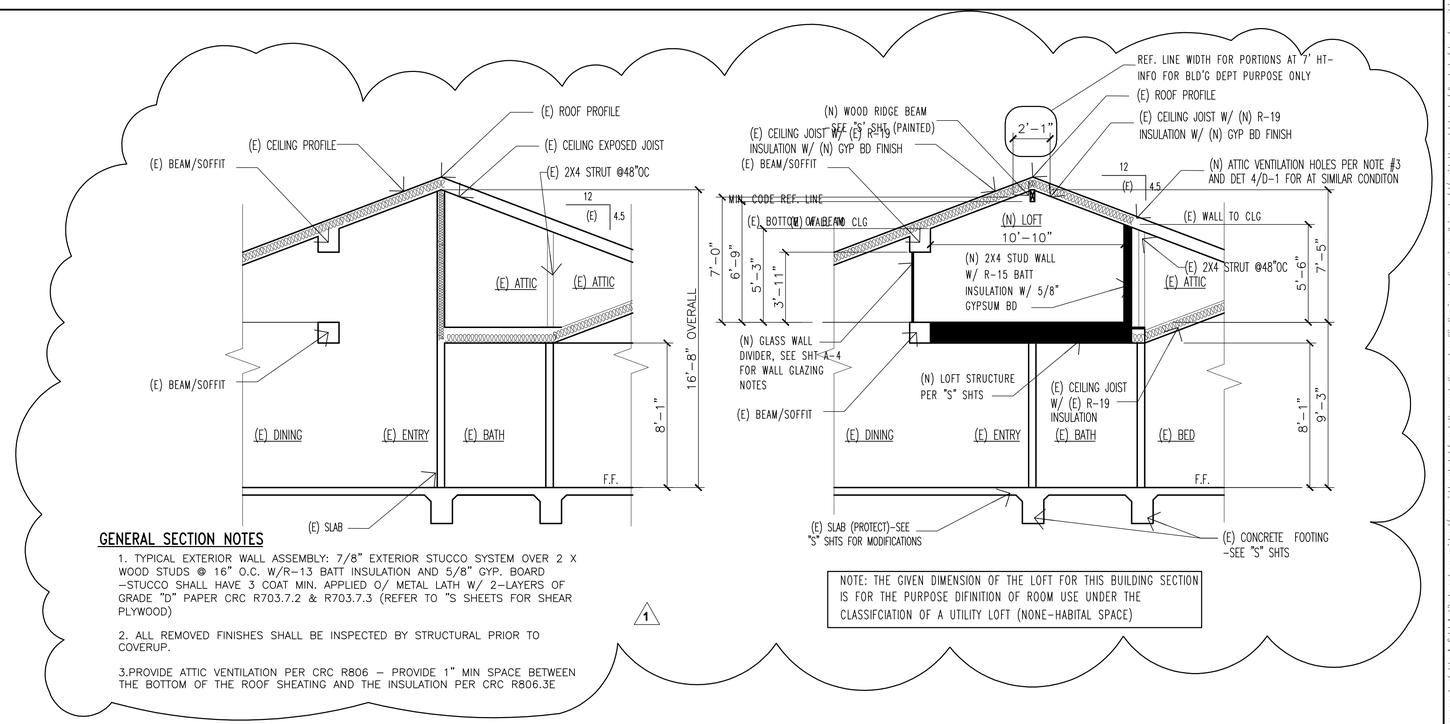
CURRENT SITE RECORD



LEFT SIDE (N) WEST ELEVATION

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

CURRENT SITE RECORD



GENERAL SECTION NOTES

1. TYPICAL EXTERIOR WALL ASSEMBLY: 7/8" EXTERIOR STUCCO SYSTEM OVER 2 X WOOD STUDS @ 16" O.C. W/R-13 BATT INSULATION AND 5/8" GYP. BOARD –STUCCO SHALL HAVE 3 COAT MIN. APPLIED O/ METAL LATH W/ 2-LAYERS OF GRADE "D" PAPER CRC R703.7.2 & R703.7.3 (REFER TO "S SHEETS FOR SHEAR PLYWOOD)

2. ALL REMOVED FINISHES SHALL BE INSPECTED BY STRUCTURAL PRIOR TO COVERUP.

3.PROVIDE ATTIC VENTILATION PER CRC R806 – PROVIDE 1" MIN SPACE BETWEEN THE BOTTOM OF THE ROOF SHEATING AND THE INSULATION PER CRC R806.3E

NOTE: THE GIVEN DIMENSION OF THE LOFT FOR THIS BUILDING SECTION IS FOR THE PURPOSE DIFINITION OF ROOM USE UNDER THE CLASSIFCIATION OF A UTILITY LOFT (NONE-HABITAL SPACE)

SECTION "A" AS-BUILT

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

SECTION "A" PROPOSED

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

NO./REVISION/DATE

1 city resubmittal 4-20-20

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

GOODING RESIDENCE

ROOM ADDITION/REMODEL

proposed elevations and sections

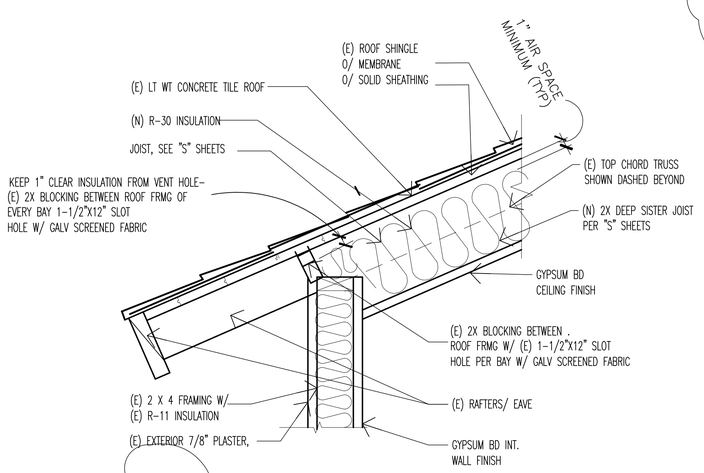
OWNER/SITE ADDRESS:
CONTACT: Kurt Gooding
24722 Jeremiah DR.
Dana Point, CA 92629
(949) 302-1070 Email: kurt.gooding@gmail.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-21 STATE OF CALIFORNIA

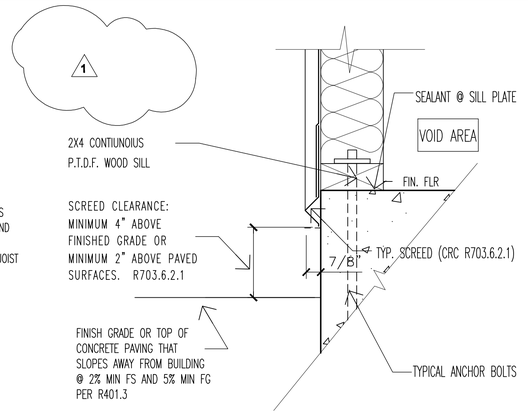
DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET

A-5

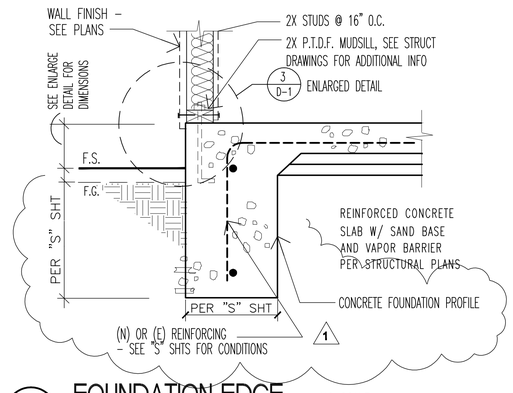
1 OF (REF TO INDEX) SHEETS



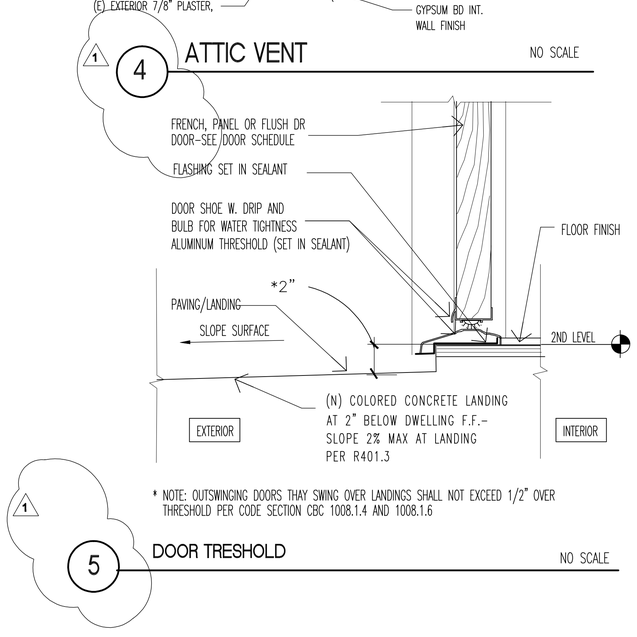
1 4 ATTIC VENT NO SCALE



3 FOUNDATION SCREED NO SCALE

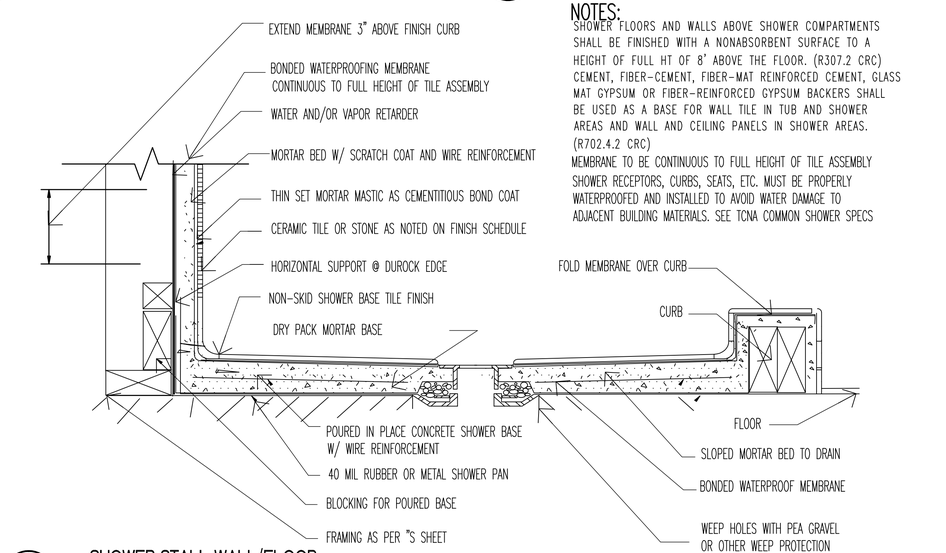


1 FOUNDATION EDGE NO SCALE



* NOTE: OUTSWINGING DOORS THAY SWING OVER LANDINGS SHALL NOT EXCEED 1/2" OVER THRESHOLD PER CODE SECTION CBC 1008.1.4 AND 1008.1.6

1 5 DOOR TRESHOLD NO SCALE



2 SHOWER STALL WALL/FLOOR NO SCALE

NOTES:

SHOWER FLOORS AND WALLS ABOVE SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF FULL HT OF 8' ABOVE THE FLOOR. (R307.2 CRC) CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. (R702.4.2 CRC)
MEMBRANE TO BE CONTINUOUS TO FULL HEIGHT OF TILE ASSEMBLY SHOWER RECEPTORS, CURBS, SEATS, ETC. MUST BE PROPERLY WATERPROOFED AND INSTALLED TO AVOID WATER DAMAGE TO ADJACENT BUILDING MATERIALS. SEE TCNA COMMON SHOWER SPECS

NO./REVISION/DATE
1 city resubmittal 4-20-20

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

architect

GOODING RESIDENCE
SECTIONS AND DETAILS

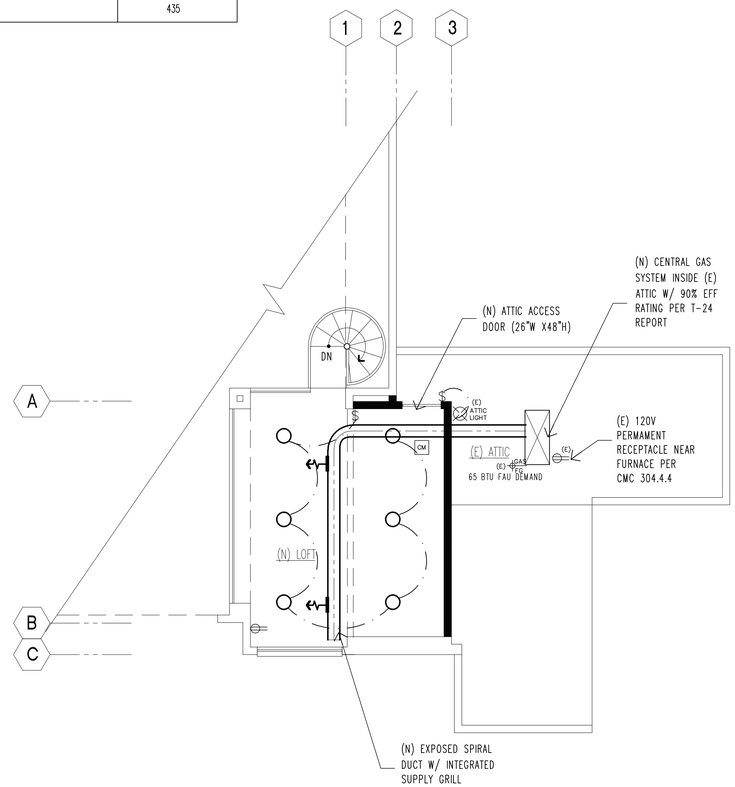
OWNER/SITE ADDRESS:
CONTACT: Kurt Gooding
24722 Jeremiah DR.
Dana Point, CA 92629
(949) 302-1070 Email: kurt.gooding@gmail.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-21 STATE OF CALIFORNIA

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

1 OF (REF TO INDEX) SHEETS

GAS DEMAND TOTAL BTUS = 435,000 PER TABLE 1208.4.1 & NFPA 54:5.4.2.3			
APPLIANCE:	QTY	GAS USAGE (CFH)	TOTAL GAS USAGE (CFH)
WATER HEATER	1	200	200
FIREPIT	1	40	40
DRYER	1	35	35
RANGE TOP/OVEN	1	65	65
FAU	1	65	65
BBQ UNIT	1	30	30
TOTAL GAS DEMAND			435



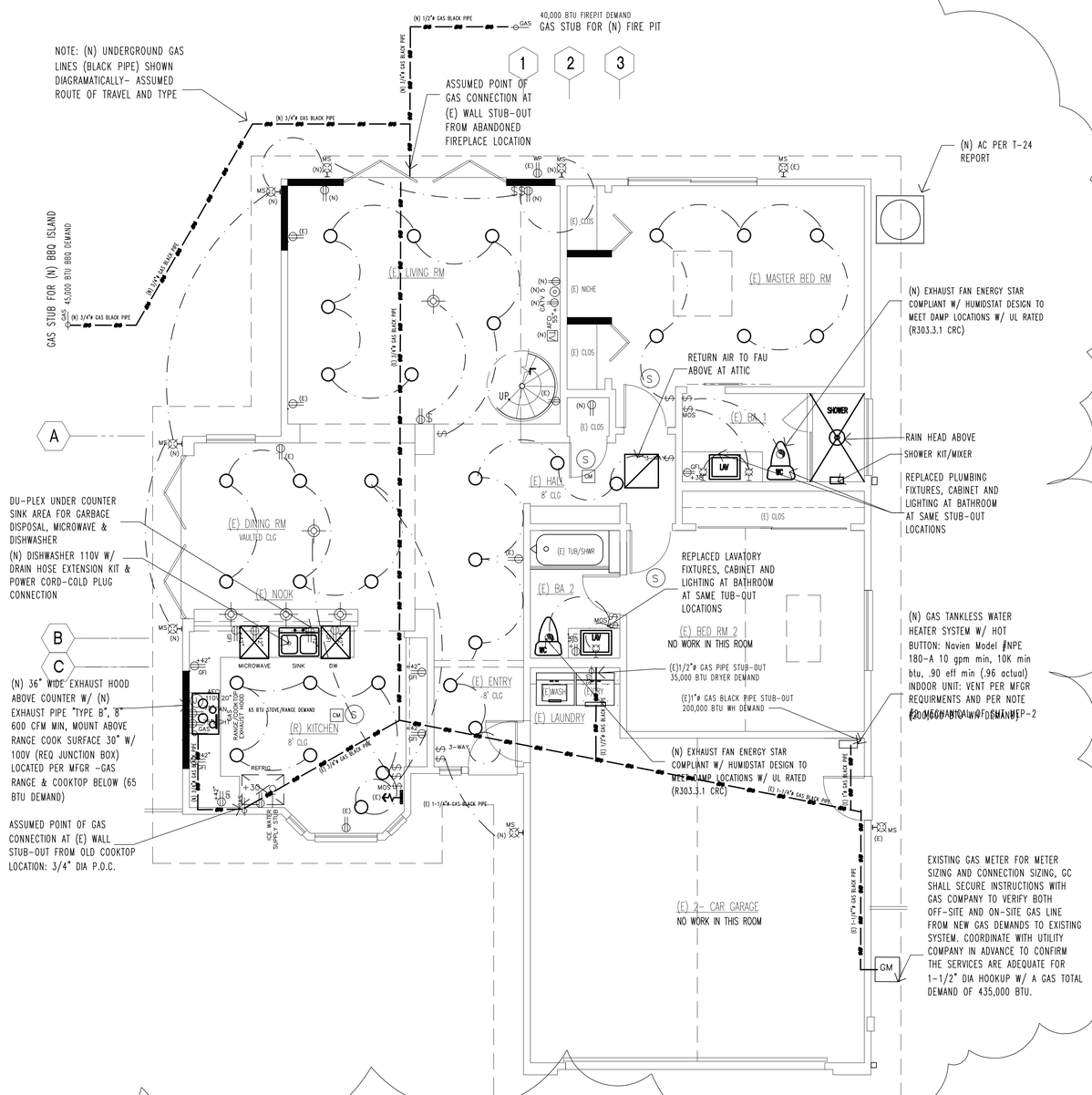
PROPOSED LOFT PLAN

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

NORTH TRUE

MEP NOTES

1. ALL FIXTURES SHOWN ON PLAN ARE (N) OR REPLACED PRIOR TO PERMIT AS ITEMS WERE NOT VERIFIED PRIOR TO INSTALLATION AND ARE HIDDEN OR OBSCURE TO VIEW
2. REFER TO MEP-2 FOR TYPICAL NOTES, SPECS AND DETAILS NOT SHOWN ON THIS SHEET
3. EXHAUST DUCTS SHALL TERMINATE 3' FROM OPENINGS INTO THE BUILDING AND 10 FROM FORCED AIR INLET PER CMC 502.2.1
4. PROVIDE SWITCH CONTROL LIGHTS LIGHTS AT ALL EXTERIOR DOORS PER CEC 210.70(A)
5. ALL 125-VOLT, 15-AND 20 AMPERS RECEPTACLE OUTLETS SHALL BE LISTED AS "TAMPER RESISTANT RECEPTACLE" PER CEC 406.12
6. WATER CLOSET TO HAVE A SIDE CLEARANCE OF 15" ON EACH SIDE MEASURED FROM THE CENTER LINE OF THE WATER CLOSET TO THE WALLS OR OTHER OBSTRUCTION



PROPOSED FLOOR PLAN

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

NORTH TRUE

NO./REVISION/DATE

1 city resubmittal 4-20-20

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

architect

GOODING RESIDENCE
ROOM ADDITION/REMODEL
MECHANICAL, ELECTRICAL AND PLUMBING

OWNER/SITE ADDRESS:
CONTACT: Kurt Gooding
24722 Jeremiah DR.
Dana Point, CA 92629
(949) 302-1070 Email: kurt.gooding@gmail.com

REGISTERED PROFESSIONAL ARCHITECT
JOHN A. SALAT
NO. C-24445
EXP. 10-29-21
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 (REF TO INDEX) SHEETS

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
- 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
- LED TRACT LIGHT & LENGTH
- LED STRIP LT. X 4' LENGTH SECTIONS CHAIN HUNG SHOP LAMP
- 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

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 6 THIS PAGE OF "DIVISION 16- ELECT.
- CATV 7 (CABLE NETWORK)
- 4" RECESSED LED CAN LIGHT FIXTURE CEILING MOUNTED
- 6" 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

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 W/ S.O.V. — HOSE BIBB
- 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

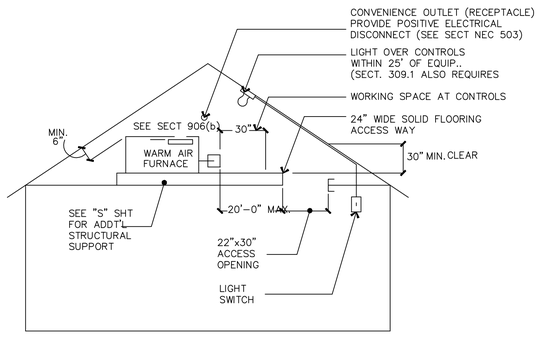
MOS= MOTION OCCUPANCE SENSOR

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

(E) = EXISTING

(N) = NEW

WL = WET LOCATION RECESSED LIGHT FIXTURE PER NEC 410



RELATED CODES SECTIONS: 309.1, 319 CMC 904.2
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 (1)

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 -CGBSC 4.303 RATE TO TABLE 4.303.2:

TABLE – MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE	CODE
SHOWER HEADS (SINGLE)	1.8 GMP @ 80 PSI	R408.2.1
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 GMP @ 80 PSI	R408.2.2
LAVATORY FAUCETS (RESIDENTAIL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI	R407.2.1.1
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI	R407.1.2
KITCHEN FAUCETS	1.8 GPM @ 60 PSI	R420
METERING FAUCETS	0.2 GAL/CYCLE	R407.2.2
WATER CLOSET	1.28 GAL/FLUSH	R411

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

5 This building requires H.E.R.S verification.
All energy docucmentations 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 POWER AND LIGHTING OUTLETS IN FAMILY ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, HALLWAYS & SIMILAR AREAS ARE TO BE PROTECTED BY A COMBINATION AFCI BREAKER. CEC 210.12(B). PROVIDE AT LEAST ONE RECEPTACLE OUTLET IN BATHROOM WITHIN 36 INCHES OF EACH SINK. GROUND CIRCUIT INTERUPTER (GFI) OUTLETS SHALL BE PROVIDED IN GARAGE, ICEC 210.8(A)
PROVIDE A MINIMUM OF (1) 20-AMP CIRCUIT FOR BATHROOM(S) OUTLET. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM" (CEO 210-52(D)).
4. NEW 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.
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. EXCEPTION SMOKE AND CARBON MONOXIDE ALARMS:
INTERCONNECTION IS NOT REQUIRED IN EXISTING DWELLING UNITS WHERE REPAIRS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES, THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE, AND NO PREVIOUS METHOD FOR INTERCONNECTION EXISTED.
7. 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.
8. 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

9. omit
10. omit
11. 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]
12. 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.

NO./REVISION/DATE
1 city resubmittal 4-20-20

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

GOODING RESIDENCE
ROOM ADDITION/REMODEL
MECHANICAL. ELECTRICA AND PLUMBING

OWNER/SITE ADDRESS:
CONTACT: Kurt Gooding
24722 Jeremiah DR.
Dana Point, CA 92629
(949) 302-1070 Email: kurt.gooding@gmail.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP 10-29-21 STATE OF CALIFORNIA

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET
MEP-2
1 OF (MEP 1) INDEX SHEETS

CALGREEN - RESIDENTIAL MINIMUM REQUIREMENTS

Scope

1. 2019 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. 2019 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	1.8 gpm @ 80 psi
Multiple Showerheads	Combine flow rate of 2.0 gpm @80 psi
Residential Lavatory Faucets	1.2 gpm @ 60 psi[2] maximum
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 A112.18.14 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 & GC USE AS MANY ITEMS MAY NOT APPLY TO THIS PROJECT

REVISIONS NO.

1 city resubmittal 4-20-20

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

architect

GOODING RESIDENCE
ROOM ADDITION/REMODEL
CALIFORNIA GREEN CODE

OWNER/SITE ADDRESS:
CONTACT: Kurt Gooding
24722 Jeremiah DR.
Dana Point, CA 92629
(949) 302-1070 Email: kurt.gooding@gmail.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP 10-29-21 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 SHEETS

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

Project Name: Gooding Remodel — **Calculation Date/Time:** 2020-03-06T13:19:27-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 24722JeremiahGooding.ribd19x

GENERAL INFORMATION

01	Project Name	Gooding Remodel			
02	Run Title	Title 24 Analysis			
03	Project Location	24722 Jeremiah Dr			
04	City	Dana Point	05	Standards Version	2019
06	Zip code	92629	07	Software Version	CBECC-Res 2019.1.1 (1107)
08	Climate Zone	6	09	Front Orientation (deg/ Cardinal)	0
10	Building Type	SingleFamily	11	Number of Dwelling Units	1
12	Project Scope	AdditionAlteration	13	Number of Bedrooms	2
14	New Cond. Floor Area (ft^2)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft^2)	1419	17	Fenestration Average U-factor	0.69
18	Total Cond. Floor Area (ft^2)	1419	19	Glazing Percentage (%)	22.47%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a

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	Building does not incorporate Special Features

ENERGY USE SUMMARY

Energy Use (kTON/ft^2-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	13.38	8.75	4.63	34.6
Space Cooling	18.15	27.29	-9.14	-50.4
IAQ Ventilation	0	0	0	
Water Heating	19.87	14.1	5.77	29
Self Utilization Credit	n/a	0	0	n/a
Compliance Energy Total	51.4	50.14	1.26	2.5

Registration Number: 420-P010027814A-000-000-0000000-0000 — Registration Date/Time: 03/09/2020 07:54 — HERS Provider: Cal Energy

CA Building Energy Efficiency Standards - 2019 Residential Compliance — Report Version: 2019.1.100 Schema Version: rev 20190401 — Report Generated: 2020-03-06 12:20:03

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

Project Name: Gooding Remodel — **Calculation Date/Time:** 2020-03-06T13:19:27-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 24722JeremiahGooding.ribd19x

REQUIRED SPECIAL FEATURES

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

- NO SPECIAL FEATURES REQUIRED

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 building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

Building-level Verifications:
- Verified Existing Conditions

Cooling System Verifications:
- Verified EER
- Verified SEER
- Verified Refrigerant Charge

Heating System Verifications:
- -- None --

HVAC Distribution System Verifications:
- Duct Sealing required if a duct system component, plenum, or air handling unit is altered

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
Gooding Remodel	1419	1	2	1	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
House	Conditioned	New HVAC	1419	12	New DHW System	N/A

Registration Number: 420-P010027814A-000-000-0000000-0000 — Registration Date/Time: 03/09/2020 07:54 — HERS Provider: Cal Energy

CA Building Energy Efficiency Standards - 2019 Residential Compliance — Report Version: 2019.1.100 Schema Version: rev 20190401 — Report Generated: 2020-03-06 12:20:03

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

Project Name: Gooding Remodel — **Calculation Date/Time:** 2020-03-06T13:19:27-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 24722JeremiahGooding.ribd19x

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)	Status	Verified Existing Condition	Existing Construction
Front Wall	House	Default Wall 1978 to 1991	0	Front	285	63.5	90	Existing	No	
Ex 45 Wall	House	Default Wall 1978 to 1991	45	n/a	20	6.7	90	Existing	No	
Ex Left Wall	House	Default Wall 1978 to 1991	90	Left	170	66.7	90	Existing	No	
Ex Rear Wall	House	Default Wall 1978 to 1991	180	Back	520	135	90	Existing	No	
Ex Right Wall	House	Default Wall 1978 to 1991	270	Right	250	38.8	90	Existing	No	
Ex 315 Wall	House	Default Wall 1978 to 1991	315	n/a	20	6.7	90	Existing	No	
Wall to Garage	House:>__Gara @*__	Default Wall 1978 to 19911	n/a	n/a	260	18	n/a	Existing	No	
Ex Roof 1	House	Default Roof 1978 to Pres	n/a	n/a	730	n/a	n/a	Existing	No	
Ex Roof 2 2	House	Default Roof 1978 to Pres	n/a	n/a	686	n/a	n/a	Existing	No	
Gar Roof	__Garage__	R-0 Roof Attic	n/a	n/a	454	n/a	n/a	Existing	No	
Gar Front Wall	__Garage__	R-0 Wall	0	Front	180	0	90	Existing	No	
Gar Left Wall	__Garage__	R-0 Wall	90	Left	150	0	90	Existing	No	
Gar Right Wall	__Garage__	R-0 Wall	270	Right	170	0	90	Existing	No	

Registration Number: 420-P010027814A-000-000-0000000-0000 — Registration Date/Time: 03/09/2020 07:54 — HERS Provider: Cal Energy

CA Building Energy Efficiency Standards - 2019 Residential Compliance — Report Version: 2019.1.100 Schema Version: rev 20190401 — Report Generated: 2020-03-06 12:20:03

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

Project Name: Gooding Remodel — **Calculation Date/Time:** 2020-03-06T13:19:27-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 24722JeremiahGooding.ribd19x

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Type	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 Constructio n
Ex Roof 2	House	Default Roof 1978 to Pres1	270	Right	24.1	24	4.5	0.1	0.85	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 House	Attic RoofHouse	Ventilated	4.5	0.1	0.85	No	No	Existing	No
Attic __Garage__	Attic Garage Roof Cons	Ventilated	0	0.1	0.85	No	No	Existing	No

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
Ex Front Windows	Window	Front Wall	Front	0			1	43.5	1.19	Tables 110.6-A and 110.6-B	0.83	Tables 110.6-A and 110.6-B	Bug Screen	Existing	No
Ex Bay Left	Window	Ex 45 Wall		45			1	6.7	1.19	Tables 110.6-A and 110.6-B	0.83	Tables 110.6-A and 110.6-B	Bug Screen	Existing	No
New Left Doors	Window	Ex Left Wall	Left	90			1	66.7	0.55	Tables 110.6-A and 110.6-B	0.67	Tables 110.6-A and 110.6-B	Bug Screen	New	n/a

Registration Number: 420-P010027814A-000-000-0000000-0000 — Registration Date/Time: 03/09/2020 07:54 — HERS Provider: Cal Energy

CA Building Energy Efficiency Standards - 2019 Residential Compliance — Report Version: 2019.1.100 Schema Version: rev 20190401 — Report Generated: 2020-03-06 12:20:03

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

Project Name: Gooding Remodel — **Calculation Date/Time:** 2020-03-06T13:19:27-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 24722JeremiahGooding.ribd19x

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
Ex SGD	Window	Ex Rear Wall	Back	180			1	53.3	1.19	Tables 110.6-A and 110.6-B	0.83	Tables 110.6-A and 110.6-B	Bug Screens	Existing	No
New Rear Doors	Window	Ex Rear Wall	Back	180			1	66.7	0.55	Tables 110.6-A and 110.6-B	0.67	Tables 110.6-A and 110.6-B	Bug Screens	New	n/a
Ex Window 5	Window	Ex Rear Wall	Back	180			1	15	1.19	Tables 110.6-A and 110.6-B	0.83	Tables 110.6-A and 110.6-B	Bug Screens	Existing	No
Ex Right Windows	Window	Ex Right Wall	Right	270			1	38.8	1.19	Tables 110.6-A and 110.6-B	0.83	Tables 110.6-A and 110.6-B	Bug Screens	Existing	No
Ex Bay Right	Window	Ex 315 Wall		315			1	6.7	1.19	Tables 110.6-A and 110.6-B	0.83	Tables 110.6-A and 110.6-B	Bug Screens	Existing	No
Skylight	Skylight	Ex Roof 2	Right	270			1	24	1.47	Tables 110.6-A and 110.6-B	0.76	Tables 110.6-A and 110.6-B	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	Front Wall	20	0.5	New	n/a
Door to Garage	Wall to Garage	18	0.5	New	n/a

Registration Number: 420-P010027814A-000-000-0000000-0000 — Registration Date/Time: 03/09/2020 07:54 — HERS Provider: Cal Energy

CA Building Energy Efficiency Standards - 2019 Residential Compliance — Report Version: 2019.1.100 Schema Version: rev 20190401 — Report Generated: 2020-03-06 12:20:03

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

Project Name: Gooding Remodel — **Calculation Date/Time:** 2020-03-06T13:19:27-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 24722JeremiahGooding.ribd19x

SLAB FLOORS

01	02	03	04	05	06	07	08	09
Name	Zone	Area (ft2)	Perimeter (ft)	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Ex Slab	House	1419	140	None	80%	No	Existing	No
Gar Slab	__Garage__	454	60	None	0%	No	Existing	No

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
Default Wall 1978 to 1991	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-11	None / None	0.11	Inside Finish: Gypsum Board Cavity / Frame: R-11 / 2x4 Exterior Finish: 3 Coat Stucco
Default Roof 1978 to Pres1	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-19	None / None	0.061	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x4 Inside Finish: Gypsum Board
Default Wall 1978 to 19911	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-11	None / None	0.099	Inside Finish: Gypsum Board Cavity / Frame: R-11 / 2x4 Other Side Finish: Gypsum Board
Attic Garage Roof Cons	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

Registration Number: 420-P010027814A-000-000-0000000-0000 — Registration Date/Time: 03/09/2020 07:54 — HERS Provider: Cal Energy

CA Building Energy Efficiency Standards - 2019 Residential Compliance — Report Version: 2019.1.100 Schema Version: rev 20190401 — Report Generated: 2020-03-06 12:20:03

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
Attic Roofhouse	Attic Roofs	Wood Framed Ceiling	2x8 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. / 2x8 Top Chrd
R-0 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x8 @ 24 in. O.C.	R-0	None / None	0.481	Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board
Default Roof 1978 to Pres	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O.C.	R-19	None / None	0.049	Over Ceiling Joists: R-9.9 insul. Cavity / Frame: 8-9.1 / 2x4 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFMS0
Not Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS

01 Name	02 System Type	03 Distribution Type	04 Water Heater Name (#)	05 Solar Fraction (%)	06 Compact Distribution	07 HERS Verification	08 Status	09 Verified Existing Condition	10 Existing Water Heating System
New DHW System	Domestic Hot Water (DHW)	Standard Distribution System	Tankless (1)	n/a	None	n/a	Altered	Yes	

Registration Number: 420-P100278514A-000-000-0000000-0000
Registration Date/Time: 03/09/2020 07:54
HERS Provider: Cal Energy
CA Building Energy Efficiency Standards - 2019 Residential Compliance
Report Version: 2019.1.100
Schema Version: rev 20190401
Report Generated: 2020-03-06 12:20:03

WATER HEATERS

01 Name	02 Heating Element Type	03 Tank Type	04 # Units	05 Tank Vol. (gal)	06 Energy Factor or Efficiency	07 Input Rating or Pilot	08 Tank Insulation R-value (Int/Ext)	09 Standby Loss or Recovery Eff.	10 1st Hr. Rating or Flow Rate	11 NEEA Heat Pump Brand or Model / Other	12 Tank Location or Ambient Condition	13 Status	14 Verified Existing Condition
Tankless	Natural Gas	Consumer Instantaneous	1	0	0.9-UEF	200000 Btu/Hr	0	n/a	n/a	n/a	n/a	Altered	Yes

WATER HEATING - HERS VERIFICATION

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

SPACE CONDITIONING SYSTEMS

01 Name	02 System Type	03 Heating Unit Name	04 Cooling Unit Name	05 Fan Name	06 Distribution Name	07 Required Thermostat Type	08 Heating Equipment Count	09 Cooling Equipment Count	10 Status	11 Verified Existing Condition	12 Existing HVAC System
New HVAC	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Setback	1	1	New	No	n/a

HVAC - HEATING UNIT TYPES

01 Name	02 System Type	03 Number of Units	04 Heating Efficiency Type	05 Efficiency
Heating Component 1	Central gas furnace	1	AFUE	90

Registration Number: 420-P100278514A-000-000-0000000-0000
Registration Date/Time: 03/09/2020 07:54
HERS Provider: Cal Energy
CA Building Energy Efficiency Standards - 2019 Residential Compliance
Report Version: 2019.1.100
Schema Version: rev 20190401
Report Generated: 2020-03-06 12:20:03

HVAC - COOLING UNIT TYPES

01 Name	02 System Type	03 Number of Units	04 Efficiency EER	05 Efficiency SEER	06 Zonally Controlled	07 Multi-speed Compressor	08 HERS Verification
Cooling Component 1	Central split AC	1	12.5	15	Not Zonal	Single Speed	Cooling Component 1-hers-cool

HVAC COOLING - HERS VERIFICATION

01 Name	02 Verified Airflow	03 Airflow Target	04 Verified EER	05 Verified SEER	06 Verified Refrigerant Charge
Cooling Component 1-hers-cool	Not Required	0	Required	Required	Required

HVAC - DISTRIBUTION SYSTEMS

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

HVAC - FAN SYSTEMS

01 Name	02 Type	03 Fan Power (Watts/CFM)	04 Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

Registration Number: 420-P100278514A-000-000-0000000-0000
Registration Date/Time: 03/09/2020 07:54
HERS Provider: Cal Energy
CA Building Energy Efficiency Standards - 2019 Residential Compliance
Report Version: 2019.1.100
Schema Version: rev 20190401
Report Generated: 2020-03-06 12:20:03

HVAC FAN SYSTEMS - HERS VERIFICATION

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

HERS RATER VERIFICATION OF EXISTING CONDITIONS

WATER HEATING SYSTEMS - VERIFIED AND ALTERED

01 Name	02 Name	03 Number of Heaters	04 Distribution Type
Ex DHW System	Standard Distribution System ...	1	0

WATER HEATERS - VERIFIED AND ALTERED

01 Name	02 Heater Element Type	03 Tank Type	04 Tank Volume (gal)	05 Energy Factor or Efficiency	06 Input Rating	07 Tank Exterior Insulation R-value	08 Standby Loss (Fraction)
Ex DHW	Natural Gas	Small Storage	50	0.62 Energy Factor	75000	0	n/a

Registration Number: 420-P100278514A-000-000-0000000-0000
Registration Date/Time: 03/09/2020 07:54
HERS Provider: Cal Energy
CA Building Energy Efficiency Standards - 2019 Residential Compliance
Report Version: 2019.1.100
Schema Version: rev 20190401
Report Generated: 2020-03-06 12:20:03

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, 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: 03/09/2020
Address: 14811 Slalom Way	CEA/HERS Certification Identification (if applicable):
City/State/Zip: Tuckre, 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: 03/09/2020
Address: 22386Woodgrove Rd Woodgrove Rd	License:
City/State/Zip: Late Forest, CA 92630	Phone: 9492354847

NOTICE! This certificate has been generated by California Energy Registry, Inc. ("Cal Energy") using information uploaded by third parties not affiliated or related to Cal Energy. Therefore, Cal Energy is not responsible for, and cannot guarantee,

Registration Number: 420-P100278514A-000-000-0000000-0000
Registration Date/Time: 03/09/2020 07:54
HERS Provider: Cal Energy
CA Building Energy Efficiency Standards - 2019 Residential Compliance
Report Version: 2019.1.100
Schema Version: rev 20190401
Report Generated: 2020-03-06 12:20:03

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

NO./REVISION/DATE

city submittal 3-7-20

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

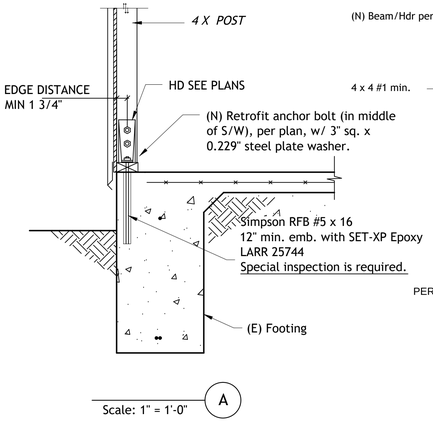
architect

GOODING RESIDENCE
ROOM ADDITION/REMODEL
TITLE 24 REPORT

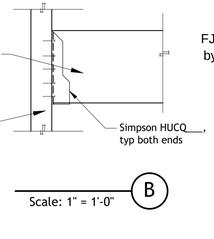
OWNER/SITE ADDRESS:
CONTACT: Kurt Gooding
24722 Jeremiah DR.
Dana Point, CA 92629
(949) 302-1070 Email: kurt.gooding@gmail.com

REGISTERED PROFESSIONAL ENGINEER JOHN A. SALAT NO. C-24445 EXP 10-29-21 STATE OF CALIFORNIA

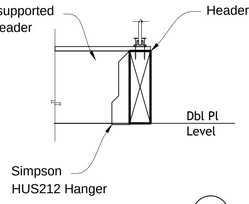
DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET
T-24-2
1 OF (SEE TI INDEX) SHEETS



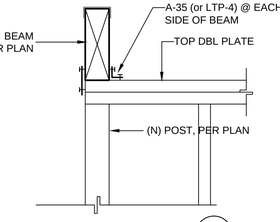
Scale: 1" = 1'-0" A



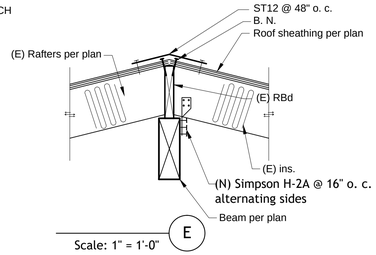
Scale: 1" = 1'-0" B



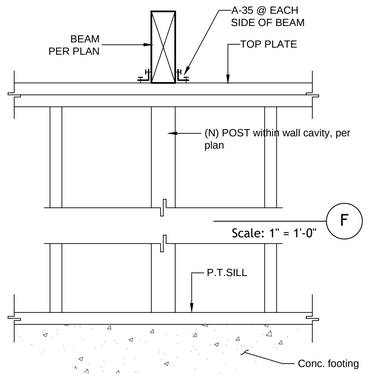
Scale: 1" = 1'-0" C



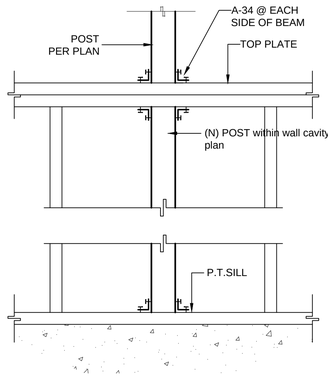
Scale: 1" = 1'-0" D



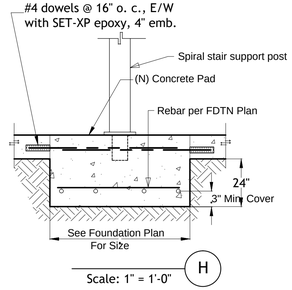
Scale: 1" = 1'-0" E



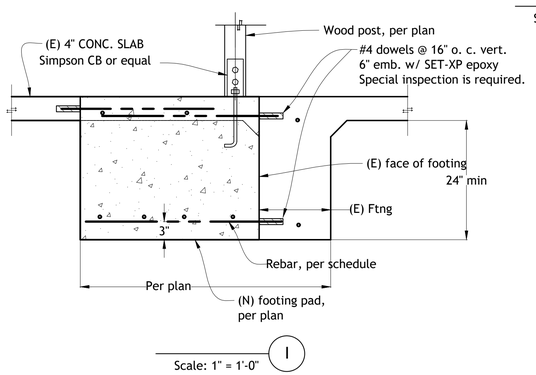
Scale: 1" = 1'-0" F



Scale: 1" = 1'-0" G



Scale: 1" = 1'-0" H



Scale: 1" = 1'-0" I

STRUCTURAL SYMBOLS LEGEND

- a — STRUCTURAL DETAIL
- 1 — Shear panel type
- L = 10' — Length of panel

Beam ID No.reference to structural calculations & tables

CBM-	Ceiling beam	RR-	Roof rafters
RBM-	Roof beam	CJ-	Ceiling joists
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		

- 1 — Holdown location & type per Table 2 on Sheet SD-1
- 1 1 — Holdown/SWs on wall above
- 5/8"Ø A.B. @ Range — Anchor bolt size and spacing
- 1 / A — GRID LINES
- A / S-1 — Detail Number / Page
- A / S-1 — SECTION NUMBER / PAGE
- RAFTER/FLOOR JOIST SPAN
- e — RANGE
- Member size and spacing see Table 4
- e — 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

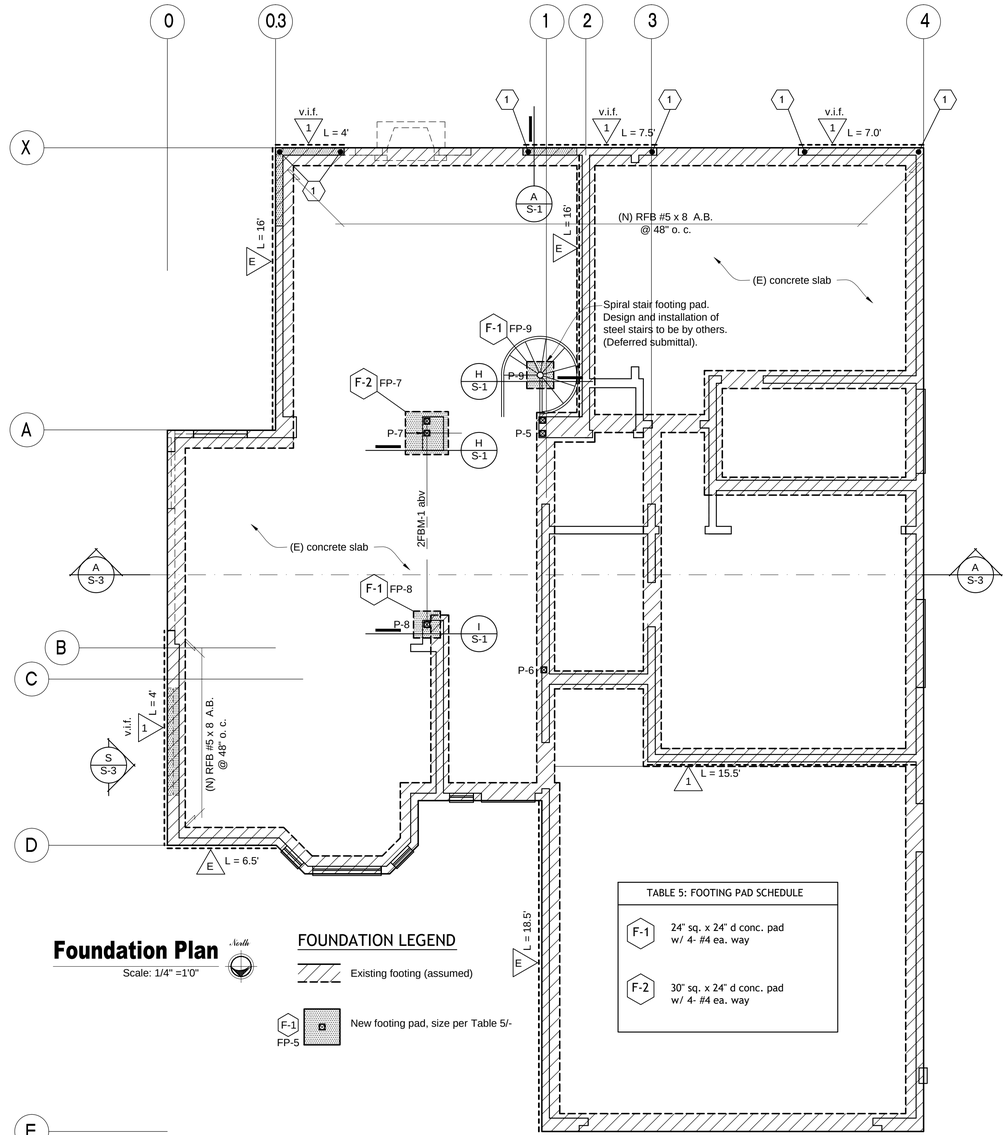
Notice to contractor:
No changes are to be made on these plans without the knowledge and consent of the engineer whose signature appears heron. Do not scale plans.

BEAM LEGEND

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

Abbrebriations:

SYM	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
		T & B	Top and bottom



Foundation Plan

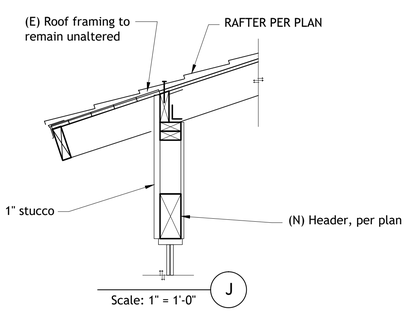
Scale: 1/4" =1'0"

FOUNDATION LEGEND

- Existing footing (assumed)
- F-1 / FP-5 — New footing pad, size per Table 5/-

TABLE 5: FOOTING PAD SCHEDULE

F-1	24" sq. x 24" d conc. pad w/ 4- #4 ea. way
F-2	30" sq. x 24" d conc. pad w/ 4- #4 ea. way



Scale: 1" = 1'-0" J

NO.	DESCRIPTION	DATE:	BY:
1	City review	030120	CV

9234 Stamps Ave.
Downey, CA 90240
Tel (323) 236-7210
vegacpe@aol.com
Lic. No. C43117

Cavetano, P. E., Inc.
Professional Engineering

REGISTERED PROFESSIONAL ENGINEER * CAVETANO G. VEGA * NO. C43117 Exp. 3-31-22 CIVIL STATE OF CALIFORNIA

SHEET TITLE: FOUNDATION PLAN
ADDRESS: 24722 Jeremiah Drive, Dana Point, CA 92629
OWNER/CONTRACTOR: Kurt Gooding

PROJECT NO. 19-180
SHEET S-1 OF 4 SHEETS

06/23/2020

v.i.f. Note: Plywood sheathing under stucco is assumed to exist, which shall be verified in field. If no plywood is present, new plywood sheathing shall be installed, as shown.

Table 4: FRAMING MEMBERS	
MEMBER ID	MEMBER SIZE
a	2 x 6 #2 or BTR DF-L CJs @ 16" o. c.
b	2 x 8 #2 or BTR DF-L RRs @ 16" o. c.
c	2 x 12 #2 or BTR DF-L FJs @ 16" o. c.
RFBM-1	(E) 4 x 12 #1, Drop Bm
RFBM-2	(N) 4 x 10 #1 min.
2FBM-1	(N) 4 x 12 #1
2FBM-2	(N) 4 x 12 #1
H-1	4 x 10 #1
H-2	4 x 8 #1

Mezzanine/Clng Framing Plan

Scale: 1/4" =1'0"

Roof Framing Plan

Scale: 1/4" =1'0"

Floor Sheathing:
Use: 19/32" Exposure 1, T & G Plywood w/ 10d @ 6", 6", 10" with face grain perpendicular to supports and end joints staggered. Span index: 24/16

NO.	DESCRIPTION	DATE:	BY:
0	City review	030120	CV
1	Plan check corrections	042020	CV
2	Plan check corrections	062320	CV

9234 Stamps Ave.
Downey, CA 90240
Tel (323) 236-7210
vegacpe@aol.com
Lic. No. C43117

Cayetano, P.E., Inc.
Professional Engineering

SHEET TITLE: STRUCTURAL ROOF FRAMING PLAN

ADDRESS: 24722 Jeremiah Drive
Dana Point, CA 92629

OWNER/CONTRACTOR: - - -

REGISTERED PROFESSIONAL ENGINEER
CAYETANO G. VEGA
NO. C43117
Exp. 3-31-22
Civil
STATE OF CALIFORNIA

PROJECT NO. 19-180

SHEET S-2
OF 4 SHEETS

06/23/2020

CITY OF DANA POINT

COMMUNITY DEVELOPMENT
BUILDING AND SAFETY
33282 Golden Lantern, Suite 209
Dana Point, CA 92629
949 248-3594
www.danapoint.org

A041 – STATEMENT

2016 CALIFORNIA CODES
CODE CYCLE

01/01/2017
EFFECTIVE DATE

STATEMENT OF SPECIAL INSPECTIONS & STRUCTURAL OBSERVATIONS

ADDRESS 24722 Jeremiah Drive, Dana Point, CA 92629 PERMIT NUMBER BLD20-0414

OWNER Kurt Gooding

RDP* Cayetano G. Vega PE

* Registered Design Professional or Engineer of Record

STATEMENT OF SPECIAL INSPECTIONS

The applicant shall submit a statement of Special Inspections in accordance with Section 107.1, Chapter 1, Division II, as a condition for permit issuance. This statement shall be in accordance with Section 1704.3.

The Special Inspection and Structural Testing requirements of the Building Code included in this document are:

- **Designation of Special Inspectors, Structural Observers, & Testing Agencies.**
- **Schedule of Special Inspections.**
- **Schedule of Structural Observations.**

See sheet SD-1

DESIGNATION OF SPECIAL INSPECTORS, STRUCTURAL OBSERVATIONS, & TESTING AGENCIES

The Owner or the Registered Design Professional in responsible charge acting as the Owner's Agent shall employ one or more approved agencies to perform inspections during construction on the type of work listed under Section 1705. These inspections are in addition to the City of Dana Point inspections identified in Section 110.

Deputy Inspectors shall be registered with the City of Dana Point.

The Special Inspectors, Structural Observers, and Testing Agencies shall keep records of all inspections and tests, and furnish reports to the Building Official and the Registered Design Professional in Responsible Charge (RDP). Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the RDP. Special Inspectors and Structural Observers shall refer to the approved plans for detailed inspection requirements.

The following individuals or firms will be performing the required inspections and testing.

Designated Structural Observer or Deputy Inspector	Registration Number
Cayetano Vega PE	C-43117
Mario Hernandez, deputy insp. Conc.	902

FINAL REPORT OF SPECIAL INSPECTIONS

At the conclusion of the work included in the permit, the structural observer shall submit to the Building Official a written statement that the site visits have been made and identify any reported deficiencies which, to the best of the structural observer's knowledge, have been resolved.

Structural observation shall be provided in Seismic Design Category D, E or F when one of the following conditions exists:

1. The structure is classified as Risk Category III or IV in accordance with Table 1604.5.
2. The height of the structure is greater than 75 feet above the base.
3. The structure is assigned to Seismic Design Category E, is classified as Risk Category I or II in accordance with Table 1604.5 and is greater than 2 stories above grade plane.
4. When so designated by the registered design professional responsible for the structural design.
5. When such observation is specifically required by the Building Official, or when the construction involves:
   1. In FP-3 Zone.
   2. Hillside Construction
   3. Steel or concrete moment frames
   4. Caisson/Grade Beam Construction

Prior to the commencement of observations, the structural observer shall submit to the Building Official a written statement identifying the frequency and extent of the structural observations.

Prepared by:

Cayetano Vega PE
(type or print name)

Signature 06 / 23 / 20 Date

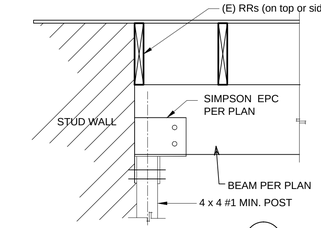
Owner's Authorization:

Signature Date

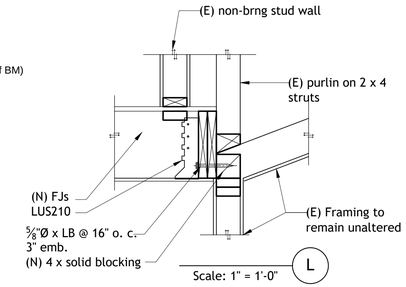
Building Official's Acceptance:

Signature Date

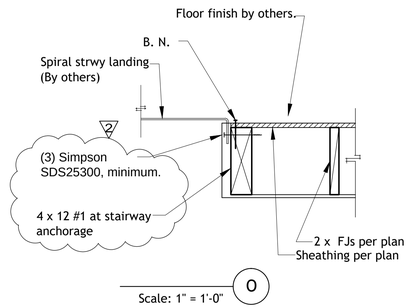
REGISTERED PROFESSIONAL ENGINEER CAYETANO G. VEGA NO. C43117 Exp. 3-31-22 CIVIL STATE OF CALIFORNIA



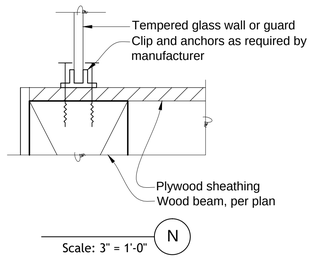
Scale: 1" = 1'-0" M



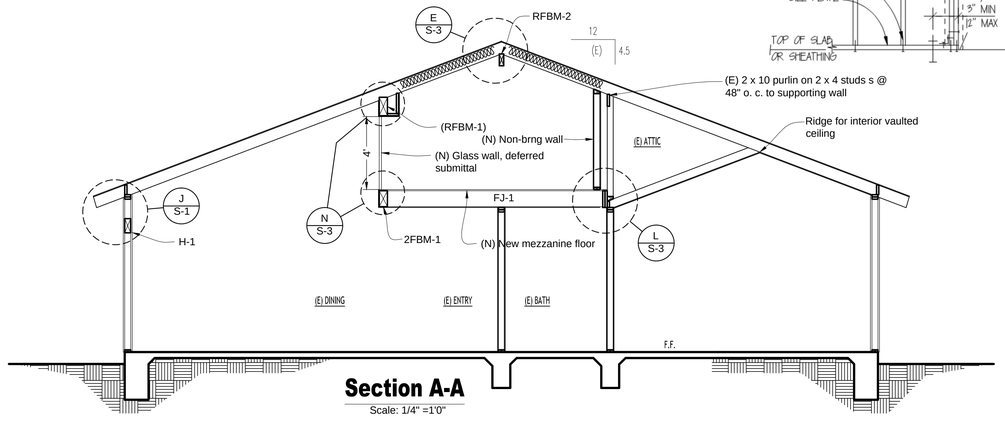
Scale: 1" = 1'-0" L



Scale: 1" = 1'-0" O

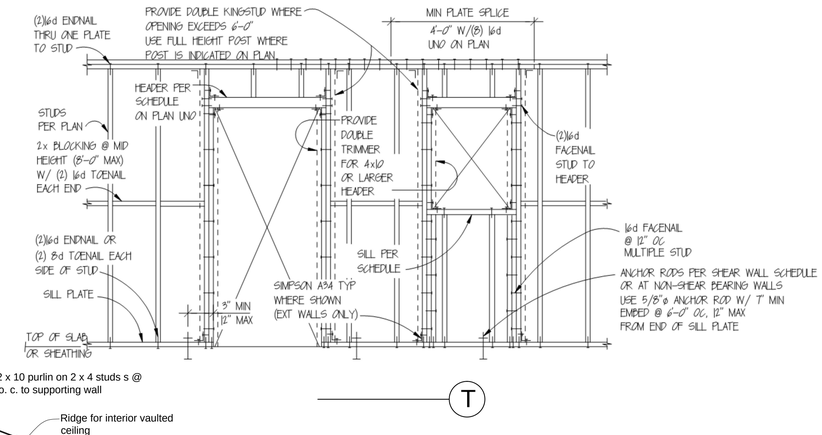


Scale: 3" = 1'-0" N



Section A-A

Scale: 1/4" =1'0"

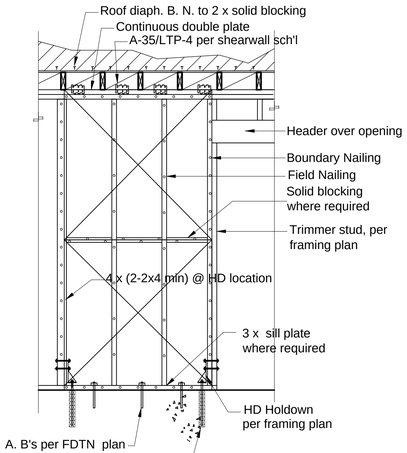


T

Notes:

1. Framing at adjoining panel edges shall be 3 x or wider and nails shall be staggered where nails are spaced 2" on center.
2. Where plywood is applied on both sides, and nail spacing is less than 6" o. c. on either side, panel joints shall be offset to fall on different framing memners, or framing shall be 3 x or thicker, and nails on each side shall be staggered.
3. Framing at adjoining panel edges shall be 3 x or wider and nails shall be staggered where 10d nails having a penetration of more than 1-⅝" are spaced 3" or less on center.
4. Minimum dimension of any plywood piece shall be 24". ½" minimum nail edge distance is required.
5. Use common nails, only.

REGISTERED PROFESSIONAL ENGINEER CAYETANO G. VEGA NO. C43117 Exp. 3-31-22 CIVIL STATE OF CALIFORNIA



Typical Shear Wall w/ opening

Scale: 1/2" = 1'-0" S

NO.	DATE:	BY:	DESCRIPTION
0	030120	CV	City review
1	042020	CV	Plan check corrections
2	062320	CV	Plan check corrections

9234 Stamps Ave.
Downey, CA 90240
Tel (323) 236-7210
vegacpe@aol.com
Lic. No. C43117

Cayetano, P.E., Inc.
Professional Inventor of engineering

SHEET TITLE: STRUCTURAL ROOF FRAMING PLAN

ADDRESS: 24722 Jeremiah Drive
Dana Point, CA 92629

OWNER/CONTRACTOR:

PROJECT NO. 19-180

SHEET **S-3**

OF 4 SHEETS

06/23/2020

Table 3. 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.

Required inspections shall be the following:

1) Holdown installation using Simpson SET-XP epoxy. See item 4 on CBC Table 1705.3 below.

TABLE 1705.3
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD[a]	CBC REFERENCE
1. Inspect reinforcement, including prestressing tendons, and verify placement.	—	X	ACI 318: Ch. 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4
2. Reinforcing bar welding: a. Verify weldability of reinforcing bars other than ASTM A706; b. Inspect single-pass fillet welds, maximum 5/16", and c. Inspect all other welds.	— X	X X —	AWS D1.4 ACI 318: 26.6.4	—
3. Inspect anchors cast in concrete.	—	X	ACI 318: 17.8.2	—
4. Inspect anchors post-installed in hardened concrete members.[b] a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads. b. Mechanical anchors and adhesive anchors not defined in 4.a.	X —	— X	ACI 318: 17.8.2.4 ACI 318: 17.8.2	—
5. Verify use of required design mix.	—	X	ACI 318: Ch. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	—	ASTM C172 ASTM C31 ACI 318: 26.5, 26.12	1908.10
7. Inspect concrete and shotcrete placement for proper application techniques.	X	—	ACI 318: 26.5	1908.6, 1908.7, 1908.8
8. Verify maintenance of specified curing temperature and techniques.	—	X	ACI 318: 26.5.3-26.5.5	1908.9
9. Inspect prestressed concrete for: a. Application of prestressing forces; and b. Grouting of bonded prestressing tendons.	X X	— —	ACI 318: 26.10	—
10. Inspect erection of precast concrete members.	—	X	ACI 318: 26.9	—
11. Verify in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	—	X	ACI 318: 26.11.2	—
12. Inspect formwork for shape, location and dimensions of the concrete member being formed.	—	X	ACI 318: 26.11.1.2(b)	—

For SI: 1 inch = 25.4 mm.
a. Where applicable, see Section 1705.12, Special inspections for seismic resistance.
b. Specific requirements for special inspection shall be included in the research report for the anchor issued by an approved source in accordance with 17.8.2 in ACI 318, or other qualification procedures. Where specific requirements are not provided, special inspection requirements shall be specified by the registered design professional and shall be approved by the building official prior to the commencement of the work.
c. *[OSHPD 1R, 2 & 5] Installation of all adhesive anchors in horizontal and upwardly inclined positions shall be performed by an ACI/CRSI Certified Adhesive Anchor Installer, except where the factored design tension on the anchors is less than 100 pounds and those anchors are clearly noted on the approved construction documents or where the anchors are shear dowels across cold joints in slabs on grade where the slab is not part of the lateral force-resisting system.*

Table 1: Shear Wall Schedule

△	Panel Type [4]	Nailing [6]	Sole Pl Connectors	Block to Dbl Pl @ top [9]	A. B.'s [1,5,7] to Ftng	allowble (plf) [2]
1 [2]	15/32" STR 1 Plywd	8d @ 6", 6",12"	20d @ 8" o.c.	LTP4 @ 24" o.c.	⅝"Ø @ 40" o.c.	210
	For panel on 2 sides,use:	8d @ 6", 6",12"	½"Ø x 6" SDS @ 6" o. c.	LTP4 @ 16" o.c.	⅝"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.	⅝"Ø @ 32" o.c.	320 [2]
	For panel on 2 sides,use:	8d @ 4", 4",12"	½"Ø x 6" SDS @ 4" o. c.	LTP4 @ 8" o.c.	⅝"Ø @ 16" o.c.	640
3	15/32" STR 1 Plywd	8d @ 3", 3",12"	½"Ø x 6" SDS @ 8" o. c.	LTP4 @ 16" o.c.	⅝"Ø @ 24" o.c.	500
4	⅞" stucco	1-1/2", 11 GA "	20d @ 8" o.c.	LTP4 @ 24" o.c.	⅝"Ø @ 60" 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,I
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 ⅞"
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

NAILING SCHEDULE	
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
DOUBLE TOP PLATES, FACE NAIL	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
NOTES	3-16d
1. COMMON OR GALVANIZED BOX NAILS MAY BE USED.	2-16d
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.	

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: ¾" 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 4500 psi with W/C of 0.45.
- Concrete for grade beams and caissons shall be a minimum of 4500 psi compressive strength. Special inspection is required.
- Cement shall be type V 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 5 inches thick concrete reinforced with #4 @ 16" o. c., E/W over 10 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-#5 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.

REGISTERED PROFESSIONAL ENGINEER
CAYETANO G. VEGA
NO. C43117
Exp. 3-31-22
CIVIL
STATE OF CALIFORNIA

NO.	DESCRIPTION	DATE:	BY:
0	City review	030120	CV
1	City corrections resubmittal	042020	CV
2	City corrections resubmittal	062320	CV

9234 Stamps Ave.
Downey, CA 90240
Tel (562) 861-5333
Fax (562) 861-5333
Lic. No. C43117

Vega Cayetano, P.E., Inc.
civil/structural/master of engineering

SHEET TITLE: GENERAL NOTES, SCHEDULES
ADDRESS:
OWNER/CONTRACTOR:

PROJECT NO. 19-180
SHEET SD-1
OF 4 SHEETS

06/23/2020

Plan check corrections 121716 CV