

ABBREVIATIONS		
Not all of these abbreviations will apply to this project.		
#	AT	EW
AB	NUMBER	EJ
AC	ANCHOR BOLTS	EL
ADNL	ASPHALTIC CONCRETE	EOS
AF	ADDITIONAL	EQ
AGG	ABOVE FINISH FLOOR	EXP B
AL	AGGREGATE	EXT
ALUM	ALTERNATE	FG
APPROX	ALUMINUM	FNWS
ARCH	APPROXIMATE	FS
BLOC	ARCHITECTURAL	FND
BLK	BLOCK	FOC
BLKG	BLOCKING	FOM
BM	BEAM	FOS
BN	BOUNDARY NAILING	FT (")
BOC	BOTTOM OF CONCRETE	FTG
BOF	BOTTOM OF FOOTING	GA
BOT	BOTTOM	GALV
BP	BUTTON PUNCH	GL
BRG	BEARING	GWB
BRG PL	BEARING PLATE	HAS
BTW	BETWEEN	HDR
CCJ	CRACK CONTROL JOINT	HK
CC	CENTER TO CENTER	HORIZ
CIP	CAST IN PLACE	HSB
CJ	CONSTRUCTION JOINT	ID
CTR	CENTER	IN (")
CL	CENTER LINE	INT
CLC	CEILING	IST
CLR	CLEAR	JT
COL	CONCRETE MASONRY UNIT	LLH
CONC	CONCRETE	LLV
CONN	CONNECTION	LS
CONSTR JT	CONSTRUCTION JOINT	LT WT
CONT	CONTINUOUS	LWC
CSK	COUNTER SINK	LWG
DBL	DOUBLE	MAX
DEPR	DEPRESSED	MB
DF	DOUGLAS FIR	MC
DIA	DIAMETER	MECH
DIA	DIAGONAL	MEZZ
DM	DIMENSION	MISC
DN	DOWN	MIN
DWG	DRAWING	MW
EA	EACH	MTL
EF	EACH FACE	NIC
EN	EDGE NAILING	NOM

SYMBOLS		
	SECTION NUMBER	
	SHEET NUMBER	
	REVISION NUMBER	
	WINDOW NUMBER	

2022 CalGreen Mandatory Measures		
1.	Protect annular spaces around pipes, electric cables, conduits at exterior walls against the passage of rodents (4.406.1)	
2.	Cover duct openings and other related air distribution component openings during construction. (4.504.1)	
3.	Adhesives, sealant and caulks shall be compliant with VOC and other toxic compounds limits. (4.504.2.1)	
4.	paints, stains and other coating shall be compliant with VOC limits. (4.504.2.2)	
5.	Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. (4504.2.3) Verification of compliance shall be provided.	
6.	Carpet and carpet system shall be compliant with VOC limits. (4.504.3)	
7.	Exhaust fans in bathrooms must be Energy Star (noted on Plan), and minimum 80% of floor area receiving resilient flooring shall comply with Section(4.504.4)	
8.	Particle board, medium density fiberboard (MDF) and hardwood plywood used in interior	
9.	Install capillary break and vapor retarder at slab on grade foundation. (4.504.2)	
10.	Check moisture content of building material used in wall and floor framing before enclosure. (4.504.3)	
11.	Duc systems are sized, designed, and equipment is selected per Section (405.2) HVAC system installers must be trained and certified and special inspectors employed by the enforcing agency must be qualified.	

2022 CAL-GREENBUILDING: STANDARD CODES		
1.	4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply.	
2.	4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.	
3.	4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.	
4.	4.504.2.1 ADHESIVES, SEALANTS AND CAULKS. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply and be in compliance with the voc limits.	
5.	4.504.3.1 CARPET CUSHION. All carpet cushion installed in the building interior shall meet the requirements of the carpet and rug institute's green label program.	
6.	4.504.2.2 PAINTS AND COATINGS. Architectural paints and coatings shall comply with voc limits in table 1 of the arb architectural suggested control measure, as shown in table 4.504.3, unless more stringent local limits apply, these must be in compliance with the voc limits.	
7.	4.504.2.3 AEROSOL PAINTS AND COATINGS. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(A)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances in Sections 94522(E)(1) and (F)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.	
8.	4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for composite wood.	
9.	4.505.2.1 CAPILLARY BREAK. A capillary break shall be installed in compliance with at least one of the following: a 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used	
10.	4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not moisture be installed. Wall and floor framing shall not be encased within the framing members, exceed 19 percent content	
11.	4.506.1 BATHROOM EXHAUST FANS. Each bathroom shall be mechanically ventilated and shall comply with the following: Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. A. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80% a humidity control may utilize manual or automatic means of adjustment. B. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)	
12.	4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following manual: Duct systems are sized according to ANSI/ACCA 1 Manual D	
13.	702.1 INSTALLER TRAINING HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program	

GENERAL NOTES		
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:		
2022 CALIFORNIA BUILDING CODE		
2022 CALIFORNIA RESIDENTIAL CODE		
2022 CALIFORNIA PLUMBING CODE		
2022 CALIFORNIA FIRE CODE		
2022 CALIFORNIA ELECTRICAL CODE		
2022 CALIFORNIA ENERGY CODE		
2022 CALIFORNIA MECHANICAL CODE		
2022 CALIFORNIA GREEN BUILDING STANDARD		
1.	All construction, workmanship and materials shall conform with the requirements of the 2022 California Code Edition, and the Carmel by the Sea municipal code.	
2.	The contractor shall verify all dimensions, elevations and site conditions and shall become completely familiar with the construction documents prior to starting construction.	
3.	CODG, Inc. and Engineer shall be notified of any omissions or discrepancies in the working drawing and/or specifications before proceeding with any work so involved.	
4.	All dimensions take precedence over scale shown on plans, sections and details.	
5.	Specific notes and details take precedence over structural notes and typical details.	
6.	Where specific details are not provided, construction can follow details for similar conditions, unless conflicts occur.	
7.	The contractor shall be responsible for the design, installation and maintenance of all bracing and shoring required during construction until all construction is finalized.	
8.	Job site safety is the sole responsibility of the contractor.	
9.	See architectural drawings for the size and location of all door and window openings, location of nonbearing partitions, roof an floor elevations, roof slopes, architectural finishes, and other related information not indicated on the structural drawings.	
10.	See mechanical, electrical and/or architectural drawing for the size and location of pipes, conduits, floor drains, vents, ducts, and other similar penetrations not indicated on the structural drawings.	
11.	Fire Sprinklers- Provide Sprinkler Drawings to the Fire Marshal for Review & Approval prior to installation.	
12.	EPOXY and ANCHOR BOLTS: Especial Inspection required for epoxy set anchor bolts.	

SHEET INDEX		
CN	COVER SHEET & GENERAL NOTES	

GN.1	2022 GREEN BUILDING STANDARDS CODES
GN.2	2022 GREEN BUILDING STANDARDS CODES
GN.3	CONSTRUCTION BEST MANAGEMENT PRACTICE (BMPS)
GN.4	TRAFFIC CONTROL PLAN, TRUCK ROUTE, & PARKING PLAN
GN.5	SPECIAL INSPECTIONS FORM
GN.6	SPECIAL INSPECTIONS FORM

ARCHITECTURAL:	
A1.0	SITE PLAN
A1.1	PROPOSED SITE PLAN
A1.2	PROPOSED EROSION CONTROL PLAN
A2.0	PERSPECTIVE DRAWING
A3.0	FLOOR PLAN PROPOSED
A4.0	ELEVATIONS PROPOSED
A5.0	ROOF PLAN PROPOSED
A6.0	REFLECTIVE CEILING PLAN
A7.0	WINDOW & DOOR SCHEDULE
A8.0	MATERIALS
A9.0	SECTIONS
A9.1	COVERED PORCH, SECTION
A10.0	TYPICAL DETAILS
A10.1	CUSTOM DETAIL
A11.0	WALL ASSEMBLY DETAILS
A11.1	FLOOR ASSEMBLY DETAILS
A11.2	WINDOW DETAILS
A11.3	DOOR DETAILS
A11.4	ROOF DETAILS
A12.0	AVERAGE NATURAL GRADE PLAN

ELECTRICAL:	
E1.0	ELECTRICAL NOTES
E2.0	ELECTRICAL MAIN LEVEL

MECHANICAL:	
M0.1	MECHANICAL GENERAL NOTES, LEGEND & SHEET INDEX
M0.2	MECHANICAL EQUIPMENT SCHEDULE
M0.3	MECHANICAL EQUIPMENT SPECIFICATION
M0.4	MECHANICAL EQUIPMENT SPECIFICATION
M2.1	MECHANICAL PLAN - MAIN FLOOR
M2.2	MECHANICAL PLAN - ROOF
M3.1	MECHANICAL DETAILS
M3.2	MECHANICAL DETAILS

STRUCTURAL:	
S0	STRUC. NOTES, SYMBOLS, SCHEDULES, PROJECT DESIGN BASIS, GENERAL INFORMATION
S1	FOUNDATION PLAN & SECTION, NOTES & DETAILS
S2	ROOF PLAN
S3	SHEAR PLAN
S4	SECTIONS & DETAILS
D1	FOUNDATION DETAILS
D2	ROOF DETAILS
D3	STRUCTURAL DETAILS

PROVIDE A COPY OF THE OPERATION & MAINTENANCE MANUAL TO HOME OWNERS

At the time of final inspection, a manual, compact disc,web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:
1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following: A. Equipment and appliances, including water-saving devices and systems, HVAC systems, water-heating systems and other major appliances and equipment. B. Roof and yard drainage, including gutters and downspouts. C. Space conditioning systems, including condensers and air filters. D. Landscape irrigation systems. E. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30 & 60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspection verifications required by the enforcing agency or this code.

CONTRACTOR NOTES		
1.	CONTRACTOR SHALL OBTAIN A 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND THE TICKET SHALL BE KEPT ACTIVE THROUGHOUT THE PROJECT AND SHALL BE ON-SITE AT ALL INSPECTIONS.	
2.	A STATE LICENSED SURVEYOR SHALL CERTIFY THAT THE LOCATION OF THE NEW FOUNDATION ELEMENTS IS IN CONFORMANCE WITH THE APPROVED PLANS PRIOR TO FOOTING INSPECTION; AND SHALL CERTIFY THE ROOF HEIGHT IS IN CONFORMANCE WITH THE APPROVED PLANS PRIOR TO ROOF SHEATHING INSPECTION. WRITTEN CERTIFICATIONS SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF INSPECTION	
3.	MINIMIZE OFF-SITE VIBRATION AND DAMAGE TO NEARBY PROPERTIES. CONTRACTOR SHALL UTILIZE THE SMALLEST FEASIBLE COMPACTION EQUIPMENT CAPABLE OF ACHIEVING THE DESIRED COMPACTION LEVEL. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL OFF-SITE DAMAGE AND SHALL REPAIR ANY DAMAGE IN A TIMELY MANNER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.	

PROJECT TEAM		
DESIGN:	OWNER:	
CLAUDIO ORTIZ DESIGN GROUP INC. 26615 CARMEL CENTER PLACE #102 CARMEL, CA. 93923 TEL. (831) 626-4146	EHLEN-KUKIO LLC 3150 MIDWOOD LN. PEBBLE BEACH, CA. 93953	
STRUCTURAL ENGINEER:	MECHANICAL ENGINEER:	
WILLIAMSON CHAVEZ DESIGN 14741 KIT CARSON DRIVE EAST GARRISON, CA. 93933 TEL. (661) 910-3977 WILLIAMSONCHAVEZ@YAHOO.COM	BUILDENG WWW.BUILDENGLLC.COM INFO@BUILDENGLLC.COM TEL. (310) 492-5515	

FLOOR AREA			
FAR ALLOWED	EXISTING	35%	PROPOSED
	7,287.0 SQ.FT.		7,287.0 SQ.FT.
MAIN LEVEL	3,066.0 SQ.FT.		3,066.0 SQ.FT.
GARAGE (ATTACHED)	373.0 SQ.FT.		373.0 SQ.FT.
STORAGE BLDG	206.0 SQ.FT.		206.0 SQ.FT.
ADU (NOT INC. IN FLOOR AREA)	0.0 SQ.FT.		(800.0 SQ.FT.)
TOTAL (P) GROSS FLOOR AREA:	3,645.0 SQ.FT.	35%	3,645.0 SQ.FT.

SITE COVERAGE			
NO CHANGE			
HARDSCAPE COVERAGE			
IMPERVIOUS COVERAGE:	EXISTING		PROPOSED
ADU COVERED PORCH	0.0 SQ.FT.		237.0 SQ.FT.
LANDINGS	91.0 SQ.FT.		91.0 SQ.FT.
TOTAL (P) IMPERVIOUS COVERAGE	91.0 SQ.FT.	00%	328.0 SQ.FT. 15%
PERVIOUS COVERAGE:	EXISTING		PROPOSED
(PATIOS & WALKWAYS)			
NORTH DRIVEWAY	1,649.0 SQ.FT.		1,649.0 SQ.FT.
ENTRY WALKWAY	248.0 SQ.FT.		248.0 SQ.FT.
NORTH WALKWAY	1,238.0 SQ.FT.		1,238.0 SQ.FT.
NORTH PATIO	723.0 SQ.FT.		723.0 SQ.FT.
TOTAL (P) PERVIOUS COVERAGE	3,858.0 SQ.FT.		3,858.0 SQ.FT.
TOTAL PROPOSED COVERAGE	3,949.0 SQ.FT.	19%	4,186.0 SQ.FT. 20.1%



PROJECT INFORMATION		
LOT SIZE	(0.478 ACRES)	20,820.0 S.F.
A.P.N.	008-362-001	
LEGAL DESCRIPTION	BLOCK LOT:	
ZONING	LDR/1.50 (CZ)	
SETBACKS (MIN. ALLOWED)	FRONT: 20FT, SIDE 20FT, REAR 20FT	
BLDNG. OCCUPANCY	R-3/U	
CONST. TYPE	V-B	
HEIGHT (MAX. ALLOWED)	MAIN BLDNG: 30FT, TWO STORY: 24FT	
	FRONT: 50FT, SIDE 6FT, REAR 6FT,	
	IN BETWEEN MAIN BLDG: 10FT-15FT	
	ONE	
CONST. TYPE	NO	
STORIES:	ONE	

SCOPE OF WORK		
1.	NEW ONE-STORY ACCESSORY DWELLING UNIT (ADU); 800 SQ.FT.	
2.	MATERIALS TO MATCH EXISTING HOUSE WITH THE EXCEPTION OF A STANDING SEAM METAL ROOF.	
3.	NO TREE REMOVAL	
4.	NO GRADING	

PARCEL MAP		
NOT TO SCALE		

CODG

CLAUDIO ORTIZ DESIGN GROUP, INC.
26615 CARMEL CENTER PLACE, SUITE 102
CARMEL, CA 93923
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

REVISIONS:

PROJECT:
EHLEN RESIDENCE
3150 MIDWOOD LN. PEBBLE BEACH
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO:
24-03

ISSUE:
10-23-2024
02-28-2025

DRAWN BY:
AJ ORTIZ

COVER SHEET & NOTES

SCALE: 1" = 1/4"

CN

THE DRAWING, REPRESENTATIONS, AND OTHER INFORMATION ON THIS DOCUMENT ARE THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC. AND/OR CLAUDIO ORTIZ. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CLAUDIO ORTIZ DESIGN GROUP, INC. AND/OR CLAUDIO ORTIZ. THE DRAWING IS TO BE USED FOR THE PURPOSES SPECIFIED ONLY. ANY OTHER PROJECT, COMPANY, OR USER OF THIS DRAWING IS TO BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSIONS FROM CLAUDIO ORTIZ DESIGN GROUP, INC. AND/OR CLAUDIO ORTIZ. THE DRAWING IS TO BE USED FOR THE PURPOSES SPECIFIED ONLY. ANY OTHER PROJECT, COMPANY, OR USER OF THIS DRAWING IS TO BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSIONS FROM CLAUDIO ORTIZ DESIGN GROUP, INC. AND/OR CLAUDIO ORTIZ.



PROJECT: EHELEN RESIDENCE
3137150 MIDWOOD LN. PEBBLE BEACH
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO. 24-03

ISSUE:
10-23-2024

DRAWN BY:
AJ ORTIZ

2022 GREEN BUILDING STANDARDS CODES

SCALE: 1' = 1/4"

GN.1

CHAPTER 3

GREEN BUILDING

SECTION 301 GENERAL

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

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

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

1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.

2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

SECTION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD

Department of Housing and Community Development

BSC

California Building Standards Commission

DSA-SS

Division of the State Architect, Structural Safety

OSHPD

Office of Statewide Health Planning and Development

LR

Low Rise

HR

High Rise

AA

Additions and Alterations

N

New

CHAPTER 4

RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.

2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle, or other method approved by the enforcing agency.

3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

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

1. Swales

2. Water collection and disposal systems

3. French drains

4. Water retention gardens

5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

Exceptions:

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:

1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.

1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.

2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway capable of accommodating a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

Y

N/A

RESPON PARTY

Y

N/A

RESPON PARTY

Y

N/A

RESPON PARTY

Y

N/A

RESPON PARTY

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.

When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.

The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.

The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a. Construction documents shall show locations of future EV spaces.

b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use space is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).

Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.

EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.

The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 5 feet (2743 mm).

3. One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.

In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.

1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on a separate of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2 Identification.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.3 Electric Vehicle Ready Space Signage.

Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.

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

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

SECTION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

SECTION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

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

4.303.1.4.5 Pre-rinse spray valves.

When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.3 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (G)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2	
STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019	
PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (< 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial pre-rinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounce-force (ozf) [113 grams-force (g)].

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings

Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE	
FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

Y

N/A

RESPON PARTY

Y

N/A

RESPON PARTY

Y

N/A

RESPON PARTY

Y

N/A

RESPON PARTY

4.304 OUTDOOR WATER USE

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

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2,7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

SECTION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annual spaces around pipes, electric cables, conduits or other openings in subbottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.

2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.

3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or reuse.

2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).

3. Identify diversion facilities where the construction and demolition waste material collected will be taken.

4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.

5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

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

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.

NOTES:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.

2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.

2. Operation and maintenance instructions for the following:

a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.

b. Roof and yard drainage, including gutters and downspouts.

c. Space conditioning systems, including condensers and air filters.

d. Landscape irrigation systems.

e. Water reuse systems.

3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.

4. Public transportation and/or carpool options available in the area.

5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.

6. Information about water-conserving landscape and irrigation design and controllers which conserve water.

7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.

8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.

9. Information about state solar energy and incentive programs available.

10. A copy of all special inspectors verifications required by the enforcing agency or this code.

11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.

12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

Y

N/A

RESPON PARTY

Y

N/A

RESPON PARTY

Y

N/A

RESPON PARTY

Y

N/A

RESPON PARTY

4.304 OUTDOOR WATER USE

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

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2,7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

SECTION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annual spaces around pipes, electric cables, conduits or other openings in subbottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.

2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.

3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or reuse.

2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).

3. Identify diversion facilities where the construction and demolition waste material collected will be taken.

4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.

5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

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

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.

NOTES:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.

2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.

2. Operation and maintenance instructions for the following:

a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.

b. Roof and yard drainage, including gutters and downspouts.

c. Space conditioning systems, including condensers and air filters.

d. Landscape irrigation systems.

e. Water reuse systems.

3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.

4. Public transportation and/or carpool options available in the area.

5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.

6. Information about water-conserving landscape and irrigation design and controllers which conserve water.

7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.

8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.

9. Information about state solar energy and incentive programs available.

10. A copy of all special inspectors verifications required by the enforcing agency or this code.

11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.

12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

Y

N/A

RESPON PARTY

Y

N/A

RESPON PARTY

Y

N/A

RESPON PARTY

Y

N/A

RESPON PARTY

SECTION 4.502 DEFINITIONS

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

SECTION 4.502 DEFINITIONS

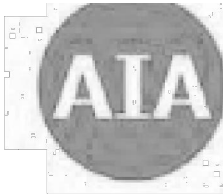
4.502.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardwood, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 9312.01.

DIRT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLS BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.



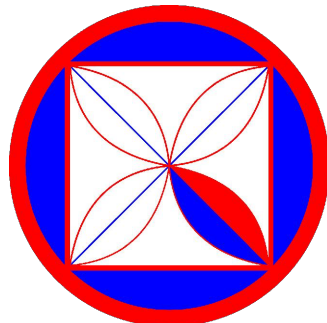
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

<div><div>Y</div><div>N/A</div><div>RESPON. PARTY</div></div> <div><p>MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O₃/g ROG).</p><p>Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.</p><p>MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.</p><p>PRODUCT-WEIGHTED MIR (PW MIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PW MIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).</p><p>Note: PW MIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).</p><p>REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.</p><p>VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94509(a).</p><p>4.503 FIREPLACES</p><p>4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.</p><p>4.504 POLLUTANT CONTROL</p><p>4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.</p><p>4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.</p><p>4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:</p><ol style="list-style-type: none">Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene chloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of <i>California Code of Regulations</i>, Title 17, commencing with section 94507.<p>4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.</p><p>4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of <i>California Code of Regulations</i>, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.</p><p>4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:</p><ol style="list-style-type: none">Manufacturer's product specification.Field verification of on-site product containers.</div> <div><div>Y</div><div>N/A</div><div>RESPON. PARTY</div></div> <div><table><tr><th colspan="2">TABLE 4.504.1 - ADHESIVE VOC LIMIT^{1,2}</th></tr><tr><th colspan="2">(Less Water and Less Exempt Compounds in Grams per Liter)</th></tr><tr><th>ARCHITECTURAL APPLICATIONS</th><th>VOC LIMIT</th></tr><tr><td>INDOOR CARPET ADHESIVES</td><td>50</td></tr><tr><td>CARPET PAD ADHESIVES</td><td>50</td></tr><tr><td>OUTDOOR CARPET ADHESIVES</td><td>150</td></tr><tr><td>WOOD FLOORING ADHESIVES</td><td>100</td></tr><tr><td>RUBBER FLOOR ADHESIVES</td><td>60</td></tr><tr><td>SUBFLOOR ADHESIVES</td><td>50</td></tr><tr><td>CERAMIC TILE ADHESIVES</td><td>65</td></tr><tr><td>VCT & ASPHALT TILE ADHESIVES</td><td>50</td></tr><tr><td>DRYWALL & PANEL ADHESIVES</td><td>50</td></tr><tr><td>COVE BASE ADHESIVES</td><td>50</td></tr><tr><td>MULTIPURPOSE CONSTRUCTION ADHESIVE</td><td>70</td></tr><tr><td>STRUCTURAL GLAZING ADHESIVES</td><td>100</td></tr><tr><td>SINGLE-PLY ROOF MEMBRANE ADHESIVES</td><td>250</td></tr><tr><td>OTHER ADHESIVES NOT LISTED</td><td>50</td></tr><tr><td colspan="2">SPECIALTY APPLICATIONS</td></tr><tr><td>PVC WELDING</td><td>510</td></tr><tr><td>CPVC WELDING</td><td>490</td></tr><tr><td>ABS WELDING</td><td>325</td></tr><tr><td>PLASTIC CEMENT WELDING</td><td>250</td></tr><tr><td>ADHESIVE PRIMER FOR PLASTIC</td><td>550</td></tr><tr><td>CONTACT ADHESIVE</td><td>80</td></tr><tr><td>SPECIAL PURPOSE CONTACT ADHESIVE</td><td>250</td></tr><tr><td>STRUCTURAL WOOD MEMBER ADHESIVE</td><td>140</td></tr><tr><td>TOP & TRIM ADHESIVE</td><td>250</td></tr><tr><td colspan="2">SUBSTRATE SPECIFIC APPLICATIONS</td></tr><tr><td>METAL TO METAL</td><td>30</td></tr><tr><td>PLASTIC FOAMS</td><td>50</td></tr><tr><td>POROUS MATERIAL (EXCEPT WOOD)</td><td>50</td></tr><tr><td>WOOD</td><td>30</td></tr><tr><td>FIBERGLASS</td><td>80</td></tr></table><ol style="list-style-type: none">IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.</div>	TABLE 4.504.1 - 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 ADHESIVES	100	RUBBER FLOOR ADHESIVES	60	SUBFLOOR ADHESIVES	50	CERAMIC TILE ADHESIVES	65	VCT & ASPHALT TILE ADHESIVES	50	DRYWALL & PANEL ADHESIVES	50	COVE BASE ADHESIVES	50	MULTIPURPOSE CONSTRUCTION ADHESIVE	70	STRUCTURAL GLAZING ADHESIVES	100	SINGLE-PLY ROOF MEMBRANE ADHESIVES	250	OTHER ADHESIVES NOT LISTED	50	SPECIALTY APPLICATIONS		PVC WELDING	510	CPVC WELDING	490	ABS WELDING	325	PLASTIC CEMENT WELDING	250	ADHESIVE PRIMER FOR PLASTIC	550	CONTACT ADHESIVE	80	SPECIAL PURPOSE CONTACT ADHESIVE	250	STRUCTURAL WOOD MEMBER ADHESIVE	140	TOP & TRIM ADHESIVE	250	SUBSTRATE SPECIFIC APPLICATIONS		METAL TO METAL	30	PLASTIC FOAMS	50	POROUS MATERIAL (EXCEPT WOOD)	50	WOOD	30	FIBERGLASS	80
TABLE 4.504.1 - 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 ADHESIVES	100																																																																	
RUBBER FLOOR ADHESIVES	60																																																																	
SUBFLOOR ADHESIVES	50																																																																	
CERAMIC TILE ADHESIVES	65																																																																	
VCT & ASPHALT TILE ADHESIVES	50																																																																	
DRYWALL & PANEL ADHESIVES	50																																																																	
COVE BASE ADHESIVES	50																																																																	
MULTIPURPOSE CONSTRUCTION ADHESIVE	70																																																																	
STRUCTURAL GLAZING ADHESIVES	100																																																																	
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250																																																																	
OTHER ADHESIVES NOT LISTED	50																																																																	
SPECIALTY APPLICATIONS																																																																		
PVC WELDING	510																																																																	
CPVC WELDING	490																																																																	
ABS WELDING	325																																																																	
PLASTIC CEMENT WELDING	250																																																																	
ADHESIVE PRIMER FOR PLASTIC	550																																																																	
CONTACT ADHESIVE	80																																																																	
SPECIAL PURPOSE CONTACT ADHESIVE	250																																																																	
STRUCTURAL WOOD MEMBER ADHESIVE	140																																																																	
TOP & TRIM ADHESIVE	250																																																																	
SUBSTRATE SPECIFIC APPLICATIONS																																																																		
METAL TO METAL	30																																																																	
PLASTIC FOAMS	50																																																																	
POROUS MATERIAL (EXCEPT WOOD)	50																																																																	
WOOD	30																																																																	
FIBERGLASS	80																																																																	

<div><div>Y</div><div>N/A</div><div>RESPON. PARTY</div></div> <div><p>TABLE 4.504.2 - SEALANT VOC LIMIT</p><p>(Less Water and Less Exempt Compounds in Grams per Liter)</p><table><tr><th>SEALANTS</th><th>VOC LIMIT</th></tr><tr><td>ARCHITECTURAL</td><td>250</td></tr><tr><td>MARINE DECK</td><td>760</td></tr><tr><td>NONMEMBRANE ROOF</td><td>300</td></tr><tr><td>ROADWAY</td><td>250</td></tr><tr><td>SINGLE-PLY ROOF MEMBRANE</td><td>450</td></tr><tr><td>OTHER</td><td>420</td></tr><tr><td colspan="2">SEALANT PRIMERS</td></tr><tr><td>ARCHITECTURAL</td><td></td></tr><tr><td>NON-POROUS</td><td>250</td></tr><tr><td>POROUS</td><td>775</td></tr><tr><td>MODIFIED BITUMINOUS</td><td>500</td></tr><tr><td>MARINE DECK</td><td>760</td></tr><tr><td>OTHER</td><td>750</td></tr></table></div> <div><div>Y</div><div>N/A</div><div>RESPON. PARTY</div></div> <div><table><tr><th colspan="2">TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{1,2}</th></tr><tr><th colspan="2">GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS</th></tr><tr><th>COATING CATEGORY</th><th>VOC LIMIT</th></tr><tr><td>FLAT COATINGS</td><td>50</td></tr><tr><td>NON-FLAT COATINGS</td><td>100</td></tr><tr><td>NONFLAT-HIGH GLOSS COATINGS</td><td>150</td></tr><tr><td colspan="2">SPECIALTY COATINGS</td></tr><tr><td>ALUMINUM ROOF COATINGS</td><td>400</td></tr><tr><td>BASEMENT SPECIALTY COATINGS</td><td>400</td></tr><tr><td>BITUMINOUS ROOF COATINGS</td><td>50</td></tr><tr><td>BITUMINOUS ROOF PRIMERS</td><td>350</td></tr><tr><td>BOND BREAKERS</td><td>350</td></tr><tr><td>CONCRETE CURING COMPOUNDS</td><td>350</td></tr><tr><td>CONCRETE/MASONRY SEALERS</td><td>100</td></tr><tr><td>DRIVEWAY SEALERS</td><td>50</td></tr><tr><td>DRY FOG COATINGS</td><td>150</td></tr><tr><td>FAUX FINISHING COATINGS</td><td>350</td></tr><tr><td>FIRE RESISTIVE COATINGS</td><td>350</td></tr><tr><td>FLOOR COATINGS</td><td>100</td></tr><tr><td>FORM-RELEASE COMPOUNDS</td><td>250</td></tr><tr><td>GRAPHIC ARTS COATINGS (SIGN PAINTS)</td><td>500</td></tr><tr><td>HIGH TEMPERATURE COATINGS</td><td>420</td></tr><tr><td>INDUSTRIAL MAINTENANCE COATINGS</td><td>250</td></tr><tr><td>LOW SOLIDS COATINGS</td><td>120</td></tr><tr><td>MAGNESITE CEMENT COATINGS</td><td>450</td></tr><tr><td>MASTIC TEXTURE COATINGS</td><td>100</td></tr><tr><td>METALLIC PIGMENTED COATINGS</td><td>500</td></tr><tr><td>MULTICOLOR COATINGS</td><td>250</td></tr><tr><td>PRETREATMENT WASH PRIMERS</td><td>420</td></tr><tr><td>PRIMERS, SEALERS, & UNDERCOATERS</td><td>100</td></tr><tr><td>REACTIVE PENETRATING SEALERS</td><td>350</td></tr><tr><td>RECYCLED COATINGS</td><td>250</td></tr><tr><td>ROOF COATINGS</td><td>50</td></tr><tr><td>RUST PREVENTATIVE COATINGS</td><td>250</td></tr><tr><td>SHELLACS</td><td></td></tr><tr><td>CLEAR</td><td>730</td></tr><tr><td>OPAQUE</td><td>550</td></tr><tr><td>SPECIALTY PRIMERS, SEALERS & UNDERCOATERS</td><td>100</td></tr><tr><td>STAINS</td><td>250</td></tr><tr><td>STONE CONSOLIDANTS</td><td>450</td></tr><tr><td>SWIMMING POOL COATINGS</td><td>340</td></tr><tr><td>TRAFFIC MARKING COATINGS</td><td>100</td></tr><tr><td>TUB & TILE REFINISH COATINGS</td><td>420</td></tr><tr><td>WATERPROOFING MEMBRANES</td><td>250</td></tr><tr><td>WOOD COATINGS</td><td>275</td></tr><tr><td>WOOD PRESERVATIVES</td><td>350</td></tr><tr><td>ZINC-RICH PRIMERS</td><td>340</td></tr></table><ol style="list-style-type: none">GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDSTHE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.</div> <div><div>Y</div><div>N/A</div><div>RESPON. PARTY</div></div> <div><p>TABLE 4.504.4 - FORMALDEHYDE LIMITS:</p><table><tr><th colspan="2">MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION</th></tr><tr><th>PRODUCT</th><th>CURRENT LIMIT</th></tr><tr><td>HARDWOOD PLYWOOD VENEER CORE</td><td>0.05</td></tr><tr><td>HARDWOOD PLYWOOD COMPOSITE CORE</td><td>0.05</td></tr><tr><td>PARTICLE BOARD</td><td>0.09</td></tr><tr><td>MEDIUM DENSITY FIBERBOARD</td><td>0.11</td></tr><tr><td>THIN MEDIUM DENSITY FIBERBOARD:</td><td>0.13</td></tr></table><ol style="list-style-type: none">VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).</div> <div><div>Y</div><div>N/A</div><div>RESPON. PARTY</div></div> <div><p>CHAPTER 7</p><p>INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS</p><p>702 QUALIFICATIONS</p><p>702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:</p><ol style="list-style-type: none">State certified apprenticeship programs.Public utility training programs.Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.Programs sponsored by manufacturing organizations.Other programs acceptable to the enforcing agency.<p>702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:</p><ol style="list-style-type: none">Certification by a national or regional green building program or standard publisher.Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.Successful completion of a third party apprentice training program in the appropriate trade.Other programs acceptable to the enforcing agency.<p>Notes:</p><ol style="list-style-type: none">Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).<p>[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.</p><p>Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.</p></div> <div><div>Y</div><div>N/A</div><div>RESPON. PARTY</div></div> <div><p>DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)</p><p>4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)</p><p>See California Department of Public Health's website for certification programs and testing labs.</p><p>https://www.cdph.ca.gov/Programs/CCDPHP/DEODCEHLB/IAQ/Pages/VOC.aspx.</p><p>4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)</p><p>See California Department of Public Health's website for certification programs and testing labs.</p><p>https://www.cdph.ca.gov/Programs/CCDPHP/DEODCEHLB/IAQ/Pages/VOC.aspx.</p><p>4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.</p><p>4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)</p><p>See California Department of Public Health's website for certification programs and testing labs.</p><p>https://www.cdph.ca.gov/Programs/CCDPHP/DEODCEHLB/IAQ/Pages/VOC.aspx.</p><p>4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5</p><p>4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:</p><ol style="list-style-type: none">Product certifications and specifications.Chain of custody certifications.Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.Other methods acceptable to the enforcing agency.<p>4.505 INTERIOR MOISTURE CONTROL</p><p>4.505.1 General. Buildings shall meet or exceed the provisions of the <i>California Building Standards Code</i>.</p><p>4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.</p><p>4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:</p><ol style="list-style-type: none">A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.Other equivalent methods approved by the enforcing agency.A slab design specified by a licensed design professional.<p>4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed; Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:</p><ol style="list-style-type: none">Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.<p>Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.</p><p>4.506 INDOOR AIR QUALITY AND EXHAUST</p><p>4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:</p><ol style="list-style-type: none">Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)<p>Notes:</p><ol style="list-style-type: none">For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.Lighting integral to bathroom exhaust fans shall comply with the <i>California Energy Code</i>.<p>4.507 ENVIRONMENTAL COMFORT</p><p>4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:</p><ol style="list-style-type: none">The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.<p>Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.</p></div>	SEALANTS	VOC LIMIT	ARCHITECTURAL	250	MARINE DECK	760	NONMEMBRANE ROOF	300	ROADWAY	250	SINGLE-PLY ROOF MEMBRANE	450	OTHER	420	SEALANT PRIMERS		ARCHITECTURAL		NON-POROUS	250	POROUS	775	MODIFIED BITUMINOUS	500	MARINE DECK	760	OTHER	750	TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^{1,2}		GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS		COATING CATEGORY	VOC LIMIT	FLAT COATINGS	50	NON-FLAT COATINGS	100	NONFLAT-HIGH GLOSS COATINGS	150	SPECIALTY COATINGS		ALUMINUM ROOF COATINGS	400	BASEMENT SPECIALTY COATINGS	400	BITUMINOUS ROOF COATINGS	50	BITUMINOUS ROOF PRIMERS	350	BOND BREAKERS	350	CONCRETE CURING COMPOUNDS	350	CONCRETE/MASONRY SEALERS	100	DRIVEWAY SEALERS	50	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	120	MAGNESITE CEMENT COATINGS	450	MASTIC TEXTURE COATINGS	100	METALLIC PIGMENTED COATINGS	500	MULTICOLOR COATINGS	250	PRETREATMENT WASH PRIMERS	420	PRIMERS, SEALERS, & UNDERCOATERS	100	REACTIVE PENETRATING SEALERS	350	RECYCLED COATINGS	250	ROOF COATINGS	50	RUST PREVENTATIVE COATINGS	250	SHELLACS		CLEAR	730	OPAQUE	550	SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100	STAINS	250	STONE CONSOLIDANTS	450	SWIMMING POOL COATINGS	340	TRAFFIC MARKING COATINGS	100	TUB & TILE REFINISH COATINGS	420	WATERPROOFING MEMBRANES	250	WOOD COATINGS	275	WOOD PRESERVATIVES	350	ZINC-RICH PRIMERS	340	MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION		PRODUCT	CURRENT LIMIT	HARDWOOD PLYWOOD VENEER CORE	0.05	HARDWOOD PLYWOOD COMPOSITE CORE	0.05	PARTICLE BOARD	0.09	MEDIUM DENSITY FIBERBOARD	0.11	THIN MEDIUM DENSITY FIBERBOARD:	0.13
SEALANTS	VOC LIMIT																																																																																																																																							
ARCHITECTURAL	250																																																																																																																																							
MARINE DECK	760																																																																																																																																							
NONMEMBRANE ROOF	300																																																																																																																																							
ROADWAY	250																																																																																																																																							
SINGLE-PLY ROOF MEMBRANE	450																																																																																																																																							
OTHER	420																																																																																																																																							
SEALANT PRIMERS																																																																																																																																								
ARCHITECTURAL																																																																																																																																								
NON-POROUS	250																																																																																																																																							
POROUS	775																																																																																																																																							
MODIFIED BITUMINOUS	500																																																																																																																																							
MARINE DECK	760																																																																																																																																							
OTHER	750																																																																																																																																							
TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^{1,2}																																																																																																																																								
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS																																																																																																																																								
COATING CATEGORY	VOC LIMIT																																																																																																																																							
FLAT COATINGS	50																																																																																																																																							
NON-FLAT COATINGS	100																																																																																																																																							
NONFLAT-HIGH GLOSS COATINGS	150																																																																																																																																							
SPECIALTY COATINGS																																																																																																																																								
ALUMINUM ROOF COATINGS	400																																																																																																																																							
BASEMENT SPECIALTY COATINGS	400																																																																																																																																							
BITUMINOUS ROOF COATINGS	50																																																																																																																																							
BITUMINOUS ROOF PRIMERS	350																																																																																																																																							
BOND BREAKERS	350																																																																																																																																							
CONCRETE CURING COMPOUNDS	350																																																																																																																																							
CONCRETE/MASONRY SEALERS	100																																																																																																																																							
DRIVEWAY SEALERS	50																																																																																																																																							
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	120																																																																																																																																							
MAGNESITE CEMENT COATINGS	450																																																																																																																																							
MASTIC TEXTURE COATINGS	100																																																																																																																																							
METALLIC PIGMENTED COATINGS	500																																																																																																																																							
MULTICOLOR COATINGS	250																																																																																																																																							
PRETREATMENT WASH PRIMERS	420																																																																																																																																							
PRIMERS, SEALERS, & UNDERCOATERS	100																																																																																																																																							
REACTIVE PENETRATING SEALERS	350																																																																																																																																							
RECYCLED COATINGS	250																																																																																																																																							
ROOF COATINGS	50																																																																																																																																							
RUST PREVENTATIVE COATINGS	250																																																																																																																																							
SHELLACS																																																																																																																																								
CLEAR	730																																																																																																																																							
OPAQUE	550																																																																																																																																							
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100																																																																																																																																							
STAINS	250																																																																																																																																							
STONE CONSOLIDANTS	450																																																																																																																																							
SWIMMING POOL COATINGS	340																																																																																																																																							
TRAFFIC MARKING COATINGS	100																																																																																																																																							
TUB & TILE REFINISH COATINGS	420																																																																																																																																							
WATERPROOFING MEMBRANES	250																																																																																																																																							
WOOD COATINGS	275																																																																																																																																							
WOOD PRESERVATIVES	350																																																																																																																																							
ZINC-RICH PRIMERS	340																																																																																																																																							
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION																																																																																																																																								
PRODUCT	CURRENT LIMIT																																																																																																																																							
HARDWOOD PLYWOOD VENEER CORE	0.05																																																																																																																																							
HARDWOOD PLYWOOD COMPOSITE CORE	0.05																																																																																																																																							
PARTICLE BOARD	0.09																																																																																																																																							
MEDIUM DENSITY FIBERBOARD	0.11																																																																																																																																							
THIN MEDIUM DENSITY FIBERBOARD:	0.13																																																																																																																																							

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.



CODG

CLAUDIO ORTIZ DESIGN GROUP, INC.
26015 CANYONVIEW PLACE, STE 102
DUBLIN, CA 94568
OFFICE: 925.476.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

REVISIONS:

PROJECT: EHLEN RESIDENCE
3150 MIDWOOD LN., PEBBLE BEACH
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO.:
24-03

ISSUE:
10-23-2024

DRAWN BY:
AJ ORTIZ

2022 GREEN BUILDING STANDARDS CODES

GN.2

SCALE: 1" = 1/4"

GN.4

COUNTY OF MONTEREY
HOUSING AND COMMUNITY DEVELOPMENT

Planning – Building – Housing
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025



Statement of Special Inspections, 2022 CBC

This form is intended to be modified by the design professional in responsible charge to reflect the specific tests and inspection requirements for this project.

Project Address: 3150 Midwood Lane Pebble Beach CA
Permit Application #: _____
Description Of Work: ADDITION APPROXIMATELY 1,242 SF.

This **Statement of Special Inspections** is submitted in fulfillment of the requirement of CBC Sections 1704 and 1705. Included are:

- Schedule of Special Inspections and tests applicable to this project:
 - ☐ Special Inspections per Sections 1704 and 1705
 - ☐ Special Inspections for Seismic Resistance per Section 1704.3.2
- List of the Testing Agencies and other special inspectors that will be retained to conduct the tests and inspections.
- Structural Observation: In addition to special inspection requirements, the engineer or architect shall provide structural observation when required by Section 1704.6 of the 2022 California Building Code or the Building Official. The scope and frequency for structural observation shall be clearly noted on the plans.
 - ☐ Structural Observations for Seismic Resistance per Section 1704.6.1.
 - ☐ Structural Observation required by the Building Official or Design Professional of Record

The **Schedule of Special Inspections** summarizes the Special Inspections and tests required. Special Inspectors will refer to the approved plans and specifications for detailed special inspection requirements. Any additional tests and inspections required by the approved plans and specifications will also be performed.

Interim reports will be submitted to the Building Official and the Registered Design Professional in Responsible Charge in accordance with CBC Section 1704.2.4.

A **Final Report of Special Inspections** documenting required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy (Section 1704.2.4). The Final Report will document:

- Required special inspections.
- Correction of discrepancies noted in inspections.

Statement of Special Inspections, REV12/23

Page 1 | 13

The **Owner** recognizes his or her obligation to ensure that the construction complies with the approved permit documents and to implement this program of special inspections. In partial fulfillment of these obligations, 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 Special Inspections as required in CBC Section 1704.2.

This plan has been developed with the understanding that the Chief Building Official will:

- Review and approve the qualifications of the Special Inspectors who will perform the inspections.
- Monitor special inspection activities on the job site to ensure that the Special Inspectors are qualified and are performing their duties as called for in this Statement of Special Inspection.
- Review submitted inspection reports.
- Perform inspections as required by the local building code.

Statement of Special Inspections Report Prepared by:

Franshisca Delgado, CODG Inc (Design & Construction Coordinator) franshiscad@codginc.com
Registered Design Professional in Responsible Charge Email Address
Signature *Franshisca Delgado* 03/06/25 Date

Statement of Special Inspections, 2022 CBC

Owner's Authorization: Building Department Acceptance:

Owner Name Title
Signature Signature Date

Contractors' Responsibilities (Section 1704.4): Each contractor responsible for the construction of a main wind- or seismic-resisting system, designated seismic system, or a wind- or seismic-resisting component listed in the statement of special inspections schedule acknowledges:

- Awareness of the special requirements contained in the statement of special inspections;
- Control will be exercised to obtain conformance with the construction documents approved by the Chief Building Official;
- Procedures for exercising control within the contractor's organization, the method and frequency of reporting, and the required distribution of the reports.

Contractor or Owner/Builder Acknowledgment of Responsibilities:

Contractor Contractor's License Number
Signature Date

Statement of Special Inspections, REV12/23

Page 2 | 13

Schedule of Inspection, Testing Agencies, and Inspectors

The following are the testing agencies and special inspectors that will be retained to conduct tests and inspection on this project (must be completed prior to building permit issuance.)

Responsibility	Firm	Address, Telephone, Email
1. Geotechnical Inspections	Butano Engineering- Scott	(231 Green Valley Road, Suite E Freedom CA 95019 (805) 216-9797
2. Special Inspections		
3. Material Testing		
4. Structural Observation	Williamson Chavez Design	williamsonchavez@aol.com P.O. Box 22277 Carmel CA 93922
5. Other		

Seismic Requirements (Section 1704.3.2)

Description of seismic-force-resisting systems and designated seismic systems subject to **special inspections and testing** (See CBC Sections 1705.13 and 1705.14):

The extent of required seismic-force-resisting system is defined in more detail in the construction documents on sheets:

Statement of Special Inspections, REV12/23

Page 3 | 13

Structural Observations (Section 1704.6)

Description of frequency and extent of **required structural observations**:

The extent of required structural observations is defined in more detail in the construction documents on sheets:

Schedule of Special Inspection

Notation Used in Table:

Box entries:

- C Indicates continuous special inspection is required.
- P Indicates periodic special inspection is required. The notes and/or contract documents should clarify.
- Denotes an activity that is either a one-time activity or one whose frequency is defined in some other manner.

Additional detail regarding inspections and tests are provided in the project specifications or notes on the drawings.

Verification and Inspection (Delete all sections that do not apply)	Frequency	Notes
1704.2.5 – Fabrication Shops (select option 1 or 2)		
1. Inspect fabricator's approved detailed fabrication and quality control procedures	---	
2. Verify the completed certificate of compliance from the approved fabricator (1704.2.5.1) – (Not permitted by OSHPD)	---	
1705.2 – Structural Steel Quality Assurance Inspection Requirements of AISC 360		
1. Fabricator and erector documents. (Verify reports, certifications, specifications, and qualifications listed in AISC 360, Section N3 for compliance with construction documents)	---	
2. Material verification of structural steel	P	
3. Verify member locations, braces, stiffeners, and application of joint details at each connection comply with construction documents	P	
4. Structural steel welding:		
a. Inspection tasks Prior to Welding (Observe, or perform for each welded joint or member, the QA tasks listed in AISC 360, Table N5.4-1)	---	
b. Inspection tasks During Welding (Observe, or perform for each welded joint or member, the QA tasks listed in AISC 360, Table N5.4-2)	---	

Statement of Special Inspections, REV12/23

Page 4 | 13

c. Inspection tasks After Welding (Observe, or perform for each welded joint or member, the QA tasks listed in AISC 360, Table N5.4-3)	---	Inspect all steel welds, steel plates, steel columns, and steel beams after.
d. Nondestructive testing (NDT) of welded joints:		EXCEPTION: NDT of welds completed in an approved fabricator's shop. See AISC 360, N7
1. Complete penetration groove welds 5/16" or greater in risk category III or IV	---	UT on 100%, may reduce to 25% per AISC 360, N5e
2. Complete penetration groove welds 5/16" or greater in risk category II	---	UT on 10%, may increase to 100% per AISC 360, N5f
3. Thermally cut surfaces of access holes when material t > 2"	---	
4. Welded joints subject to fatigue when required by AISC 360, Appendix 3, Table A-3.1	---	
5. Fabricator's NDT reports when fabricator performs NDT	---	AISC 360, N5d
5. Structural steel bolting:		
a. Inspection tasks Prior to Bolting (Observe each bolted connection in accordance with QA tasks listed in AISC 360, Table N5.6-1)	---	
b. Inspection tasks During Bolting (Observe the QA tasks listed in AISC 360, Table N5.6-2)	---	
c. Inspection tasks After Bolting (Perform tasks for each bolted connection in accordance with QA tasks listed in AISC 360, Table N5.6-3)	---	

Verification and Inspection (Delete all sections that do not apply)	Frequency	Notes
6. Inspection of steel elements of composite construction prior to concrete placement in accordance with QA tasks listed in AISC 360, Table N6.1	---	
1705.2.2 – Cold-Formed Steel Deck		
1. Material verification of cold-formed steel deck:		
a. Identification markings to conform to ASTM standards specified in the approved construction documents	P	
b. Manufacturer's certified test reports	P	
2. Inspection of welding:		
a. Cold-formed steel deck:		
1. Floor and roof deck welds	P	SDI QA/QC
Table 1705.2.3 – Open-Web Steel Joists and Joist Girders		
1. Installation of open-web steel joists and joist girders		
a. End connections – welding or bolted	P	SJI specifications listed in Section 2207.1
b. Bridging – horizontal or diagonal		CBC 1705.2.4 (span > 60')
1. Standard bridging	P	SJI specifications listed in Section 2207.1

Statement of Special Inspections, REV12/23

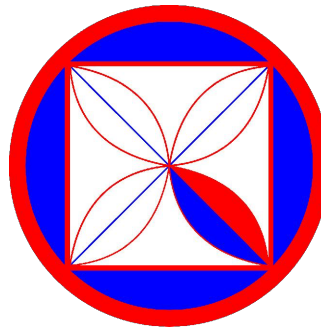
Page 5 | 13

2. Bridging that differs from the SJI specifications listed in Section 2207.1	P	
Table 1705.3 – Concrete Construction		
1. Inspection of reinforcing steel, including prestressing tendons and placement	P	ACI 318: Ch.20, 25.2, 25.3, 26.6.1 – 26.6.3
2. Reinforcing bar welding:		
a. Verification of weldability of reinforcing bars other than ASTM A 706	P	AWS D1.4 ACI 318: Section 26.6.4
b. Inspect single-pass fillet welds, maximum 5/16"	P	AWS D1.4 ACI 318: Section 26.6.4
c. Inspect all other welds	C	AWS D1.4, ACI 318: Section 26.6.4
3. Inspection of anchors cast in concrete	P	ACI 318: 17.8.2
4. Inspection of anchors post-installed in hardened concrete members		
a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads	C	ACI 318: 17.8.2.4
b. Mechanical anchors and adhesive anchors not defined in 4.a	P	ACI 318: 17.8.2
5. Verify use of required design mix	P	ACI 318: Ch. 19, 26.4.3, 26.4.4 CBC 1904.1, 1904.2, 1910.2, 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	C	ASTM C 172; ASTM C 31; ACI 318: 26.5., 26.12; CBC 1908.10
7. Inspect concrete and shotcrete placement for proper application techniques	C	ACI 318: 26.5
8. Verify maintenance of specified curing temperature and techniques	P	ACI 318: 26.5.3 – 26.5.5
9. Inspection of prestressed concrete for:		
a. Application of prestressing forces; and	C	ACI 318: 26.10
b. Grouting of bonded prestressing tendons	C	ACI 318: 26.10
10. Inspect erection of precast concrete members	P	ACI 318: 26.9

Verification and Inspection (Delete all sections that do not apply)	Frequency	Notes
11. For precast concrete diaphragm connections or reinforcement at joints classified as moderate or high deformability elements (MDE or HDE) in structures assigned to Seismic Design Category C, D, E or F, inspect such connections and reinforcement in the field for:		ACI 318: 26.13.1.3
a. Installation of the embedded parts	C ---	ACI 550.5
b. Completion of the continuity of reinforcement across joints	C ---	ACI 550.5
c. Completion of connections in the field	C ---	ACI 550.5
12. Inspect installation tolerances of precast concrete diaphragm connections for compliance with ACI 550.5	P ---	ACI 318: 26.13.1.3

Statement of Special Inspections, REV12/23

Page 6 | 13



CODG
CLAUDIO ORTIZ DESIGN GROUP, INC.
26015 CARMEL CENTER PLACE, STE 102
CARMEL, CA 93924
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

REVIEWS:

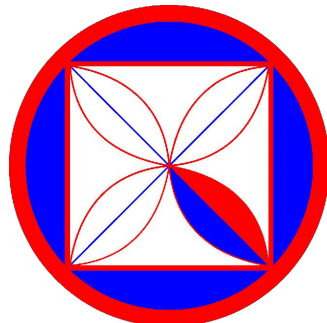
PROJECT:
EHLÉN RESIDENCE
3150 MIDWOOD LN., PEBBLE BEACH
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO.
24-03

ISSUE:
02-28-2025
DRAWN BY:
AJ ORTIZ

SPECIAL INSPECTIONS FORM

SCALE: 1" = 1/4"

GN.5



CODG
CLAUDIO ORTIZ DESIGN GROUP, INC.
26015 CANNON CENTER PLACE, STE 102
SAN DIEGO, CA 92126
OFFICE: 619.492.4146
CLAUDIO@CODG.NC.COM
WWW.CODG.NC.COM

[Handwritten signature]

REVIEWS:

PROJECT:
EHLÉN RESIDENCE
3150 MIDWOOD LN., PEBBLE BEACH
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO:
24-03

ISSUE:
02-28-2025
DRAWN BY:
AJ ORTIZ

SPECIAL
INSPECTIONS FORM

SCALE: 1" = 1/4"

GN.6

13. 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	P	ACI 318: 26.11.2
14. Inspect formwork for shape, location, and dimensions of the concrete member being formed	P	ACI 318: 26.11.2(b)
1705.4 – Masonry Inspections (TMS 402/ACI 530/ASCE 5 and TMS 602/ACI 530.1/ASCE 6)		
1. Verify compliance with the approved submittals	P	TMS 602: Art. 1.5
2. Verification of f'_{ci} and f'_{AC} prior to construction except where specifically exempted by the code	P	TMS 602: Art. 1.4B
3. Verification of slump flow and VSI as delivered to the site for self-consolidating grout	C	TMS 602: Art. 1.5 and 1.6.3
4. As masonry construction begins, the following shall be verified to ensure compliance:		
a. Proportions of site-prepared mortar.	P	TMS 602: Art.2.1, 2.6A, and 2.6C
b. Grade and size of prestressing tendons and anchorages	P	TMS 602: Art.2.4B and 2.4H
c. Placement of reinforcement, connectors, and anchor bolts	P	TMS 602: Art.3.4, 3.6A
d. Prestressing technique.	P	TMS 602: Art.3.6B
e. Properties of thin-bed mortar for AAC masonry	---	TMS 602: Art.2.1C.1; Continuous Inspection for first 5000sf, periodic for after first 5000sf
f. Sample panel construction	P	TMS 602: Art. 1.6D
5. Prior to grouting, verify that the following are in compliance:		
a. Grout space	P	TMS 602: Art.3.2D and 3.2F
b. Placement of prestressing tendons and anchorages	P	TMS 402: 10.8 and 10.9 TMS 602: Art.2.4 and 3.6
c. Placement of reinforcement, connectors, and anchor bolts	P	TMS 602: 6.1, 6.3.1, 6.3.6, and 6.3.7 TMS 602: Art.3.2E and 3.4
d. Proportions of site-prepared grout and prestressing grout for bonded tendons	P	TMS 602: Art.2.6B and 2.4G.1.b
6. Verify compliance of the following during construction:		
a. Materials and procedures with the	P	TMS 602: Art. 1.5
b. Placement of masonry units and mortar joint construction	P	TMS 602: Art.3.3B
c. Size and location of structural members	P	TMS 602: Art. 3.3F
Verification and Inspection (Delete all sections that do not apply)		
Frequency	Notes	
d. Type, size, and location of anchors, including other details of anchorage of masonry to structural members, frames, or other construction	P	TMS 402: Sec. 1.2.1(e), 6.2.1, and 6.3.1
e. Welding of reinforcement	C	TMS 402: Sec.6.1.6.1.2
f. Preparation, construction, and protection of masonry during cold weather (temperature below 40 degrees F (4.4 degrees C)), or hot weather (temperature above 90 degrees F (32.2 degrees C))	P	TMS 602: Art. 1.8C and 1.8D

Statement of Special Inspections, REV12/23

Page 7 | 13

g. Application and measurement of prestressing force	C	TMS 602: Art. 3.6B
h. Placement of grout and prestressing grout for bonded tendons	C	TMS 602: Art. 3.5 and 3.6C
i. Placement of AAC masonry units and construction of thin-bed mortar joints	---	Continuous inspection for first 5000 square feet, and periodic thereafter. TMS 602: Art. 3.3B.9 and 3.3F.1.b
7. Observe preparation of grout specimens, mortar specimens, and/or prisms	P	TMS 602: Ar. 1.4B.2.a.3, 1.4B.2.b.3, 1.4B.2.c.3, 1.4B.3, 1.4B.4, and CBC 2105.2 and 2105.3
8. Additional levels of masonry inspection are required as otherwise noted on the plans	---	
1705.5 – Wood Construction		
1. Inspect prefabricated wood structural elements and assemblies in accordance with Section 1704.2.5	---	
2. Inspect site-built assemblies		
a. Inspect high-load diaphragms:		CBC 1705.5.1
1. Inspect grade and thickness of structural panel sheathing	---	
2. Verify nominal size of framing members at adjoining panel edges. Verify nail or staple diameter and length, number of fastener lines, and spacing between fasteners in each line and at edge margins	---	
b. Metal-plate-connected wood trusses spanning 60 feet or greater. Verify that the temporarily installed restraint bracing, and the permanent individual truss members restraint bracing, are installed in accordance with the approved truss submittal package	---	CBC 1705.5.2
Table 1705.6 – Required Special Inspections and Tests of Soils		
1. Verify materials below shallow foundations are adequate to achieve the desired bearing capacity	P	
2. Verify excavations are extended to proper depth and have reached proper material	P	
3. Perform classification and testing of compacted fill materials	P	
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill	C	
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly	P	

Verification and Inspection (Delete all sections that do not apply)	Frequency	Notes
Table 1705.7 – Required Special Inspections and Tests of Driven Deep Foundation Elements		
1. Verify element materials, sizes and lengths comply with the requirements	C	

Statement of Special Inspections, REV12/23

Page 8 | 13

2. Determine capacities of test elements and conduct additional load tests, as required	C	
3. Observe driving operations and maintain complete and accurate records for each element	C	
4. Verify placement locations and plumbness, confirm type and size of hammer, record number of blows per foot of penetration, determine required penetrations to achieve design capacity, record tip and butt elevations and document any damage to foundation element	C	
5. For steel elements, perform additional inspections in accordance with CBC Section 1705.2	---	
6. For concrete elements and concrete-filled elements, perform additional inspections in accordance with CBC Section 1705.3	---	
7. For specialty elements, perform additional inspections as determined by the registered design professional in responsible charge	---	
Table 1705.8 – Required Special Inspections and Tests of Cast-In-Place Deep Foundation Elements		
1. Observe drilling operations and maintain complete and accurate records for each element	C	
2. Verify locations of piers and their plumbness, confirm element diameters, bell diameters (if applicable), lengths, embedment into bedrock (if applicable) and adequate end-bearing strata capacity. Record concrete or grout volumes	C	
3. For concrete elements, perform additional inspections in accordance with CBC Section 1705.3	---	
1705.9 – Required Verification and Inspection for Helical Pile Foundation		
1. Record installation equipment used, pile dimensions, tip elevations, final depth, final installation torque, and other pertinent data	C	
1705.13 – Special Inspections for Seismic Resistance		
1. Structural Steel Special Inspections for Seismic Resistance:		CBC 1705.13.1, Seismic Design Category (SDC)
a. Inspection of structural steel in accordance with AISC 341	---	CBC 1705.13.1, SDC B, C, D, E, or F
2. Structural Wood Special Inspection for Seismic Resistance:		CBC 1705.13.2, SDC C, D, E or F
a. Inspection of field gluing operations of elements of the seismic force resisting system	C	
b. Inspection of nailing, bolting, anchoring and other fastening of components within the seismic force resisting system, including wood shear walls, panels, diaphragms, collectors, and hold-downs*	P	* Not required where fastener spacing of sheathing is more than 4" O.C.

Statement of Special Inspections, REV12/23

Page 9 | 13

Verification and Inspection (Delete all sections that do not apply)		
Frequency	Notes	
3. Cold-formed Steel Light-Frame Construction Special Inspections for Seismic Resistance:		CBC 1705.13.3, SDC C, D, E or F
a. Inspection during welding operations of elements of the seismic force resisting system	P	
b. Inspections for screw attachment, bolting, anchoring and other fastening of components within the seismic force resisting system, including shear walls, diaphragms*, collectors, and hold-downs	P	* Not required where fastener spacing of sheathing is more than 4" O.C.
4. Designated Seismic Systems Verification:		
a. Inspect and verify that the component label, anchorage or mounting conforms to the certificate of compliance in accordance with Section 1705.13.4	P	ASCE 7, Section 13.2.2, SDC C, D, E or F
5. Architectural Components Special Inspections For Seismic Resistance:		CBC 1705.13.5, SDC D, E or F
a. Inspection during the erection and fastening of exterior cladding and interior and exterior veneer	P	*Not required if 30' or less in height above grade or walking surface or weighing 5 psf or less.
b. Inspection during the erection and fastening of interior and exterior nonbearing walls	P	*Not required if 30' or less in height above grade or weighing 5 psf or less.
c. Inspection during anchorage of access floors	P	CBC 1705.13.5.1 SDC D, E or F
6. Plumbing, Mechanical and Electrical Components Special Inspections for Seismic Resistance:		CBC 1705.13.6
a. Anchorage of electrical equipment for emergency or standby power systems	P	SDC C, D, E or F
b. Anchorage of other electrical equipment	P	SDC E or F
c. Installation and anchorage of piping systems designed to carry hazardous materials, and their associated mechanical units.	P	SDC C, D, E or F
d. Installation and anchorage of HVAC ductwork that will contain hazardous materials	P	SDC C, D, E or F
e. Installation and anchorage of vibration isolation systems	P	SDC C, D, E or F
f. Installation of mechanical and electrical equipment, including duct work, piping systems, and their structural supports, where automatic sprinkler systems are installed in structures assigned to Seismic Design Category C, D, E, or F to verify one of the following:		
1. Minimum clearances have been provided as required by ASCE/SEI 7 Section 13.2.3	P	CBC 1705.13.6.6.1

Statement of Special Inspections, REV12/23

Page 10 | 13

2. A nominal clearance of not less than 3 inches is provided between automatic sprinkler system drops and sprigs and (a) structural members not used collectively or independently to support the sprinklers, (b) equipment attached to the building structure, and (c) other system's piping	P	CBC 1705.13.6.6.2
---	---	-------------------

Verification and Inspection (Delete all sections that do not apply)		
Frequency	Notes	
7. Storage Racks Special Inspections for Seismic Resistance:		CBC 1705.13.7, SDC D, E or F
a. Verify the materials used comply with the material test reports and manufacturer's specifications included with the approved construction documents	P	CBC Table 1705.13.7
b. Fabricated storage rack elements are fabricated in a shop with a special inspection program	P	CBC Table 1705.13.7 and Section 1704.2.5
c. Inspection during the anchorage of storage racks 8 feet or greater in height.	P	ANSI/MH16.1 Section 7.3.2, SDC D, E, or F
d. Completed storage rack system, to indicate compliance with the approved construction documents	P	CBC Table 1705.13.7
8. Seismic Isolation Systems:		CBC 1705.13.8
a. Inspection during the fabrication and installation of isolator units and energy dissipation devices used as part of the seismic isolation system	P	SDC B, C, D, E or F
9. Cold-formed steel special bolted moment frames	P	CBC 1705.13.9, SDC D, E or F
1705.14 – Testing for Seismic Resistance		
1. Structural Steel Testing for Seismic Resistance:		CBC 1705.14.1
a. Nondestructive testing of structural steel in seismic force-resisting systems of buildings and structures assigned to Seismic Design Category B, C, D, E or F shall be performed with the quality assurance requirements of AISC 341	---	* Not required for buildings or structures assigned to SDC B or C not specifically detailed for seismic resistance with R< or = 3 excluding cast-in-place column systems.
2. Seismic Certification of Nonstructural Components:		CBC 1705.14.2
a. Review certificate of compliance for designated seismic system components.		ASCE 7, Section 13.2.1, SDC B, C, D, E or F
3. Designated Seismic Systems:		
a. For structures assigned to Seismic Design Category C, D, E or F and designated seismic that are subject to the requirements of ASCE 7, Section 13.2.2 for certification	---	
4. Seismic Isolation Systems:		CBC 1705.14.4
a. Test seismic isolation system in accordance with ASCE 7 Section 17.8	---	

Statement of Special Inspections, REV12/23

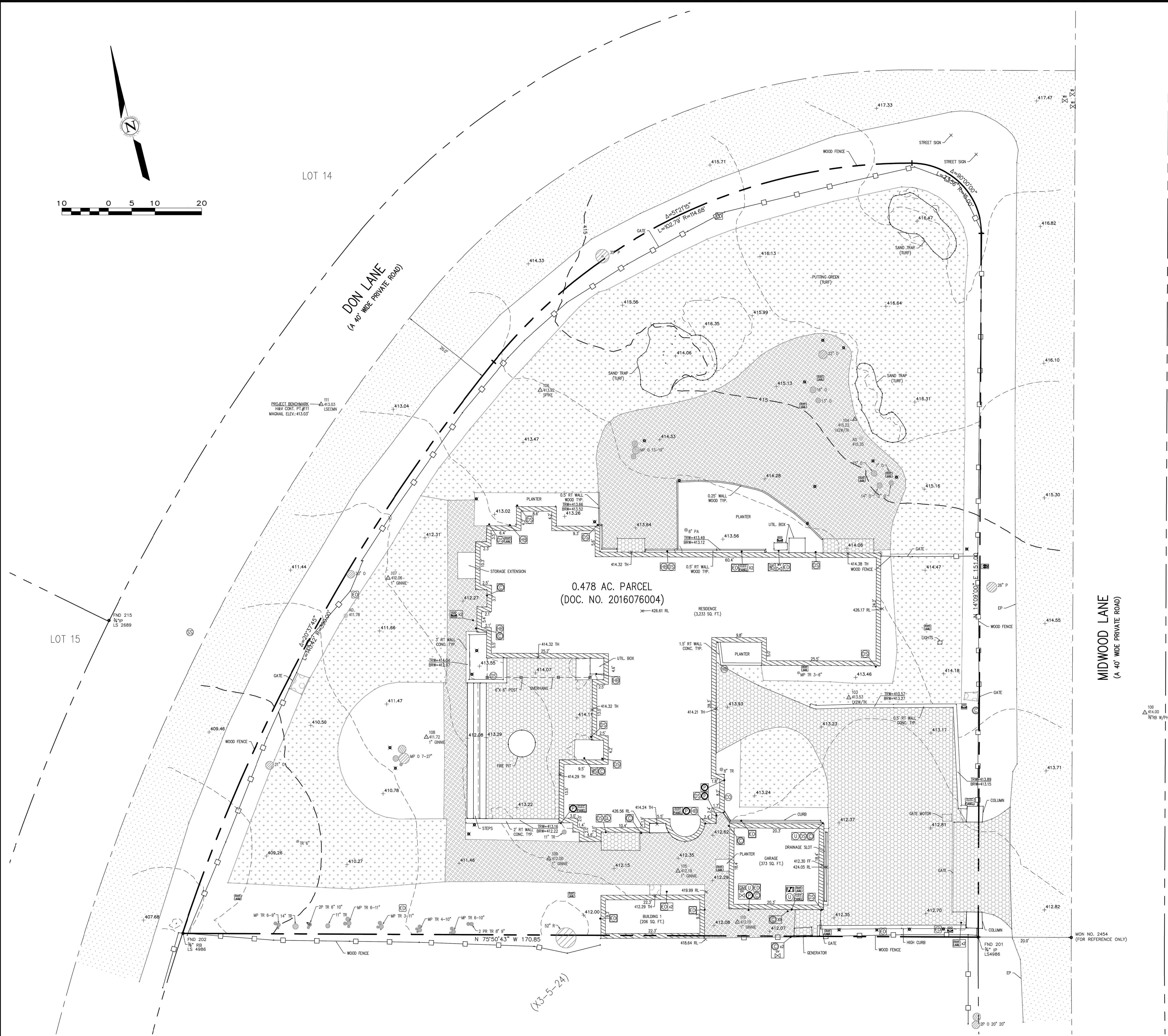
Page 11 | 13

1705.15 – Sprayed Fire-Resistant Materials		
1. Verify surface condition preparation of structural members.	P	CBC 1705.15.2
2. Verify application of sprayed fire-resistant members. (Area ventilation and substrate temperature)	P	CBC 1705.15.3
3. Verify minimum allowable thickness of sprayed fire-resistant materials applied to structural members	P	CBC 1705.15.4
4. Verify density of the sprayed fire-resistant material complies with approved fire-resistant material	---	CBC 1705.15.5
5. Verify the cohesive/adhesive bond strength of the cured sprayed fire-resistant material	---	CBC 1705.15.6

Verification and Inspection (Delete all sections that do not apply)		Frequency	Notes
1705.16 – Mastic and Intumescent Fire-Resistant Coatings			
1. Inspect mastic and intumescent fire-resistant coatings applied to structural elements and decks	P		
1705.17 – Exterior Insulation and Finish Systems (EIFS)			
1. Verify materials, details and installations are per the approved construction documents.	P		
2. Inspection of water-resistive barrier over sheathing substrate	P		CBC 1705.17.1
1705.18 – Fire-Resistant Penetrations and Joints			
1. Inspect penetration firestop systems.	---		ASTM E2174
2. Inspect fire-resistant joint systems.	---		ASTM E2393
1705.19 – Testing for Smoke Control Systems			
1. Leakage testing and recording of device locations prior to concealment	P		CBC 1705.19.1
2. Prior to occupancy and after sufficient completion, pressure difference testing, flow measurements, and detection and control	P		
1705.20 – Sealing of Mass Timber			
1. Where sealant or adhesive is required by CBC Section 703.7 for mass timber buildings, provide special inspections of sealants and/or adhesives	P		CBC 1705.20
Designer Specified Verification, Inspection or Field Testing			

Statement of Special Inspections, REV12/23

Page 12 | 13



LEGEND:

PROPERTY BOUNDARY	HOSE BIB
ADJACENT PROPERTY BOUNDARY	FIRE HYDRANT
ORIGINAL PROPERTY BOUNDARY	IRRIGATION CONTROL VALVE
EASEMENT (TYPE AS SHOWN)	IRRIGATION BOX
ROADWAY CENTERLINE	LANDSCAPE LIGHT
MAJOR CONTOUR LINE (5' INTERVAL)	STREETLIGHT
MINOR CONTOUR LINE (1' INTERVAL)	PG&E BOX
FENCE	PG&E GAS MANHOLE
ASPHALT CONCRETE	PIPE
PORTLAND CEMENT CONCRETE	STORM DRAIN MANHOLE
GRASS	SANITARY SEWER CLEANOUT
GRAVEL	SANITARY SEWER MANHOLE
PAVERS	TELEPHONE BOX
ROCK	UNKNOWN UTILITY
NATURAL GROUND SURFACE/ LANDSCAPED AREA	UTILITY HUB
CONDUIT	UTILITY POLE
CLEANOUT	WATER METER
DOWNSPOUT	WATER SERVICE
ELECTRICAL HUB	WATER VALVE
ELECTRIC METER	FOUND MONUMENT (TYPE NOTED)
ELECTRICAL OUTLET	SURVEY H&V CONTROL POINT
ELECTRICAL PANEL	SPOT ELEVATION
ELECTRIC MANHOLE	RDG LINE
FUSEBOX	FINISHED FLOOR
GAS LINE	THRESHOLD
GAS METER	TREE (TYPE/SIZE AS MARKED)
GAS VALVE	SYMBOL CENTER IS APPROX CENTER OF TREE
GUY WIRE	TWO-PRONGED TREE (2P)
	THREE-PRONGED TREE (3P)
	MULTI-PRONGED TREE (MP)

ABBREVIATIONS:

AC	= ASPHALT CONCRETE	FF	= FINISHED FLOOR	TH	= THRESHOLD
AD	= AREA DRAIN	FL	= FLOWLINE	TR	= TREE
BLDG	= BUILDING	FNC	= FENCE	TYP	= TYPICAL
BRK	= BRICK	FND	= FOUND	UTIL	= UTILITY
BRKR	= BREAKER	FTN	= FOUNTAIN	VGUT	= V-GUTTER
BSW	= BACK OF SIDEWALK	GEN	= GENERATOR	W	= WILLOW
CB	= CATCH BASIN	GR	= GRATE	WD	= WOOD
CE	= CEDAR	GRND	= GROUND		
CHK VLV	= CHECK VALVE	GT	= GATE		
CHLNK	= CHAINLINK	H	= HOLLY		
CL	= CENTERLINE	MON	= MONUMENT		
CMU	= CONCRETE MASONRY UNIT	MTL	= METAL		
CONC	= CONCRETE	O	= OAK		
CTL	= CONTROL	PA	= PALM		
CW	= COTTON WOOD	PE	= PEPPER		
CYP	= CYPRESS	P	= PINE		
DG	= DECOMPOSED GRANITE	PLST	= PLASTIC		
DK	= TOP OF DECK	R	= REDWOOD		
E	= EUCALYPTUS	RL	= RIDGE LINE		
ELEC	= ELECTRIC	RW	= RETAINING WALL		
EP	= EDGE OF PAVEMENT	SAT	= SATELLITE		
ESMT	= EASEMENT	STN	= STONE		
FDC	= FIRE DEPARTMENT CONNECTION	STP	= STEP		
		SYS	= SYSTEMS		

GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #111, A MAGNETIC NAIL LOCATED APPROXIMATELY 103' NORTHERLY AND 56' EASTERLY FROM THE SOUTHWESTERLY PROPERTY CORNER, ELEVATION = 413.03' AS SHOWN.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (11/29/22) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

CONTACT INFORMATION:

OWNER:
EHLEN-KUKIO LLC

ARCHITECT:
ATTN: MICHAEL CAYEN
BULL CONSTRUCTION
P.O. BOX 0
CARMEL, CA 93921

SITE LOCATION:
5150 MIDWOOD LANE
PEBBLE BEACH, CA 93953

No.	DATE	BY	RELEASED TO CLIENT	REVISION
	12/19/22	AL		

TOPOGRAPHIC MAP

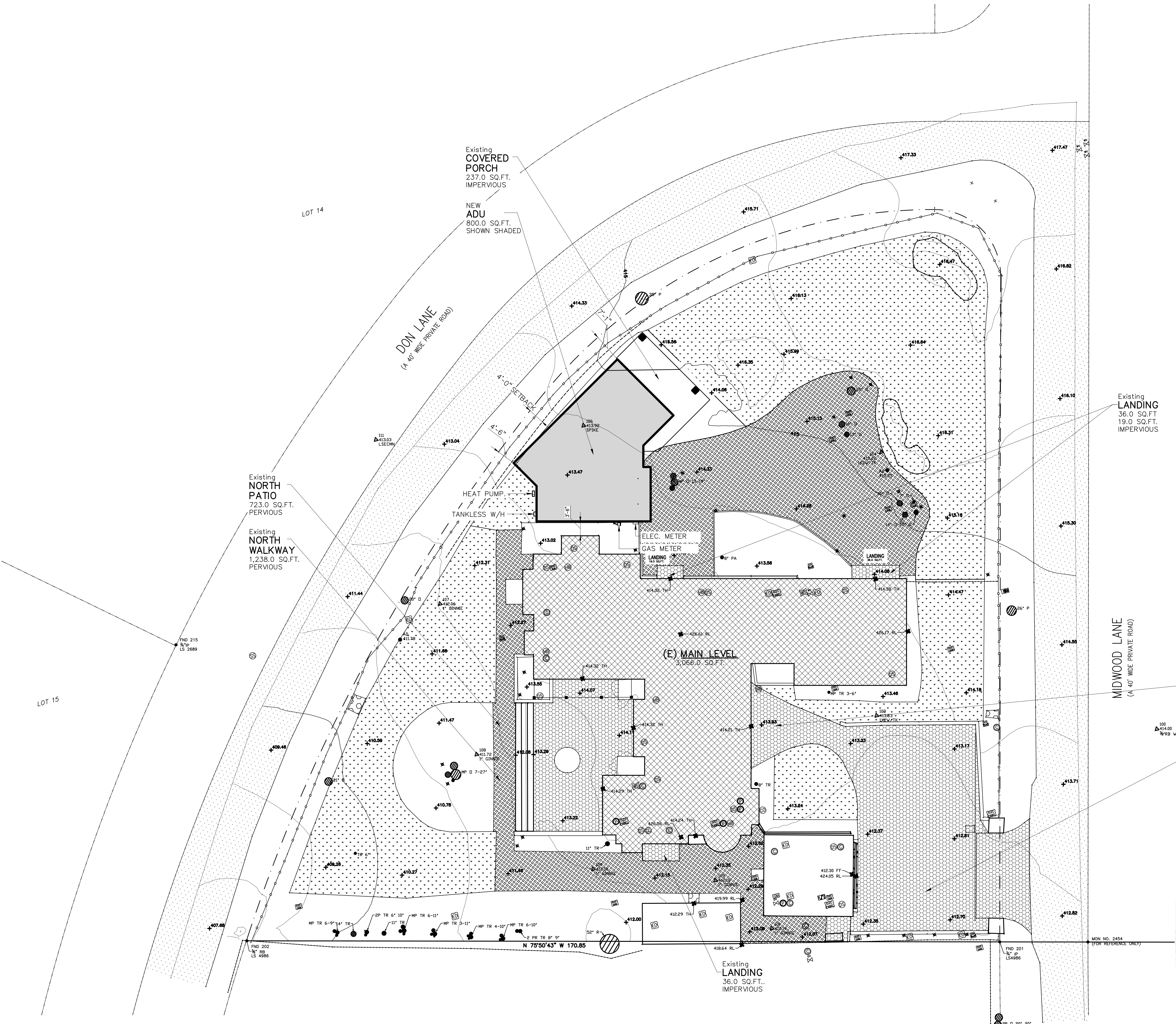
THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2016076004
OFFICIAL RECORDS OF MONTEREY COUNTY
PEBBLE BEACH, CALIFORNIA

A.P.N.: 008-362-001

MR. MICHAEL CAYEN

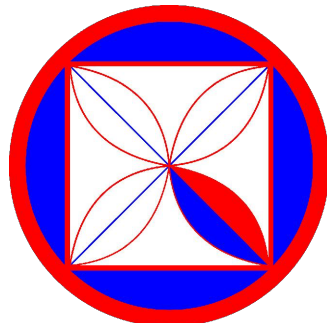
SCALE: 1" = 10'
DATE: DEC 2022
JOB NO. 2582-01

SHEET 1
OF 1 SHEETS



LEGEND

- | | |
|--|--|
| --- PROPERTY BOUNDARY | HOSE BIB |
| --- ADJACENT PROPERTY BOUNDARY | FIRE HYDRANT |
| --- ORIGINAL PROPERTY BOUNDARY | IRRIGATION CONTROL VALVE |
| --- EASEMENT (TYPE AS SHOWN) | IRRIGATION BOX |
| --- ROADWAY CENTERLINE | LANDSCAPE LIGHT |
| --- MAJOR CONTOUR LINE (5' INTERVAL) | STREETLIGHT |
| --- MINOR CONTOUR LINE (1' INTERVAL) | PG&E BOX |
| --- FENCE | PG&E GAS MANHOLE |
| ASPHALT CONCRETE | PIPE |
| PORTLAND CEMENT CONCRETE | STORM DRAIN MANHOLE |
| GRASS | SANITARY SEWER CLEANOUT |
| GRAVEL | SANITARY SEWER MANHOLE |
| PAVERS | TELEPHONE BOX |
| ROCK | UNKNOWN UTILITY |
| NATURAL GROUND SURFACE/
LANDSCAPED AREA | UTILITY HUB |
| CONDUIT | UTILITY POLE |
| CLEANOUT | WATER METER |
| DOWNSPOUT | WATER SERVICE |
| ELECTRICAL HUB | WATER VALVE |
| ELECTRIC METER | FOUND MONUMENT (TYPE NOTED) |
| ELECTRICAL OUTLET | SURVEY H&V CONTROL POINT |
| ELECTRICAL PANEL | SPOT ELEVATION |
| ELECTRIC MANHOLE | FINISHED FLOOR |
| FUSEBOX | THRESHOLD |
| GAS LINE | TREE (TYPE/SIZE AS MARKED) |
| GAS METER | SYMBOL CENTER IS APPROX CENTER OF TREE |
| GAS VALVE | TWO-PRONGED TREE (2P) |
| GUY WIRE | THREE-PRONGED TREE (3P) |
| | MULTI-PRONGED TREE (MP) |
| EXISTING MAIN DWELLING | |
| NEW STRUCTURE | |
| SETBACK BOUNDARY LINE | |



CODG
CLAUDIO ORTIZ DESIGN GROUP, INC.
28815 CANNON CENTER PLACE, STE 102
SAN JOSE, CA 95132
OFFICE: 831.826.4146
CLAUDIO@CODG.COM
WWW.CODG.COM

Revisions section with a large handwritten '0' and a signature.

REVISIONS:

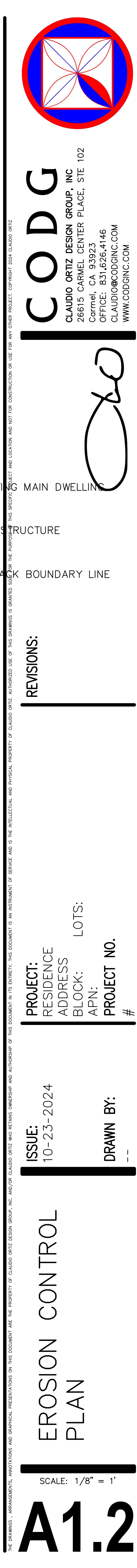
PROJECT: RESIDENCE
ADDRESS: [blank]
BLOCK: [blank] LOTS: [blank]
APN: [blank] PROJECT NO.: [blank]
#

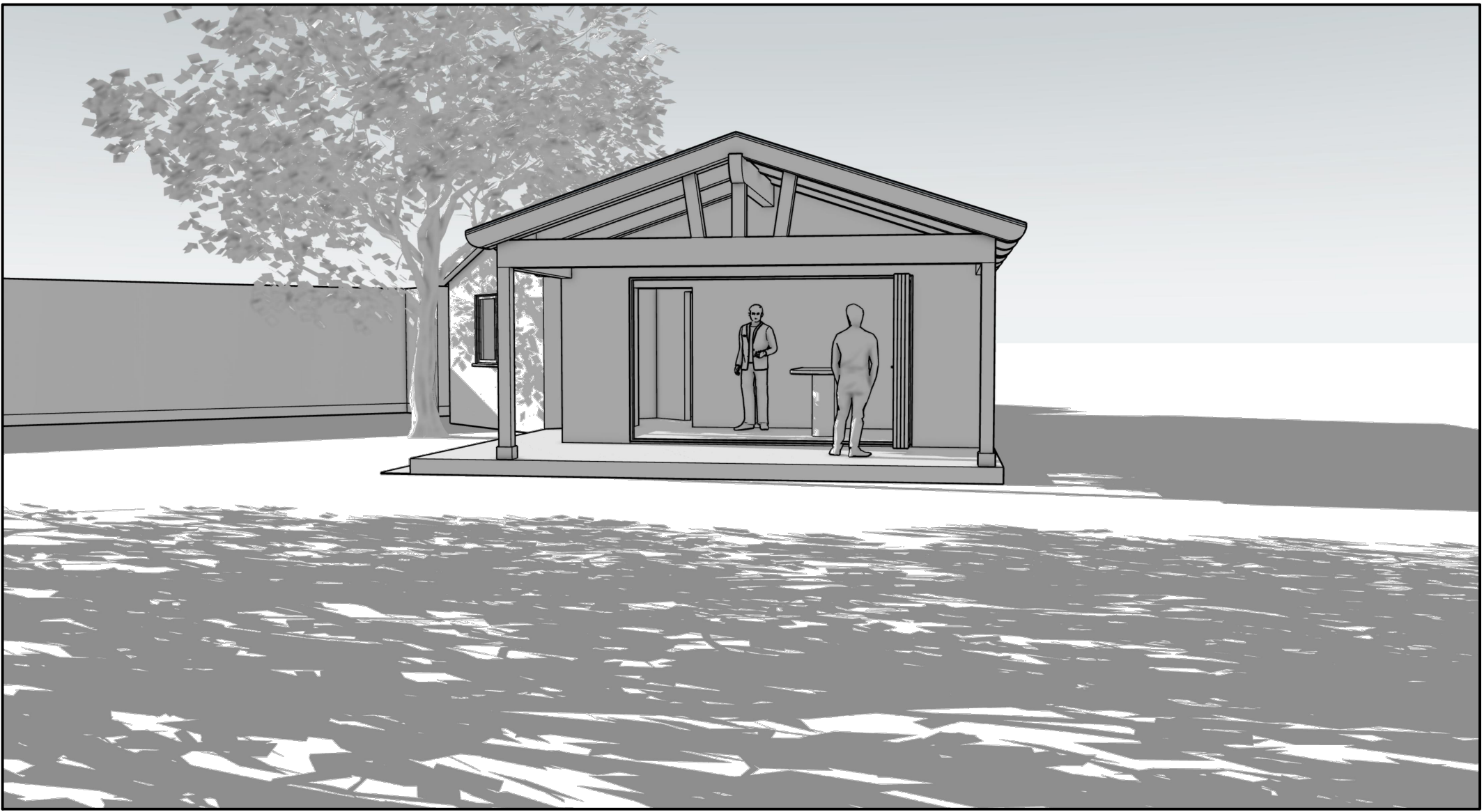
ISSUE: 10-23-2024
DRAWN BY: [blank]

PROPOSED SITE
PLAN

SCALE: 10' = 1"

A1.1





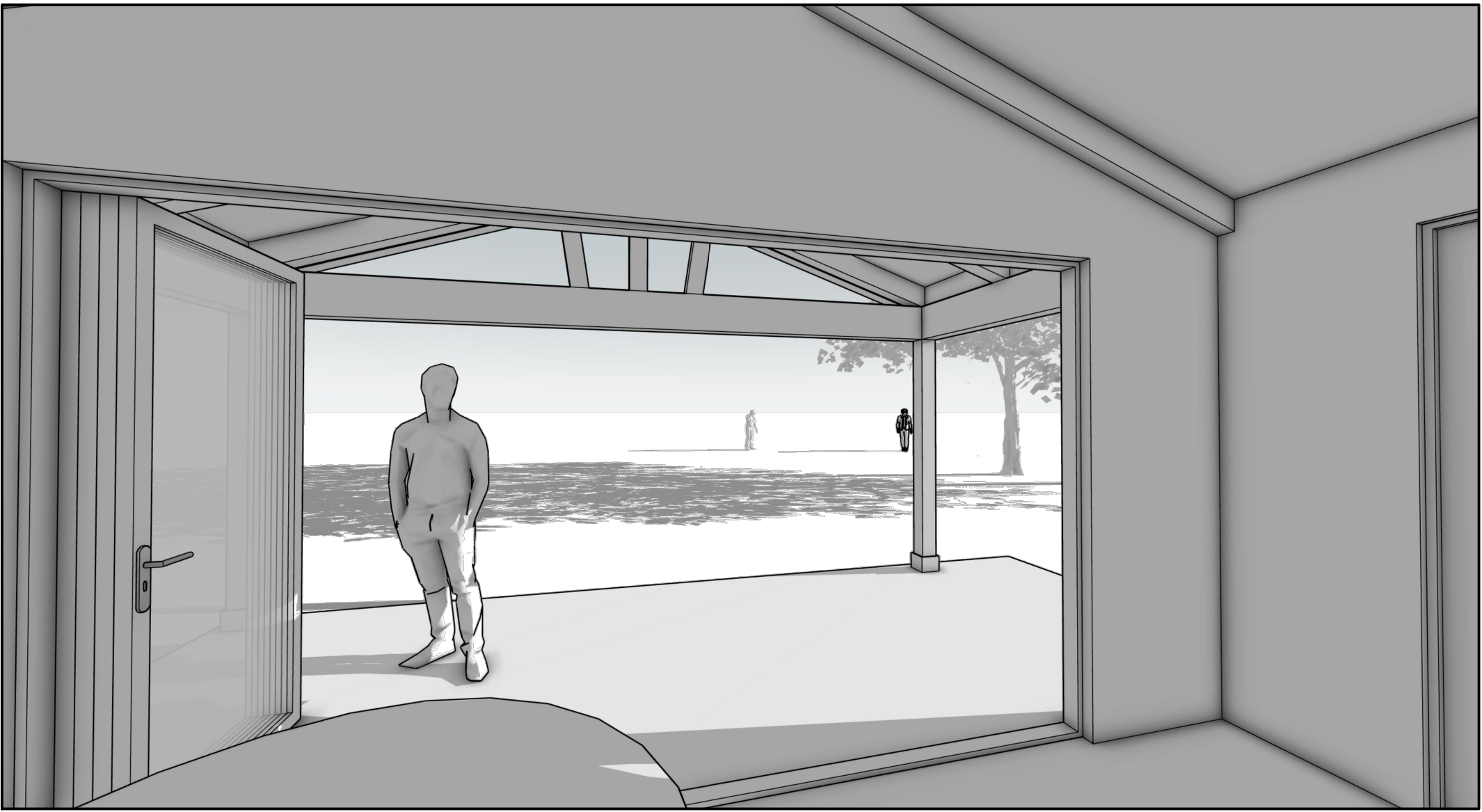
1 EAST ELEVATION



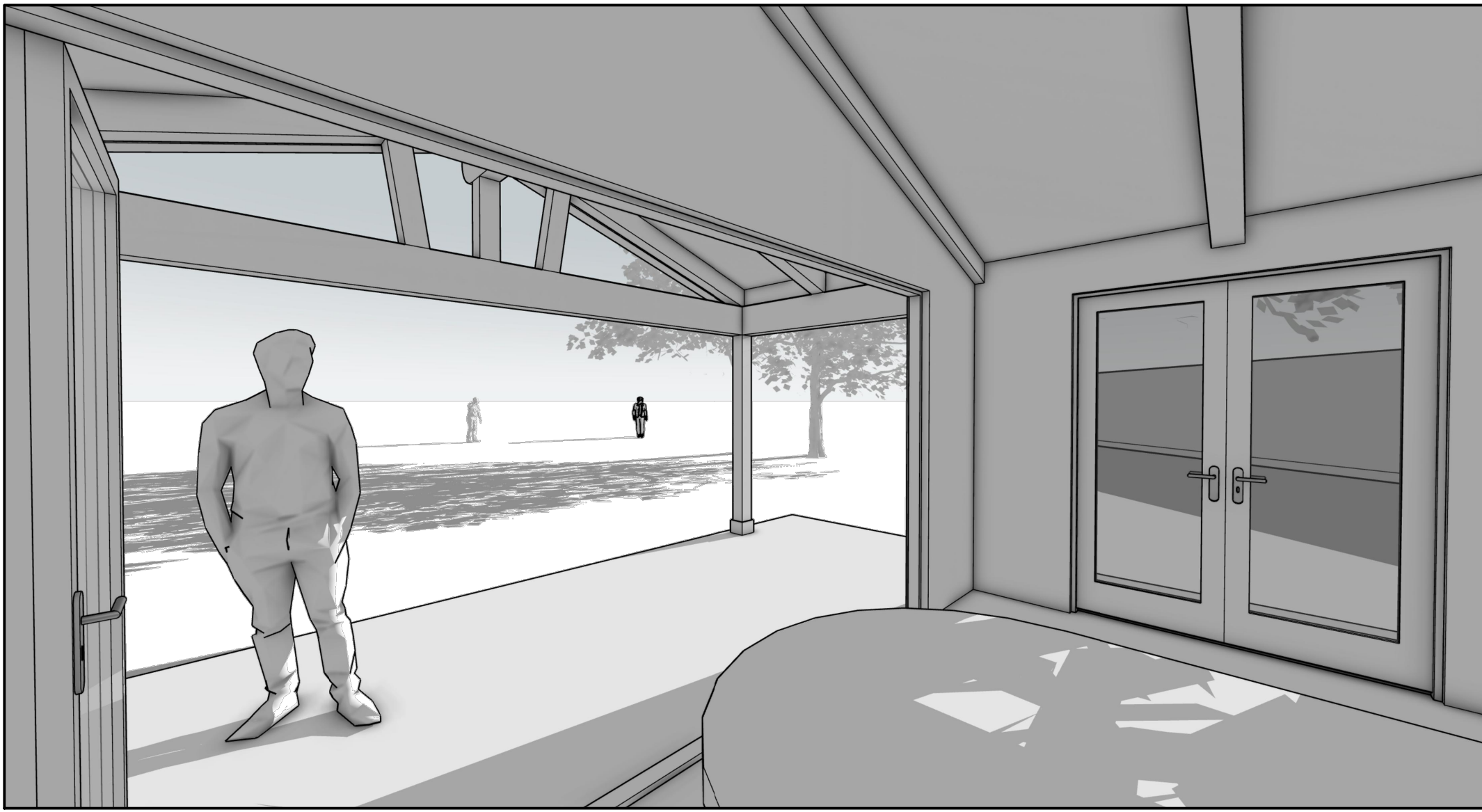
2 SOUTH ELEVATION



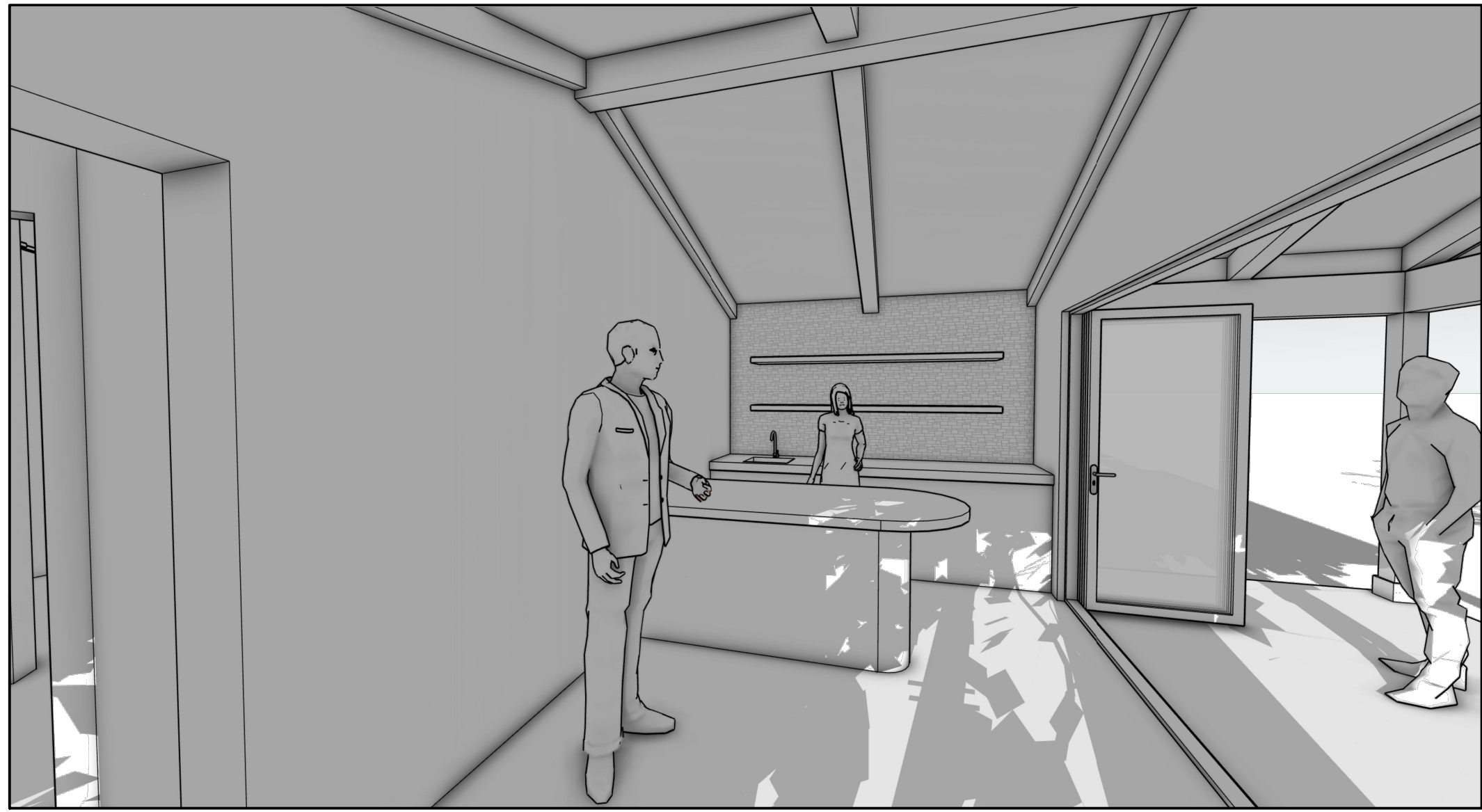
4 EAST ELEVATION



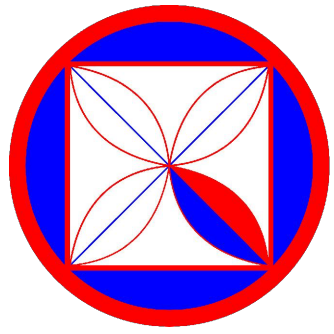
3 NORTH/EAST ELEVATION



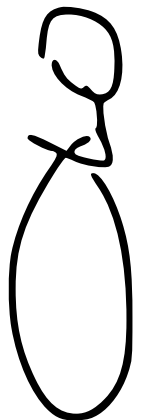
5 SOUTH/EAST ELEVATION



6 NORTH ELEVATION



CODG
CLAUDIO ORTIZ DESIGN GROUP, INC.
28015 CANNON CENTER PLACE, STE 102
SAN DIEGO, CA 92126-4146
OFFICE: 619.626.4146
CLAUDIO@CODG.NC.COM
WWW.CODG.NC.COM



REVISIONS:

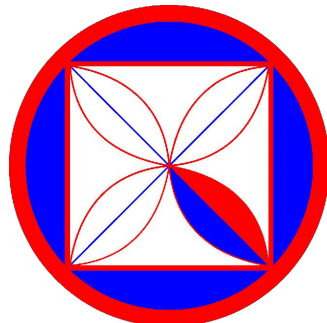
PROJECT:
EHLIN RESIDENCE
3150 MIDWOOD LN. PEBBLE BEACH
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO.
24-03

ISSUE:
10-23-2024
DRAWN BY:
AJ ORTIZ

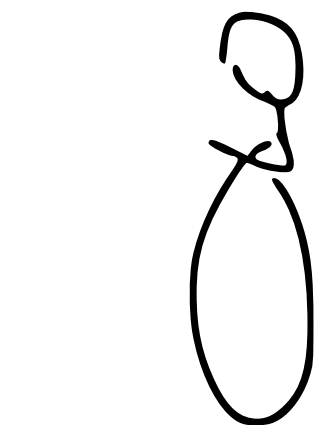
PERSPECTIVE
DRAWING

SCALE: 1" = 1/4"

A2.0



CODG
CLAUDIO ORTIZ DESIGN GROUP, INC.
28015 CANNON CENTER PLACE, STE 102
SAN DIEGO, CA 92126
OFFICE: 619.276.4146
CLAUDIO@CODGNC.COM
WWW.CODGNC.COM



REVIEWS:

PROJECT:
EHLLEN RESIDENCE
3150 MIDWOOD LN. PEBBLE BEACH
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO.
24-03

ISSUE:
10-23-2024
02-28-2025
DRAWN BY:
AJ ORTIZ

**PROPOSED FLOOR
PLAN**

A3.0

KEY NOTES

- BATHROOM SINK, 36-INCH HIGH FLOATING CABINETS WITH STONE SLAB COUNTERTOP AND BACKSPLASH.
- TOILET, 1.28 G.P.F. STANDARD FLOOR MOUNT IN ALL BATHROOMS, EXCEPT IN POWDER ROOM TO BE A WALL MOUNT TOILET.
- SHOWER STALL WITH FRAMELESS SHOWER DOOR, TILED WALLS PER SPECS, AND WALL NICHE.
 - SHOWER PER PLAN
 - SHOWER HEAD TO BE 7'-0" FROM FISHED FLOOR
 - ANTI-SCALDING VALVE AT SHOWER
 - CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENT OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOSE NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. (CPC 408.9). SHOWER-CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE PER CPC 408.3. DO NOT USE MORE THAN 2.0 GALLONS PER MINUTE PER CPC 408.2
- TUB, UNDERMOUNT, WITH SLAB PLATFORM
- ARCHEDWAY, PLASTER FINISH TO MATCH THE NEW WALLS
- CABINET, 36-IN HIGH, STONE SLAB COUNTERTOP.
- BAR ISLAND, 36-INCH HIGH, STONE SLAB COUNTERTOP.
- PERIMETER CABINET, 36-IN HIGH, STONE SLAB COUNTERTOP.
- UPPER CABINET, 18-IN ABOVE COUNTERTOP.
- CLOSET SHELVES AND METAL ROD
- DOWNSPOUT, 3-INCH DIA ROUND, CONNECTED TO A DRAINAGE SYSTEM.
- ELECTRIC METER 200 AMP; PROVIDE 3-FT. SETBACK FROM GAS METER AND DOWNSPOUT. VERIFY WITH PG&E REQUIREMENTS & SETBACKS PRIOR TO INSTALLATION. (SEPARATE FROM MAIN HOUSE)
- GAS METER; PROVIDE 3-FT. SETBACK FROM ELEC. METER AND OPENINGS. VERIFY WITH PG&E REQUIREMENTS & SETBACKS PRIOR TO INSTALLATION.
- TANKLESS WATER HEATER. VERIFY MANUF. SPECS FOR ELECTRICAL CONNECTIONS
- CRAWL SPACE ACCESS DOOR

- W1 SEE DETAIL 1/A11.0
W2 SEE DETAIL 4/A11.0
W3 SEE DETAIL 5/A11.0
W4 SEE DETAIL 7/A11.0
W5 SEE DETAIL 2/A11.0
F1 SEE DETAIL 2/A11.1
F2 SEE DETAIL 3/A11.1
F3 SEE DETAIL 4/A11.1
F4 SEE DETAIL 1/A11.1

LEGEND

- 6X EXTERIOR WALLS PLASTER SIDING TO MATCH EXISTING HOUSE
4X INTERIOR WALLS SMOOTH FINISH PLASTER WALLS
EXISTING TREES
DENOTES WINDOW NUMBER, SEE SHEET A8.0 WINDOW SCHEDULE
DENOTES DOOR NUMBER, SEE SHEET A8.0 DOOR SCHEDULE

GENERAL NOTES:

THIS PROJECT SHALL COMPLY WITH THE:

- 2022 CALIFORNIA BUILDING CODES
- 2022 CALIFORNIA PLUMBING CODES
- 2022 CALIFORNIA FIRE CODES
- 2022 CALIFORNIA ELECTRICAL CODES
- 2022 CALIFORNIA ENERGY CODES
- 2022 CALIFORNIA MECHANICAL CODES
- 2022 CALIFORNIA RESIDENTIAL CODES
- 2022 CALIFORNIA GREEN BUILDING CODES
- All construction shall meet the requirements of the C.B.C. 2022 edition.
- Insulation shall be installed in ceilings, all exterior walls, around water heaters, walls around air conditioning plenums and between floor joists. Insulation contractor shall post a copy of the "Certificate of Compliance". Insulation shall conform to flame spread rating and smoke density requirements of C.B.C. 2022 Edition.
- Insulate areas as follows:
Ceiling: R-30 average Floors: R-30
Walls: R-23
All windows shall comply with the State of California energy conservation codes, Title 24. See Title 24 calculations included or attached to these plans.
- All interior wall finishes shall be rated flame spread, Class III.
- Water closet compartment shall be a minimum of 30" width with 24" clear in front.
- All gas burning equipment shall have combustion air within 12" of the floor and ceiling.
- All prefabricated fireplaces shall have tight-fitting doors. Outside combustion air intake (6" square, minimum) and a tight fitting damper, for further specifications, see Title 24 energy requirements.
- All attic access openings shall be not less than 22"x30" & 30" of clear headroom provides above the access openings.
- Provide water-resistant gypsum board behind all ceramic tile or other wall finishes as per requirements

- Garage to Dwelling Separation: The private garage shall be separated from the dwelling unit and its attic area by means gypsum board not less than 5/8" thick per Mo. Co. Ordinance, applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8"-inch type X gypsum board or equivalent. (CBC R302.6 Table) Doors from garage to dwelling units shall be either solid wood door or solid or honeycomb core steel door not less than 1-3/8" thick, or 20 minute rated door. The door shall be self-closing and self-latching.
- OMITTED
- For storage and laundry rooms have been established at 7'-0" the same as for kitchens and bathrooms. Ceiling heights for occupable and spaces remains at 7'-6".
- All tub/shower combinations shall be fitted with brass ferrule overflow and drains. Provide an approved water-proof material (tile or fiberglass). A minimum of 6'-0" in height for water protection. All tub/shower shall be fitted with approved safety glass enclosure or a curtain rod.
- Per The California ed. of the CGBC, in Sec. 4.303.1 For all building alterations or improvements to a single family residential property, existing plumbing fixtures in the entire house that do not meet current flow rates will need to be upgraded.
Water closet : ≤ 1.28 gal./flush
Single Water Heads: ≤ 1.8 gpm @ 80 psi
Multiple Shower heads: Shall have a combined flow rate of not more than 1.8 gmp in accordance with the current CGBC 4.303.0. or only one shower head outlet is to be operation at a time.
Lavatory Faucets: Max. Flow Rate ≤ 1.2 gpm @ 60 psi
Min. Flow Rate ≥ 0.8 gmp @ 20 psi
Kitchen Faucets: ≤ 1.8 gpm @ 60 psi temporary increase to ≤ 2.2 gpm allowed but shall default to 1.8 gpm

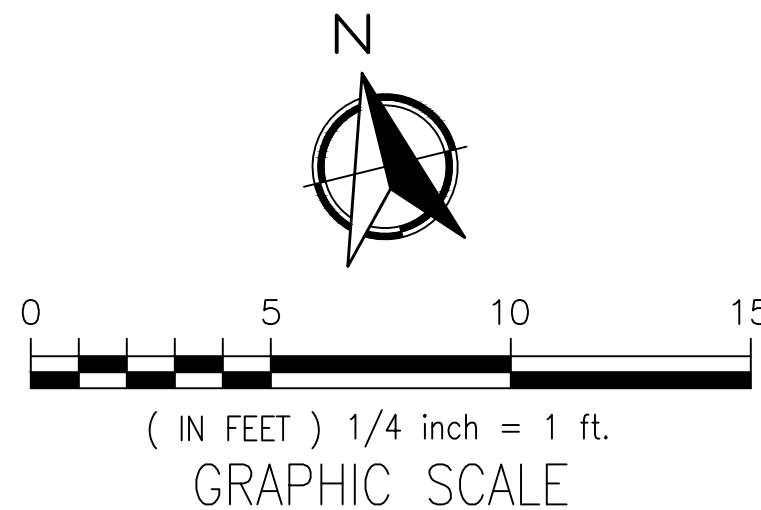
- Provide approved smoke detectors, receiving their primary power from house wiring with a battery back-up, in each sleeping room, centrally located in the corridor/bedroom accessway, in a room with a 24" ceiling height difference leading to such corridor/accessway, and at each floor level.
- Final inspection and approval from Water District required prior to County final approval.
- Install no threshold greater than 3/4" in height Per CBC 1010.1.6.
- Anti-syphon devices at all exterior hose bibbs
- Gas system plans to be reviewed and approved by the building official prior to beginning work on the system, not prior to inspection.
- Shower compartments and wall above bathtubs with installed shower heads shall be finished with a smooth nonabsorbent surface to a height not less than 72-inches above drain inlet. (CBC 1210.2.3)
- Plumbing vents to terminate 6" above roof and 36" from any property line.
- N/A
- The Maximum hot water temperature discharging from the bathtub and whirlpool bathtub filler shall be limited to 120 F degrees by a device that is in accordance with ASSE 1070 or CSA B125.3, the water heater thermostat shall not considered a control for meeting this provision. (CPC 409.4)
- Through-the-wall vent termination will comply with the following. The vent terminal of direct-vent appliance with an input of 10,000 Btu/h or less shall be located at six (6) inches from any air opening into a building, and such an appliance with an input over 10,000Btu/h but not over 50,000 Btu/h shall be installed with nine (9) inches of vent termination clearance, and on appliance with an over 50,000 Btu/h shall have at least a twelve (12) inch of vent termination clearance. The bottom of the vent terminal and the air intakes shall be located at least twelve (12) inches above grade (CMC 802.8.2).

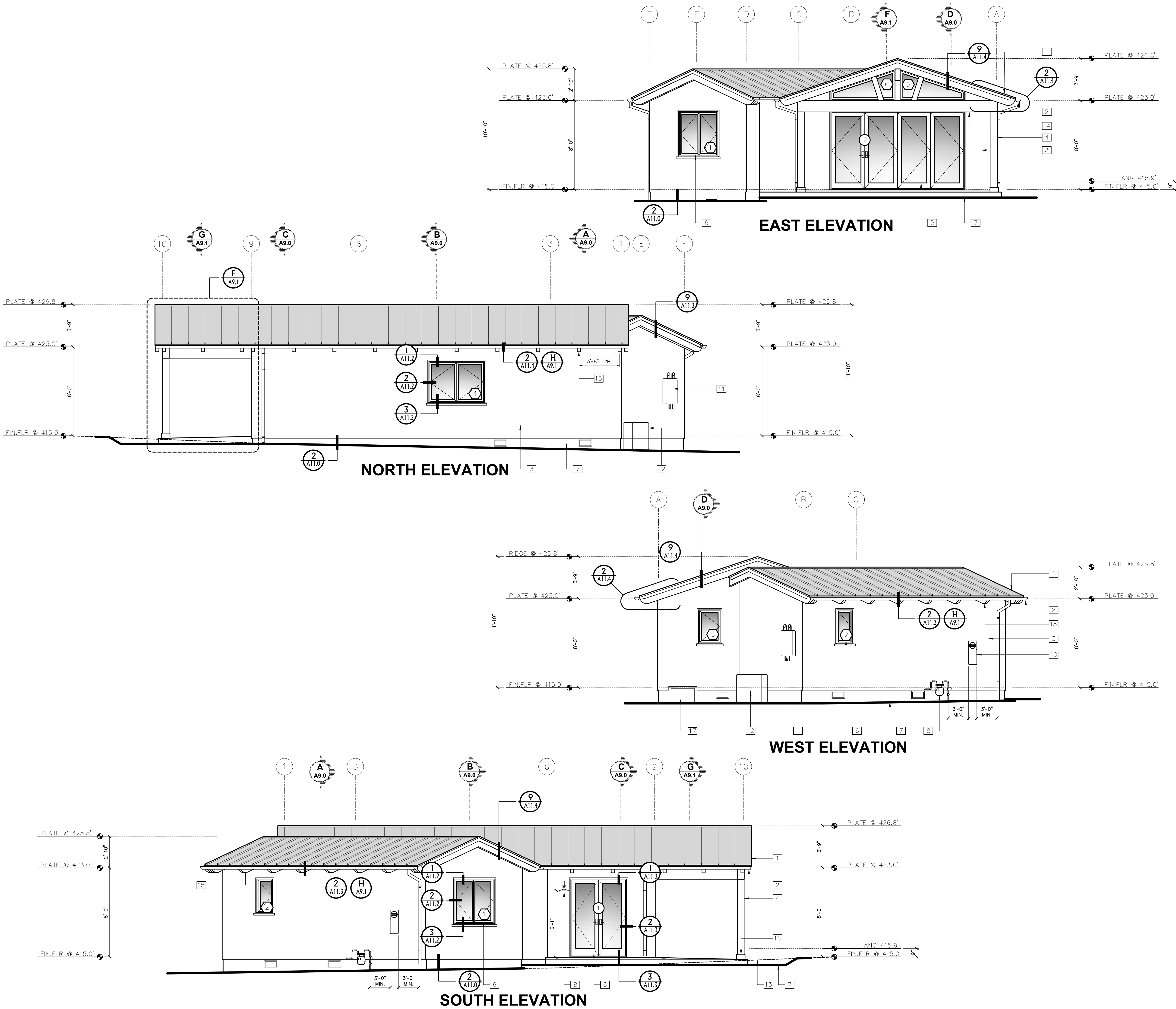
- Provided makeup air for the clothes dryer. When a closet is designed for the installation of clothes dryer, a minimum opening of 100-inches shall be provided in the door. (CMC 504.4.1.)
- Provide source of combustion air to furnace and water heater in compliance with 2022 CMC Chapter 7.
- OMITTED
- The first 5 feet of hot and cold water pipes from the storage tank for non-recirculating system shall be thermally insulated with a minimum of 1"(75) thick insulation for hot (cold) water pipes with a diameter less than or equal to 2-inches or 1.5"(1") for hot (cold) water pipes with a diameter greater than 2-inches. (150)(1)(2)CNC
- Fireplace Per California Energy Code 150(e)
A. Closable doors covering the entire opening on one or two sides of the fireplace.
B. A Combustion air intake with damper directly into the firebox from the outside.
C. A flue damper with a readily accessible control.
- Provide (2) copies of the waste and vent, water pipes and gas pipe line Schematics/Isometrics showing the size of the different branches, the various load demands, and the location of the point of delivery.
[THE REFERENCE SCHEMATICS/ISOMETRICS SHALL BE INCLUDED IN THE DEFERRED PLUMBING PERMIT APPLICATION SUBMITTALS.]
- An approved CO alarm shall be provided on each floor and in all sleeping areas having fuel burning appliances or fireplace in accordance with (CPC Sec.315.1.)
- Showers and tub/shower combinations shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance and thermostatic types that provide acid and thermal shock protection.
- Control valves and shower heads shall be located so that the bather can adjust the valves prior to stepping into the shower spray

- The entry, bathroom (w/reinf.) And at least one bedroom shall provide a doorway with a net clear opening of 32-inches; outlets, switches and controls shall be located 15-inches min. And 48-inches max. Above fin. Fir
- Aging in place design and fall protection [2022 crc, section r327] at least one bathroom (containing atub/shower) on the entry level shall be provided with reinforcement installed in accordance with this section;
- R327.1.4 Doorbell Buttons-Doorbells shall be located 48-inches max. Above floor/landing.
- R327.1.1 Reinforcement for Grab Bars- At least one bathroom on the entry level shall be provided with reinforcement installed in accordance with this section. Where there is no bathroom on the entry level at least one bathroom on the second or third floor of the dwelling shall comply with this section.
- R327.1.3 Interior Doors- Effective July 1 2024 at least one bathroom and one bedroom on the entry level shall provide a doorway with a net clear opening of not less than 32 inches (812.8 mm) measured with the door positioned at an angle of 90 degrees from the closed position or in the case of a two- or three-story single family dwelling on the second or third floor of the dwelling if a bathroom or bedroom is not located on the entry level.

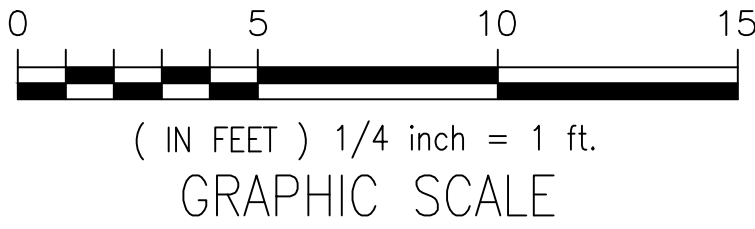
Effective January 1, 2010, the State of California Lead Free Plumbing Law, Health and Safety Code Section 116875 becomes effective.

- IN PERT, THIS CODE SECTION STATES THAT NO PERSON SHALL USE ANY PIPE, PIPE OR PLUMBING FITTING OR FIXTURE, OR SOLDER OR FLUX THAT IS NOT LEAD FREE (0.25% LEAD) IN PLUMBING SYSTEMS CONVEYING POTABLE WATER FOR HUMAN CONSUMPTION (LEPPING, FITTINGS AND FIXTURES TO/A KITCHEN AND BATHROOM SINK).
- PLUMBING CONTRACTOR SHALL PROVIDE THE TESTING AND LISTING DOCUMENTATION TO THE MONTEREY COUNTY INSPECTION STAFF FOR ALL PLUMBING PRODUCTS CONVEYING POTABLE WATER SHOWING THAT EACH MEETS THE LEAD FREE TESTING REQUIREMENTS OF NSF/ANSI 61 ANNEX G.





- KEY NOTES**
- 1 NEW STANDING SEAM METAL ROOF, PITCH 4:12
 - 2 NEW GUTTERS & DOWNSPOUTS, ALUMINUM
 - 3 NEW SIDING: PLASTER FINISH, PAINTED
 - 4 NEW POST: 8X8, PAINT GRADE
 - 5 NEW BI-FOLD DOOR WITH GLASS PANELS
 - 6 NEW WINDOWS AND DOORS: NEW, WOOD CLAD
 - 7 NEW GRADE WHERE OCCURS
 - 8 NEW LIGHT FIXTURES
 - 9 GAS METER
 - 10 MAIN ELECTRICAL PANEL 200 AMP
 - 11 TANKLESS WATER HEATER. VERIFY MANUF. SPEC'S FOR ELECTRICAL CONNECTIONS
 - 12 HEAT PUMP. VERIFY MANUF. SPEC'S FOR ELECTRICAL CONNECTIONS
 - 13 EXISTING GRADE WHERE OCCURS
 - 14 NEW BEAM: 8X12, PAINT GRADE
 - 15 4X8 SHAPED REDWOOD RAFTER TAIL; STAINED TO MATCH EXISTING DWELLING; SPACE EQUALY AT 3'8", FILED VERIFY
 - 16 POST BASE, 1X6 A2EX TRIM, PAINT TO MATCH POST.
 - 17 CRAWL SPACE ACCESS DOOR





CODG
CLAUDIO ORTIZ DESIGN GROUP, INC.
28015 CANYON CENTER PLACE, STE 102
DUBLIN, CA 94568
OFFICE: 831.826.4146
CLAUDIO@CODGNC.COM
WWW.CODGNC.COM

REVISIONS:

[Handwritten signature]

PROJECT:
EHLLEN RESIDENCE
3150 MIDWOOD LN., PEBBLE BEACH
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO.
24-03

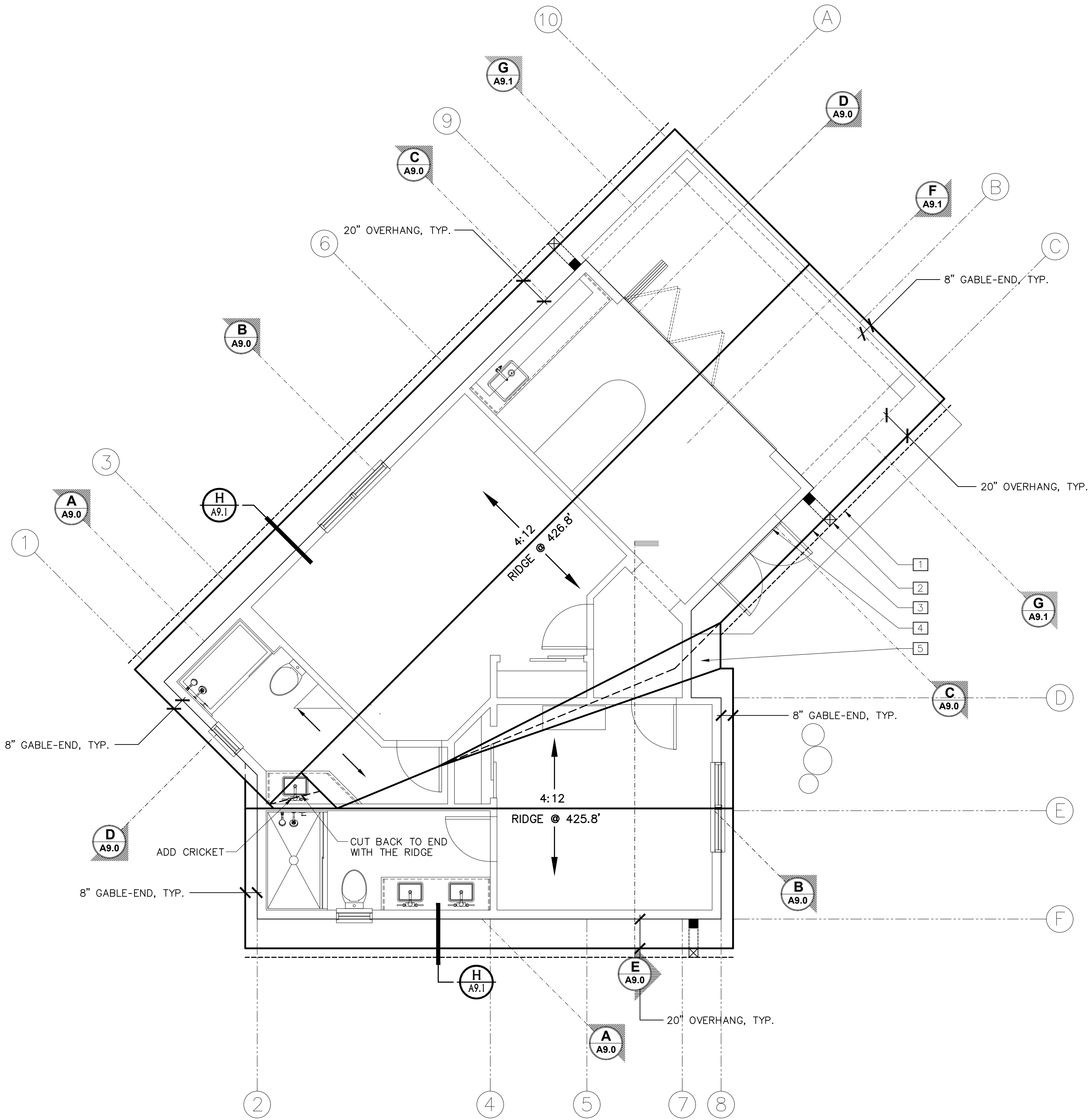
ISSUE:
10-23-2024

DRAWN BY:
AJ ORTIZ

PROPOSED ELEVATIONS

SCALE: 1" = 1/4"

A4.0



KEY NOTES

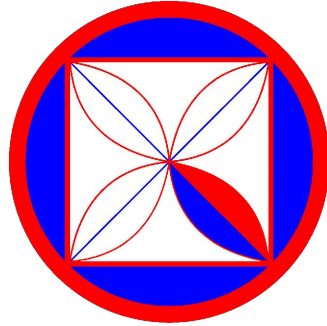
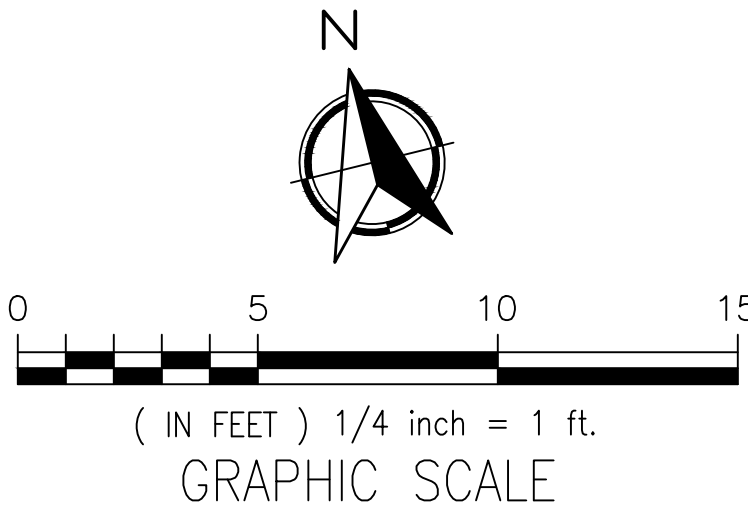
- 1 GUTTER DOWNSPOUTS
- 2 5-IN OGEE GALV. METAL GUTTERS W/ 2% SLOPE
- 3 ROOF SHOWN THICK SOLID LINE
- 4 MAIN STRUCTURE SHOWN THIN-SOLID LINE
- 5 CRICKET

LEGEND

- ROOF SLOPE DIRECTION ARROW
- ROOF LINE: NEW THICK SOLID LINE
- MAIN STRUCTURE FOOTPRINT THIN DASHED LINE
- GUTTERS
- DOWNSPOUTS W/2% SLOPE

GENERAL NOTES

- SEE PLAN FOR ROOF SLOPE.
- INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS.
- CLASS "A" MINIMUM RATING FOR ROOF ASSEMBLY PER PEBBLE BEACH "CALIFORNIA" DOUBLE FRAMING AREAS PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. PER C.B.C., IF "CALIFORNIA" DOUBLE FRAME AREA HAS MORE THAN 30-INCHES HEADROOM PROVIDE A 22"X30" ACCESS THROUGH MAIN ROOF SHEATHING. VERIFY OPENINGS IN ROOF SHEATHING WITH STRUCTURAL ENGINEER.
- ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION. PROVIDE TWO (2) LAYERS GRADE "D" MINIMUM PAPER UNDER STUCCO WHERE WOOD SHEATHING OCCURS.
- PROVIDE DRAFT STOPS PER C.R.C.
- ALL ROOF FASTENERS TO BE CAPABLE OF RESISTING WIND LOAD OF 110 M.P.H. INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTION.. (As shown in Figured R301.2(4)A.)
- BUILT UP ROOFING TO HAVE MINERAL SURFACE CAP SHEET WITH FIBERGLASS BASE SHEET SPOT MOPPED TO DECK. PROVIDE 2 FIBERGLASS PLYSHEETS WITH TYPE III ASPHALT @ 25-30. CONSULT MANF. FOR SPECIFIC INSTALLATION REQUIREMENTS.
- WHERE CEILING ARE APPLIED TO UNDER-SIDE OF ROOF RAFTERS, EACH SEPARATE SPACE SHALL HAVE CROSS VENTILATION OPENING & MINIMUM 1-INCH AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING.
- FLAT ROOFS MUST SLOPE A MINIMUM OF 1/4-INCH PER FOOT FOR DRAINAGE OR SUBMIT DESIGN TO SUPPORT ACCUMULATED WATER. (Sec. 1611.2)
- R806.2 Minimum Vent Area
The minimum net free ventilating area shall be 1/150 of the area of the vented space.
Exception: The minimum net free ventilation area shall be 1/300 of the vented space provided both of the following conditions are met:
 - In Climate Zones 6, 7 and 8, a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.
 - Not less than 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or highest point of the space, measured vertically. The balance of the required ventilation provided shall be located in the bottom one-third of the attic space. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914 mm) below the ridge or highest point of the space shall be permitted.



CODG
CLAUDIO ORTIZ DESIGN GROUP, INC.
28015 CARMEL CENTER PLACE, STE 102
CARMEL, CA 95006
OFFICE: 831.826.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

Handwritten signature of Claudio Ortiz.

REVIEWS:

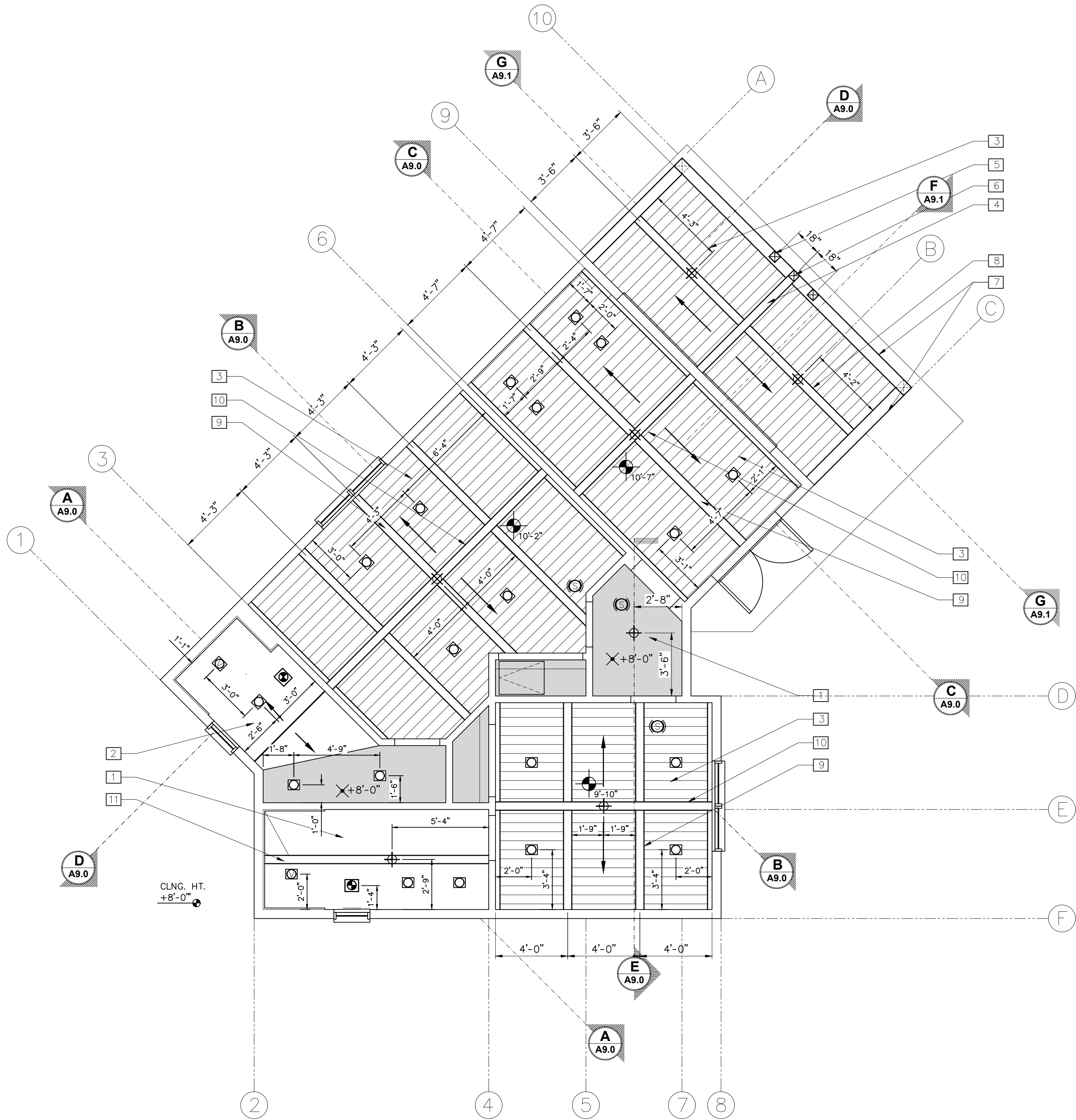
PROJECT: EHLLEN RESIDENCE
3150 MIDWOOD LN. PEBBLE BEACH
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO: 24-03

ISSUE: 10-23-2024
DRAWN BY: AJ ORTIZ

PROPOSED ROOF PLAN

SCALE: 1" = 1/4"

A5.0



KEY NOTES

- 1] FLAT CEILING; 5/8" GYPSUM BOARD, THIN VENEER PLASTER, SMOOTH FINISH
- 2] SLOPED CEILING; 5/8" GYPSUM BOARD, THIN VENEER PLASTER, SMOOTH FINISH
- 3] 1X6 T&G, CEDAR ROUGH SAWN, SQUARE EDGE W/NICKLE GAPS
- 4] RIDGE BEAM 6X12; CEDAR ROUGH SAWN
- 5] 6X6 STRUTT; CEDAR ROUGH SAWN
- 6] 6X6 KING POST; CEDAR ROUGH SAWN
- 7] 8X12 BEAM; CEDAR ROUGH SAWN WITH HIDDEN STL. PER STRUCTURAL DWGS, CONNECTION TO POST & BEAMS.
- 8] 6X10 RAFTER; EXPOSED CEDAR, ROUGH SAWN
- 9] 6X6 RAFTER; CEDAR, ROUGH SAWN
- 10] RIDGE BEAM 6X10; CEDAR, ROUGH SAWN
- 11] RIDGE BEAM 6X6; CEDAR, ROUGH SAWN

NOTES

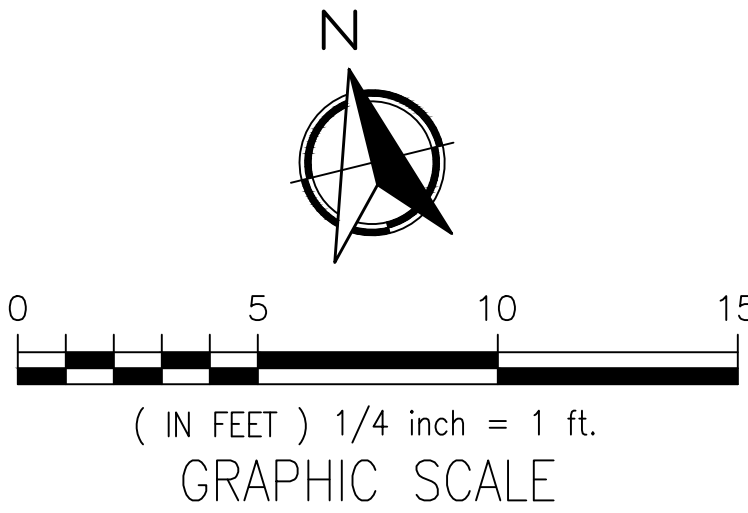
1. All beams and decking to be kiln-dry lumber.
2. Drywall 5/8" thick gypsum board typical.
3. GARAGE TO DWELLING SEPARATION: The private garage shall be separated from the dwelling unit and its attic area by means of gypsum board, not less than 1/2 inch (12.7 mm) in thickness, applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than a 5/8-inch (15.9 mm) Type X gypsum board or equivalent and 1/2-inch (12.7 mm) gypsum board applied to structures supporting the separation from habitable rooms above the garage. (CRC R302.6)
4. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than 13/8 inches (34.9 mm) in thickness, or doors in compliance (CRC R302.5.1) with a fire protection rating of not less than 20 minutes. Doors shall be self-closing and self-latching.

LEGEND

- SLOPED CEILING DIRECTION
- FLAT CEILING
- CEILING BEAMS
- EXHAUST FAN (ENERGY STAR) SEPARATE SWITCHES
- COMBO - SMOKE ALARM & CARBON MONOXIDE ALARM
- HIGH EFFICACY LIGHTING (RECESSED CAN LIGHT)
- VAPOR-RESISTANT LIGHT FIXTURE
- DECORATIVE CEILING FIXTURE (HANGING FIXTURE)
- CEILING HEIGHT DATUM
- ATTIC ACCESS DOOR 22X30 MIN. WITH 30" CLR HEADROOM MIN. ACCESS TO FURN.
- 1X6 T&G, CEDAR ROUGH SAWN, SQUARE EDGE W/NICKLE GAPS

WUI REQUIREMENTS:

- > ROOF COVERINGS: WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO RESIST THE INTRUSION OF FLAMES AND EMBERS, BE FIRE STOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING.
- > THE GUTTER.
- > ROOF AND ATTIC VENTS AND UNDERFLOOR VENTILATION SHALL RESIST THE INTRUSION OF FLAME AND EMBERS THROUGH THE VENTILATION OPENINGS. THE VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDLAND FLAME AND EMBER RESISTANT (WUI) VENTS APPROVED AND LISTED BY THE STATE FIRE MARSHAL, OR WUI VENTS LISTED TO ASTM E2886.
- > EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, LOG WALL CONSTRUCTION, OR SHALL MEET THE PERFORMANCE CRITERIA OF ASTM E2707. (SEE 8R337.7.3 EXCEPTIONS FOR OTHER ALTERNATIVES)
- > EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT 2-INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.
- > THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED EAVES, ENCLOSED EAVES, EXTERIOR PORCH CEILINGS, AND ALL EXPOSED UNDERFLOOR AREAS SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING, OR EXTERIOR PORTION OF AN APPROVED ONE HOUR WALL ASSEMBLY.



REVIEWS:

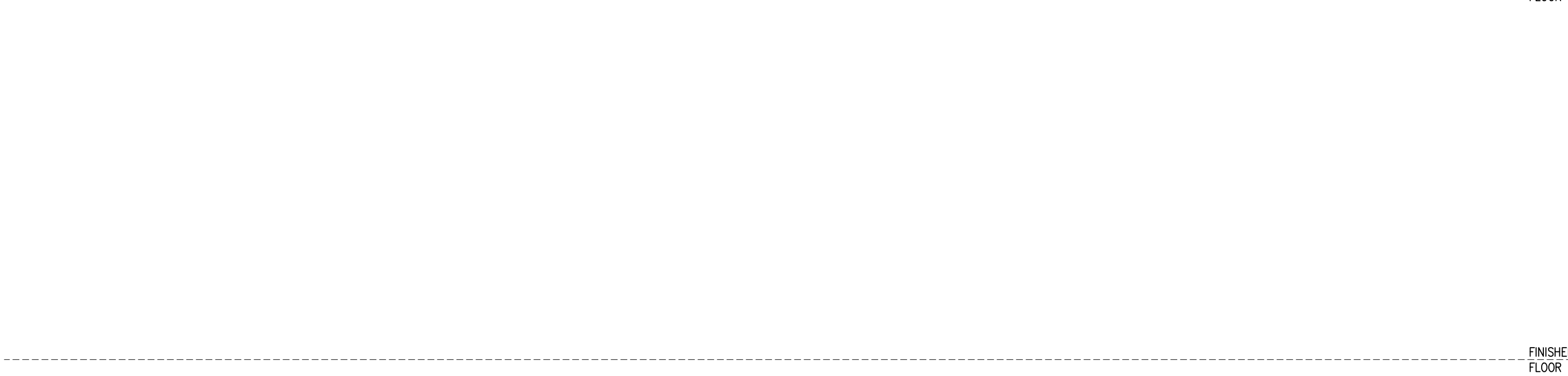
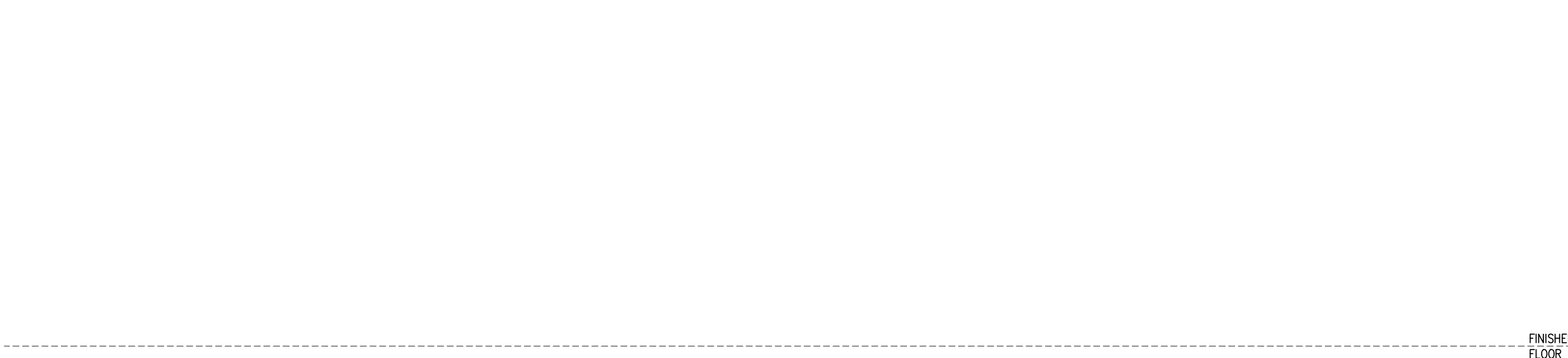
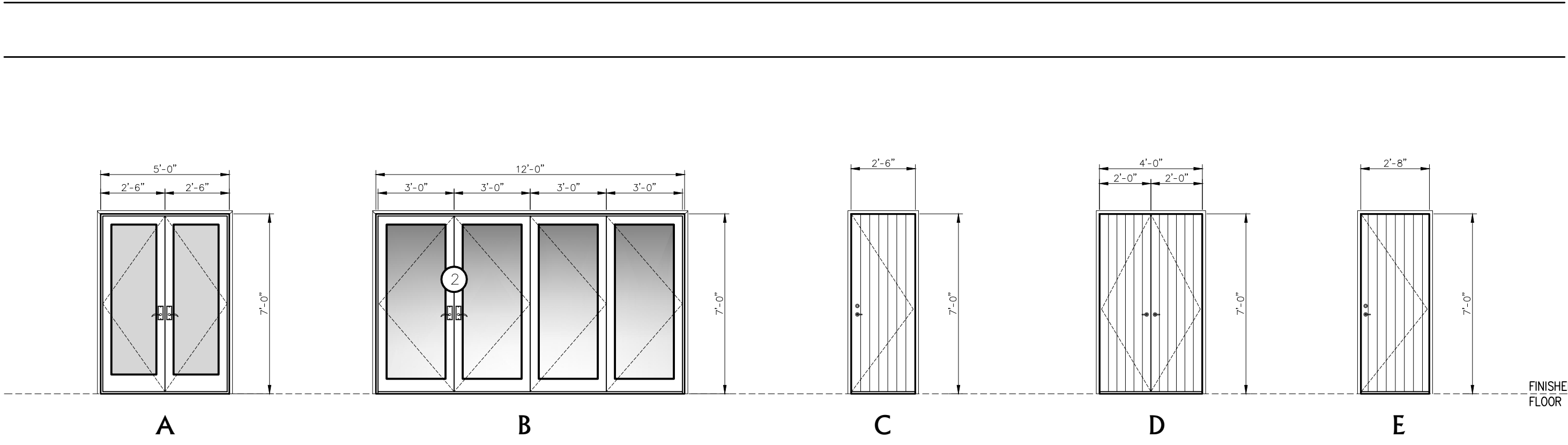
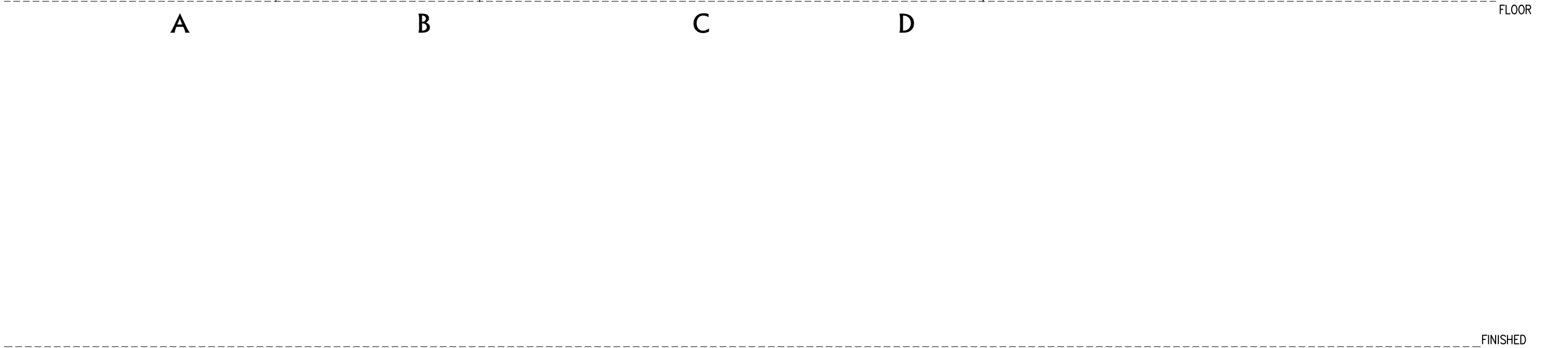
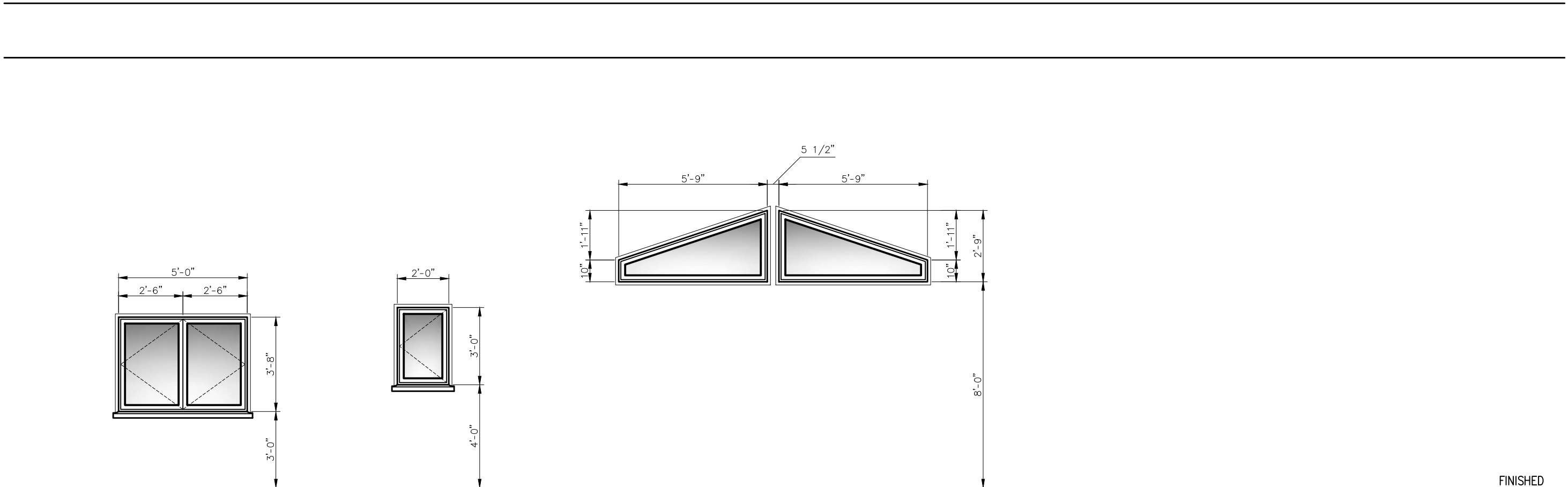
PROJECT:
EHLLEN RESIDENCE
3150 MIDWOOD LN. PEBBLE BEACH
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO:
24-03

ISSUE:
10-23-2024
02-28-2025
DRAWN BY:
AJ ORTIZ

**REFLECTIVE CEILING
PLAN**

SCALE: 1" = 1/4"

A6.0



Window Schedule											
	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	SCREEN	EGRESS WINDOWS
MAIN DWELLING	1	BEDROOM ONE	A	5'-0" X 3'-8"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	2	BATHROOM ONE	B	2'-0" X 3'-0"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	3	BATHROOM TWO	B	2'-0" X 3'-0"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	4	BEDROOM TWO	A	5'-0" X 3'-8"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	5	SITTING ROOM	C	5'-9" X 2'-9"	FF	FIXED	WOOD-CLAD	YES	YES	NO	NO
	6	SITTING ROOM	D	5'-9" X 2'-9"	FF	FIXED	WOOD-CLAD	YES	NO	YES	NO

WINDOW SPECIFICATIONS:

MANUFACTURE: SIERRA PACIFIC
MODEL: SEDONA PUSHOUT

GLASS: STANDARD DUAL PANE, CLEAR
GRILL: NONE
MATERIAL: WOOD-CLAD
CLAD COLOR: SANDSTONE 003 (CLIENT TO APPROVE)
INTERIOR FINISH: CLEAR
WOOD SPECIE: DOUGLAS FIR
HARDWARE: CAM HANDLE & STRIKE PLATE
HARDWARE COLOR: OLD RUBBED BRONZE

TRIM OPTIONS: NONE
EXTERIOR: NONE
INTERIOR: NONE

WUI REQUIREMENTS THAT ARE STILL OUTSTANDING:

> ROOF COVERINGS: WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO RESIST THE INTRUSION OF FLAMES AND EMBERS, BE FIRE STOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

> THE GUTTER:

> ROOF AND ATTIC VENTS AND UNDERFLOOR VENTILATION SHALL RESIST THE INTRUSION OF FLAME AND EMBERS THROUGH THE VENTILATION OPENINGS. THE VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDLAND FLAME AND EMBER RESISTANT (WU) VENTS APPROVED AND LISTED BY THE STATE FIRE MARSHAL, OR WUI VENTS LISTED TO ASTM E2896.

> EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, LOG WALL CONSTRUCTION, OR SHALL MEET THE PERFORMANCE CRITERIA OF ASTM E2707. (SEE 6R337.7.3 EXCEPTIONS FOR OTHER ALTERNATIVES)

> EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT 2-INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.

> THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED EAVES, ENCLOSED EAVES, EXTERIOR PORCH CEILINGS, AND ALL EXPOSED UNDERFLOOR AREAS SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING, OR EXTERIOR PORTION OF AN APPROVED ONE HOUR WALL ASSEMBLY.

Door Schedule

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	
MAIN DWELLING	1	SITTING AREA	A	(2) PER 2'-6" X 7'-0"	FF	GLASS / FLUSHED paneled	OUTSIDE	WOOD-CLAD	YES	YES
	2	SITTING AREA	B	(4) PER 3'-0" X 7'-0"	FF	GLASS / BI-FOLD paneled	OUTSIDE	WOOD-CLAD	YES	YES
	3	BEDROOM ONE	E	2'-8" X 7'-0"	FF	1-3/4" THK / paneled door	INSIDE	WOOD	NO	NO
	4	CLOSET ONE	D	(2) PER 2'-0" X 7'-0"	FF	1-3/4" THK / paneled door	INSIDE	WOOD	YES	NO
	5	BATHROOM ONE	E	2'-8" X 7'-0"	FF	1-3/4" THK / paneled door	INSIDE	WOOD	NO	NO
	6	BEDROOM TWO	C	2'-6" X 7'-0"	FF	1-3/4" THK / paneled door	INSIDE	WOOD	NO	NO
	7	CLOSET TWO	D	(2) PER 2'-0" X 7'-0"	FF	1-3/4" THK / paneled door	INSIDE	WOOD	NO	NO
	8	BATHROOM TWO	C	2'-6" X 7'-0"	FF	1-3/4" THK / paneled door	INSIDE	WOOD	NO	NO

DOOR SPECIFICATIONS (EXTERIOR):

MANUFACTURE: SIERRA PACIFIC
MODEL: OUTSWING CA

GLASS: STANDARD DUAL PANE, CLEAR
GRILL: NONE
JAM: 6'-9/16"
CLAD COLOR: SANDSTONE 003, (CLIENT TO APPROVE)
INTERIOR FINISH: CLEAR
WOOD SPECIE: DOUGLAS FIR
HARDWARE: DALLAS SERIES CONTEMPORARY
HARDWARE COLOR: OIL RUBBED BRONZE

TRIM OPTIONS:
EXTERIOR: WOOD CASING TO MATCH EXISTING
INTERIOR: WOOD CASING TO MATCH EXISTING

DOOR SPECIFICATIONS (INTERIOR):

MANUFACTURE: TRUESTILE
MODEL: TMRI13000

GLASS: NONE
GRILL: NONE
INTERIOR FINISH: STAINED
WOOD SPECIE: RIFT SAWN WHITE OAK
THICKNESS: 1-3/4"
JAM WIDTH: 4" (VERIFY)
HINGES: BRUSHED CHROME
HARDWARE: EMTEK, FREESTONE LEVEL
HARDWARE COLOR: SATIN NICKEL
PROFILES: 1/4" KERF OUT REVEAL

TRIM OPTIONS:
EXTERIOR: NONE
INTERIOR: NONE

Door Notes:

EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL OR BE SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1- 1/4 INCHES THICK OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-1.

GARAGE DOOR PERIMETER GAPS AT THE BOTTOM, SIDES AND TOP OF DOORS SHALL NOT EXCEED 1/8 INCH. THE GAPS BETWEEN DOORS AND OPENINGS SHALL BE CONTROLLED BY WEATHER STRIPPING THAT CONFORMS TO ASTM D638, HAVE DOORS OVERLAP ONTO JAMBS AND HEADERS OR HAVE JAMBS AND HEADERS COVERED WITH METAL FLASHING.

Door Notes:

- PROVIDE DEAD BOLT LOCKS ON ALL EXTERIOR DOORS. SEE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
- PROVIDE PRIVACY HARDWARE FOR ALL BEDROOM AND BATHROOM LOCATIONS.
- GENERAL CONTRACTOR TO CONSULT WITH OWNER FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS.
- ALL DOOR GLAZING TO BE TEMPERED GLASS.
- ALL EXTERIOR DOOR GLAZING TO BE 5/8" INSULATED TEMPERED GLASS.
- DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES TO BE FULLY WEATHER STRIPPED.
- GENERAL CONTRACTOR TO REVIEW DOOR ORDER WITH ARCHITECT PRIOR TO DOOR ORDER PLACEMENT.
- DOOR HINGES TO BE 4.5"H.X4.5"W. DOOR 7'-0"
- ALL DOOR TOPS AND BOTTOM TO BE SANDED, FINISHED, AND SEALED.
- GARAGE DOORS : SEE SCHEDULE AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- THE DOOR FINISH PER CLIENT OR CODG, INC.
- THE DOOR STILES TO BE PER PLAN
- CHECK FLOOR PLAN FOR HINGES LOCATION
- PER THE ENERGY CODE ALL WINDOWS ARE TO BE LAMINATED DOUBLE GLAZING PANE.
- R327.1.3 INTERIOR DOORS-EFFECTIVE JULY 1 2024 AT LEAST ONE BATHROOM W/SHOWER & OR TUB AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 36" W. DOOR PROVIDED 32" CLEAR WHEN OPEN MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION OR IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.

Window Notes:

- PROVIDE SAFETY GLAZING (TEMPERED OR LAMINATED) AS REQUIRED PER C.B.C.
- SCREEN COLOR TO BE SPECIFIED BY CLIENT
- GENERAL CONTRACTOR TO VERIFY THE WINDOW ORDER AND ROUGH FRAMING WITH THE DESIGNER/ARCHITECT PRIOR TO PLACEMENT OF THE WINDOW ORDER.
- THE WINDOW MANUFACTURER WILL SUPPLY SHOP DRAWINGS FOR SPECIAL WINDOWS (OVERSIZE, ETC.) FOR REVIEW BY CODG, Inc.
- APPLY SISAL KRAFT PAPER AROUND ALL EXTERIOR OPENING.
- PROVIDE CONTINUOUS CAULK AROUND ALL WINDOW OPENINGS WITH G.E. SILICONE ACRYLIC POLYSULFIDE OR URETHANE AS REQUIRED.
- ALL MANUFACTURED WINDOWS TO BE CERTIFIED AND LABELED MEETING STANDARDS LISTED IN TABLE 2-53V OF TITLE 24.
- EXTERIOR WINDOW FINISH TO BE SEALED, U.N.O.
- ALL OPERABLE WINDOWS TO HAVE SCREENS. AS SPECIFY BY CLIENT.
- SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEAD HEIGHTS.
- DOUBLE PANE LAMINATED GLASS AS SPECIFIED TITLE 24 GLASS & GLAZING SEC. 2401 & TABLE 2403.2.1
- PER THE ENERGY CODE ALL WINDOWS ARE TO BE GLAZING AS DUAL PANE.
- WINDOW JAMS TO BE 3-1/2-INCHES WITHOUT EXTESION JAMS AND DELIVERED WITH EXTERIOR WOOD SILLS ONLY. (U.N.O.)

Note:

- FOR HINGE LOCATION & OPENING SWING DIRECTION SEE ELEVATIONS
- ALL WINDOW DIMENSIONS ARE THE ROUGH OPENING SEE ELEVATIONS
- ALL DOOR DIMENSIONS ARE ACTUAL DOOR SIZE & OPENING SEE ELEVATIONS

Tempered Glass Note:

EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED GLASS. THE FOLLOWING LOCATIONS SHALL BE HAZARDOUS LOCATIONS FOR GLAZING:

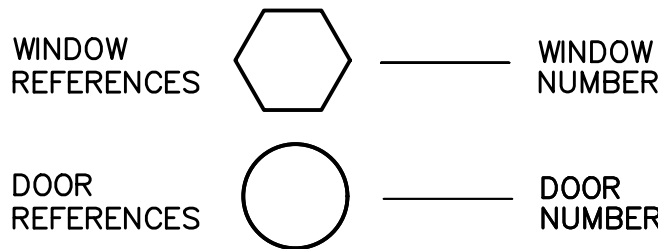
A) GLAZING IN DOORS.

B) GLAZING IN A FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60-INCHES ABOVE THE FLOOR OR WALKING SURFACE AND ITS EITHER WITHIN 24-INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR "OR" WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR WITHIN 24-INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

C) GLAZING IN WINDOWS THAT MEET ALL THE FOLLOWING CONDITIONS:

- 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 LESS THAN 18-INCHES ABOVE THE FLOOR.
- ONE OR MORE WALKING SURFACES ARE WITHIN 36-INCHES, MEASURED HORIZONTALLY.
- GLAZING IN GUARDS AND RAILINGS.
- GLAZING IN WALLS CONTAINING OR FACING TUBS, SHOWERS AND OTHER WET SURFACES WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60-INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACES, INCLUDING SHOWER DOORS AND SURROUNDS.
- GLAZING ADJACENT TO STAIRS AND RAMPS.

Symbols



Abbreviations

N/A _____ NOT APPLICABLE
G.C. _____ GENERAL CONTRACTOR
P _____ PAINT
ST _____ STAIN
FF _____ FACTORY FINISH
I.D. _____ INTERIOR DESIGN
S _____ SEALED
MFR. _____ MANUFACTURER
FIN. _____ FINISH
NAT. _____ NATURAL

REVIEWS:



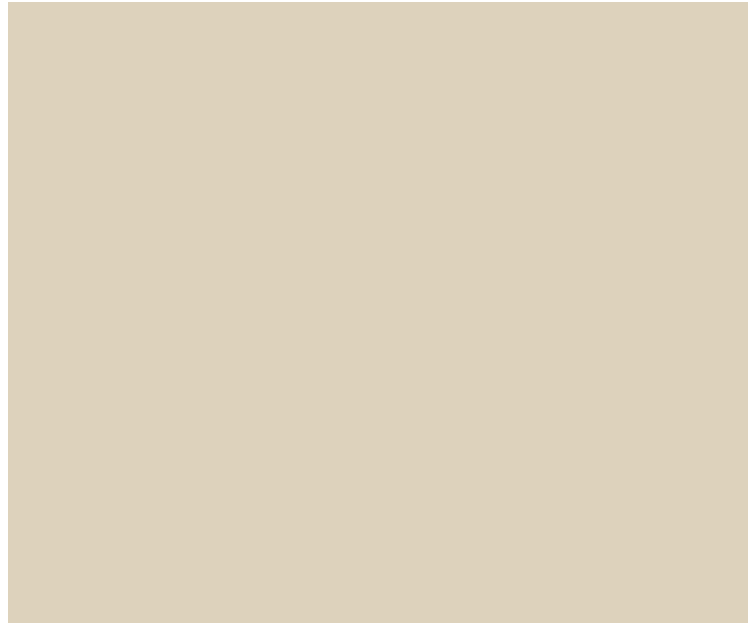
BULB

MANUFACTURE: PHILLIPS
WATTS: 4 WATTS
LUMENS: 150
BULB TYPE: B11 LED SOCKET



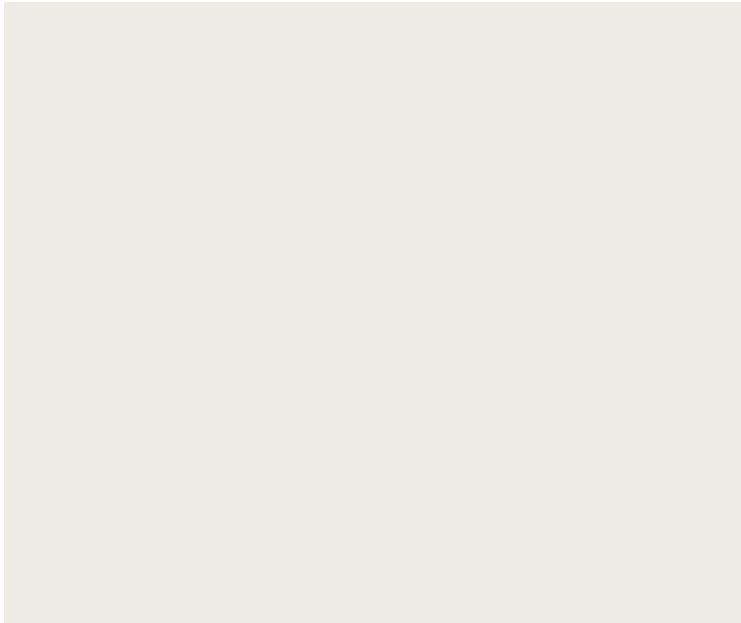
FIXTURE A

MANUFACTURE: HINKLEY
T24 COMPLIANT: YES
COLOR: BLACK
WATTS: 14 WATTS
LUMENS: 150
BULB TYPE: SEE BULB
DIMENSIONS: 16½”H X 16”W X 11”
EXTENDS 17” FROM WALL



COLOR EXTERIOR

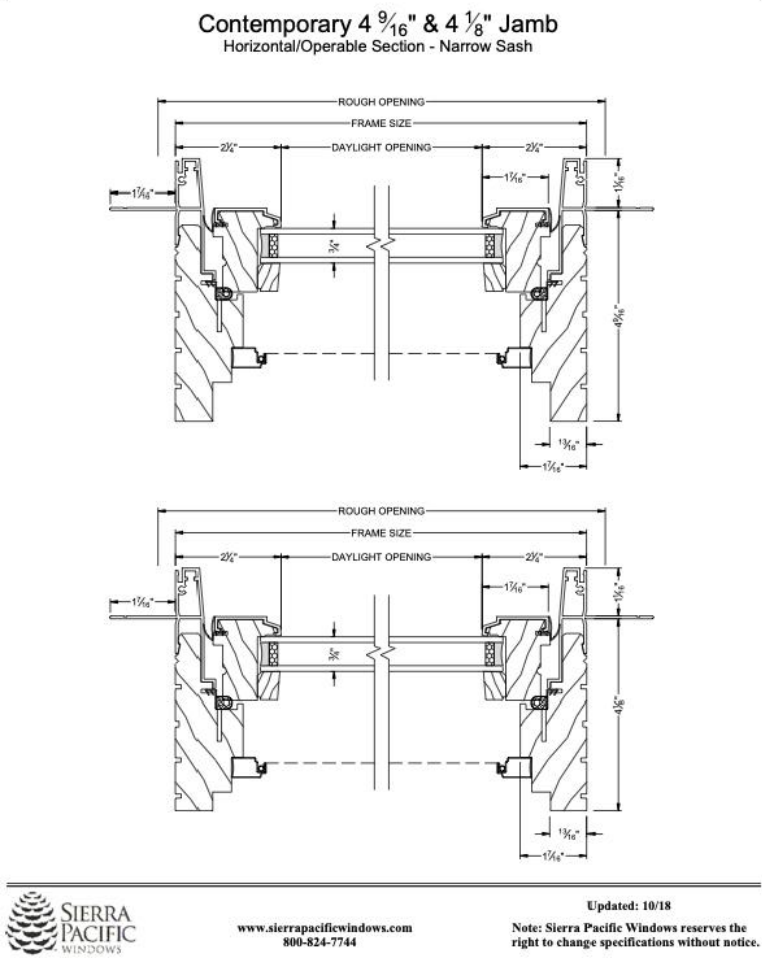
MANUFACTURE: SHERWIN-WILLIAMS
COLOR: CHOPSTICKS / SW 7575
LOCATION: EXTERIOR
LOCATOR NUMBER: 263-C7



WINDOW FRAME COLOR EXTERIOR

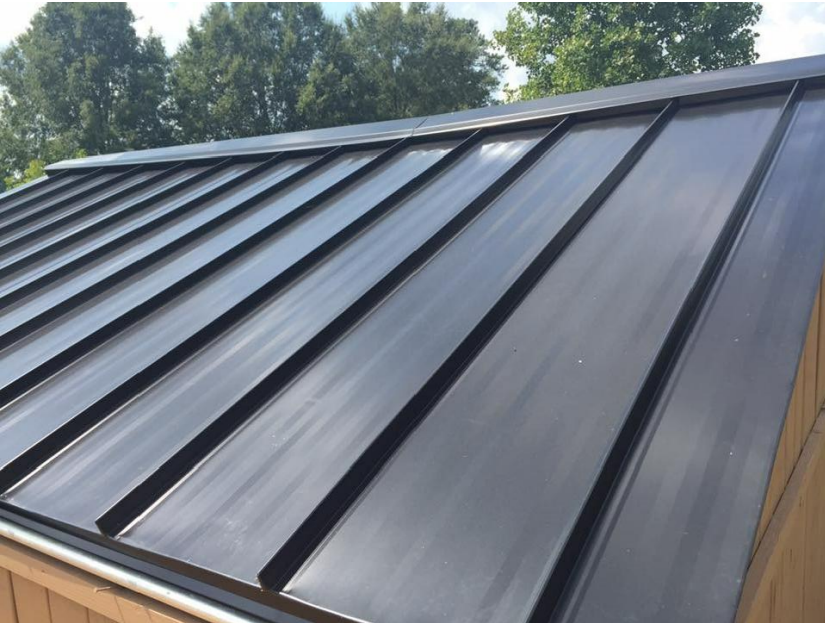
MANUFACTURE: SHERWIN-WILLIAMS
COLOR: PURE WHITE / SW 7005
LOCATION: EXTERIOR
LOCATOR NUMBER: 255-C1

SEDONA PUSHOUT



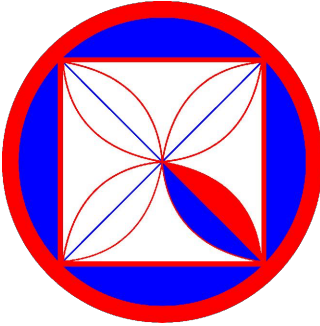
WINDOW

MANUFACTURE: SIERRA PACIFIC
MODEL: URBAN
MATERIAL: WOOD-CLAD
TYPE: CASEMENT
COLOR: BLACK

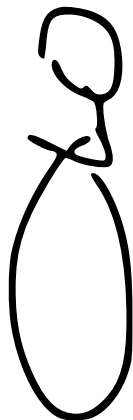


METAL ROOF

MANUFACTURER: TAYLOR METAL PRODUCTS
FINISH: CHARCOAL GRAY SRI-25
GAUGE: 24
LVR: 12



CODG
CLAUDIO ORTIZ DESIGN GROUP, INC.
26015 CANNON CENTER PLACE, STE 102
SAN JOSE, CA 95130
OFFICE: 831.826.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM



REVIEWS:

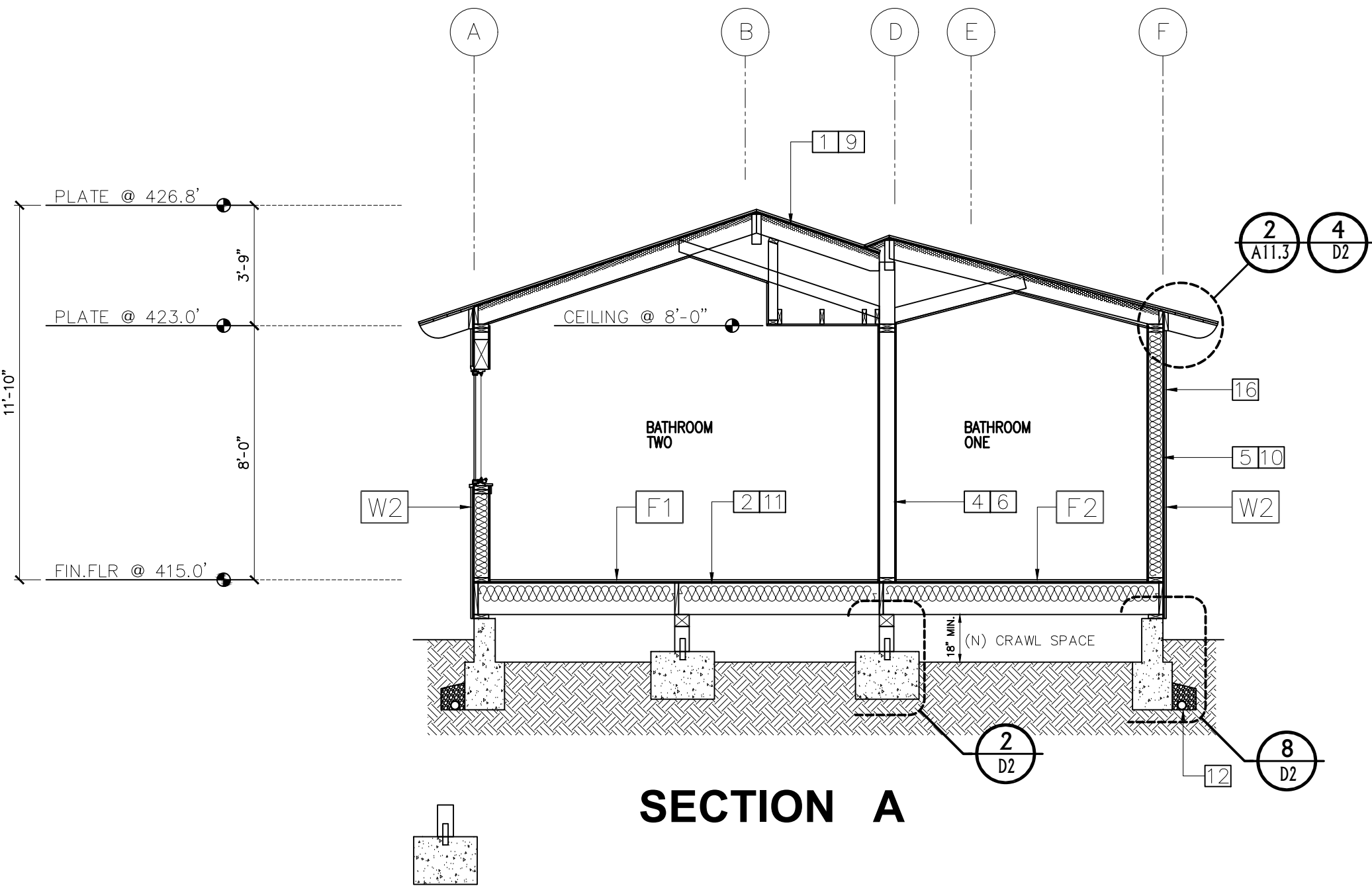
PROJECT:
EHLLEN RESIDENCE
3150 MIDWOOD LN. PEBBLE BEACH
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO.
24-03

ISSUE:
10-23-2024
DRAWN BY:
AJ ORTIZ

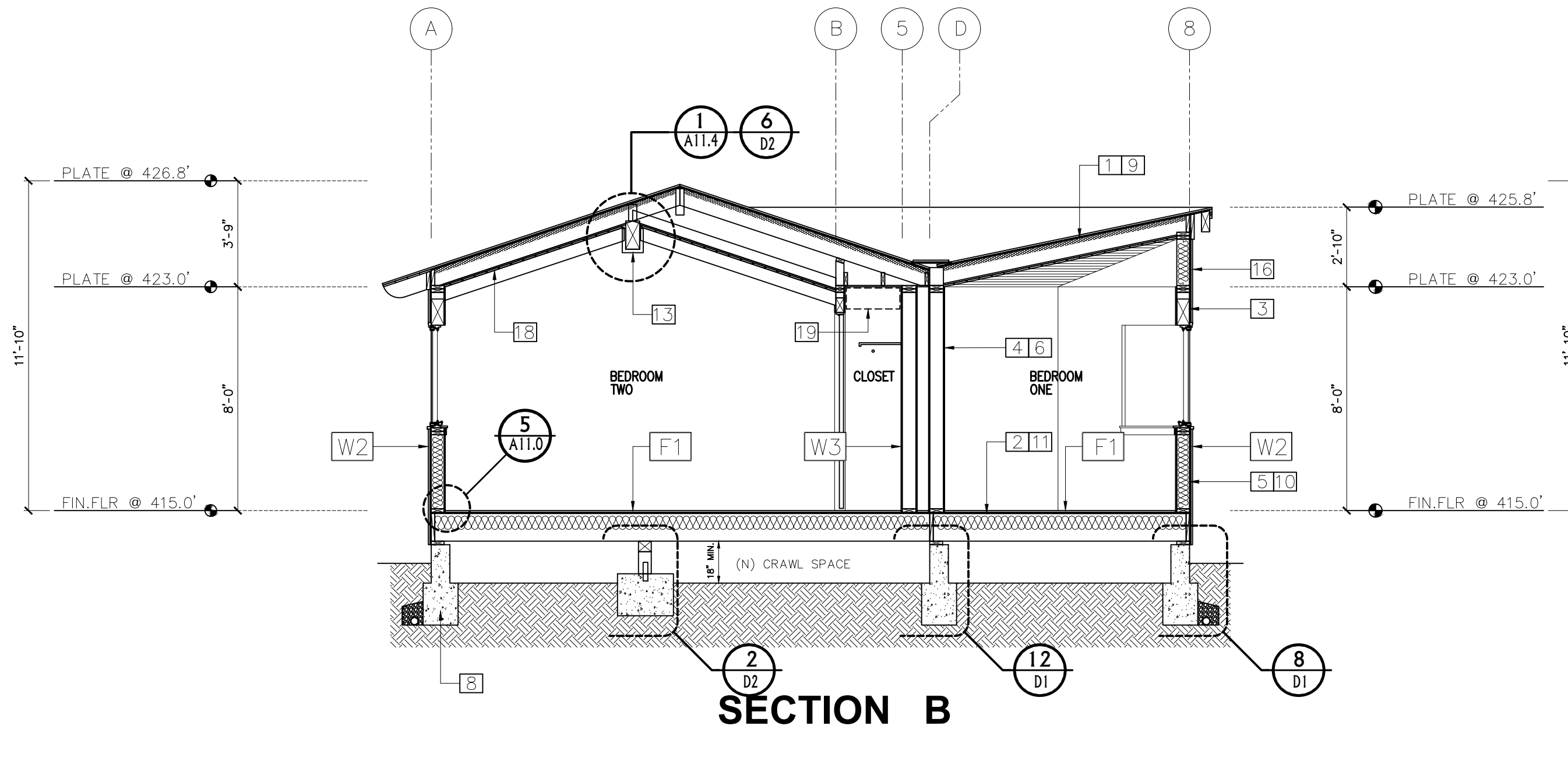
MATERIALS

SCALE: 1" = 1/4"

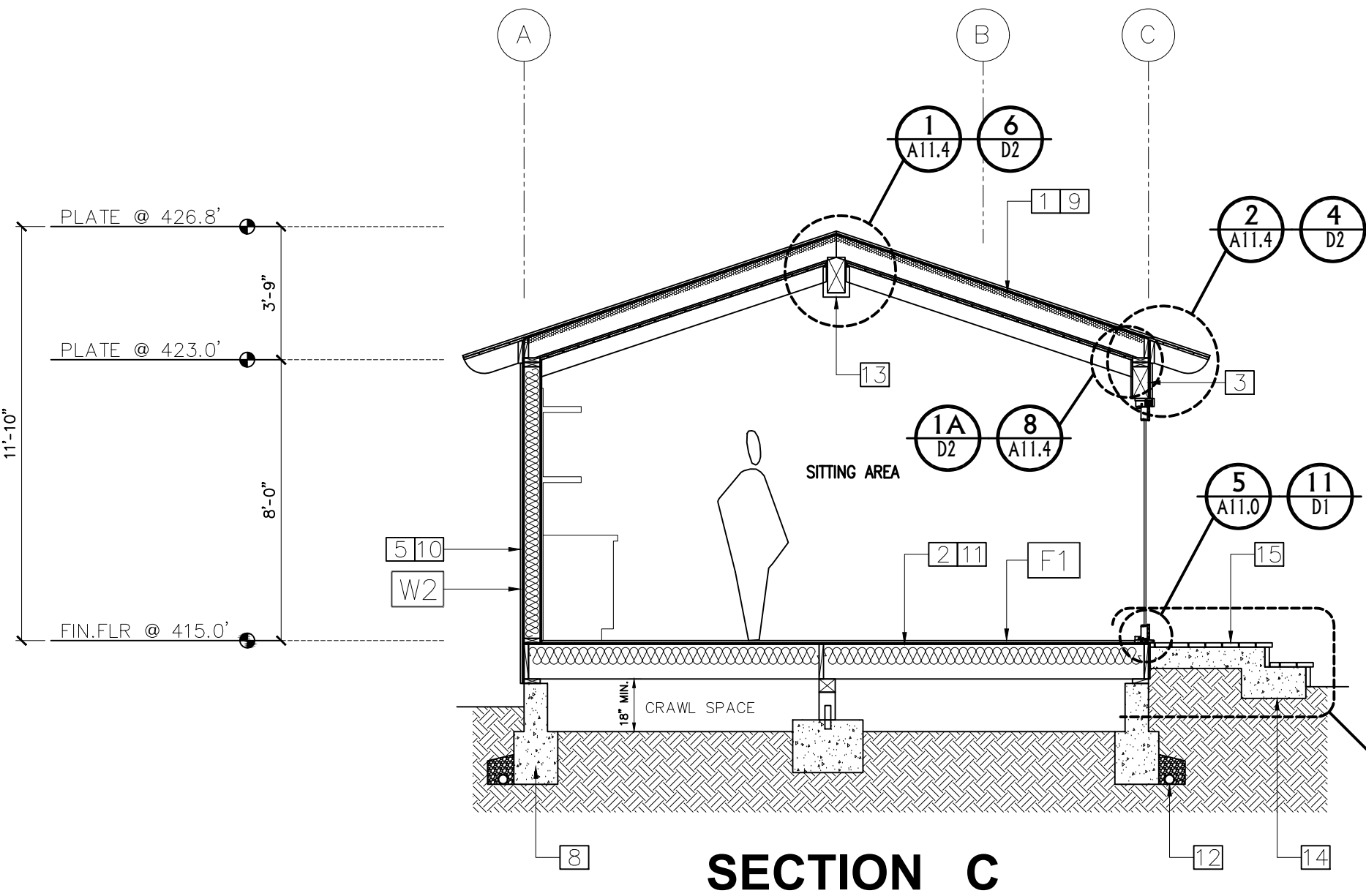
A8.0



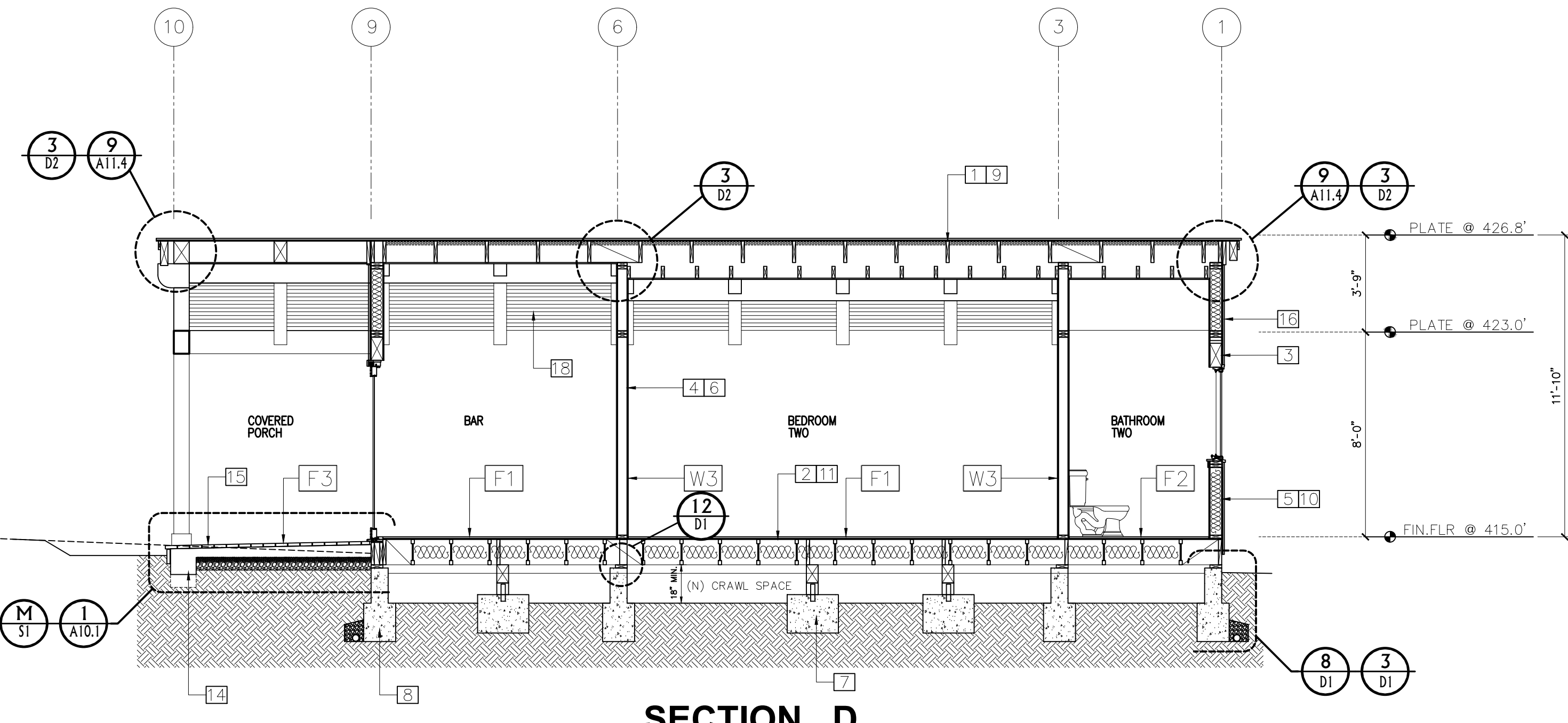
SECTION A



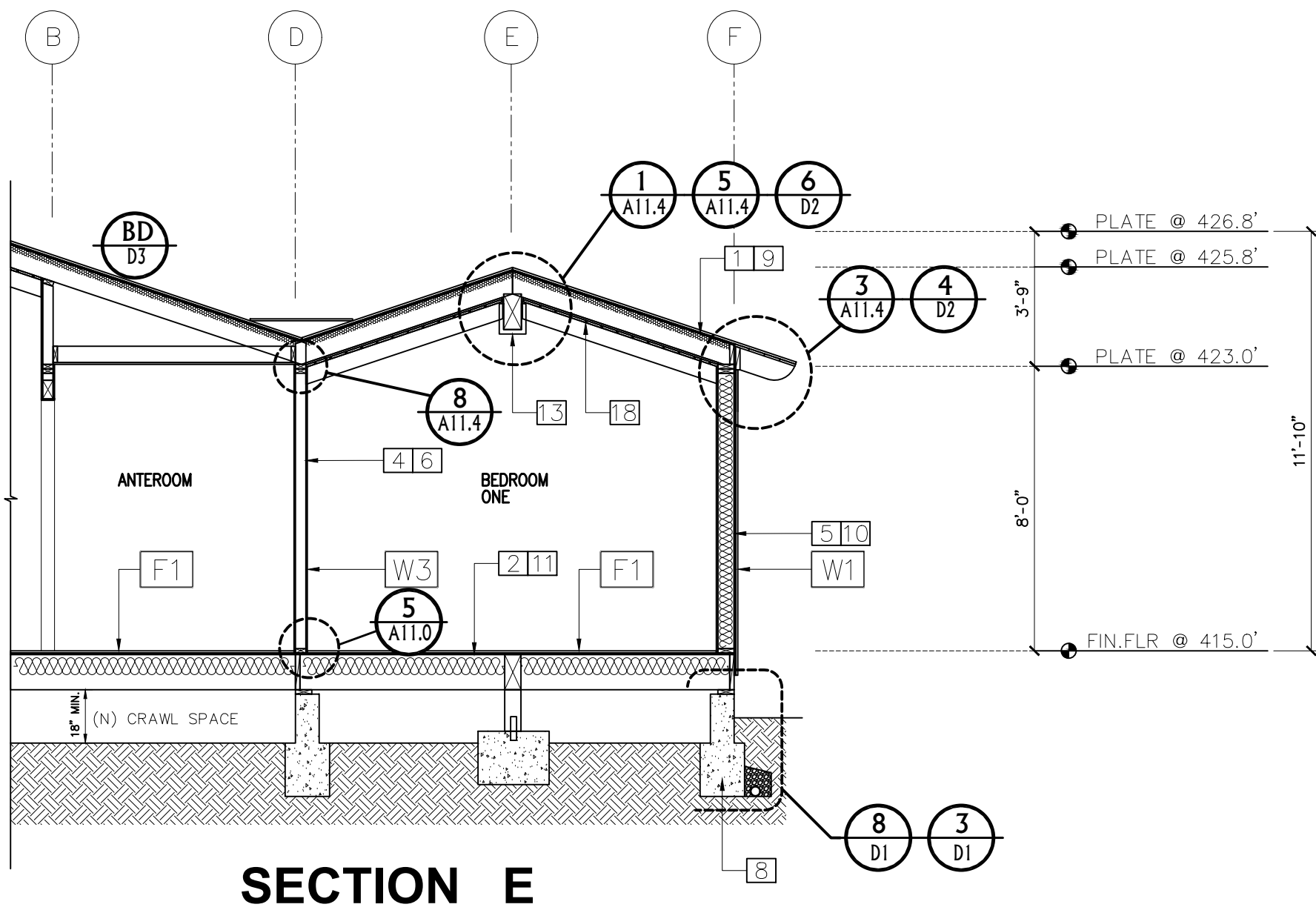
SECTION B



SECTION C



SECTION D



SECTION E

CRAWLSPACE VENTILATION

719.0 SQ.FT./ 150 = 4.79 SQ. FT.
4.79 x 144 = 690.00 SQ.IN. REQUIRED
8x14 FOUNDATION VENTS @ 112 S.I. EA.
USE: 7 FOUNDATION VENTS = 784.0 S.I.

ATTIC VENTILATION

PROPOSED ATTIC WITH SPRAY INSULATION,
VENTS NOT REQUIRED.

ROOF AND ATTIC VENTS AND UNDERFLOOR VENTILATION SHALL RESIST THE INTRUSION OF FLAME AND EMBERS THROUGH THE VENTILATION OPENINGS. THE VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDLAND FLAME AND EMBER RESISTANT (WUI) VENTS APPROVED AND LISTED BY THE STATE FIRE MARSHAL, OR WUI VENTS LISTED TO ASTM E2886.

Exterior Wall Requirements

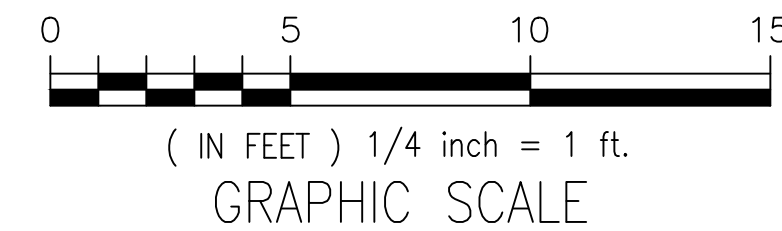
1. PROVIDE 1-HOUR RATED CONSTRUCTION FOR ALL WALLS LESS THAN 5- FEET FROM PROPERTY LINE. OPENINGS ARE PERMITTED LESS THAN 3- FEET FROM PROPERTY LINE AND NO MORE THAN 25% OPENING IS PERMITTED BETWEEN 3- FEET TO 5- FEET FROM PROPERTY LINE. (SEC. 704.8)
2. UNPROTECTED VB DWELLING EXTERIOR WALLS SHALL BE AT 5- FEET FROM PROPERTY LINE. (TABLE 602 FOOTNOTE (I))
WOOD SHAKE/STONE VENEER:
3. WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SEC. 1404.2 AND WHERE APPLIED OVER WOOD-BASE SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE "D" PAPER. (Sec. 2510.6)
4. PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN 3- COATS WHEN APPLIED OVER METAL LATH OR WIRE FABRIC LATH. SECTION 2512.1.
5. A MIN. 26 GALVANIZED CORROSION-RESISTANT WEED SCREED WITH:
A) A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2-INCHES PROVIDE AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS.
B) THE SCREED SHALL BE PLACED A MINIMUM OF 4-INCHES ABOVE EARTH OR 2-INCHES ABOVE PAVED AREA. SECTION 2512.1.2.

Weather Exposed Surfaces Notes

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D 226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm). Where joints occur, felt shall be lapped not less than 6 inches (152 mm). The felt shall be lapped not less than 6 inches (152 mm). The felt or other approved material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.
Exception: Omission of the water-resistive barrier is permitted in the following situations:

Crawlspace / Under-Floor Access Opening Notes:

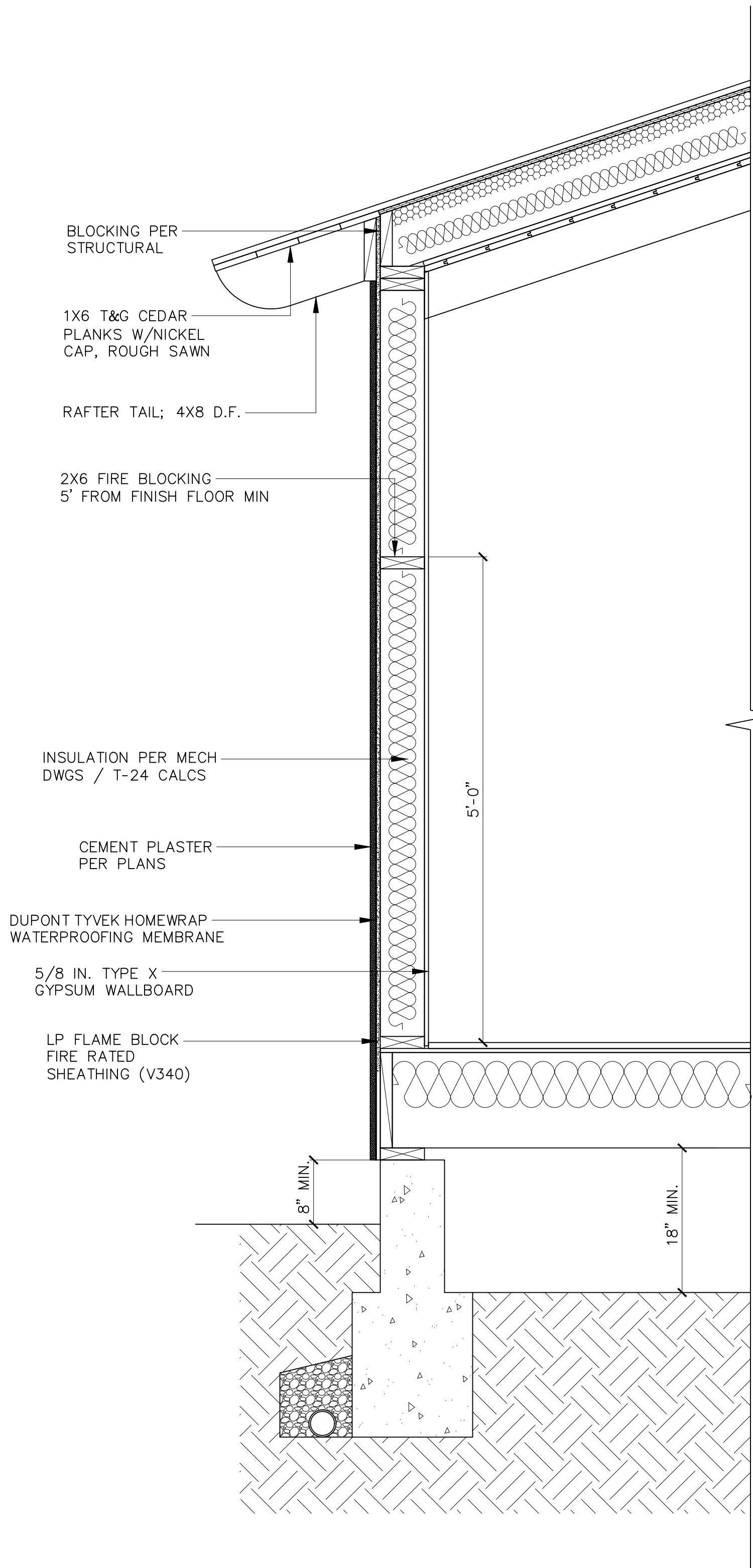
1. Provide 18-inch clearance under floor joist & 12-inches clearance under girders. Under floor access at perimeter walls and all crawl spaces area, 18"x24" min. size, 22"x30" under floor furnace.
R408.4 Access.
Access shall be provided to all under-floor spaces. Access openings through the floor shall be a minimum of 18 inches by 24 inches (457 mm by 610 mm). Openings through a perimeter wall shall be not less than 16 inches by 24 inches (407 mm by 610 mm). When any portion of the through-wall access is below grade, an areaway not less than 16 inches by 24 inches (407 mm by 610 mm) shall be provided. The bottom of the areaway shall be below the threshold of the access opening. Through wall access openings shall not be located under a door to the residence. See the California Mechanical Code for access requirements where mechanical equipment is located under floors.



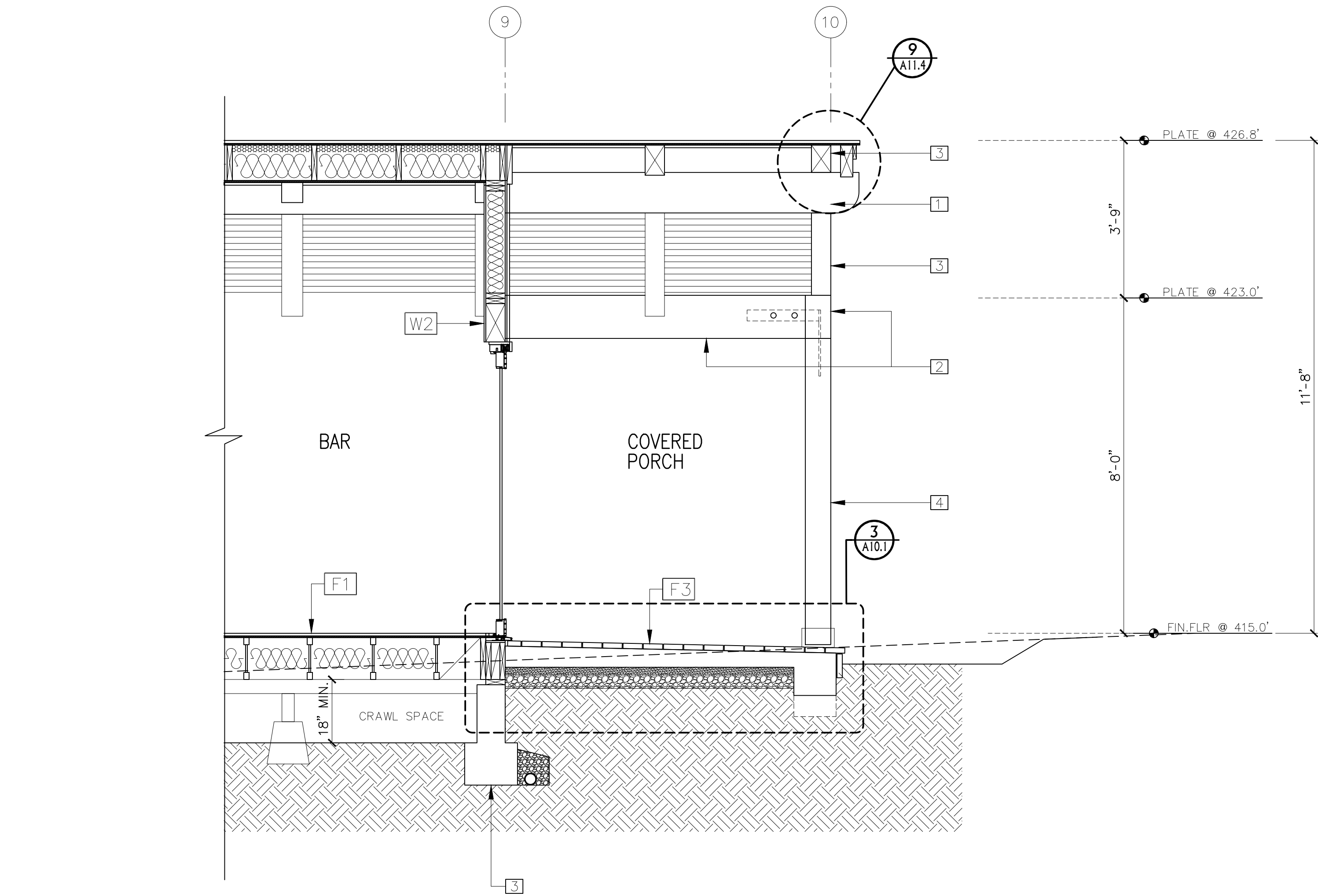
KEY NOTES

- 1 2X10 RAFTER TYP. PER STRUCTURAL
- 2 TJ FLOOR JOIST 11 1/8" TYP. PER STRUCTURAL DWG'S
- 3 HEADER PER STRUCTURAL DWG'S
- 4 2X4 D.F. #2 AT 16" O.C.PER STRUCTURAL DWG'S
- 5 2X6 D.F. #2 AT 16" O.C. PER STRUCTURAL DWG'S
- 6 DRYWALL: 1/2" THICK GYP. BRD. AT WALLS AND 5/8" THICK AT CEILINGS, SMOOTH FINISH
- 7 SPOT CONC. FTNG'S PER STRUCTURAL DWG'S
- 8 CONC. FTNG'S PER STRUCTURAL DWG'S
- 9 RIGID INSULATION 2-INCH THK; IMPERMEABLE CLOSE CELL SPRAY FOAM
- 10 R21 BATT INSULATION ON WALLS, TYP. W/SOUND INSULATION.
- 11 R19 BATT INSULATION ON FLOOR TYP. W/SOUND INSULATION.
- 12 DRAINAGE: PROVIDE FOOTING DRAINAGE CONNECTED TO EXISTING DRAINAGE SYSTEM.
- 13 RIDGE BEAM: PER STRUCTURAL PLANS, ENCASE WITH 2X PER ARCH. PLANS
- 14 SLAB: 5-INCH THK MIN. OVER 2-IN SAND FILL, 4-IN CLEAN GRAVEL, 15 MIL. VISQUEEN OR POLY VAPOR BARRIER
- 15 STONE TILE 3/4" THICK OVER MORTAR BED 1-1/2" THK. MIN. OVER 2"x2" WELDED MESH 16-GAUGE WIRE LATH
- 16 SIDING:PLASTER FINISH, PAINTED
- 17 GRADE WHERE OCCURS
- 18 1X6 CEILING DECKING
- 19 SPLIT SYSTEM 27.5X10

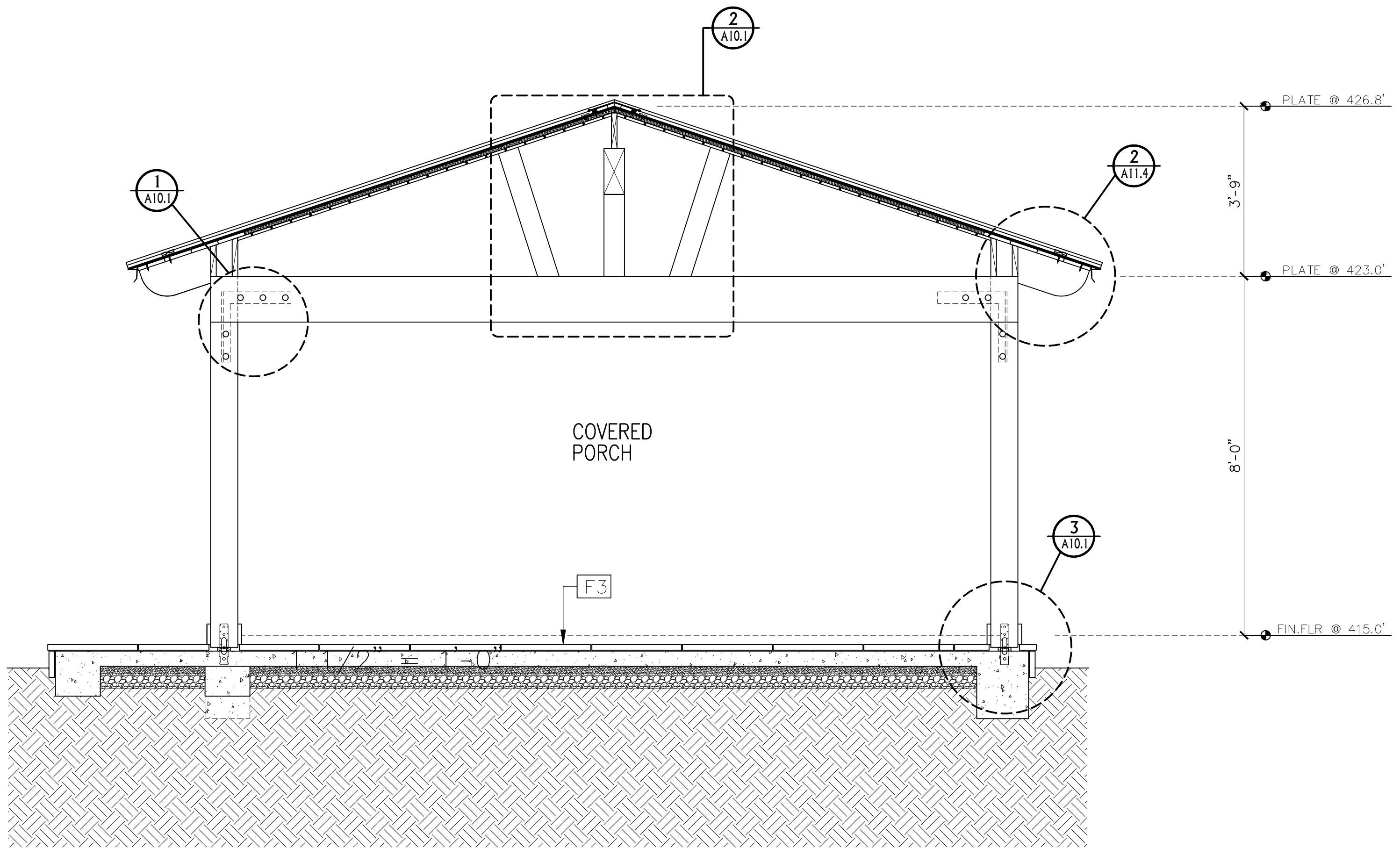
- W1 SEE DETAIL 1/A11.0
W2 SEE DETAIL 4/A11.0
W3 SEE DETAIL 5/A11.0
W4 SEE DETAIL 7/A11.0
W5 SEE DETAIL 2/A11.0
F1 SEE DETAIL 2/A11.1
F2 SEE DETAIL 3/A11.1
F3 SEE DETAIL 4/A11.1
F4 SEE DETAIL 1/A11.1



1HR RATED EAVES & WALL SECTION H



SECTION F

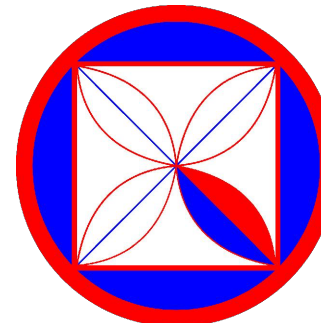


SECTION G

KEY NOTES

- 1 6X12 BEAM, CEDAR
- 2 8X12 BEAM, CEDAR
- 3 6X6 KING POST; CEDAR
- 4 NEW POST: 8X8, PAINT GRADE

- W1 SEE DETAIL 1/A11.0
- W2 SEE DETAIL 4/A11.0
- W3 SEE DETAIL 5/A11.0
- W4 SEE DETAIL 7/A11.0
- W5 SEE DETAIL 2/A11.0
- F1 SEE DETAIL 2/A11.1
- F2 SEE DETAIL 3/A11.1
- F3 SEE DETAIL 4/A11.1
- F4 SEE DETAIL 1/A11.1



CODG
CLAUDIO ORTIZ DESIGN GROUP, INC.
28015 CANNON CENTER PLACE, STE 102
SAN ANTONIO, TEXAS 78248
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

REVIEWS:

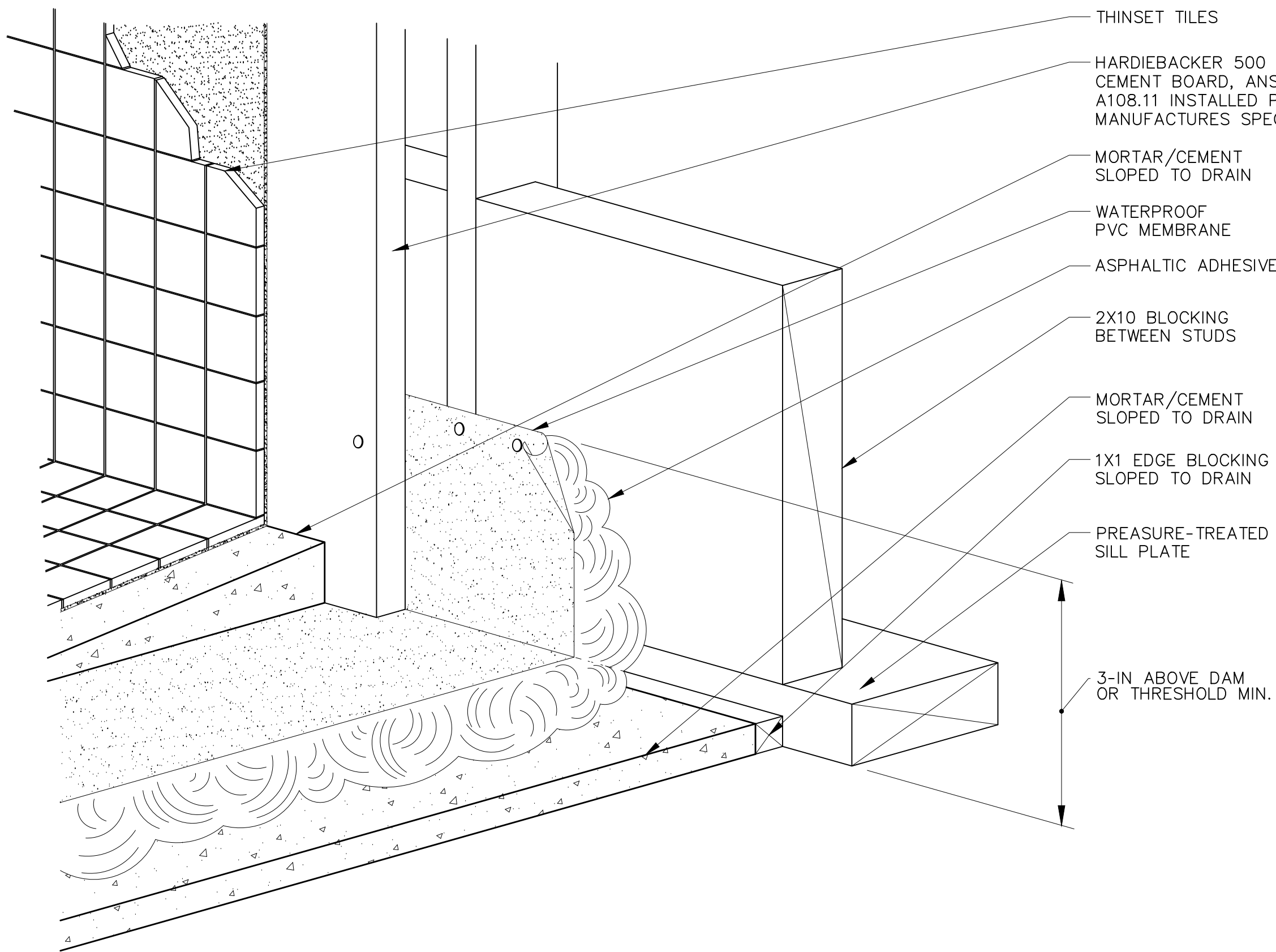
PROJECT:
EHLLEN RESIDENCE
3150 MIDWOOD LN. PEBBLE BEACH
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO.
24-03

ISSUE:
10-23-2024
02-28-2025
DRAWN BY:
AJ ORTIZ

**COVERED PORCH
SECTION & H**

SCALE: 1" = 1/2"

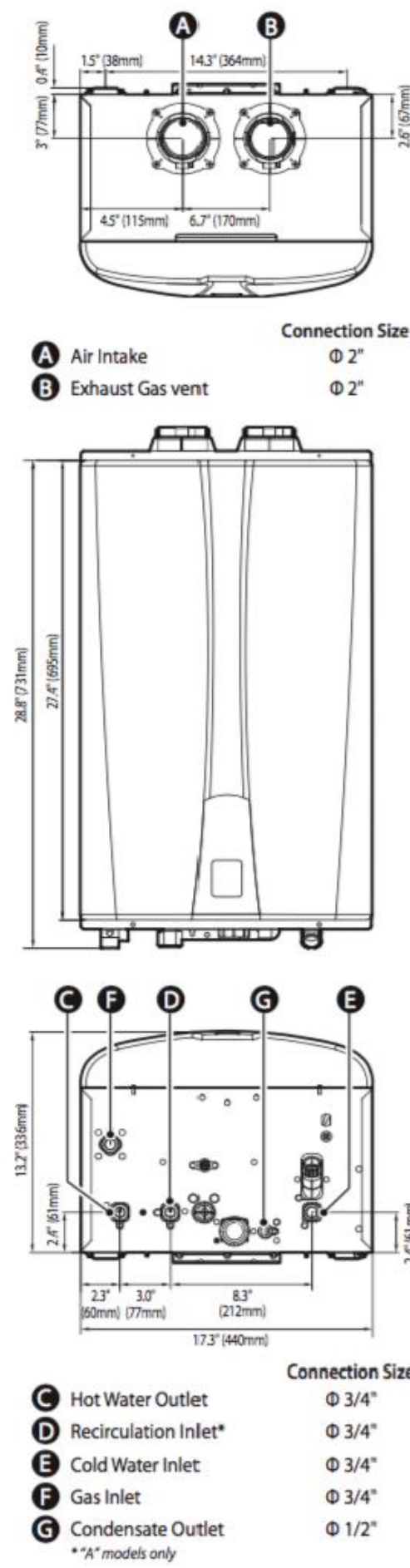
A9.1



Shower (Typ. Detail)

N.T.S.

3



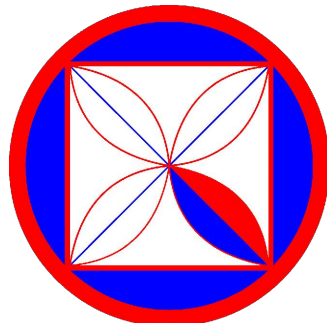
Specifications						
Item		NPE-180A	NPE-180S	NPE-210A	NPE-210S	NPE-240A
Heat Capacity (Input)	Natural Gas	15,000-150,000 BTU/H		19,900-180,000 BTU/H		19,900-199,900 BTU/H
	Propane Gas	15,000-150,000 BTU/H		19,900-180,000 BTU/H		19,900-199,900 BTU/H
	35°F(19°C) Temp Rise	8.4 GPM (32 L/m)		10.1 GPM (38 L/m)		11.2 GPM (42 L/m)
Flow Rate (DHW)	45°F(25°C) Temp Rise	6.5 GPM (25 L/m)		7.8 GPM (30 L/m)		8.7 GPM (33 L/m)
	77°F(43°C) Temp Rise	3.8 GPM (14 L/m)	3.9 GPM (15 L/m)	4.4 GPM (17 L/m)	4.6 GPM (17 L/m)	4.9 GPM (19 L/m)
Dimensions		17.3"(W) x 27.4"(H) x 13.2"(D)				
Weight		75 lbs (34kg)	67 lbs (30 kg)	82 lbs (37 kg)	75 lbs (34 kg)	82 lbs (37 kg)
Installation Type		Indoor or Outdoor Wall-Hung				
Venting Type		Forced Draft Direct Vent				
Ignition		Electronic Ignition				
Water Pressure		15-150 PSI				
Natural Gas Supply Pressure (from source)		3.5"-10.5" WC				
Propane Gas Supply Pressure (from source)		8.0"-13.0" WC				
Natural Gas Manifold Pressure (min to max)		-0.04" WC to -0.84" WC	-0.04" WC to -0.36" WC	-0.04" WC to -0.36" WC	-0.04" WC to -0.58" WC	-0.04" WC to -0.58" WC
Propane Gas Manifold Pressure (min to max)		-0.03" WC to -0.50" WC	-0.02" WC to -0.66" WC	-0.02" WC to -0.66" WC	-0.02" WC to -0.78" WC	-0.02" WC to -0.78" WC
Minimum Flow Rate		0 GPM (0 L/m) for "A" models / 0.5 GPM (1.9 L/m) for "S" models				
Connection Sizes	Cold Water Inlet	3/4" NPT				
	Hot Water Outlet	3/4" NPT				
	Recirculation Inlet	3/4" NPT (on "A" models only)				
	Gas Inlet	3/4" NPT				
Power Supply	Main Supply	120V AC, 60Hz				
	Maximum Power Consumption	200W (up to 2 amperes), 350W (up to 4 amperes) with external pump connected				
Materials	Casing	Cold Rolled Carbon Steel				
	Heat Exchangers	Primary Heat Exchanger: Stainless Steel Secondary Heat Exchanger: Stainless Steel				
Venting	Exhaust	2" or 3" PVC, CPVC, Polypropylene 2" or 3" Special Gas Vent Type BH (Class II, A/B/C)				
	Intake	2" or 3" PVC, CPVC, Polypropylene 2" or 3" Special Gas Vent Type BH (Class II, A/B/C)				
	Vent Clearances	0" to Combustibles				
Safety Devices		Flame Rod, APS, Ignition Operation Detector, Water Temperature High Limit Switch, Exhaust Temperature High Limit Sensor, Power Surge Fuse				

Wall Attachment Per Manufactures Manual

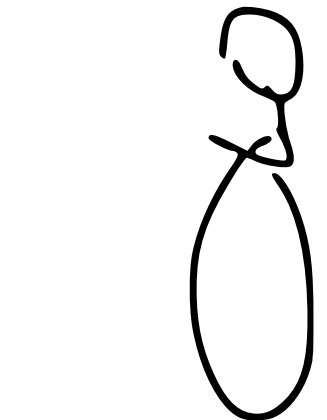
1. Identify the installation location and confirm that the installation will meet all required clearances.
2. Securely attach the water heater to the wall using any of the holes in the wall installation brackets which are at the top and bottom of the water heater. Ensure that the attachment strength is sufficient to support the weight. Refer to the weight of the water heater in the Specifications section.

Certified design according to **ANSI Z21.10.3 - CSA 4.3 latest** standards for both indoor or outdoor installations (with optional Outdoor Vent Kit)

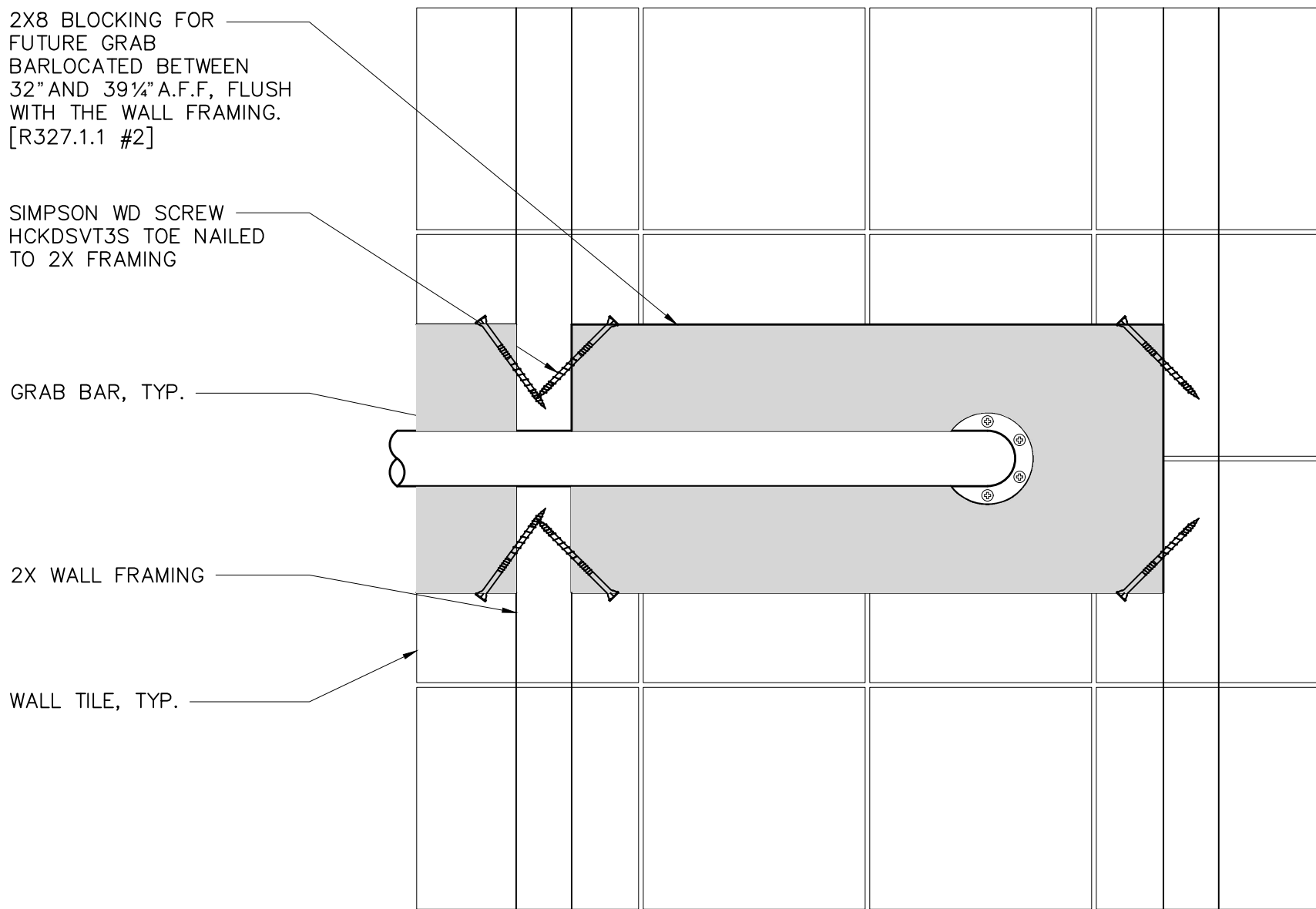
ANSI Z21.10.3/CSA 4.3-2011



CODG
CLAUDIO ORTIZ DESIGN GROUP, INC.
28015 CANNON CENTER PLACE, STE 102
DUBLIN, CA 94568
OFFICE: 831.826.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM



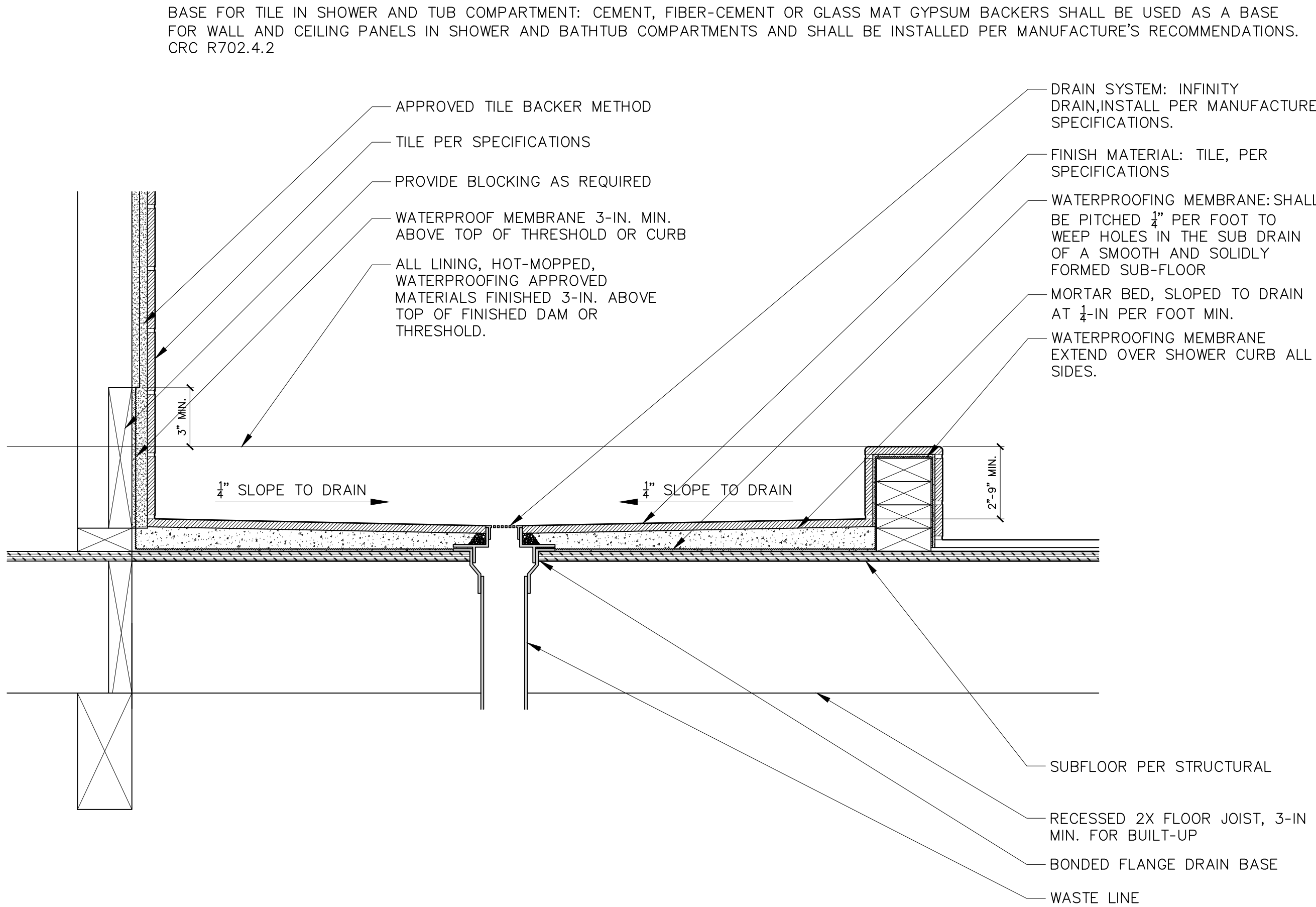
REVIEWS:



Grab Bar Details

N.T.S.

4



Shower drain Typical Detail

N.T.S.

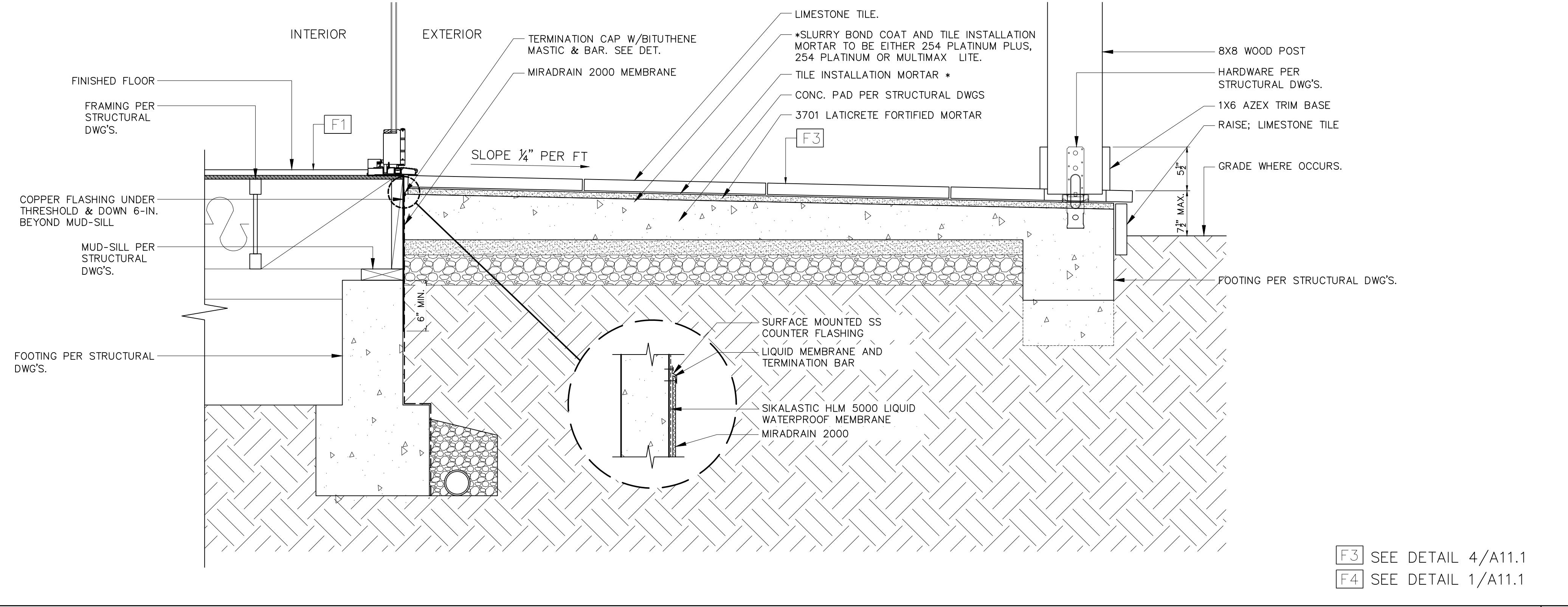
2

TYPICAL DETAILS

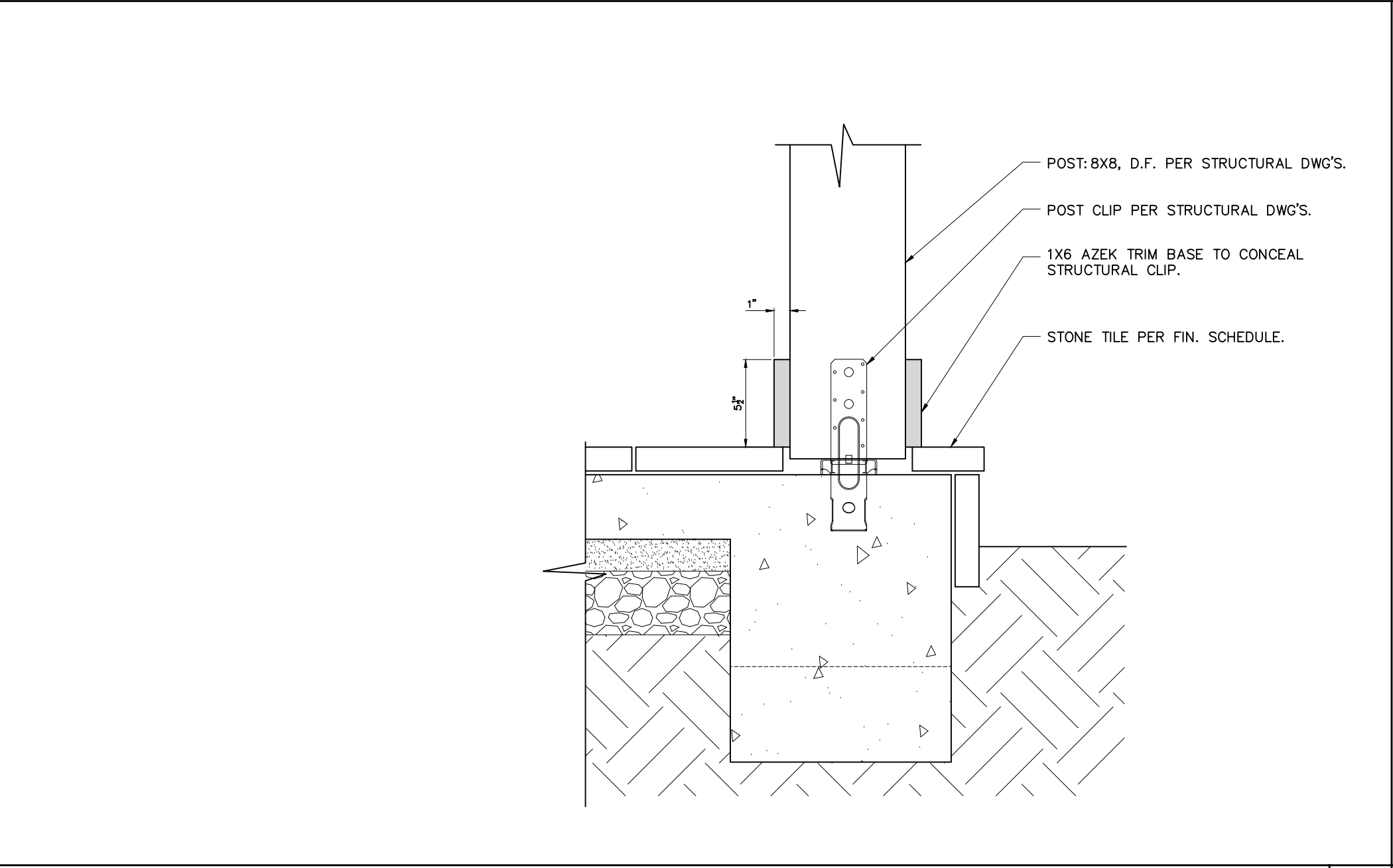
ISSUE:
10-23-2024
02-28-2025
PROJECT:
EHLLEN RESIDENCE
3150 MIDWOOD LN.
PEBBLE BEACH
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO:
24-03
DRAWN BY:
AJ ORTIZ

SCALE: 1" = 1/4"

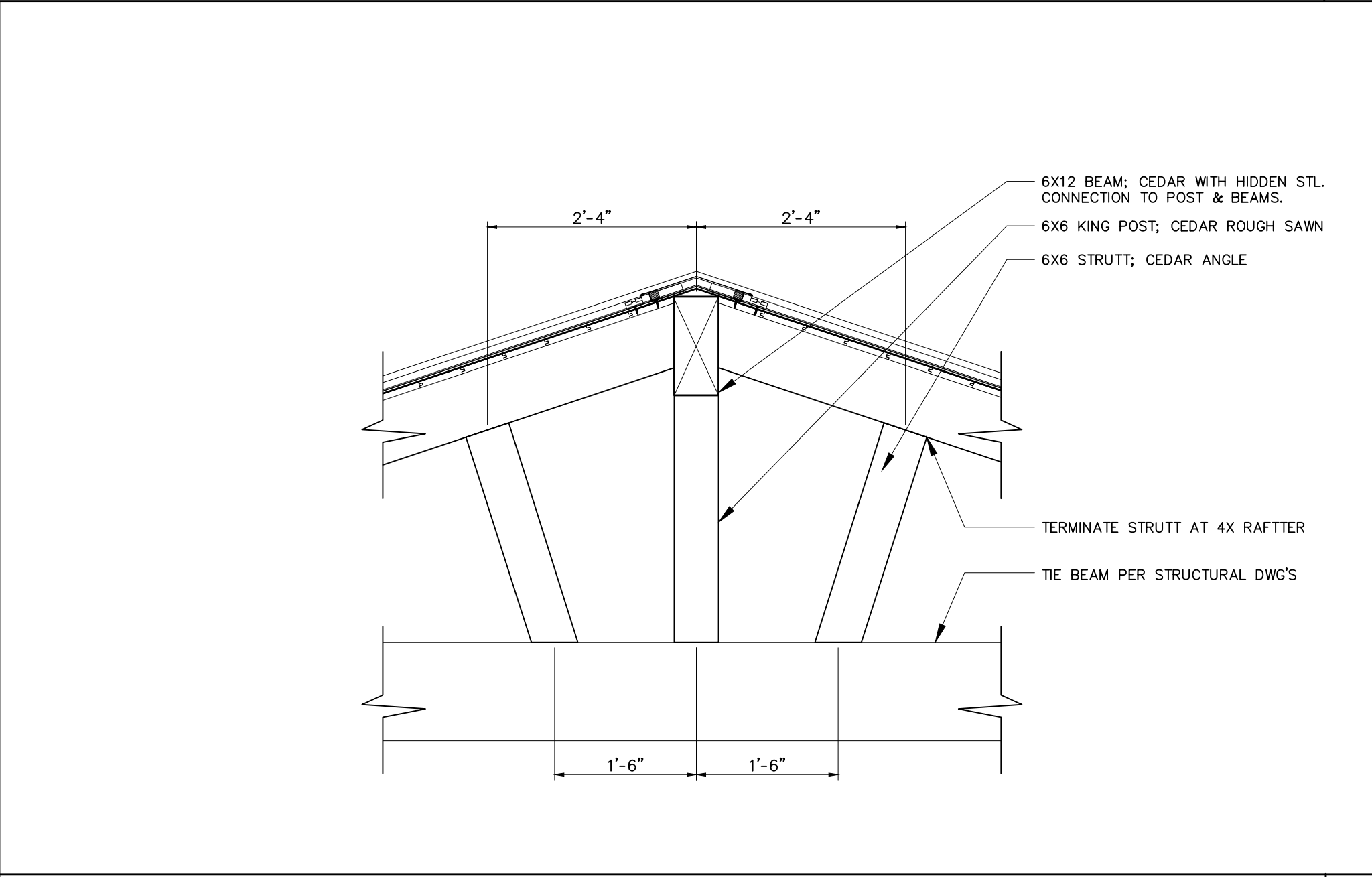
A10.0



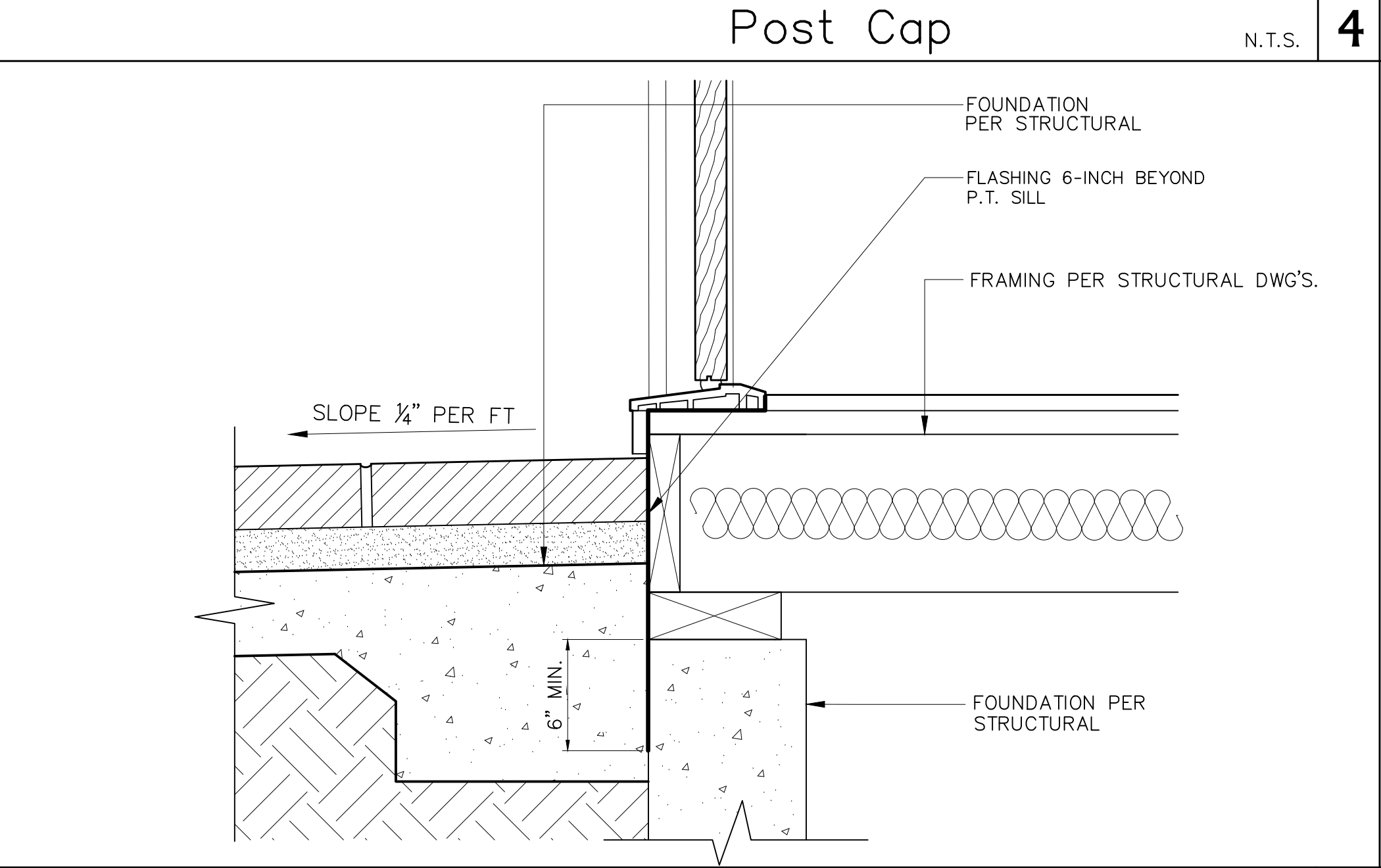
Concrete Slab 0/Tile Patio 1" = 1'-0" 3



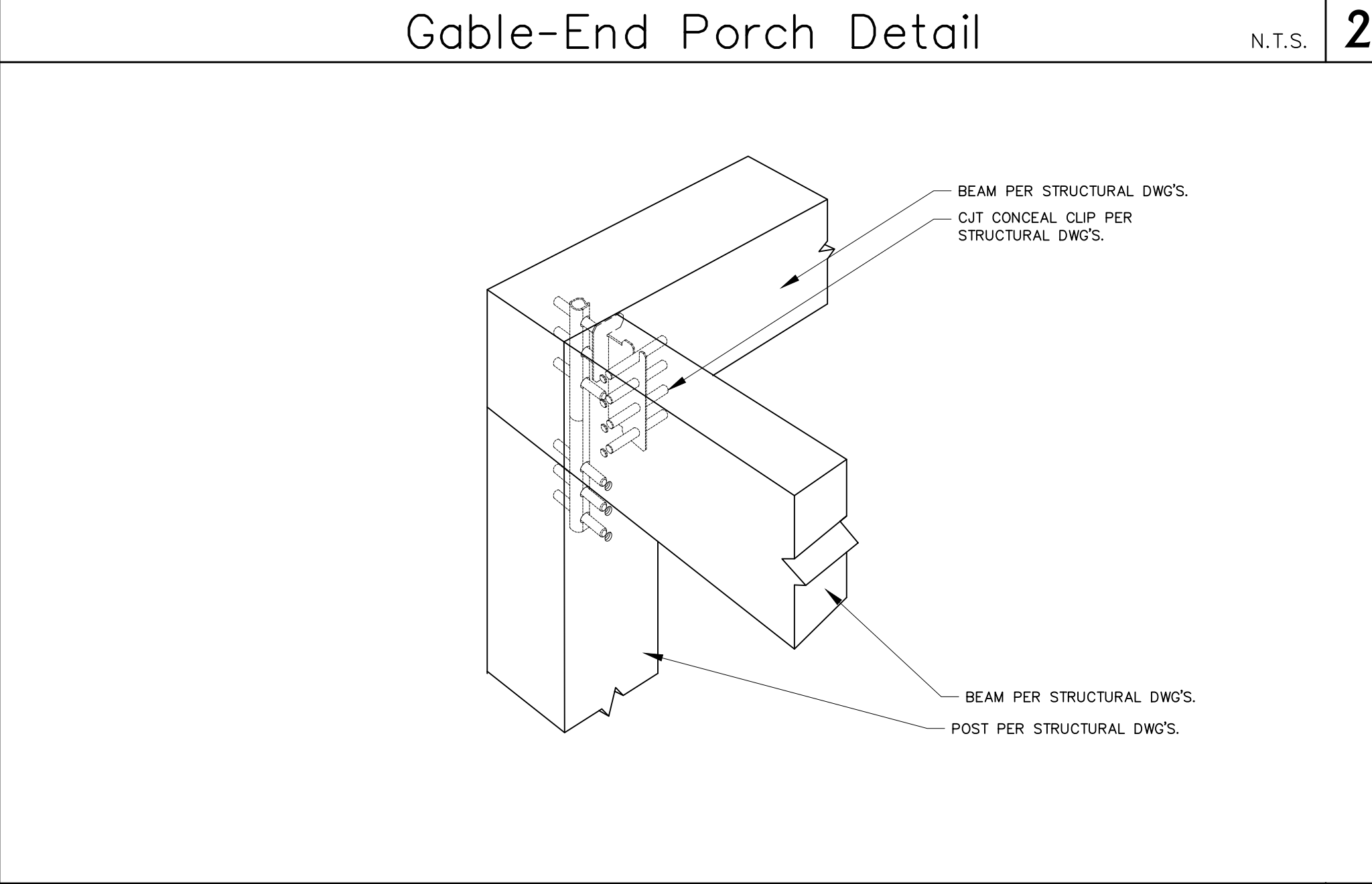
Post Cap N.T.S. 4



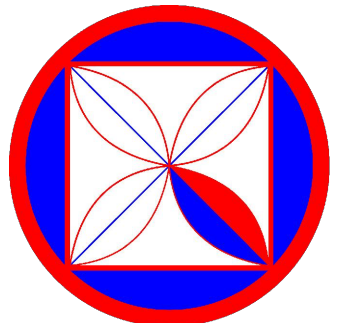
Gable-End Porch Detail N.T.S. 2



Stoop & Footing Detail N.T.S. 5



Concealed Corner Detail N.T.S. 1



CODG
CLAUDIO ORTIZ DESIGN GROUP, INC.
28015 CANNON CENTER PLACE, STE 102
DUBLIN, CA 94568
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

REVIEWS:

PROJECT: EHLLEN RESIDENCE
3150 MIDWOOD LN. PEBBLE BEACH
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO. 24-03

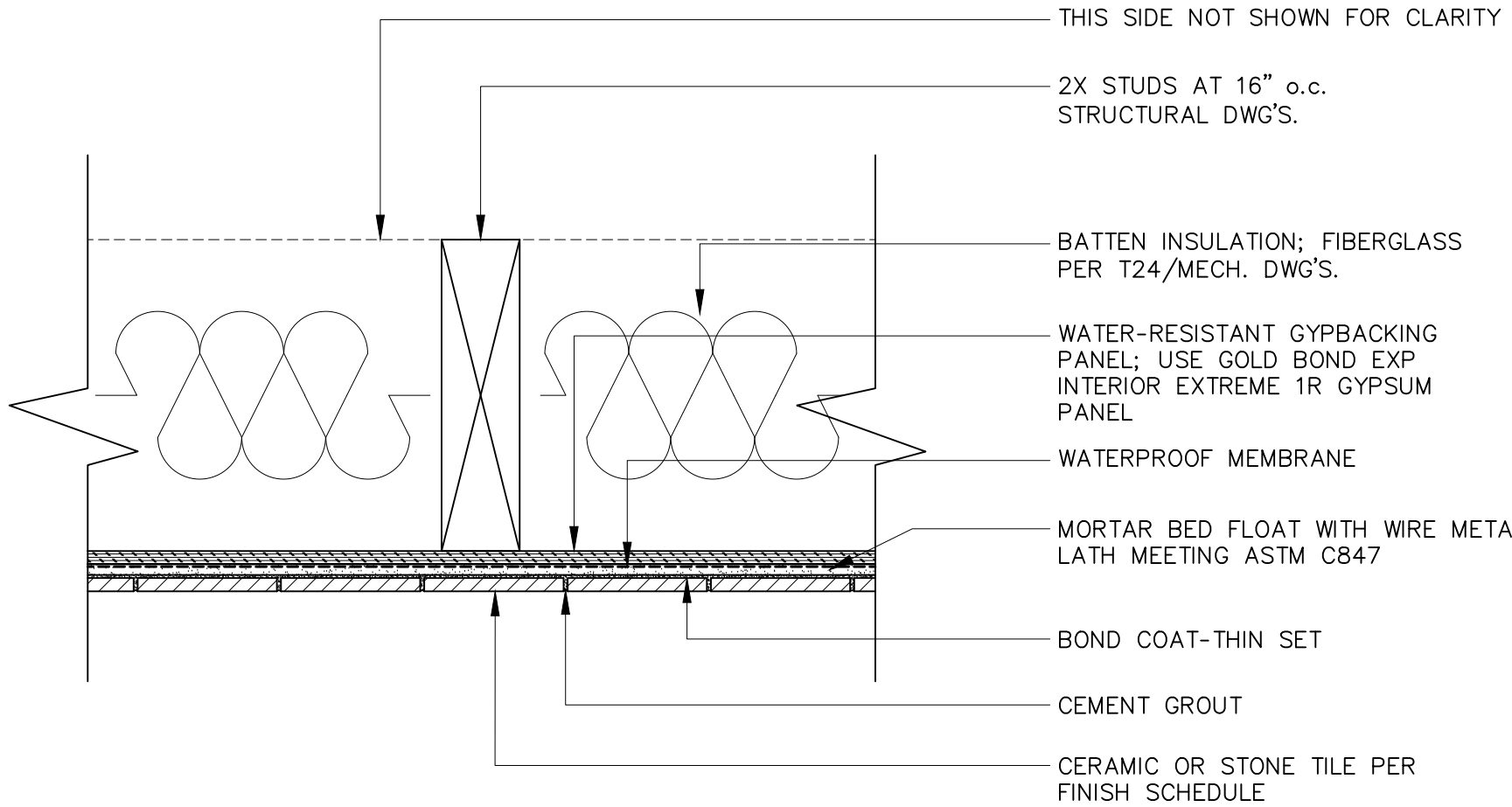
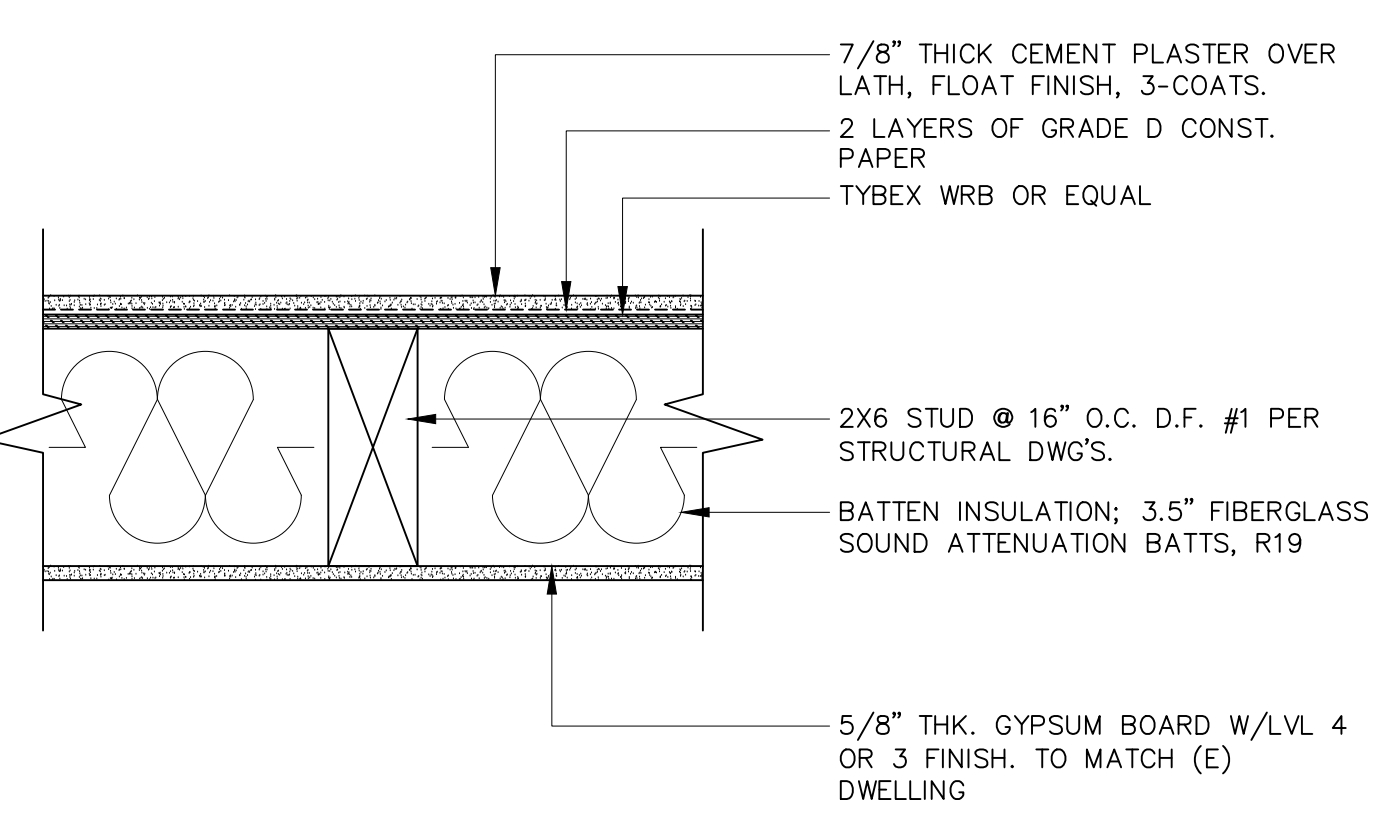
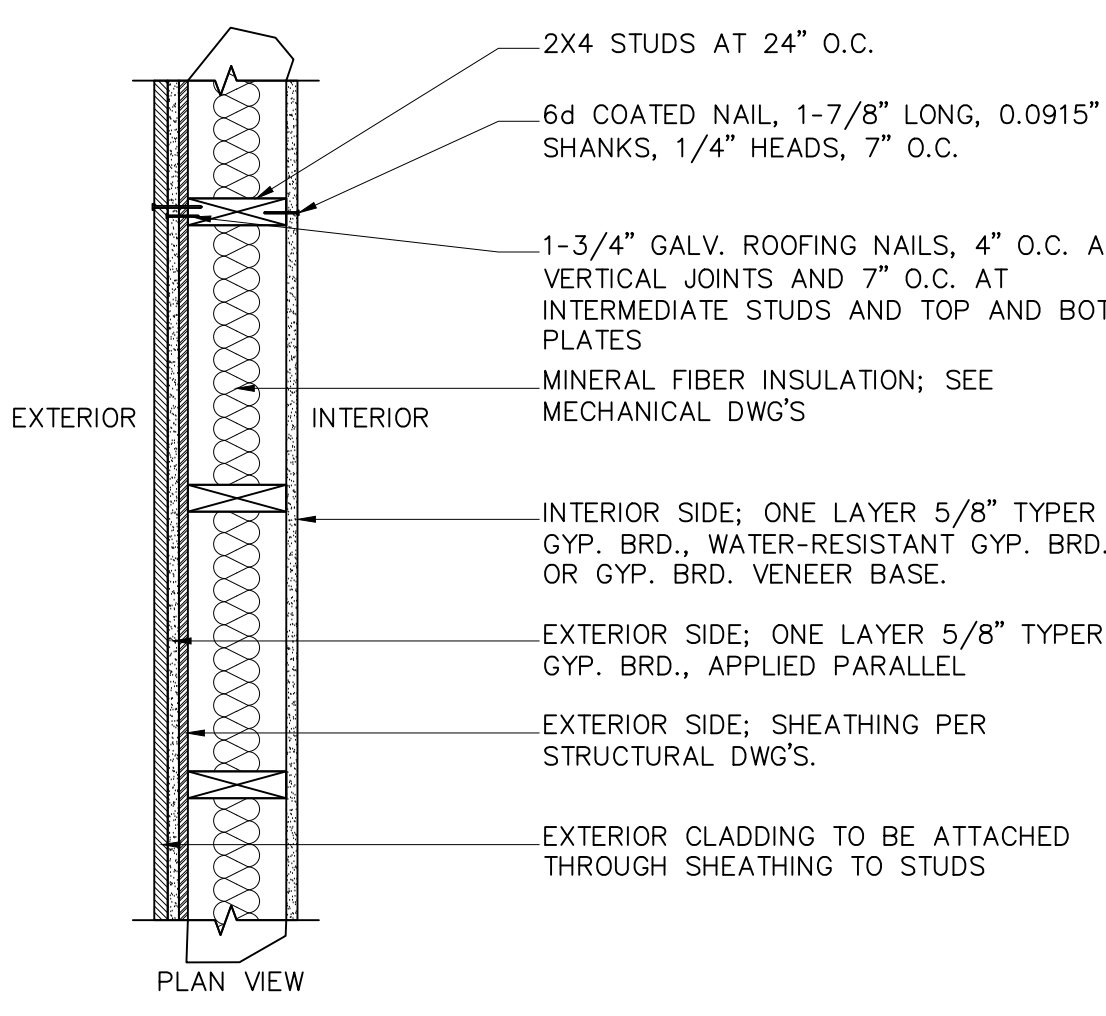
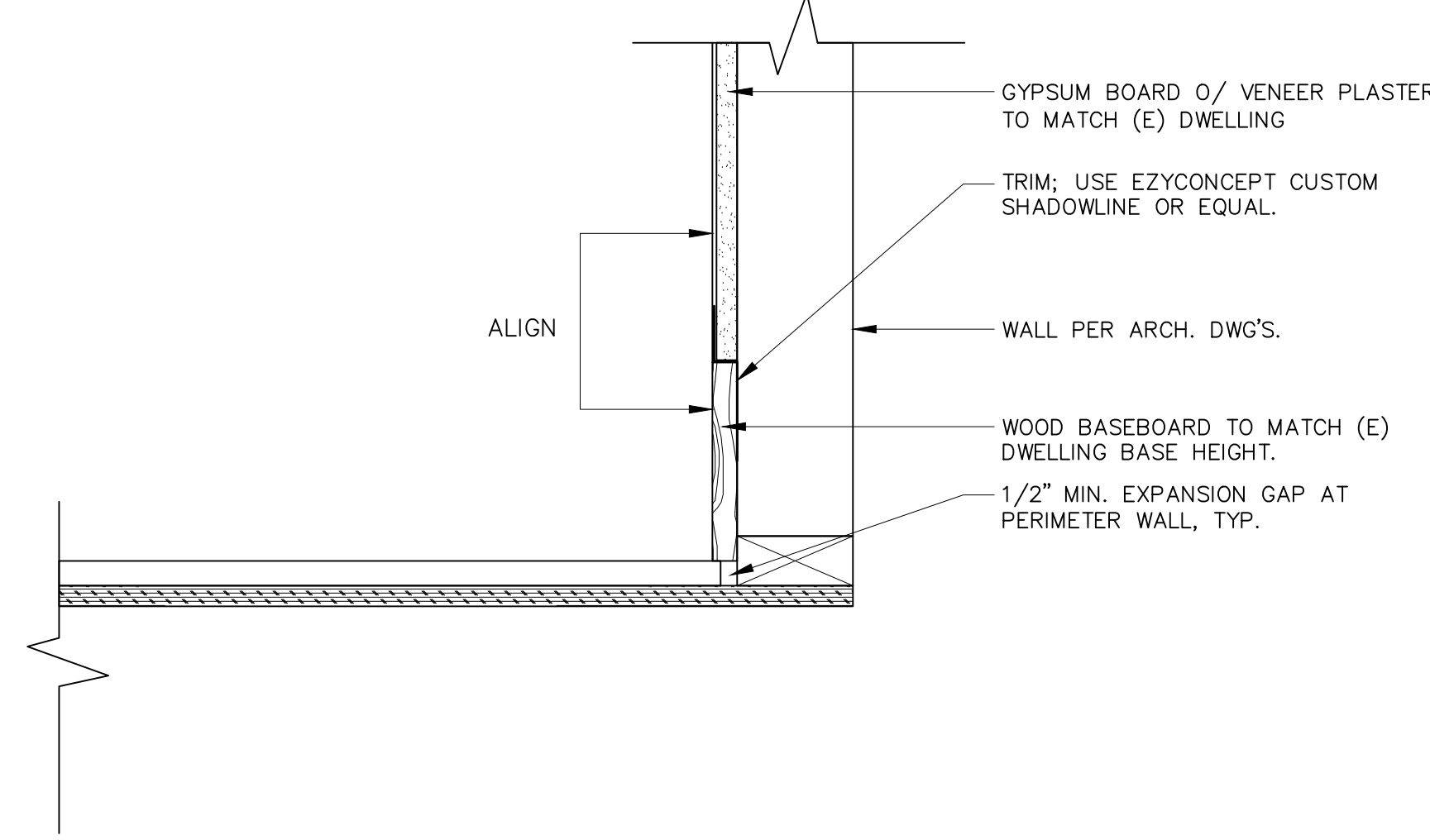
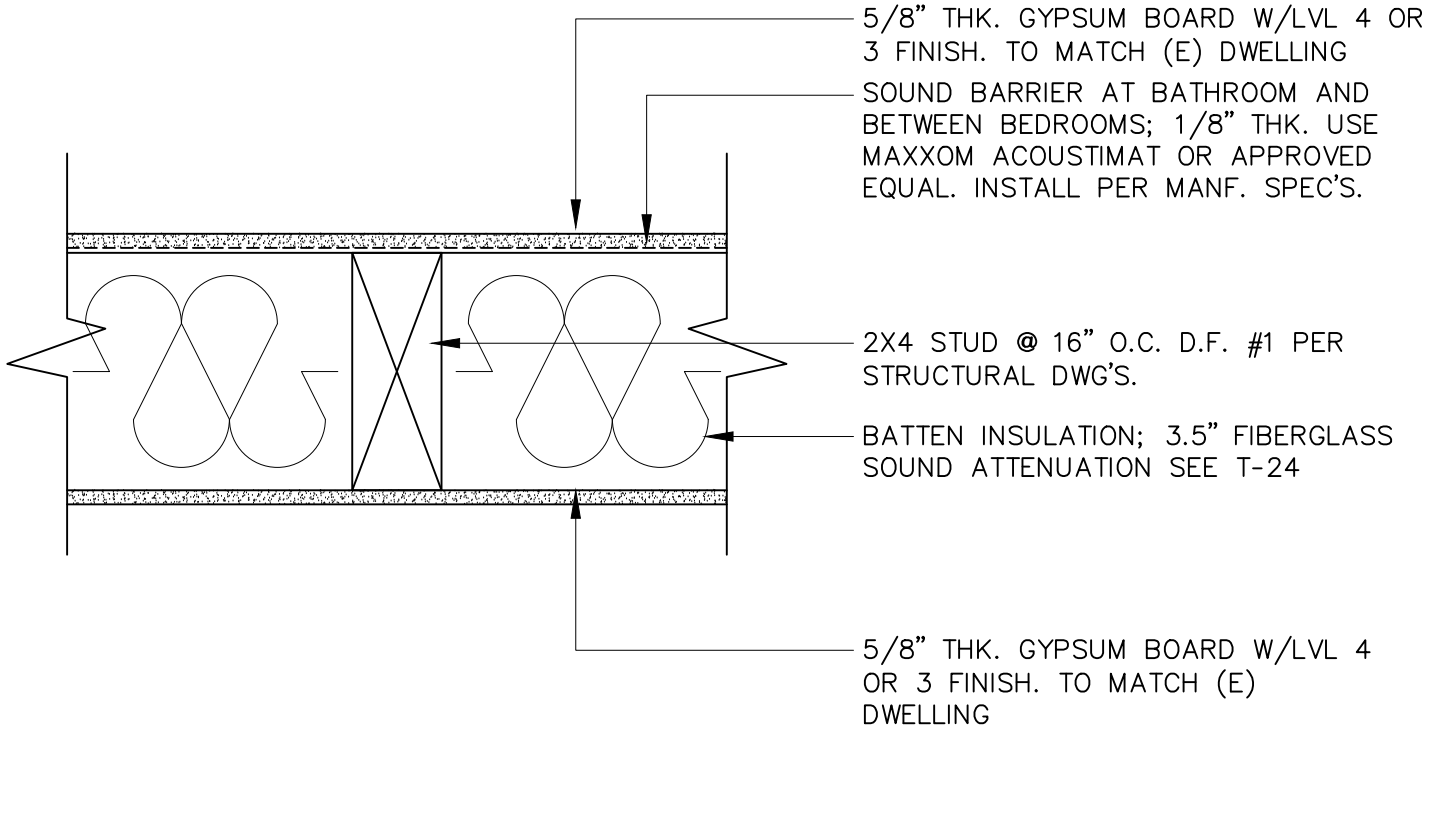
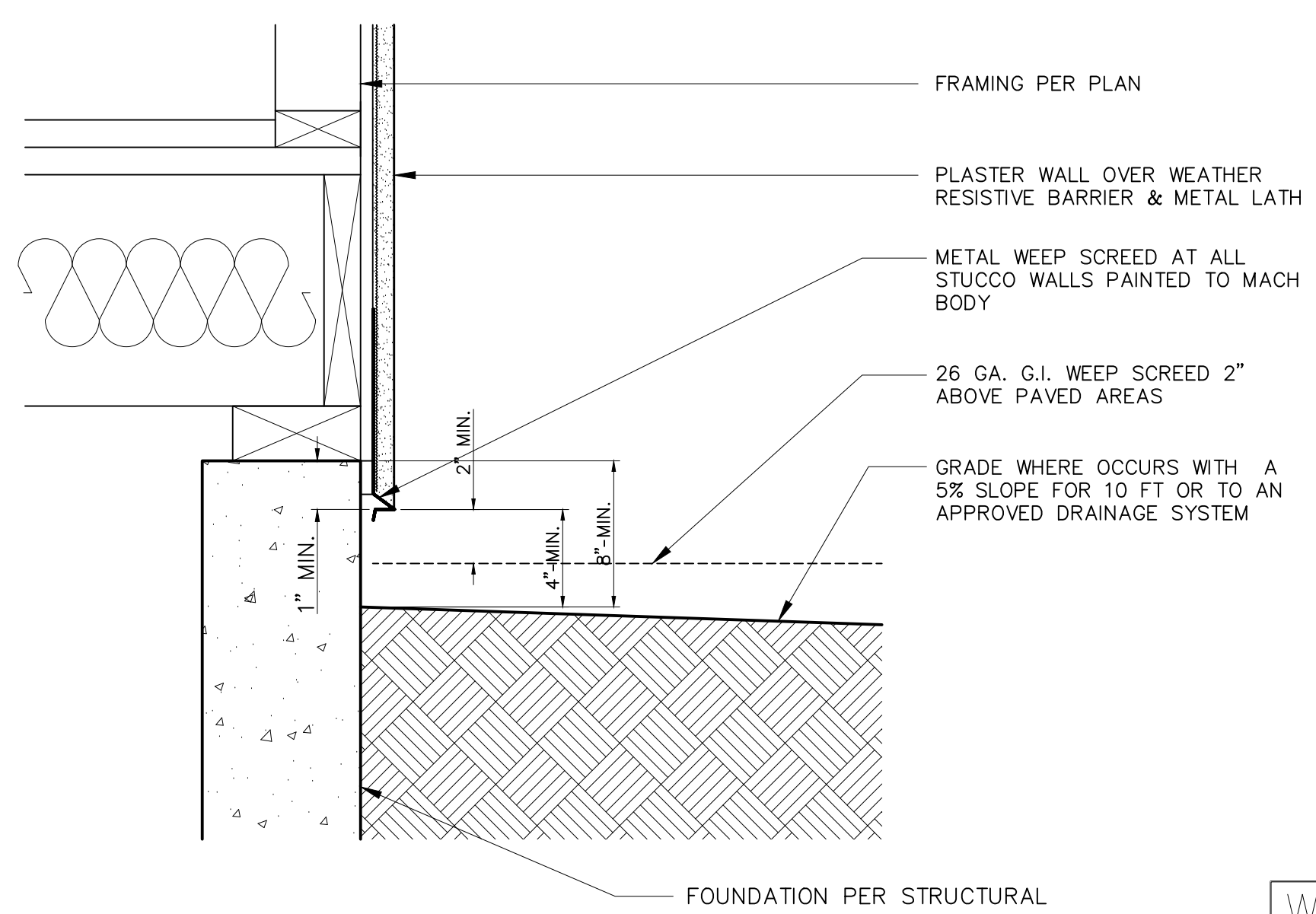
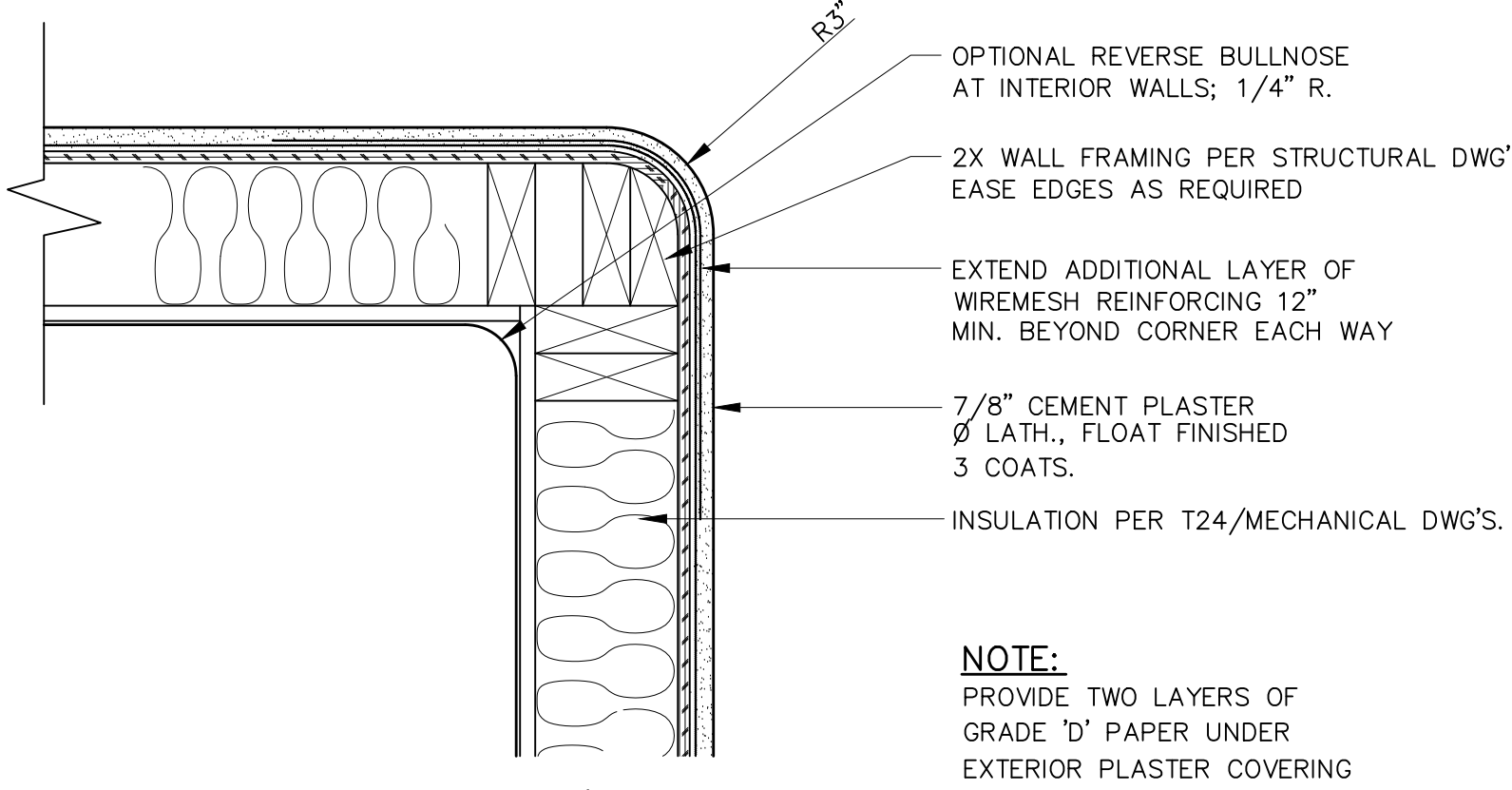
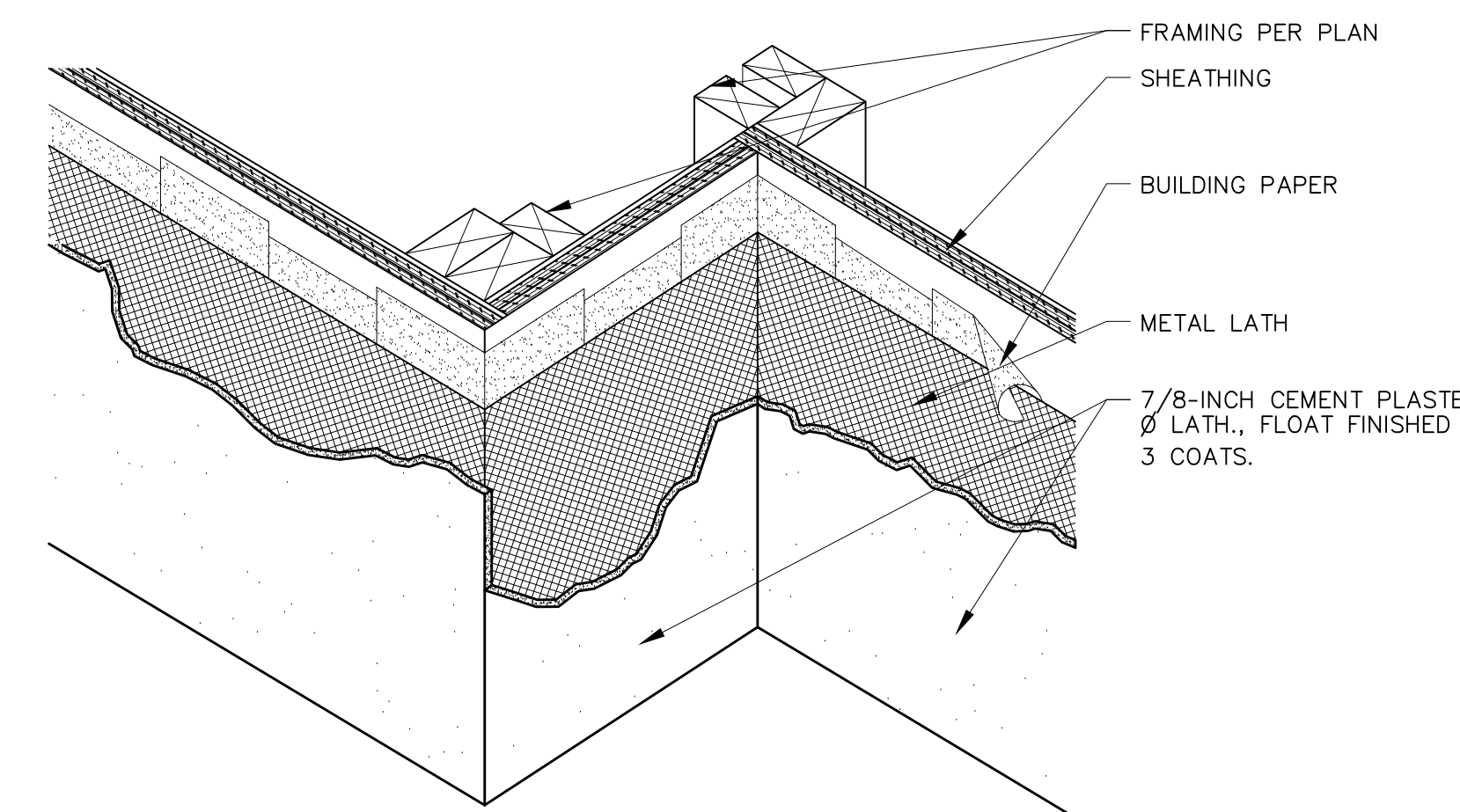
ISSUE: 10-23-2024
02-28-2025

DRAWN BY: AJ ORTIZ

CUSTOM DETAILS

SCALE: 1" = 1/4"

A10.1

 <p>THIS SIDE NOT SHOWN FOR CLARITY</p> <p>2X STUDS AT 16" o.c. STRUCTURAL DWG'S.</p> <p>BATTEN INSULATION; FIBERGLASS PER T24/MECH. DWG'S.</p> <p>WATER-RESISTANT GYPBACKING PANEL; USE GOLD BOND EXP INTERIOR EXTREME 1R GYPSUM PANEL</p> <p>WATERPROOF MEMBRANE</p> <p>MORTAR BED FLOAT WITH WIRE METAL LATH MEETING ASTM C847</p> <p>BOND COAT-THIN SET</p> <p>CEMENT GROUT</p> <p>CERAMIC OR STONE TILE PER FINISH SCHEDULE</p>	 <p>7/8" THICK CEMENT PLASTER OVER LATH, FLOAT FINISH, 3-COATS.</p> <p>2 LAYERS OF GRADE D CONST. PAPER</p> <p>TYBEX WRB OR EQUAL</p> <p>2X6 STUD @ 16" O.C. D.F. #1 PER STRUCTURAL DWG'S.</p> <p>BATTEN INSULATION; 3.5" FIBERGLASS SOUND ATTENUATION BATTS, R19</p> <p>5/8" THK. GYPSUM BOARD W/LVL 4 OR 3 FINISH. TO MATCH (E) DWELLING</p>	 <p>2X4 STUDS AT 24" O.C.</p> <p>6d COATED NAIL, 1-7/8" LONG, 0.0915" SHANKS, 1/4" HEADS, 7" O.C.</p> <p>1-3/4" GALV. ROOFING NAILS, 4" O.C. AT VERTICAL JOINTS AND 7" O.C. AT INTERMEDIATE STUDS AND TOP AND BOTTOM PLATES</p> <p>MINERAL FIBER INSULATION; SEE MECHANICAL DWG'S</p> <p>INTERIOR SIDE; ONE LAYER 5/8" TYPER "X" GYP. BRD., WATER-RESISTANT GYP. BRD., OR GYP. BRD. VENEER BASE.</p> <p>EXTERIOR SIDE; ONE LAYER 5/8" TYPER "X" GYP. BRD., APPLIED PARALLEL</p> <p>EXTERIOR SIDE; SHEATHING PER STRUCTURAL DWG'S.</p> <p>EXTERIOR CLADDING TO BE ATTACHED THROUGH SHEATHING TO STUDS</p> <p>NOTE: EXTERIOR SIDE: ONE LAYER 48" WIDE 5/8" TYPE X GYPSUM SHEATHING APPLIED PARALLEL TO 2 X 4 WOOD STUDS 24" O.C. WITH 1-3/4" GALVANIZED ROOFING NAILS 4" O.C. AT VERTICAL JOINTS AND 7" O.C. AT INTERMEDIATE STUDS AND TOP AND BOTTOM PLATES. JOINTS OF GYPSUM SHEATHING MAY BE LEFT UNTREATED. EXTERIOR CLADDING TO BE ATTACHED THROUGH SHEATHING TO STUDS. INTERIOR SIDE: ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD, WATER-RESISTANT GYPSUM BACKING BOARD, OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6D COATED NAILS, 1-7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. (LOAD BEARING)</p>
<p>Tile Wall Detail</p> <p>N.T.S. 7</p>	<p>Exterior Wall 2x6 WD Stud</p> <p>N.T.S. 4</p>	<p>1 HR Fire Rated Wal; Sheathing & WD. Studs 1" = 1'-0"</p> <p>1</p>
 <p>GYPSUM BOARD O/ VENEER PLASTER TO MATCH (E) DWELLING</p> <p>TRIM; USE EZYCONCEPT CUSTOM SHADOWLINE OR EQUAL.</p> <p>WALL PER ARCH. DWG'S.</p> <p>WOOD BASEBOARD TO MATCH (E) DWELLING BASE HEIGHT.</p> <p>1/2" MIN. EXPANSION GAP AT PERIMETER WALL, TYP.</p>	 <p>5/8" THK. GYPSUM BOARD W/LVL 4 OR 3 FINISH. TO MATCH (E) DWELLING</p> <p>SOUND BARRIER AT BATHROOM AND BETWEEN BEDROOMS; 1/8" THK. USE MAXXOM ACOUSTIMAT OR APPROVED EQUAL. INSTALL PER MANF. SPEC'S.</p> <p>2X4 STUD @ 16" O.C. D.F. #1 PER STRUCTURAL DWG'S.</p> <p>BATTEN INSULATION; 3.5" FIBERGLASS SOUND ATTENUATION SEE T-24</p> <p>5/8" THK. GYPSUM BOARD W/LVL 4 OR 3 FINISH. TO MATCH (E) DWELLING</p>	 <p>FRAMING PER PLAN</p> <p>PLASTER WALL OVER WEATHER RESISTIVE BARRIER & METAL LATH</p> <p>METAL WEEP SCREED AT ALL STUCCO WALLS PAINTED TO MACH BODY</p> <p>26 GA. G.I. WEEP SCREED 2" ABOVE PAVED AREAS</p> <p>GRADE WHERE OCCURS WITH A 5% SLOPE FOR 10 FT OR TO AN APPROVED DRAINAGE SYSTEM</p> <p>FOUNDATION PER STRUCTURAL</p>
<p>Flush Baseboard</p> <p>N.T.S. 8</p>	<p>Interior Wall 2x4 WD Stud</p> <p>N.T.S. 5</p>	<p>Weep Screenshot</p> <p>N.T.S. 2</p>
<p>N.T.S. 9</p>	 <p>OPTIONAL REVERSE BULLNOSE AT INTERIOR WALLS; 1/4" R.</p> <p>2X WALL FRAMING PER STRUCTURAL DWG'S. EASE EDGES AS REQUIRED</p> <p>EXTEND ADDITIONAL LAYER OF WIREMESH REINFORCING 12" MIN. BEYOND CORNER EACH WAY</p> <p>7/8" CEMENT PLASTER OVER LATH, FLOAT FINISHED 3 COATS.</p> <p>INSULATION PER T24/MECHANICAL DWG'S.</p> <p>NOTE: PROVIDE TWO LAYERS OF GRADE 'D' PAPER UNDER EXTERIOR PLASTER COVERING WHEN APPLIED OVER WOOD SHEATHING PER UBC 2506.4</p>	 <p>FRAMING PER PLAN</p> <p>SHEATHING</p> <p>BUILDING PAPER</p> <p>METAL LATH</p> <p>7/8-INCH CEMENT PLASTER OVER LATH, FLOAT FINISHED 3 COATS.</p>
<p>N.T.S. 9</p>	<p>Bullnose Plaster Corner</p> <p>N.T.S. 6</p>	<p>Exterior Plaster Wall Corner</p> <p>N.T.S. 3</p>



CODG
CLAUDIO ORTIZ DESIGN GROUP, INC.
26015 CANNON CENTER PLACE, STE 102
DUBLIN, CA 94568
OFFICE: 831.626.4146
CLAUDIO@CODG.NC.COM
WWW.CODG.NC.COM

REVIEWS:

PROJECT:
EHLLEN RESIDENCE
3150 MIDWOOD LN.
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO.
24-03

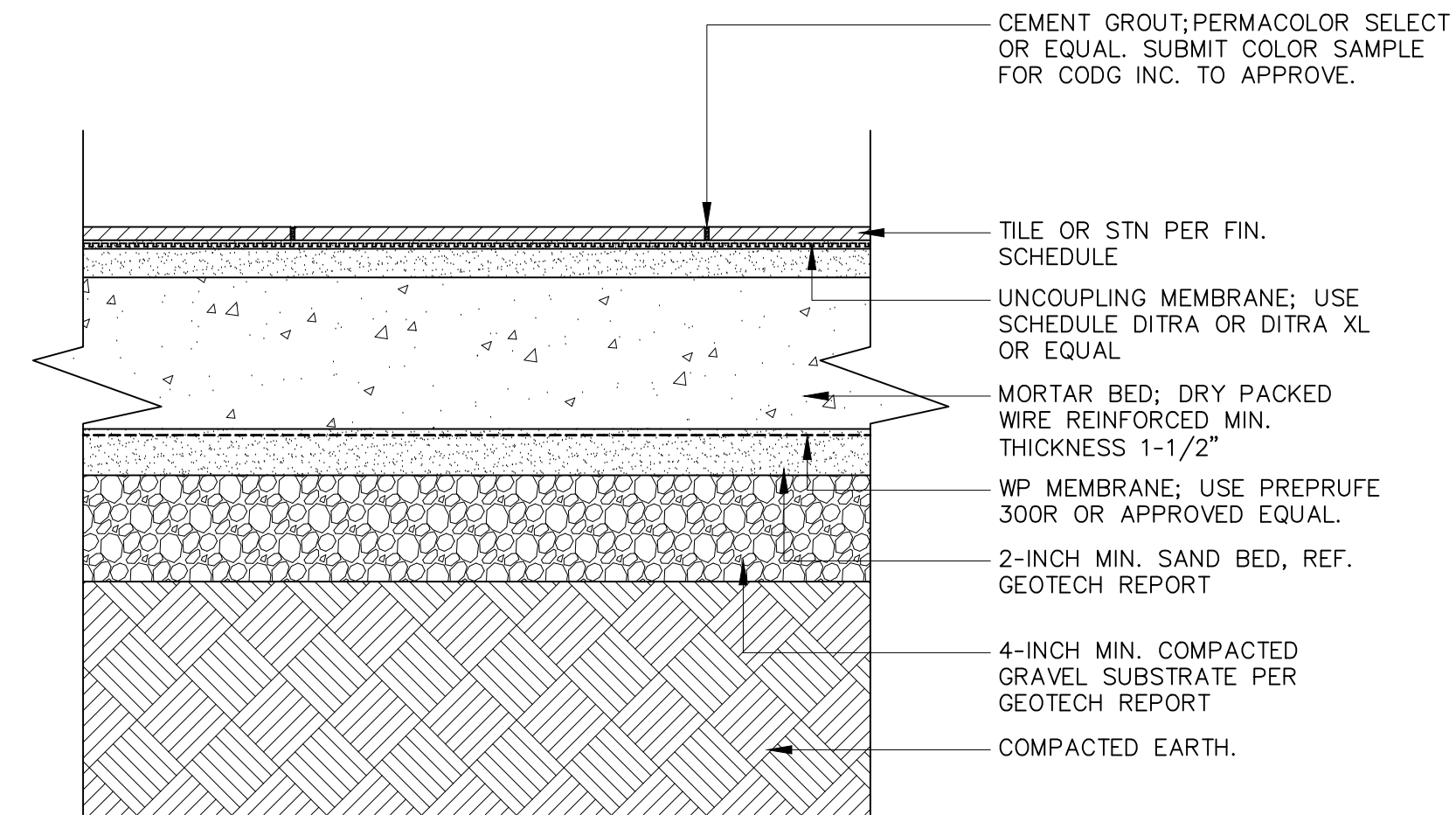
ISSUE:
10-23-2024
02-28-2025

DRAWN BY:
AJ ORTIZ

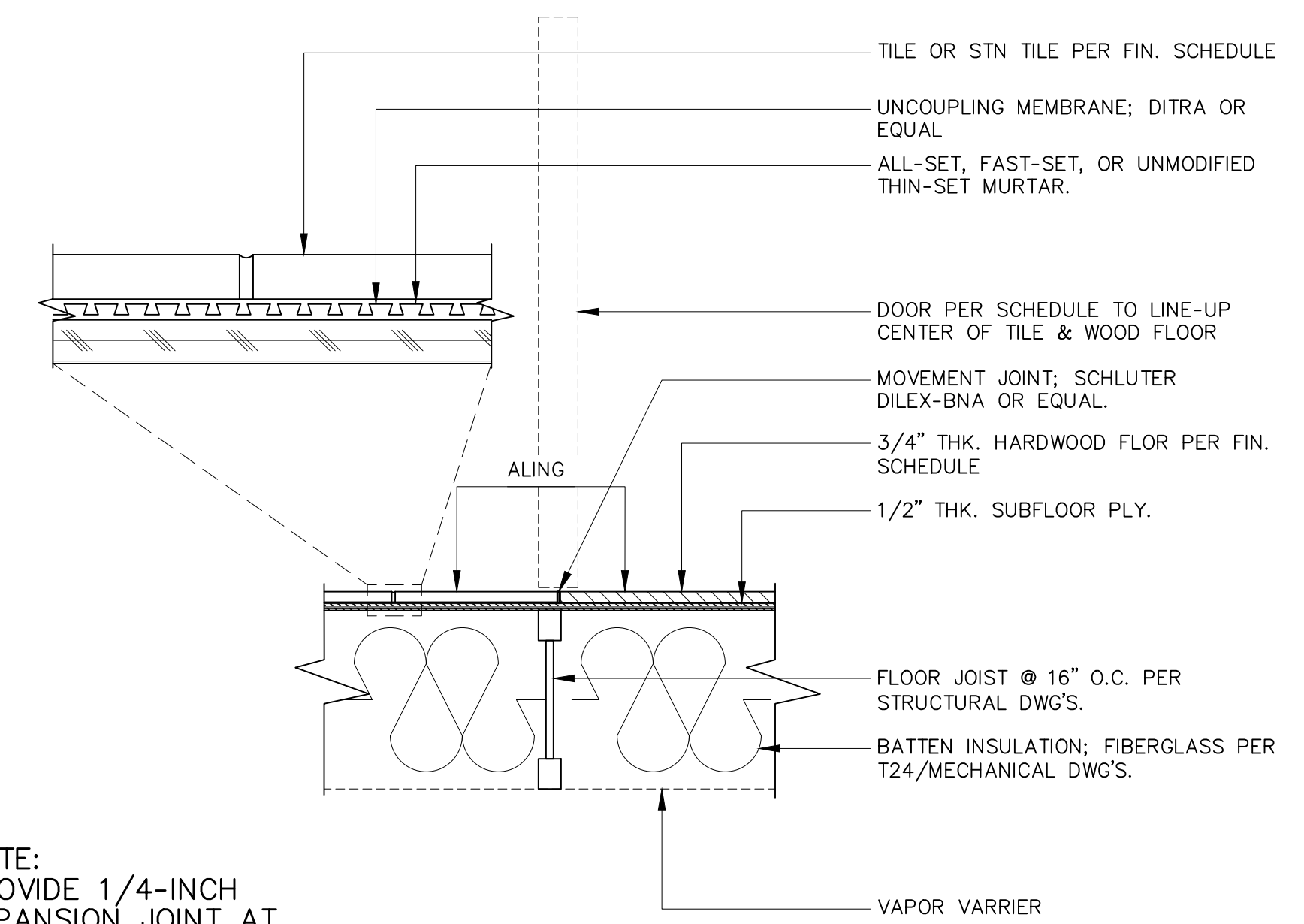
WALL ASSEMBLY DETAILS

SCALE: 1" = 1/4"

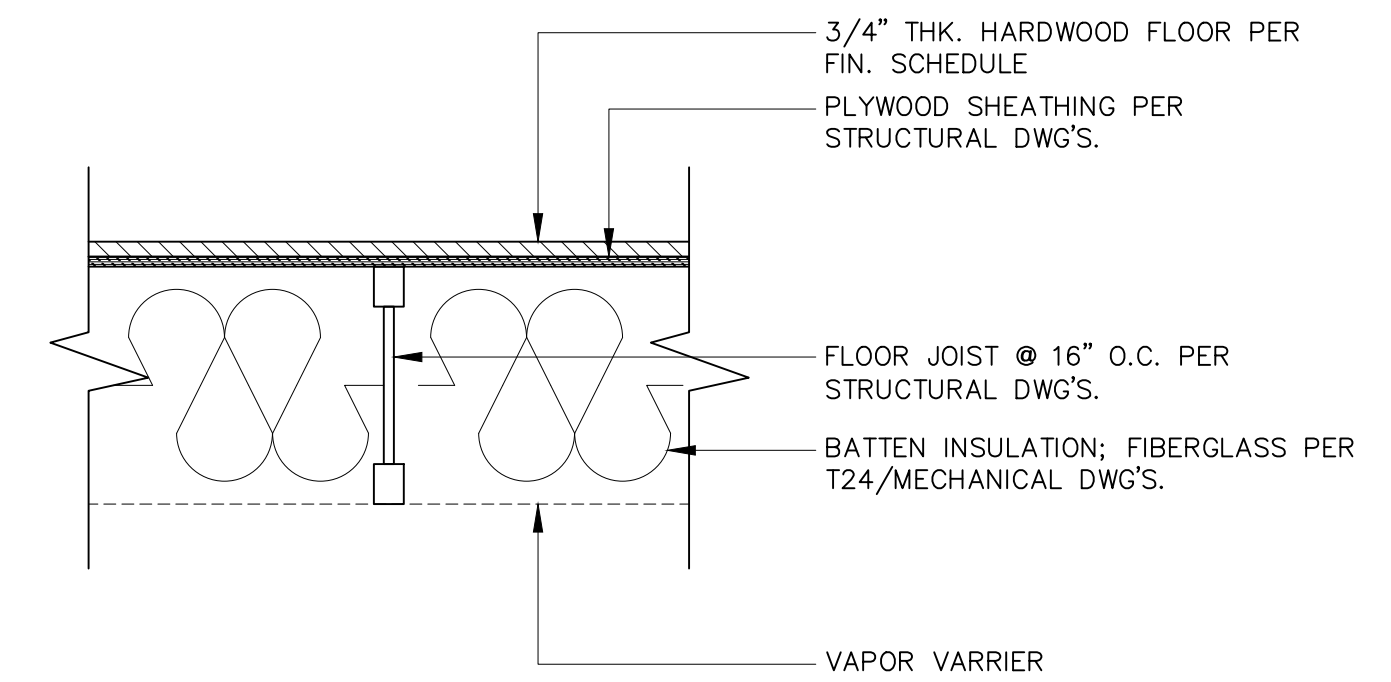
A11.0



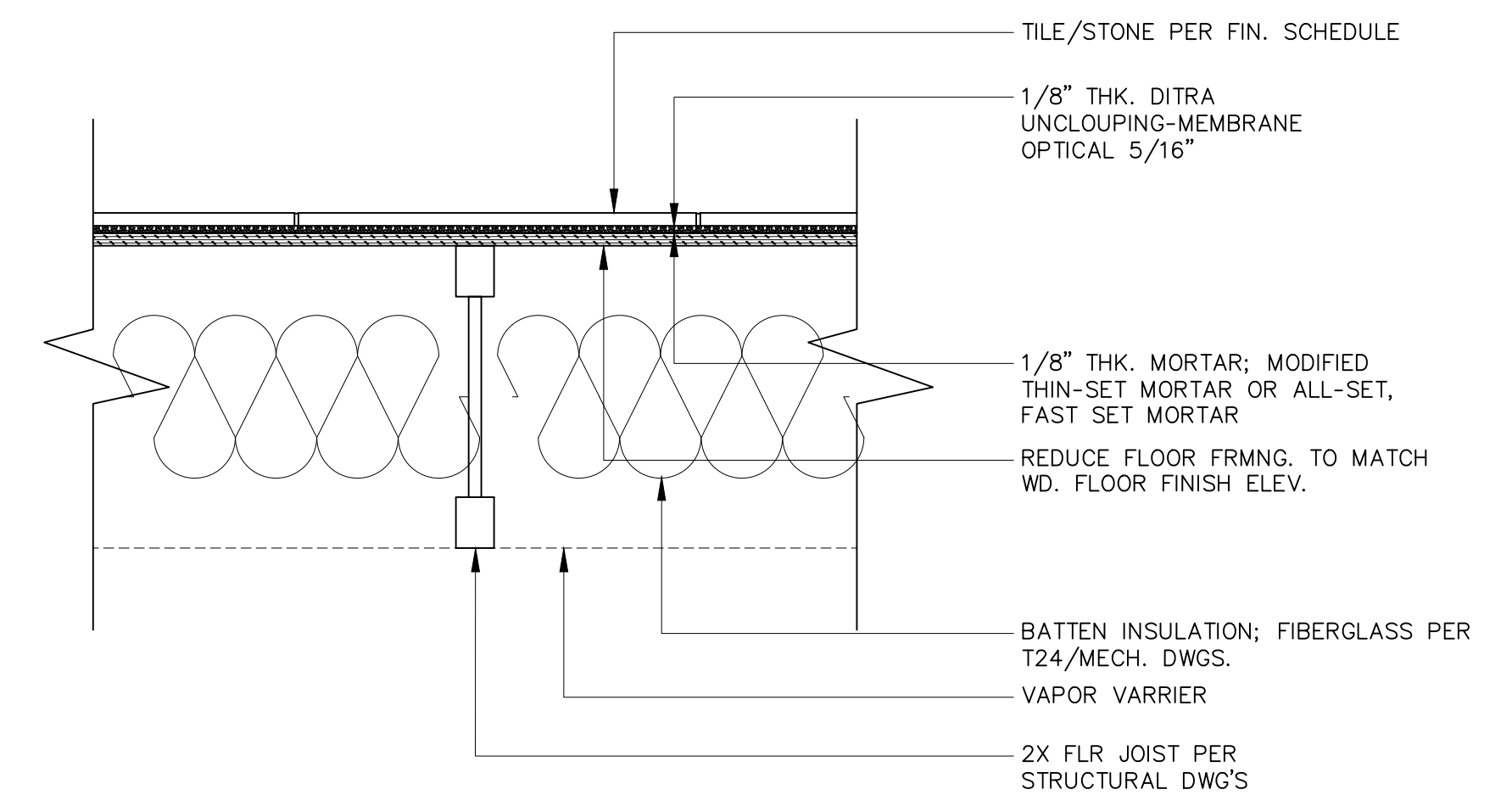
Exterior Tile or Stone Floor Over Slab 1'-0" = 3"



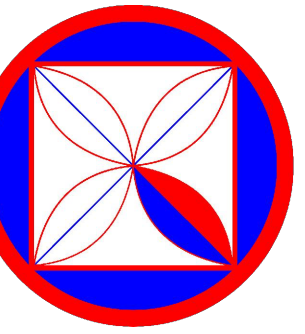
Wood to Tile Floor Transition	1'-0" = 3"	1
-------------------------------	------------	----------



Wood Floor Over Wood Framing	1'-0" = 3"	2
------------------------------	------------	----------



Stone or Tile Floor Over Wood Framing 1'-0" = 3" **3**



CLAUDIO ORTIZ, DESIGN GROUP, INC.
26615 CARMEL CENTER PLACE, STE 102
Carmel, CA 93923
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

REVISIONS.

PROJECT: EHLEN RESIDENCE
3150 MIDWOOD LN. PEBBLE BEACH
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO.
24-03

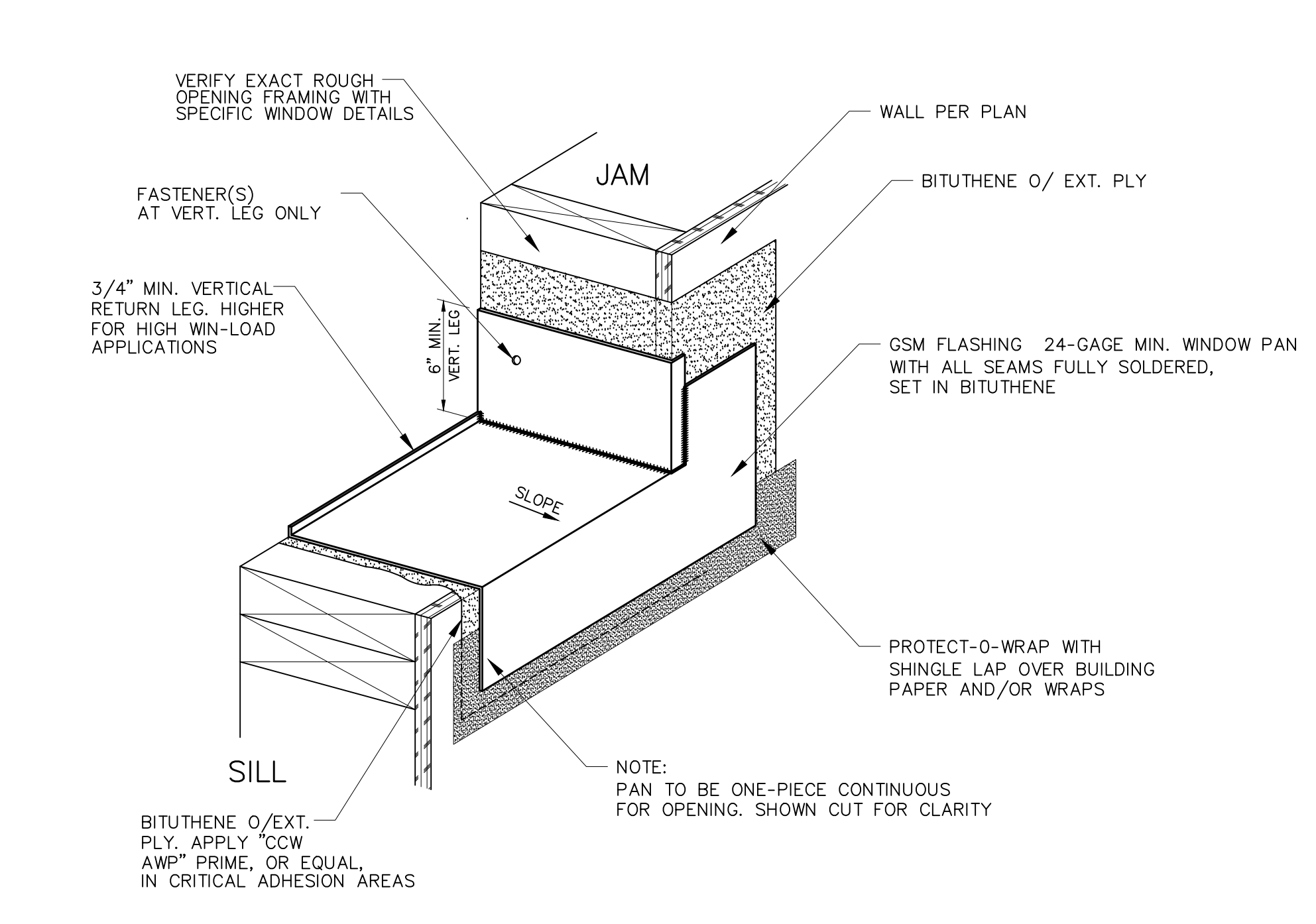
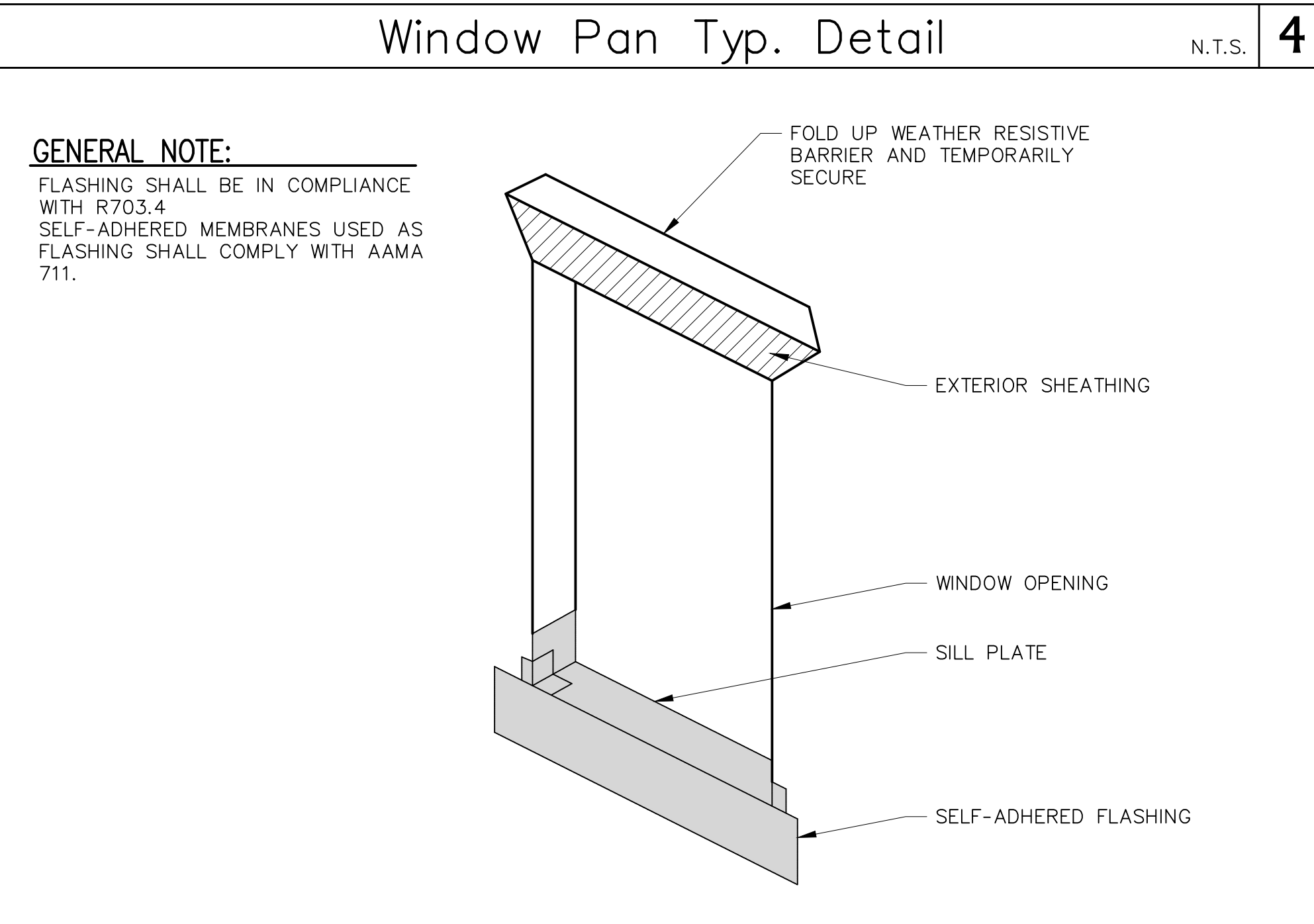
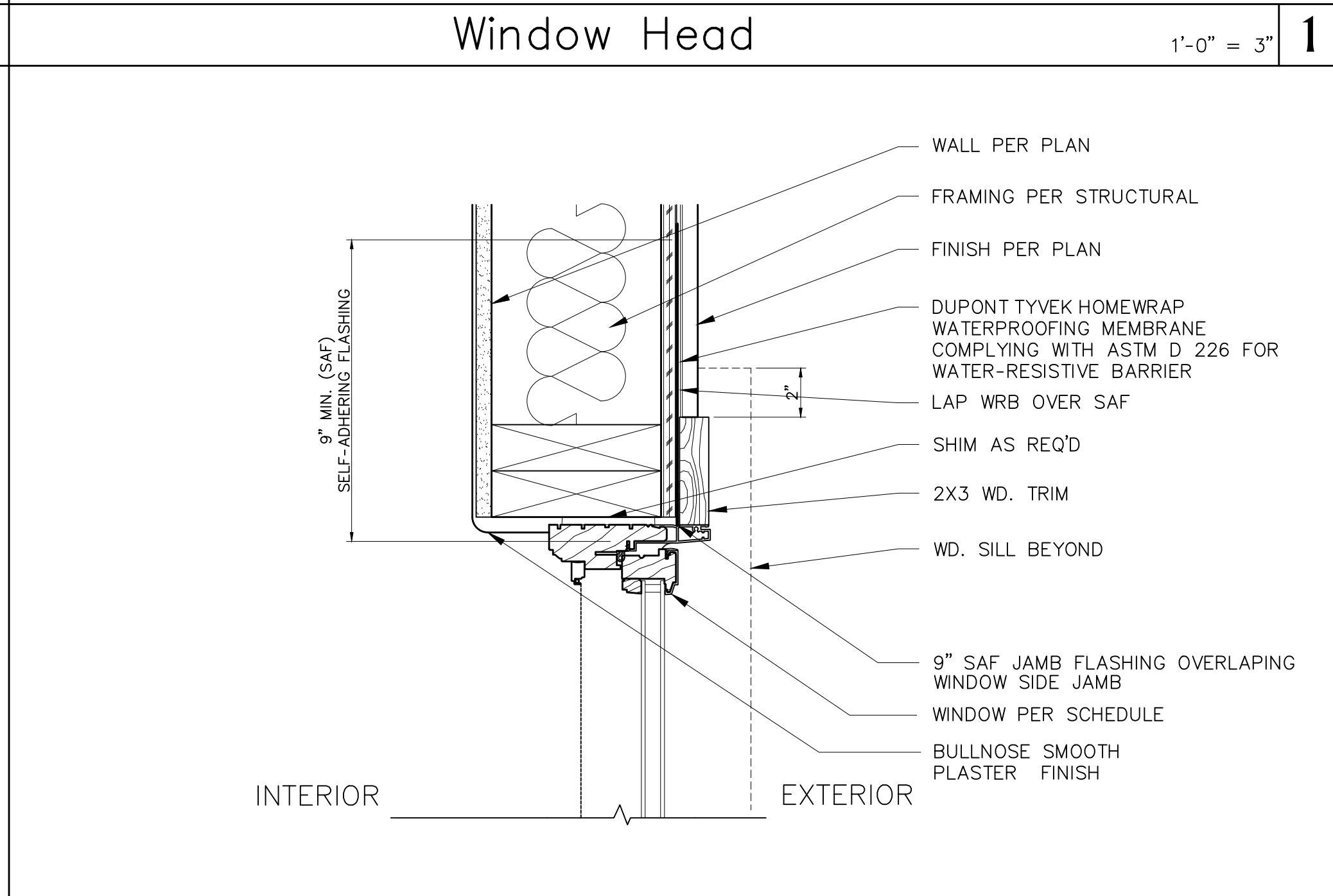
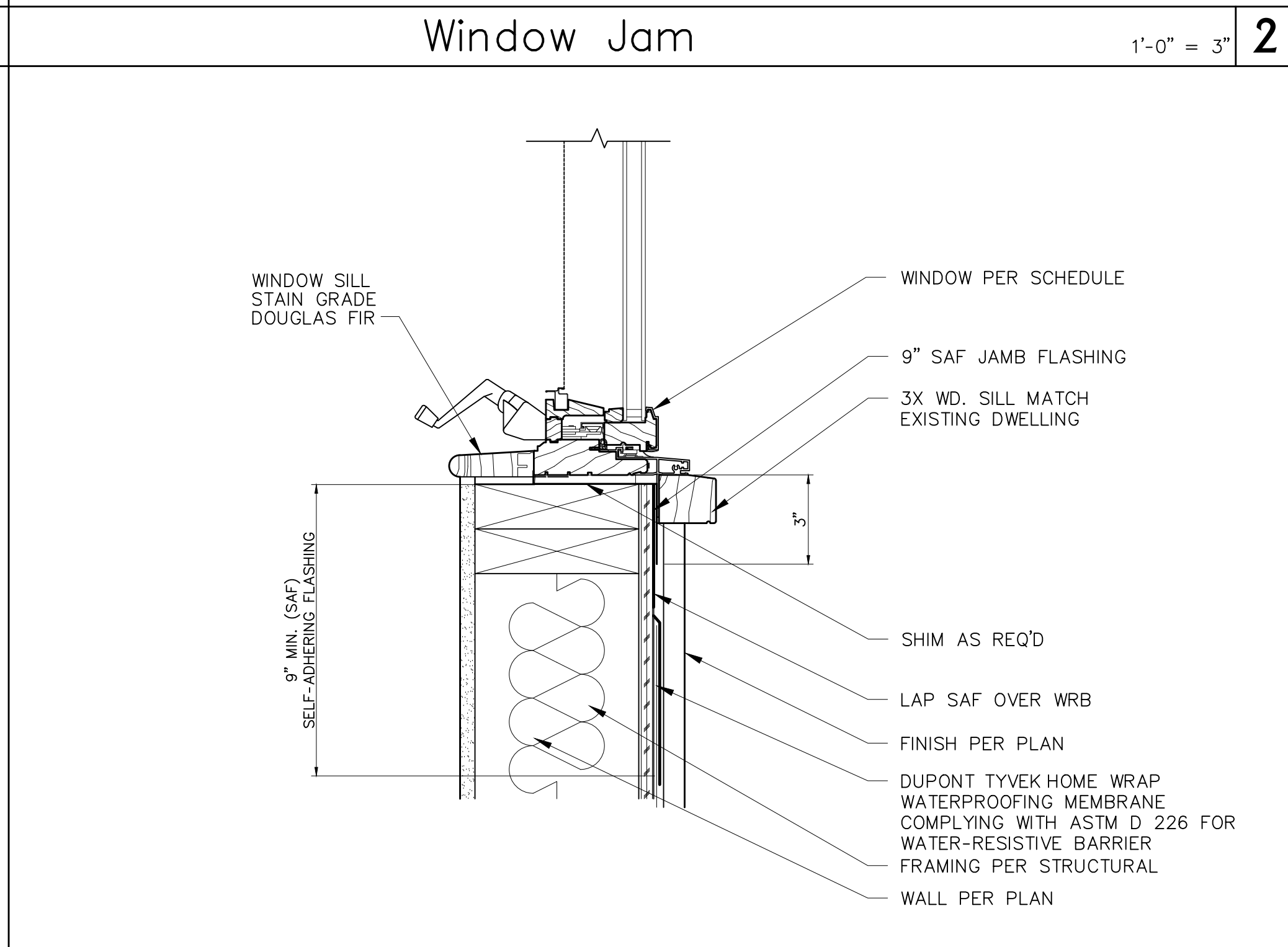
ISSUE:
10-23-2024
02-28-2025

DRAWN BY:
AJ ORTIZ

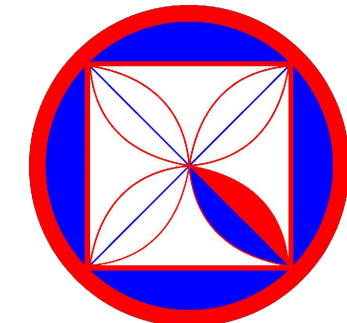
FLOOR ASSEMBLY DETAILS

SCALE: 1' = 1/4"

A11.1

	 <p>VERIFY EXACT ROUGH OPENING FRAMING WITH SPECIFIC WINDOW DETAILS</p> <p>FASTENER(S) AT VERT. LEG ONLY</p> <p>3/4" MIN. VERTICAL RETURN LEG. HIGHER FOR HIGH WIN-LOAD APPLICATIONS</p> <p>6" MIN. VERT. LEG</p> <p>JAM</p> <p>WALL PER PLAN</p> <p>BITUTHENE O/ EXT. PLY</p> <p>GSM FLASHING 24-GAGE MIN. WINDOW PAN WITH ALL SEAMS FULLY SOLDERED, SET IN BITUTHENE</p> <p>PROTECT-O-WRAP WITH SHINGLE LAP OVER BUILDING PAPER AND/OR WRAPS</p> <p>SILL</p> <p>NOTE: PAN TO BE ONE-PIECE CONTINUOUS FOR OPENING. SHOWN CUT FOR CLARITY</p> <p>BITUTHENE O/EXT. PLY, APPLY "CCW" AWP" PRIME, OR EQUAL, IN CRITICAL ADHESION AREAS</p>					
	Window Pan Typ. Detail	N.T.S.	4	Window Head	1'-0" = 3"	1
	<p>GENERAL NOTE: FLASHING SHALL BE IN COMPLIANCE WITH R703.4. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711.</p>  <p>FOLD UP WEATHER RESISTIVE BARRIER AND TEMPORARILY SECURE</p> <p>EXTERIOR SHEATHING</p> <p>WINDOW OPENING</p> <p>SILL PLATE</p> <p>SELF-ADHERED FLASHING</p>			 <p>WALL PER PLAN</p> <p>FINISH PER PLAN</p> <p>FRAMING PER STRUCTURAL</p> <p>LAP WRB OVER SAF</p> <p>DUPONT TYVEK HOMEWRAP WATERPROOFING MEMBRANE COMPLYING WITH ASTM D 226 FOR WATER-RESISTIVE BARRIER</p> <p>FLASHING</p> <p>2X3 WD TRIM</p> <p>SHIM AS REQ'D</p> <p>9" SAF JAMB FLASHING OVERLAPING WINDOW TOP JAMB</p> <p>WINDOW PER SCHEDULE</p> <p>BULLNOSE SMOOTH PLASTER FINISH</p> <p>INTERIOR</p> <p>EXTERIOR</p>	1'-0" = 3"	1
	Self-Adhered Flashing Detail	N.T.S.	5	Window Jam	1'-0" = 3"	2
	<p>CRC R337.8.2.1 Exterior windows and exterior glazed door assembly requirements. Exterior windows and exterior glazed door assemblies shall comply with one of the following requirements:</p> <ol style="list-style-type: none">1. Be constructed of multi-pane glazing with a minimum of one tempered pane meeting the requirements of R308 Safety Glazing, or2. Be constructed of glass block units, or3. Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or5. Be tested to meet the performance requirements of SFM 12-7A-2. <p>CRC R337.8.3 Exterior doors. Exterior doors shall comply with one of the following:</p> <ol style="list-style-type: none">1. The exterior surface or cladding shall be of noncombustible or Ignition-resistant material, or2. Shall be constructed of solid core wood having stiles and rails not less than 1-3/8 inches thick with interior field panel thickness no less than 1 1/4 inches thick, or3. Shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252. Exception: Solid doors having a fire-resistance rating of not less than 20 minutes may have untested glazing that complies with section 708A.2.4. Shall be tested to meet the performance requirements of standard SFM12-7A-1. <p>708A.3.1 Exterior door glazing. Glazing in exterior doors shall comply with Section 708A.2.1.</p>			 <p>WINDOW PER SCHEDULE</p> <p>9" SAF JAMB FLASHING</p> <p>3X WD. SILL MATCH EXISTING DWELLING</p> <p>SHIM AS REQ'D</p> <p>LAP SAF OVER WRB</p> <p>FINISH PER PLAN</p> <p>DUPONT TYVEK HOME WRAP WATERPROOFING MEMBRANE COMPLYING WITH ASTM D 226 FOR WATER-RESISTIVE BARRIER</p> <p>FRAMING PER STRUCTURAL</p> <p>WALL PER PLAN</p> <p>WINDOW SILL STAIN GRADE DOUGLAS FIR</p> <p>9" MIN. (SAF) SELF-ADHERING FLASHING</p>	1'-0" = 3"	2
	Door Fire Notes Requirements	N.T.S.	6	Window Sill (Plaster)	1'-0" = 3"	3

		<p>GENERAL NOTE: 1 PROVIDE THRU-WALL CAVITY FLASHING AS REQUIRED 2 VERIFY WALL THICKNESS</p>	<div>Door Head (Plaster)</div> <div>1'-0" = 3"7</div> <div>Door Head (Interior)</div> <div>1'-0" = 3"4</div> <div>Door Head (Plaster)</div> <div>1'-0" = 3"1</div>
			<div>Door Jam (Plaster)</div> <div>1'-0" = 3"8</div> <div>Door Jam (Interior)</div> <div>1'-0" = 3"5</div> <div>Door Jam (Plaster)</div> <div>1'-0" = 3"2</div>
	<p>CRC R337.8.2.1 Exterior windows and exterior glazed door assembly requirements. Exterior windows and exterior glazed door assemblies shall comply with one of the following requirements: 1. Be constructed of multi-pane glazing with a minimum of one tempered pane meeting the requirements of R308 Safety Glazing, or 2. Be constructed of glass block units, or 3. Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or 5. Be tested to meet the performance requirements of SFM 12-7A-2. CRC R337.8.3 Exterior doors. Exterior doors shall comply with one of the following: 1. The exterior surface or cladding shall be of noncombustible or Ignition-resistant material, or 2. Shall be constructed of solid core wood having stiles and rails not less than 1-3/8 inches thick with interior field panel thickness no less than 1 1/4 inches thick, or 3. Shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252. Exception: Solid doors having a fire-resistance rating of not less than 20 minutes may have untested glazing that complies with section 708A.2. 4. Shall be tested to meet the performance requirements of standard SFM12-7A-1. 708A.3.1 Exterior door glazing. Glazing in exterior doors shall comply with Section 708A.2.1.</p>		<div>1/2-inch Door Threshold</div> <div>N.T.S.9</div> <div>Door Fire Notes Requirements</div> <div>N.T.S.6</div> <div>1/2-inch Door Threshold</div> <div>1'-0" = 3"3</div>



CODG

CLAUDIO ORTIZ DESIGN GROUP, INC.
 28015 CANAL CENTER PLACE, STE 102
 CANAL CENTER, FL 33408
 OFFICE: 813.626.4146
 CLAUDIO@CODGINC.COM
 WWW.CODGINC.COM

REVIEWS:

PROJECT:

EHLLEN RESIDENCE
 3150 MIDWOOD LN. PEBBLE BEACH
 BLOCK: LOTS:
 APN: 008-362-001
 PROJECT NO.
 24-03

ISSUE:

10-23-2024
 02-28-2025

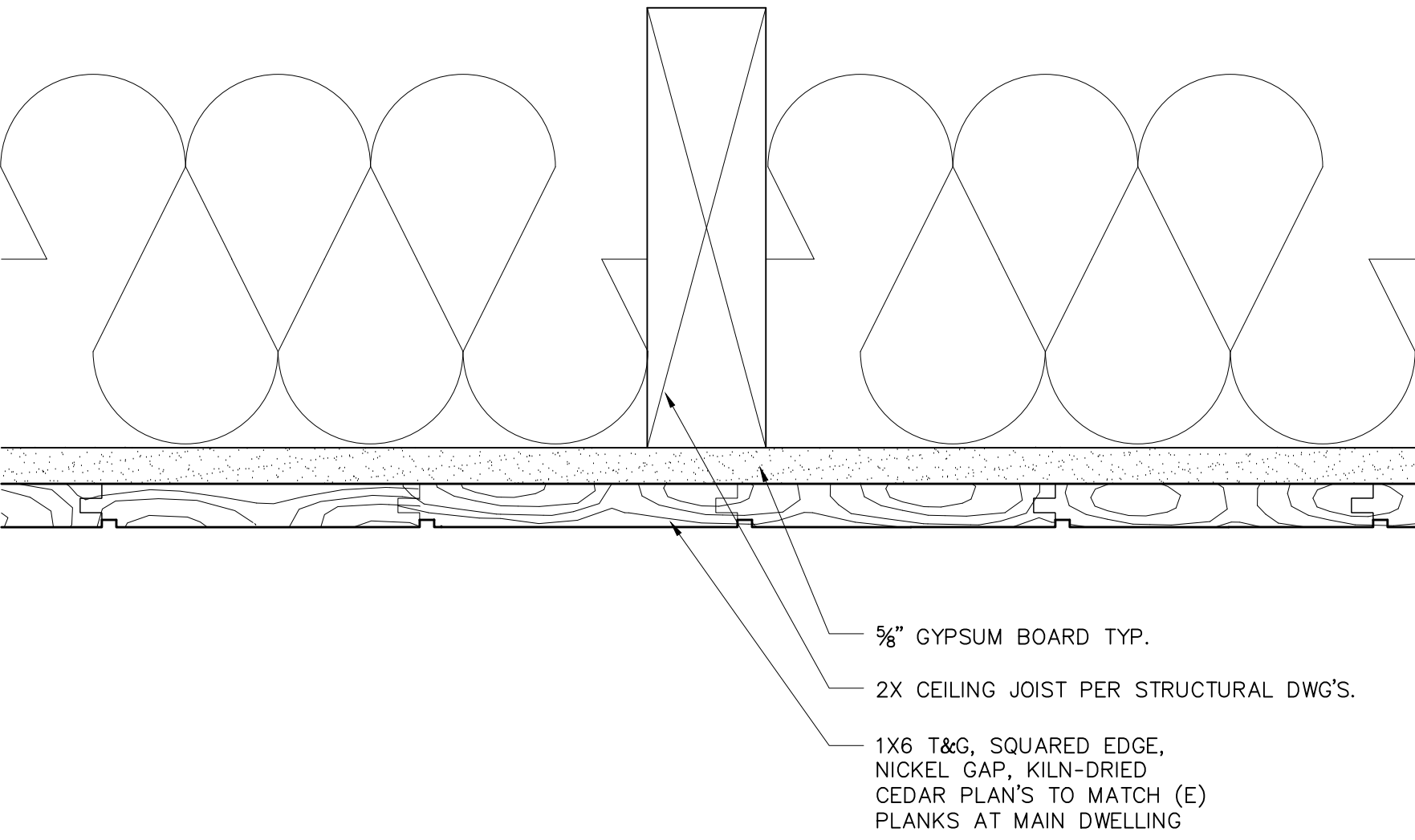
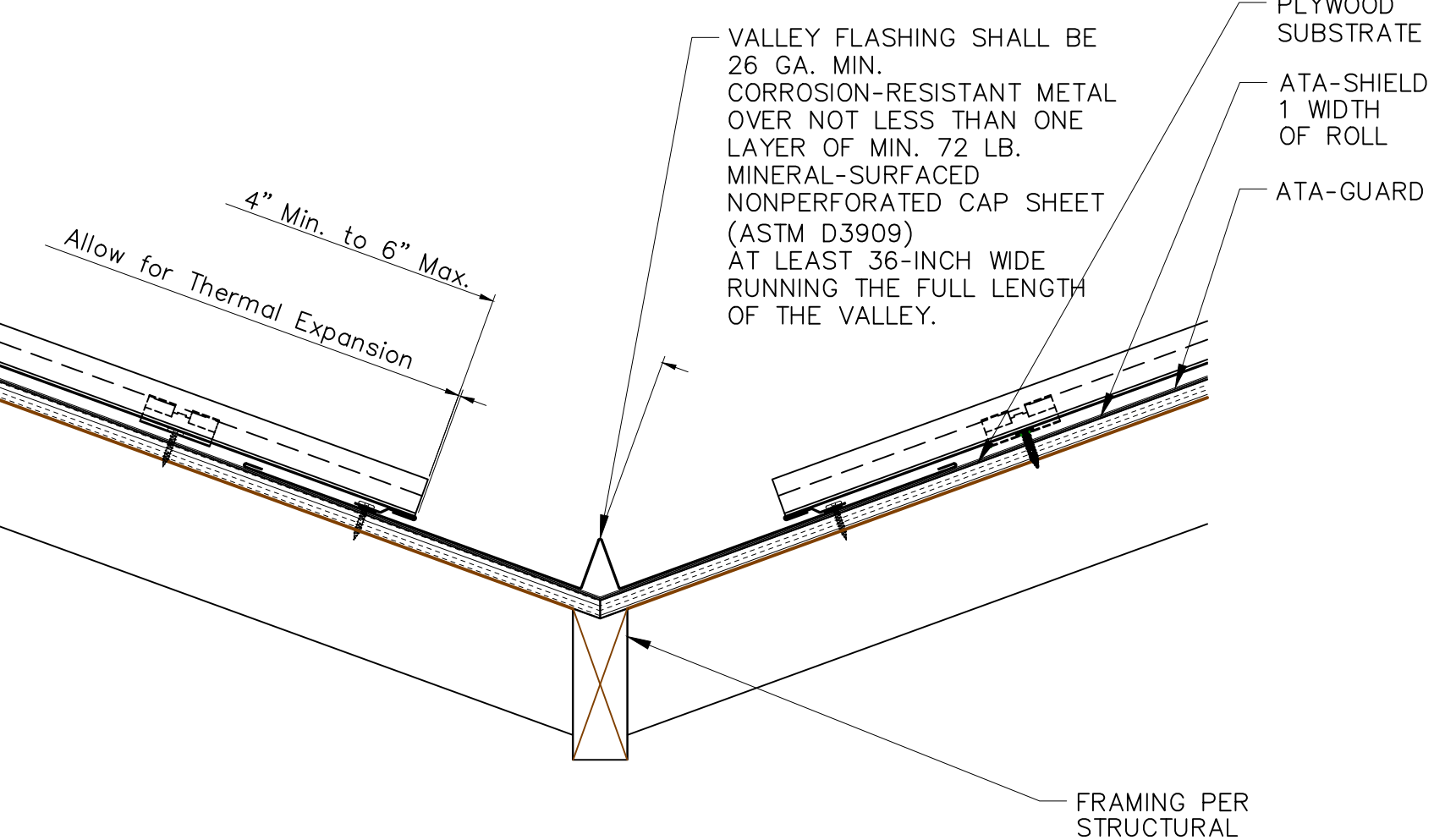
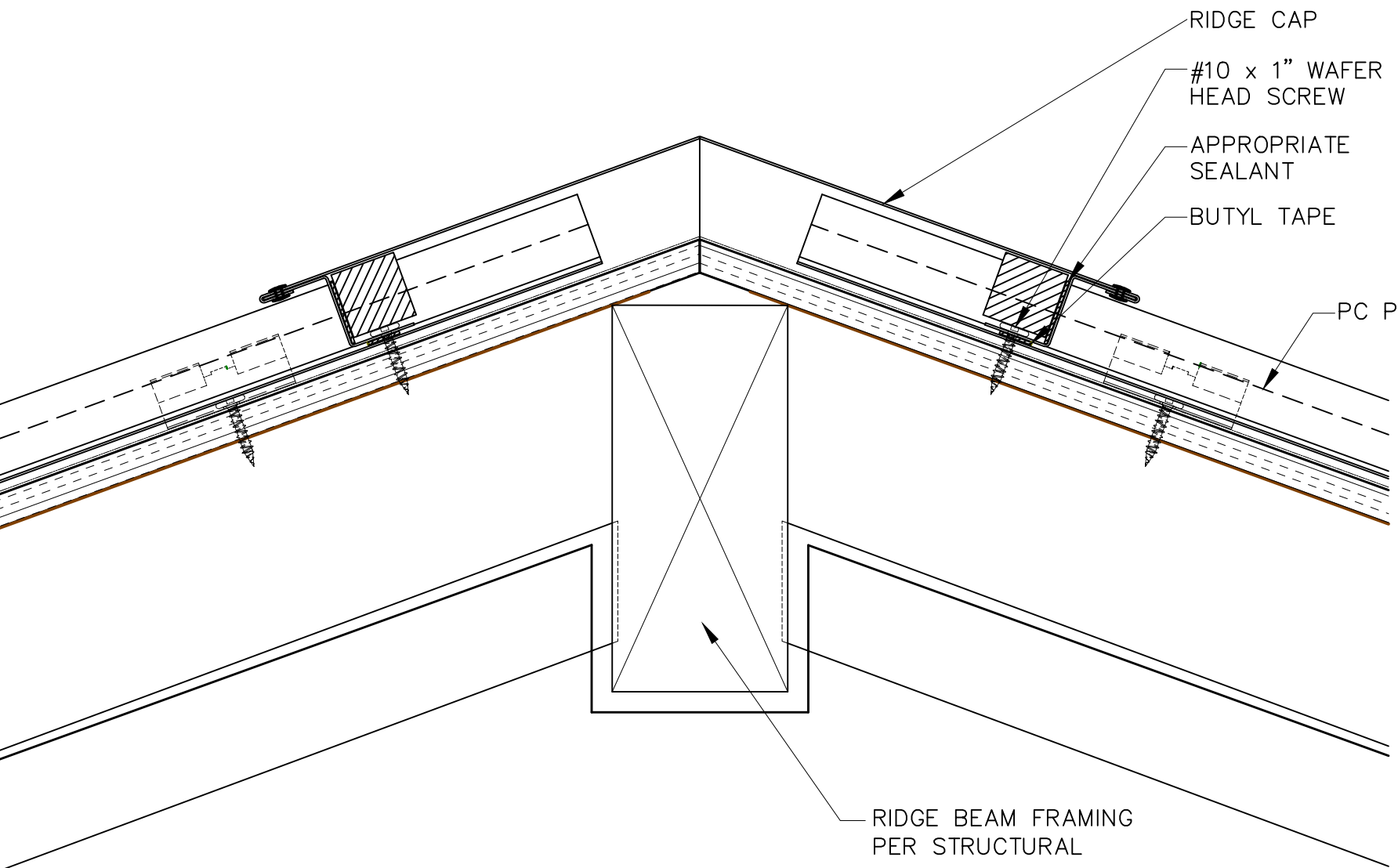
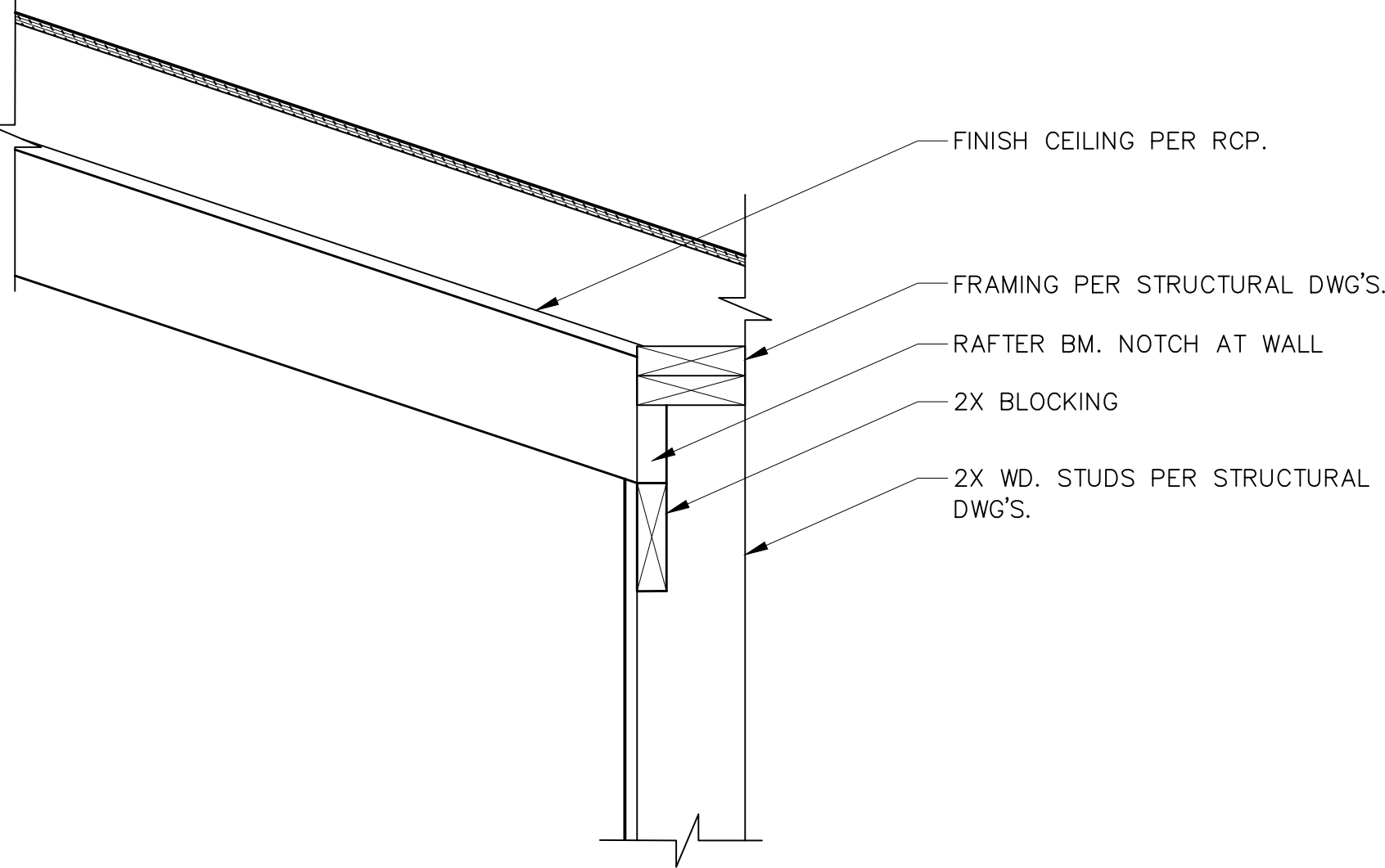
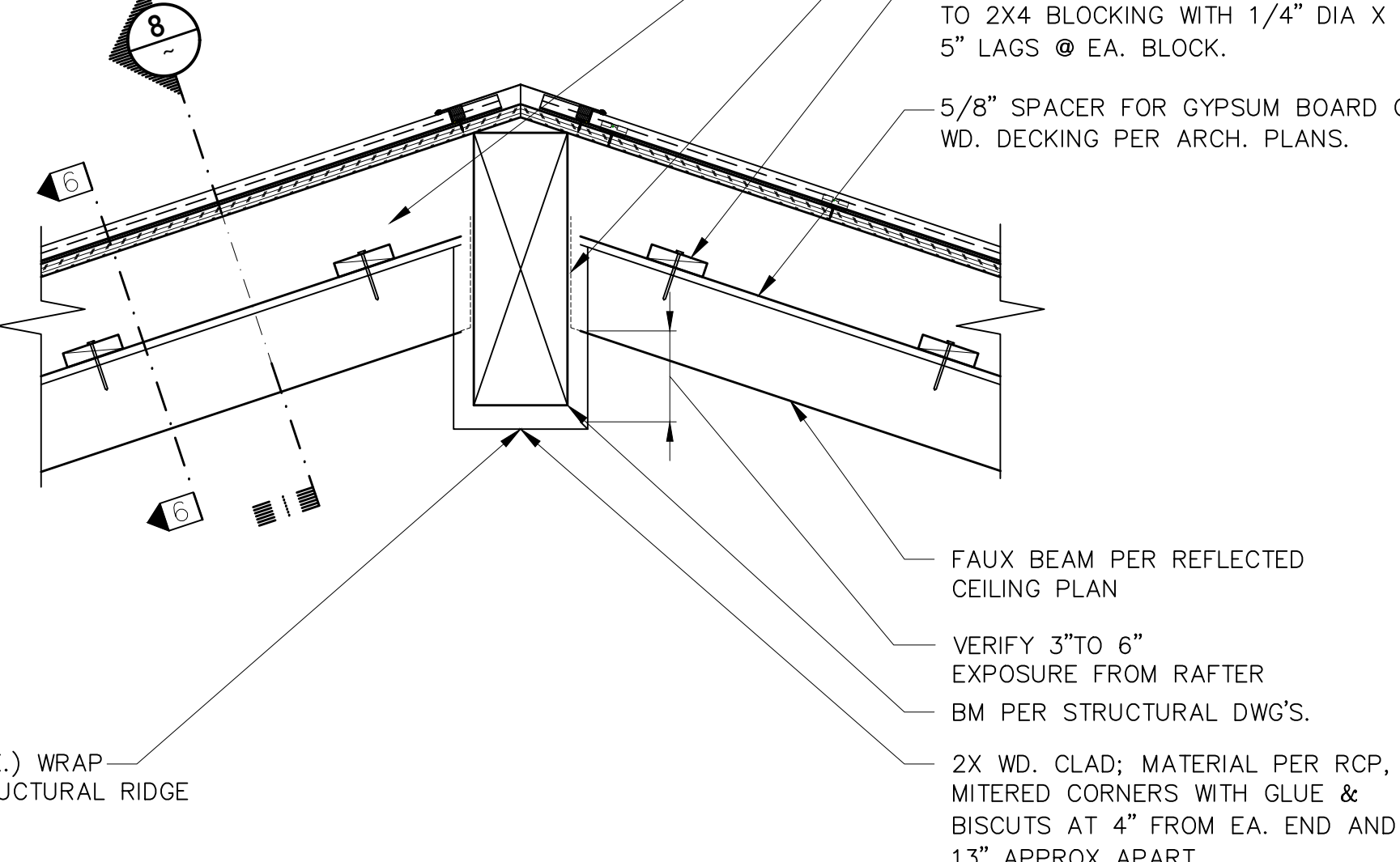
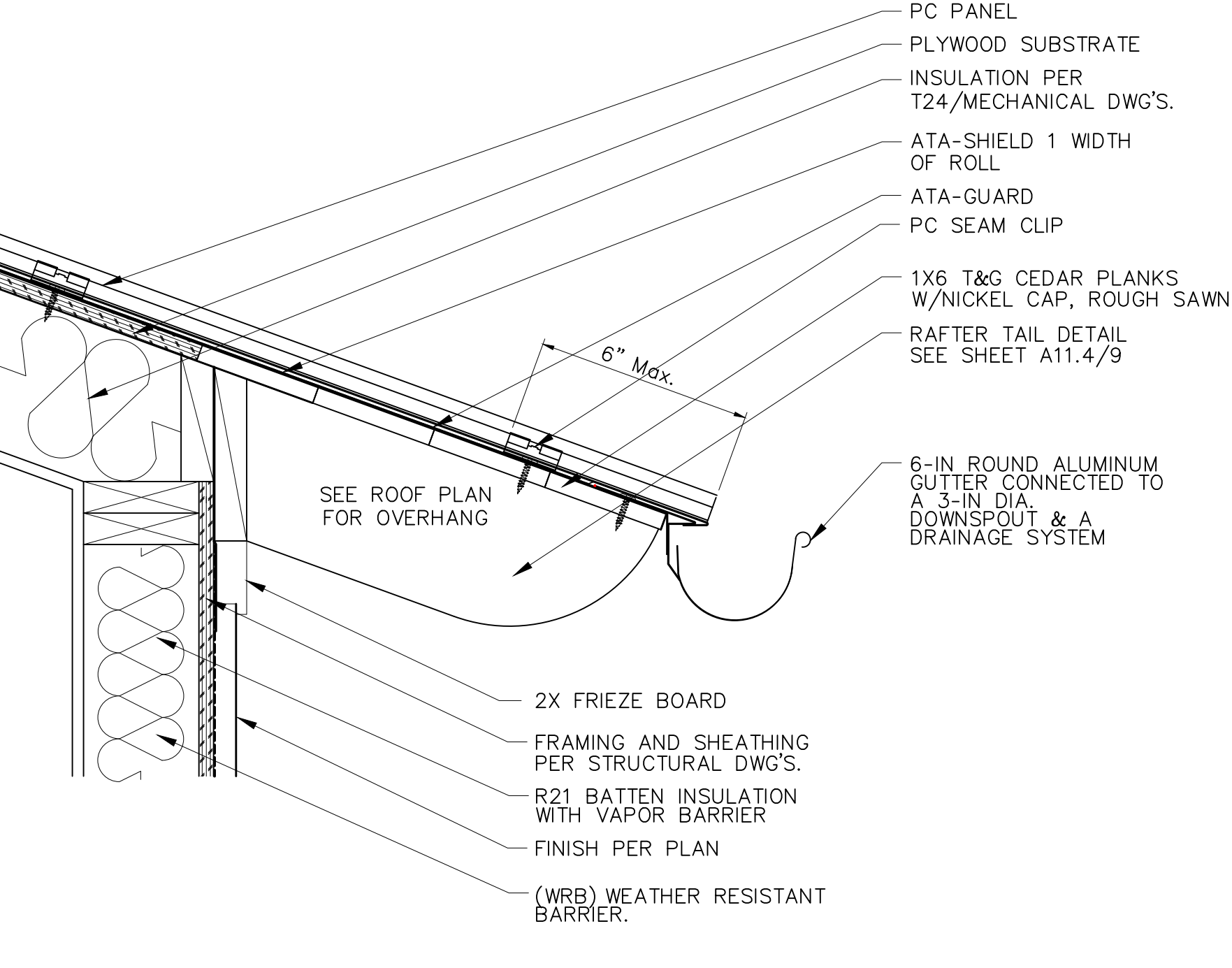
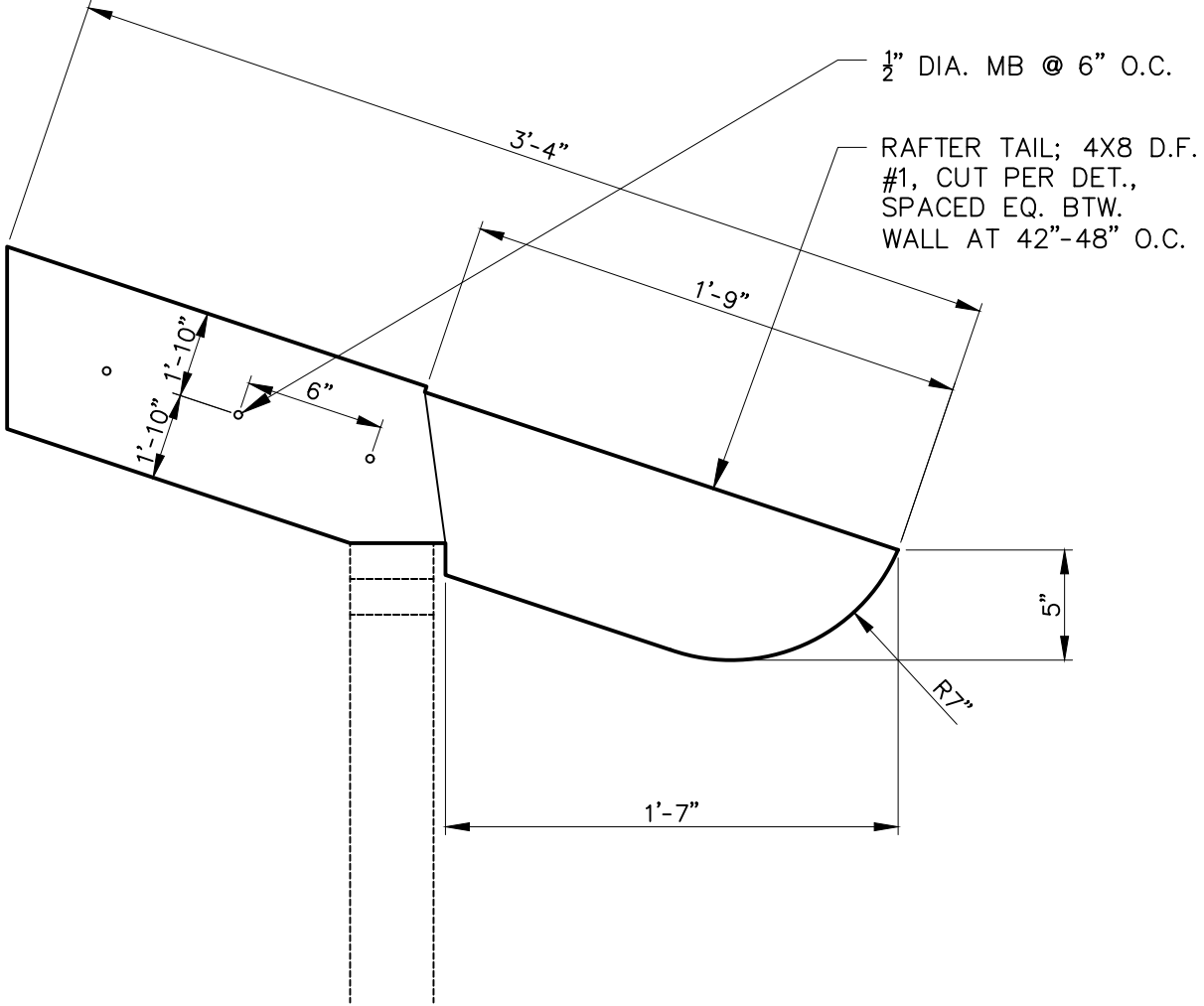
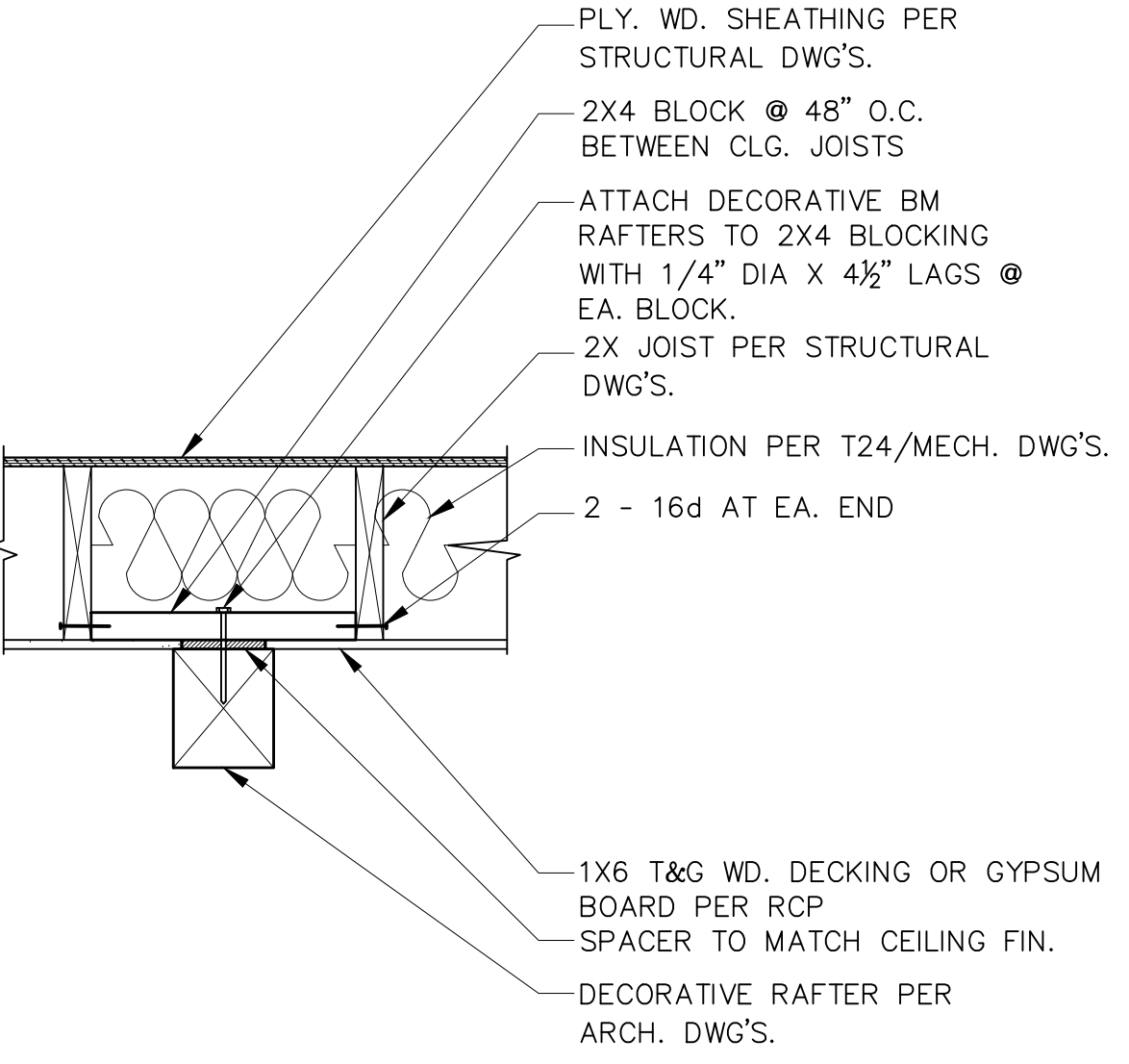
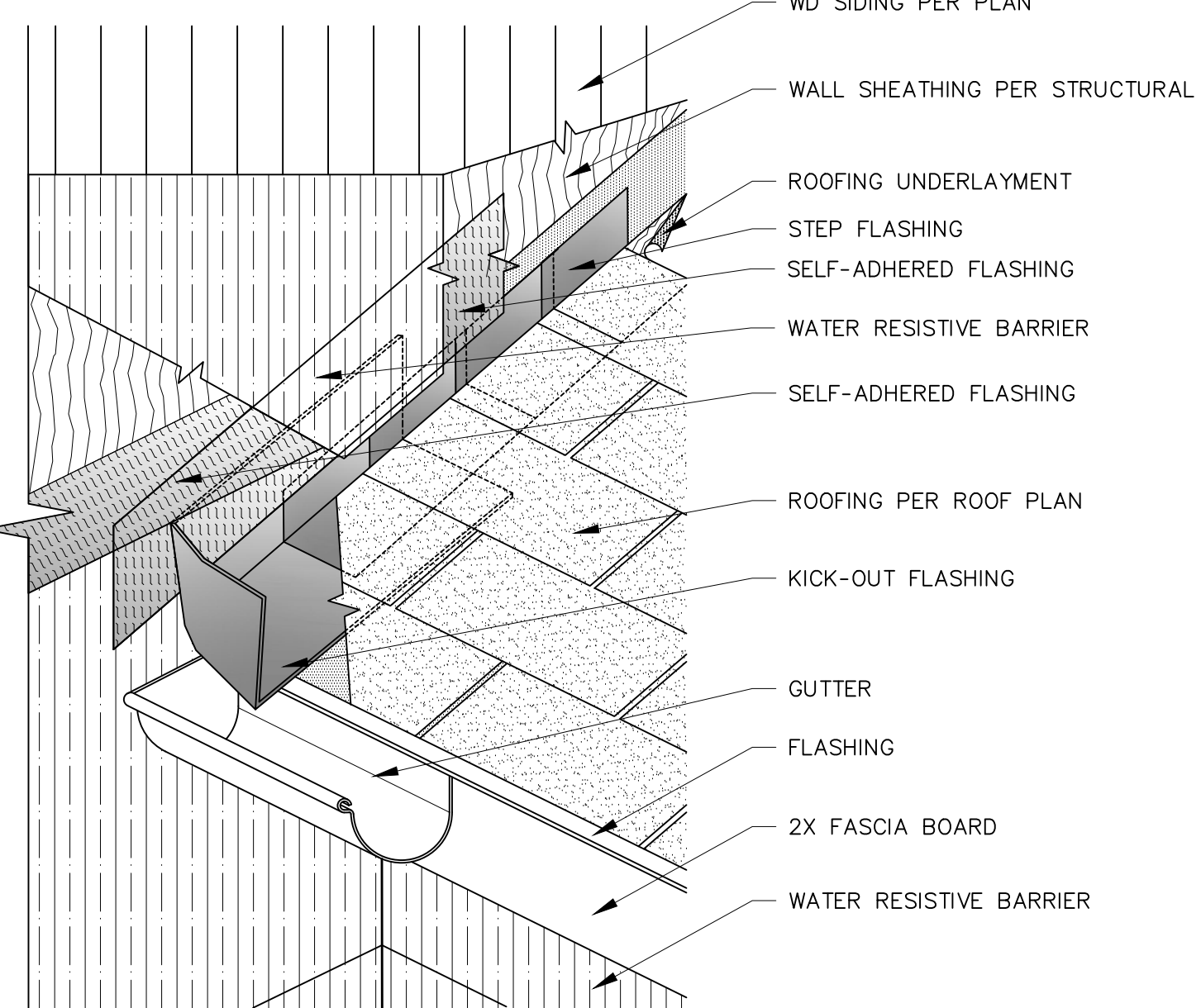
DRAWN BY:

AJ ORTIZ

DOOR DETAILS

SCALE: 1" = 1/4"

A11.3

 <p> $\frac{5}{8}$" GYPSUM BOARD TYP. 2X CEILING JOIST PER STRUCTURAL DWG'S. 1X6 T&J, SQUARED EDGE, NICKEL GAP, KILN-DRIED CEDAR PLAN'S TO MATCH (E) PLANKS AT MAIN DWELLING </p>	 <p> VALLEY FLASHING SHALL BE 26 GA. MIN. CORROSION-RESISTANT METAL OVER NOT LESS THAN ONE LAYER OF MIN. 72 LB. MINERAL-SURFACED NONPERFORATED CAP SHEET (ASTM D3909) AT LEAST 36-INCH WIDE RUNNING THE FULL LENGTH OF THE VALLEY. 4" Min. to 6" Max. Allow for Thermal Expansion PLYWOOD SUBSTRATE ATA-SHIELD 1 WIDTH OF ROLL ATA-GUARD FRAMING PER STRUCTURAL </p>	 <p> RIDGE CAP #10 x 1" WAFER HEAD SCREW APPROPRIATE SEALANT BUTYL TAPE PC Panel RIDGE BEAM FRAMING PER STRUCTURAL </p>
<div>T&J Detail</div> <div>N.T.S.</div> <div>7</div>	<div>Valley</div> <div>N.T.S.</div> <div>4</div>	<div>Ridge</div> <div>N.T.S.</div> <div>1</div>
 <p> FINISH CEILING PER RCP. FRAMING PER STRUCTURAL DWG'S. RAFTER BM. NOTCH AT WALL 2X BLOCKING 2X WD. STUDS PER STRUCTURAL DWG'S. </p>	 <p> RAFTERS PER STRUCTURAL DWG'S. POCKET RAFTER INTO BEAM PROVIDE 3/8" MIN. NOTCH ATTACH DECORATIVE BEAM RAFTERS TO 2X4 BLOCKING WITH 1/4" DIA X 5" LAGS @ EA. BLOCK. 5/8" SPACER FOR GYPSUM BOARD OR WD. DECKING PER ARCH. PLANS. FAUX BEAM PER REFLECTED CEILING PLAN VERIFY 3" TO 6" EXPOSURE FROM RAFTER BM PER STRUCTURAL DWG'S. 2X WD. CLAD; MATERIAL PER RCP, MITERED CORNERS WITH GLUE & BISCUITS AT 4" FROM EA. END AND 13" APPROX. APART. 2X(1-1/2" THK.) WRAP AROUND STRUCTURAL RIDGE BEAM </p>	 <p> PC PANEL PLYWOOD SUBSTRATE INSULATION PER T24/MECHANICAL DWG'S. ATA-SHIELD 1 WIDTH OF ROLL ATA-GUARD PC SEAM CLIP 1X6 T&G CEDAR PLANKS W/NICKEL CAP, ROUGH SAWN RAFTER TAIL DETAIL SEE SHEET A11.4/9 6-IN. ROUND ALUMINUM GUTTER CONNECTED TO A 3-IN. DIA. DOWNSPOUT & A DRAINAGE SYSTEM 2X FRIEZE BOARD FRAMING AND SHEATHING PER STRUCTURAL DWG'S. R21 BATTEN INSULATION WITH VAPOR BARRIER FINISH PER PLAN (WRB) WEATHER RESISTANT BARRIER. </p>
<div>Rafter Beam at Wall Connection</div> <div>N.T.S.</div> <div>8</div>	<div>Rafter to Ridge Beam</div> <div>N.T.S.</div> <div>5</div>	<div>Eave</div> <div>N.T.S.</div> <div>2</div>
 <p> 1/2" DIA. MB @ 6" O.C. RAFTER TAIL: 4X8 D.F. #1, CUT PER DET., SPACED EQ. BTW. WALL AT 42"-48" O.C. 3'-4" 1'-9" 1'-10" 1'-10" 6" 5" 1'-7" </p>	 <p> PLY. WD. SHEATHING PER STRUCTURAL DWG'S. 2X4 BLOCK @ 48" O.C. BETWEEN CLG. JOISTS ATTACH DECORATIVE BM RAFTERS TO 2X4 BLOCKING WITH 1/4" DIA X 4 1/2" LAGS @ EA. BLOCK. 2X JOIST PER STRUCTURAL DWG'S. INSULATION PER T24/MECH. DWG'S. 2 - 16d AT EA. END 1X6 T&G WD. DECKING OR GYPSUM BOARD PER RCP SPACER TO MATCH CEILING FIN. DECORATIVE RAFTER PER ARCH. DWG'S. </p>	 <p> WD SIDING PER PLAN WALL SHEATHING PER STRUCTURAL ROOFING UNDERLAYMENT STEP FLASHING SELF-ADHERED FLASHING WATER RESISTIVE BARRIER SELF-ADHERED FLASHING ROOFING PER ROOF PLAN KICK-OUT FLASHING GUTTER FLASHING 2X FASCIA BOARD WATER RESISTIVE BARRIER </p>
<div>Rafter Tail Detail</div> <div>N.T.S.</div> <div>9</div>	<div>Wood Beam Section</div> <div>N.T.S.</div> <div>6</div>	<div>Kick-Out Flashing Detail</div> <div>N.T.S.</div> <div>3</div>



CODG

CLAUDIO ORTIZ DESIGN GROUP, INC
 28015 CANNON CENTER PLACE, STE 102
 DUBLIN, CA 94568
 OFFICE: 831.626.4146
 CLAUDIO@CODGINC.COM
 WWW.CODGINC.COM

REVIEWS:

PROJECT:

EHLEN RESIDENCE
 3150 MIDWOOD LN. PEBBLE BEACH
 BLOCK: LOTS:
 APN: 008-362-001
 PROJECT NO:
 24-03

ISSUE:

10-23-2024
 02-28-2025

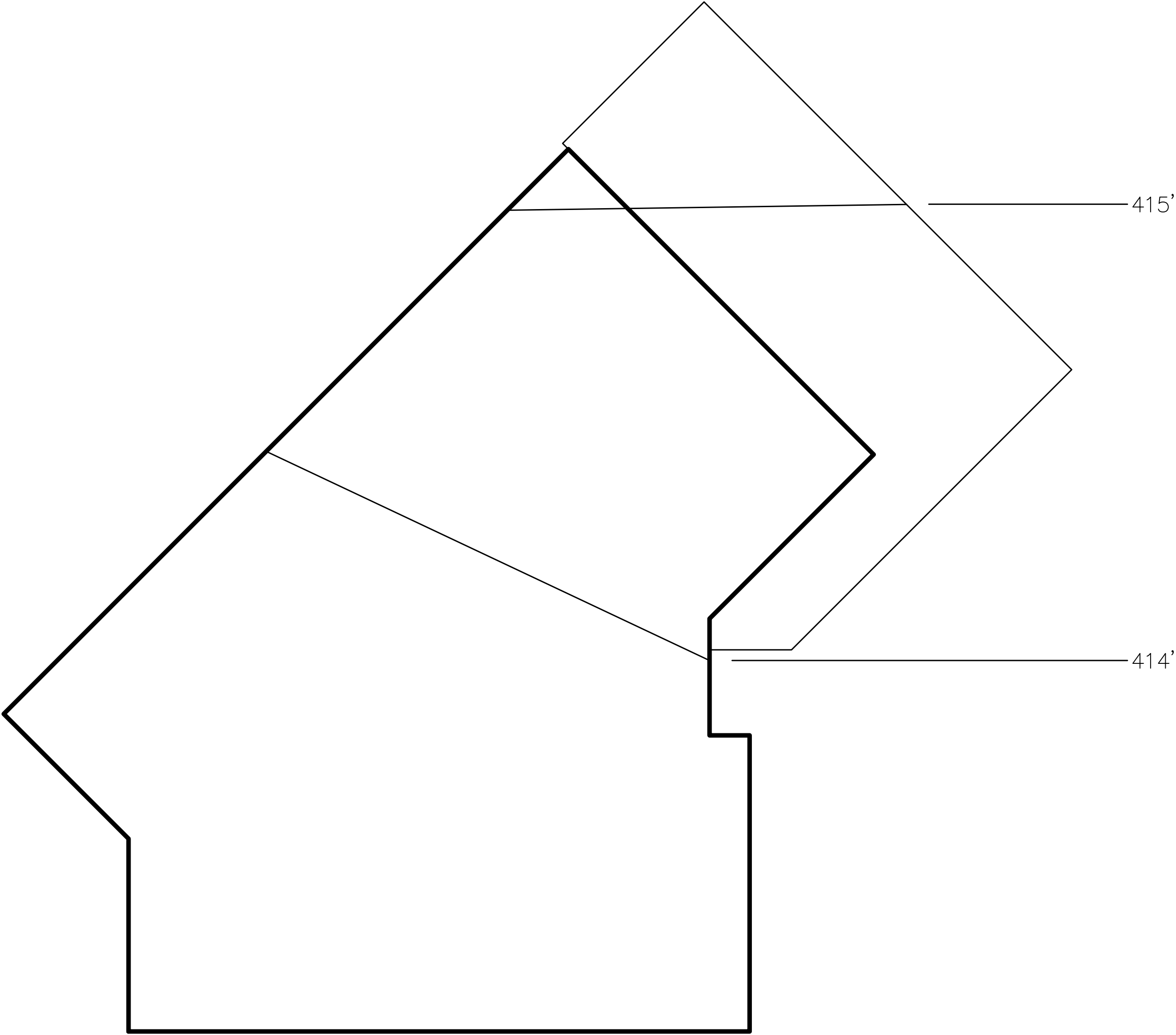
DRAWN BY:

AJ ORTIZ

ROOF DETAILS

SCALE: 1" = 1/4"

A11.4



AVERAGE NATURAL GRADE

DWELLING AVERAGE NATURAL GRADE		415.4 FT	
ELEV.	LINE	LENGTH	TOTAL
414 FT	0	17.7'	0.0'
415 FT	1	21.7'	21.7'
TOTAL		39.4'	21.7'
MATH: 39.4' / 21.7' = 1.81			
FACTOR: = 1.81			
A.N.G. = 414 FT + 1.8 FACTOR =415.8 FT			

AVERAGE NATURAL
GRADE PLAN

SCALE: 1" = 1/4"

ISSUE:
02-28-2025

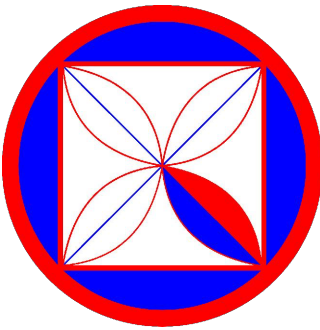
DRAWN BY:
AJ ORTIZ

PROJECT:
EHLLEN RESIDENCE
3150 MIDWOOD LN. PEBBLE BEACH
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO.
24-03

REVIONS:

THE DRAWINGS, REPRESENTATIONS AND SPECIFICATIONS ON THIS DOCUMENT ARE THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC. AND/OR CLAUDIO ORTIZ. ANY RETAIN, REPRODUCTION AND AUTHORIZATION OF THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL AND PHYSICAL PROPERTY OF CLAUDIO ORTIZ. AUTHORIZED USE OF THIS DRAWING IS GRANTED ONLY FOR THE PURPOSE OF THIS SPECIFIC PROJECT AND LOCATION AND NOT FOR CONSTRUCTION OR USE. ANY OTHER PROJECT, COPYRIGHT 2024 CLAUDIO ORTIZ.

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
28015 CANTERLEVER PLACE, STE 102
SAN JOSE, CA 95132
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM



Residential Lighting Measures:

2022 CALIFORNIA ENERGY CODES

High Luminous Efficacy Luminaires

- 1) 150.0(k)1A and Table 150.0-A: All luminaires are installed with:
- Light sources of one of the lighting technologies specified under the "High Luminous Efficacy" column of Table 150.0-A; or
 - JAB compliant light sources and the light sources are marked with "JAB-2022" or "JAB- 2022-E". Exception 1: Integrated device lighting: Lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers, and non-removable lighting attached to ceiling fans. Exception 2: Navigation Lighting: Night lights, step lights, path lights less than 5 watts. Exception 3: Cabinet Lighting: Lighting internal to drawers, cabinetry, and linen closets with an efficacy of 45 lumens per watt or greater.
- Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.

Recessed Downlight Luminaires in Ceilings

- 1) 150.0(k)1Cf: Do not contain screw based lamp sockets.
- 2) The luminaire is marked with "JAB-2022".
- 3) 150.0(k)1Ci: Has label certifying the luminaires are air tight with air leakage less than 2.0 cfm at 25 Pascals when tested in accordance with ASTM E283. Exception: Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings.
- 4) 150.0(k)1Cii: Sealed with a gasket or caulk between the luminaire housing and ceiling, and all air leakage paths between conditioned and unconditioned spaces are sealed with a gasket or caulk, or be installed per manufacturer's instructions to maintain airtightness between the luminaire housing and ceiling. Exception: Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings.
- 5) 150.0(k)1Civ: Meet the following requirements (California Electrical Code Section 410.116).

A recessed luminaire that is not identified for contact with insulation shall have all recessed parts not less than 1/2 inch from combustible materials. The points of support and the trim finishing off the openings in the ceiling shall be permitted to be in contact with combustible materials. A recessed luminaire that is not identified for contact with insulation, Type IC, shall be permitted to be in contact with combustible materials at recessed parts, points of support, and portions passing through or finishing off the opening in the building structure. Thermal insulation shall not be installed above a recessed luminaire or within 3 inches of the recessed luminaire's enclosure, wiring compartment, ballast, transformer, LED driver, or power supply unless the luminaire is identified as type IC for insulation contact.

Light sources in enclosed or recessed luminaires (other than recessed downlight luminaires in ceilings)

- 1) 150.0(k)1D: Light Sources in Enclosed or Recessed Luminaires that are not marked with "JAB- 2022-E", shall not be installed in enclosed or recessed luminaires.

Lighting Controls in bathrooms, garages, laundry rooms, utility rooms, and walk-in closets

- 1) 150.0(k)2Ei: In bathrooms, garages, laundry rooms, utility rooms, and walk-in closets, at least one installed luminaire is controlled by an occupancy or vacancy sensor providing automatic-off functionality.

Lighting Controls in any interior rooms

- 1) 150.0(k)2Eii: For lighting internal to drawers and cabinetry with opaque fronts or doors, the lighting has controls to turn light off when the drawer or door is closed are provided.
- 2) 150.0(k)2F: Lighting in habitable spaces, including but not limited to living rooms, dining rooms, kitchens, and bedrooms, have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces comply with NEMA E83-1A.
- EXCEPTION 1: Ceiling fans may provide control of integrated lighting via a remote control. Exception 2: Luminaires connected to a circuit with controlled lighting power less than 20 watts or controlled by an occupancy or vacancy sensor providing automatic-off functionality.
 - EXCEPTION 3: Navigation lighting such as night lights, step lights, and path lights less than 5 watts, and lighting internal to drawers and cabinetry with opaque fronts or doors or with automatic off controls.
- 3) 150.0(k)2A: Lighting has readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.
- 4) 150.0(k)2B: No controls bypasses a dimmer, occupant sensor or vacancy sensor function where THAT DIMMER SENSOR IS INSTALLED TO COMPLY WITH SECTION 150.0(K)
- 5) 150.0(k)2C: Lighting controls comply with the applicable requirements in Section 110.9.
- 6) 150.0(k)2D: An Energy Management Control Systems (EMCS) or a multisense programmable control can be used to comply with dimming, occupancy, and lighting control requirements in Section 150.0(k)2 if it provides the functionality of the specified control in accordance with Section 110.9, and the physical controls (readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF).
- 7) 150.0(k)2G: Independent controls
- Integrated lighting of exhaust fans is controlled independently from the fans.
 - Undercabinet lighting, undershelf lighting, interior lighting of display cabinets, and switched outlets

Screw Based Luminaires

- 1) 150.0(k)1B: Screw based luminaires shall contain lamps that are marked with "JAB-2022" or "JAB-22-E".

Address Signs

- 1) 150.0(k)4: Internally illuminated address signs. Internally illuminated address signs shall either:
- Comply with Section 140.8. Applicable nonresidential sign lighting compliance forms shall also be submitted; or
 - Consume no more than 5 Watts of power.

Outdoor Lighting and Controls

- 1) 150.0(k)A and Table 150.0-A: High efficacy outdoor lighting or LED light sources are installed.
- 2) 150.0(k)3A: Outdoor lighting is controlled by a manual ON and OFF switch that permits one of the following automatic actions:
- Controlled by a photocell and either a motion sensor or an automatic time switch control; or
 - Controlled by an astronomical time clock control.
- Controls that override to ON shall not be allowed unless the override automatically returns the automatic control to its normal operation within 6 hours. An energy management control that provides the specified lighting control functionality and complies with all requirements applicable to the specified controls may be used to meet the above requirements.

Lighting for Residential Garages for Eight or More Vehicles.

- 1) 150.0(k)5: Lighting complies with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0. Applicable LTG forms shall also be submitted.

Blank Electrical Boxes

- 1) 150.0(k)1F: The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device shall be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, low voltage wiring or fan speed control.

Arc-Fault Circuit Interrupter Protection Note:

CEC 210.12 Arc-Fault Circuit-Interrupter Protection

1. Arc-fault circuit-interrupter protection shall be provided as required in 210.12(A), (B), (C), and (D). The arc-fault circuit interrupter shall be installed in a readily accessible location
- (A) Dwelling Units: All 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by any of the means described in 210.12(A)(1) through (6):
- 1.) A listed combination-type arc-fault circuit interrupter installed to provide protection of the entire branch circuit
 - 2.) A listed branch/feeder-type AFCI installed at the origin of the branch circuit in combination with a listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet box on the branch circuit. The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit.
 - 3.) A listed supplemental arc protection circuit breaker installed at the origin of the branch circuit in combination with a listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet box on the branch circuit where all of the following conditions are met:
 - a.) The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter.
 - b.) The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 15.2 m (50 ft) for a 14 AWG conductor or 21.3 m (70 ft) for a 12 AWG conductor.
 - c.) The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit.
 - 4.) A listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet on the branch circuit in combination with a listed branch-circuit overcurrent protective device where all of the following conditions are met:
 - a.) The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter.
 - b.) The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 15.2 m (50 ft) for a 14 AWG conductor or 21.3 m (70 ft) for a 12 AWG conductor.
 - c.) The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit.
 - d.) The combination of the branch-circuit overcurrent device and outlet branch-circuit AFCI shall be identified as meeting the requirements for a system combination-type AFCI and shall be listed as such.
 - 5.) If metal raceway, metal wireways, metal auxiliary gutters, or Type MC, or Type AC cable meeting the applicable requirements of 250.118, with metal boxes, metal conduit bodies, and metal enclosures are installed for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, it shall be permitted to install a listed outlet branch-circuit-type AFCI at the first outlet to provide protection for the remaining portion of the branch circuit.
 - 6.) Where a listed metal or nonmetallic conduit or tubing or Type MC cable is encased in, or less than 50 mm (2 in.) of concrete or masonry, the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, it shall be permitted to install a listed outlet branch-circuit-type AFCI at the first outlet to provide protection for the remaining portion of the branch circuit.
- Exception: AFCI protection shall not be required for an individual branch circuit supplying a fire alarm system installed in accordance with 760.41(B) or 760.121(B). The branch circuit shall be installed in a metal raceway, metal auxiliary gutter, steel-armored cable, Type MC or Type AC, meeting the applicable requirements of 250.118, with metal boxes, conduit enclosures.
- Informational Note No. 1: For information on combination-type and branch/feeder-type arc-fault circuit interrupters, see UL 1699-2011, Standard for Arc-Fault Circuit Interrupters. For information on outlet branch-circuit-type arc-fault circuit interrupters, see UL Subject 1699A, Outline of Investigation for Outlet Branch Circuit Arc-Fault Circuit-Interrupters.
- Informational Note No. 2: See 29.6.3(5) of NFPA 72-2016, National Fire Alarm and Signaling Code, for information related to secondary power-supply requirements for smoke alarms installed in dwelling units.
- Informational Note 3: See 760.41(A) and 760.121(B) for power-supply requirements for fire alarm systems.

- (C) Guest Rooms, Guest Suites, and Patient Sleeping Rooms in Nursing Homes and Limited-Care Facilities: All 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets and devices installed in guest rooms and guest suites of hotels and motels and patient sleeping rooms in nursing homes and limited-care facilities shall be protected by any of the means described in 210.12(A)(1) through (6).

- (D) Branch Circuit Extensions or Modifications —Dwelling Units, Dormitory Units, and Guest Rooms and Guest Suites: Where branch circuit wiring for any of the areas specified in 210.12(A), (B), or (C) is modified, replaced, or extended, the branch circuit shall be protected by one of the following:
- 1.) By any of the means described in 210.12(A)(1) through (A)(6)
 - 2.) A listed outlet branch-circuit-type AFCI located at the first receptacle outlet of the existing branch circuit
- Exception: AFCI protection shall not be required where the extension of the existing branch circuit conductors is not more than 1.8 m (6 ft) and does not include any additional outlets or devices, other than splicing devices. This requirement shall not include the conductors inside an enclosure, cabinet, or junction box.

Exterior Lighting Notes:

Outdoor Lighting and Controls

- 1) 150.0(k)1A and Table 150.0-A: High efficacy outdoor lighting or LED light sources are installed.
- 2) 150.0(k)3A: Outdoor lighting is controlled by a manual ON and OFF switch that permits one of the following automatic actions:
- Controlled by a photocell and either a motion sensor or an automatic time switch control.
 - Controlled by an astronomical time clock control.
- Controls that override to ON shall not be allowed unless the override automatically returns the automatic control to its normal operation within 6 hours. An energy management control that provides the specified lighting control functionality and complies with all requirements applicable to the specified controls may be used to meet the above requirements.

Smoke Alarm Requirements

1. Centrally located in corridor (or area) leading areas, and inside each sleeping room.
2. On ceiling of upper level i close proximity to the stairway when sleeping areas are on an upper level.
3. On each floor level and in basement
4. In the adjacent room (or area) where the ceiling height exceeds that of the hallway by 24 inches.
5. Smoke alarms shall sound an alarm audible in all sleeping areas. (Sec.310.9.1.4)
6. Note on plans that for existing buildings smoke alarms may be battery operated and shall be installed in locations as specified above. (Sec. 314.9.1.2

Receptacle Notes:

210.52 Dwelling Unit Receptacle Outlets

1. This section provides requirements for 125-volt, 15- and 20-ampere receptacle outlets. The receptacles required by this section shall be in addition to any receptacle that is as follows:
- 1.1. Part of a luminaire or appliance, or
 - 1.2. Controlled by a listed wall-mounted control device in accordance with 210.70(A)(1), Exception No. 1, or
 - 1.3. Located within cabinets or cupboards, o
 - 1.4. Located more than 1.7 m (51/2 ft) above the floor
- (A) General Provisions: In every kitchen, family room, dining room, living room, parlor, library, den, sunroom, bedroom, recreation room, or similar room or area of dwelling units, receptacle outlets shall be installed in accordance with the general provisions specified in 210.52(A)(1) through (A)(4).
- (1) Spacing: Receptacles shall be installed such that no point measured horizontally along the floor line of any wall space is more than 1.8 m (6 ft) from a receptacle outlet.
- (2) Wall Space: As used in this section, a wall space shall include the following:
- a.) Any space 600 mm (2 ft) or more in width (including space measured around corners) and unbroken along the floor line by doorways and similar openings, fireplaces, and fixed cabinets that do not have countertops or similar work surfaces
 - b.) The space occupied by fixed panels in walls, excluding sliding panels
 - c.) The space afforded by fixed room dividers, such as freestanding bar-type counters or railings.
- (3) Floor Receptacles: Receptacle outlets in or on floors shall not be counted as part of the required number of receptacle outlets unless located within 450 mm (18 in.) of the wall.
- (4) Countertop and Similar Work Surface Receptacle Outlets:Receptacles installed for countertop and similar work surfaces as specified in 210.52(C) shall not be considered as the receptacle outlets required by 210.52(A).
- (B) Small Appliances
- (1) Receptacle Outlets Served: In the kitchen, pantry, breakfast room, dining room, or similar area of a dwelling unit, the two or more 20-ampere small-appliance branch circuits required by 210.11(C)(1) shall serve all wall and floor receptacle outlets covered by 210.52(A), all countertop outlets covered by 210.52(C), and receptacle outlets for refrigeration equipment.
- (2) No Other Outlets
- The two or more small-appliance branch circuits specified in 210.52(B)(1) shall have no other outlets.
- (3) Kitchen Receptacle Requirements
- Receptacles installed in a kitchen to serve countertop surfaces shall be supplied by not fewer than two small-appliance branch circuits, either or both of which shall also be permitted to supply receptacle outlets in the same kitchen and in other rooms specified in 210.52(B)(1). Additional small-appliance branch circuits shall be permitted to supply receptacle outlets in the kitchen and other rooms specified in 210.52(B)(1). No small-appliance branch circuit shall serve more than one kitchen.
- (C) Countertops and Work Surfaces:In kitchens, pantries, breakfast rooms, dining rooms, and similar areas of dwelling units, receptacle outlets for countertop and work surfaces that are 300 mm (12 in.) or wider shall be installed in accordance with 210.52(C)(1) through (C)(3) and shall not be considered as the receptacle outlets required by 210.52(A).
- (4) Wall Spaces: Receptacle outlets shall be installed so that no point along the wall line is more than 600 mm (24 in.) measured horizontally from a receptacle outlet in that space.
- (5) Island and Peninsular Countertops and Work Surfaces: Receptacle outlets shall be installed in accordance with 210.52(C)(2)(a) and (C)(2)(b).
- (a) At least one receptacle shall be provided for the first 0.84 m2 (9 ft2), or fraction thereof, of the countertop or work surface. A receptacle outlet shall be provided for every additional 1.7 m2 (18 ft2), or fraction thereof, of the countertop or work surface.
- (b) At least one receptacle outlet shall be located within 600 mm (2 ft) of the outer end of a peninsular countertop or work surface. Additional required receptacle outlets shall be permitted to be located as determined by the installer, designer, or building owner. The location of the receptacle outlets shall be in accordance with 210.52(C)(3).
- (6) Receptacle Outlet Location: Receptacle outlets shall be located in one or more of the following:
1. On or above countertop or work surfaces: On or above, but not more than 500 mm (20 in.) above, the countertop or work surface.
 2. In countertop or work surfaces: Receptacle outlet assemblies listed for use in countertops or work surfaces shall be permitted to be installed in countertops or work surfaces.
 3. Below countertop or works surfaces: Not more than 300 mm (12 in.) below the countertop or work surface. Receptacles installed below a countertop or work surface shall not be located where the countertop or work surface extends more than 150 mm (6 in.) beyond its support base. Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or rangetops as covered in 210.52(C)(1).
- (A) Bathrooms: At least one receptacle outlet shall be installed in bathrooms within 900 mm (3 ft) of the outside edge of each basin. The receptacle outlet shall be located on a wall or partition that is adjacent to the basin or basin countertop, located on the countertop, or installed on the side or face of the basin cabinet. In no case shall the receptacle be located more than 300 mm (12 in.) below the top of the basin or basin countertop. Receptacle outlet assemblies listed for use in countertops shall be permitted to be installed in the countertop.
- (B) Outdoor Outlets: Outdoor receptacle outlets shall be installed in accordance with 210.52(E)(1) through (E)(3).
- (1) One-Family and Two-Family Dwellings
- For a one-family dwelling and each unit of a two-family dwelling that is at grade level, at least one receptacle outlet readily accessible from grade and not more than 2.0 m (61/2 ft) above grade level shall be installed at the front and back of the dwelling.
- (2) Omitted
- (3) Balconies, Decks, and Porches
- Balconies, decks, and porches that are within 102 mm (4 in.) horizontally of the dwelling unit shall have at least one receptacle outlet accessible from the balcony, deck, or porch. The receptacle outlet shall not be located more than 2.0 m (61/2 ft) above the balcony, deck, or porch walking surface.
- (F) Laundry Areas: In dwelling units, at least one receptacle outlet shall be installed in areas designated for the installation of laundry equipment.
- (G) Basements, Garages, and Accessory Buildings
- For one- and two-family dwellings, and multifamily dwellings, at least one receptacle outlet shall be installed in the areas specified in 210.52(G)(1) through (G)(3). These receptacles shall be in addition to receptacles required for specific equipment.
- (1) Garages: In each attached garage and in each detached garage with electric power, at least one receptacle outlet shall be installed in each vehicle bay and not more than 1.7 m (51/2 ft) above the floor.
- (2) Accessory Buildings: In each accessory building with electric power.
- (3) Basements: In each separate unfinished portion of a basement.
- (H) Hallways: In dwelling units, hallways of 3.0 m (10 ft) or more in length shall have at least one receptacle outlet.
- As used in this subsection, the hallway length shall be considered the length along the centerline of the hallway without passing through a doorway.
- (I) Foyers: Foyers that are not part of a hallway in accordance with 210.52(H) and that have an area that is greater than 5.6 m2 (60 ft2) shall have a receptacle(s) located in each wall space 900 mm (3 ft) or more in width. Doorways, door-side windows that extend to the floor, and similar openings shall not be considered wall space.

General Electrical Notes:

1. All work shall be in compliance with 2022 California Electrical Code
2. Provide Smoke Alarms & Carbon Monoxide Alarms Smoke Alarm Requirements
3. Smoke alarms shall be installed in the following locations: 1) In each sleeping room. 2) Outside each separate sleeping area in the immediate vicinity of the bedrooms. 3) On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. 4) Smoke alarms shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section. (CRC R314.3)
4. Smoke alarms or smoke detectors shall be installed a minimum of 20 feet horizontal distance from a permanently installed cooking appliance. (CRC R314.3.3 (4))
5. Carbon monoxide alarms in dwelling units shall be installed and maintained in accordance with the manufacturer's published instructions in the following locations: 1) Outside of each separate sleeping area in the immediate vicinity of the bedrooms. 2) On every occupiable level of a dwelling unit, including basements. 3)Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. (CRC R315.3)
6. Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. (CRC R 314.4.)
7. Combination carbon monoxide and smoke detectors installed in carbon monoxide detection systems in lieu of carbon monoxide detectors shall be listed in accordance with UL 2075 and UL 268. (CRC R315.7.4)
8. No parts of cord-connected luminaires, chandeliers, or cord-suspended luminaires, lighting track, pendants, or ceiling-suspended fans shall be located within a zone measured (3 ft) horizontally and (8 ft) vertically from the top of the bathtub rim or shower stall threshold. This zone is all encompassing and includes the space directly over the tub or shower stall. Luminaires located within the actual outside dimension of bathtub or shower at height of (8 ft) vertically from top of the bathtub rim or shower threshold shall be marked for damp locations, or marked wet locations where subject to shower spray. (CEC 410.10 (D))
9. Luminaires in Clothes Closets: (CEC 410.16)
 - i. Luminaries permitted: i) Surface mounted or recessed or LED luminaires with enclosed light sources ii) Surface mounted or recessed fluorescent luminaires. iii) Surface mounted fluorescent LED luminaires identified as suitable for installation within closet storage space.
 - ii. Location: i) (12in) for surface-mounted or LED luminaires with enclosed light source. ii) (6in) for recessed fluorescent luminaires on the wall above the door or on ceiling. iii) (6in) for recessed fluorescent, or LED luminaires installed in the wall or ceiling.
11. Electrical fixtures located in wet/damp locations such as the exterior of the building, or within tub and or shower enclosures must be labeled for damp location (CEC 410.10. (A))
12. Minimum 200-amp electrical service for residential. Locate sub-panel 200 sq.in. of any firewall.
13. At least 20-amp branch circuit shall be provided to supply each, laundry, built-in microwave oven, & the two small appliance branch circuits serving the kitchen receptacle outlets required (CEC 210.11(C)). Other equipment (lighting, exhaust fan), within the same bathroom, may be supplied by the same branch circuit where the branch circuit supplies a single bathroom only. (CEC 210.23 (A)(2)
14. Storage/Equipment space lighting: For attics, underfloor spaces, utility rooms, and basements, at least one lighting outlet containing a switch or controlled by a wall switch shall be installed where these spaces are used for storage or contain equipment requiring servicing. At least one point of control shall be at the usual point of entry to these spaces. The lighting outlet shall be provided at or near the equipment requiring servicing. (CEC 210.70 (C))
15. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be provided and installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within (25 ft) of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means. (CEC 210.63))
16. A receptacle installed outdoors in location protected from weather or other damp locations shall have an enclosure for receptacle that is weatherproof when the receptacle is covered (attachment plug cap not inserted and receptacle covers closed). Installation suitable for wet locations shall be considered suitable for damp locations. Receptacle shall be considered to be in a location protected from the weather where located under roofed open porches, canopies, marquees, & the like, and will not be subjected to a beating rain or water runoff. All 15- and 20-ampere, 125- & 250-volt nonlocking receptacles shall be a listed weather-resistant type. (CEC 406.89(B)(1))
17. Prior to receiving a building final, a completed copy of the WS-5R form shall be given to the Owner and to the building inspector.
18. All Lighting to be installed shall be high efficacy OR show how each luminaires light complies with the mandatory residential lighting measures listed on the MF-1R form.
19. Bathroom exhaust fans shall comply with & shall include the following: have a min. ventilation rate of 50 cmf and be Energy Star compliant unless functioning as a component of a whole house ventilation system fans must be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity of 50% to 80%; the control may be a separate component or integral to the exhaust fan. (CGBS Section 4.506)
20. Exhaust fan with integral/combo lighting system shall be switched separately from lighting system OR have a lighting system that can be manually turned on & off while allowing the fan to continue to operate for an extended period of time lighting integral to an exhaust fan must be high-efficacy.
21. All luminaries and Screw based high efficacy lighting shall meet all the following:)CEnC 150.0(k)(G))- Shall not be recessed downlight high efficacy lighting in ceiling; and Shall contain lamps that comply with Reference Joint Appendix JAB8; and installed lamps shall be marked with JAB-2016-E.
- ij. AFCI protection is required for all receptacles except those located outside in, bathrooms, garages, attics & basements. Bathrooms & exterior areas.
- ik. Provide automatic sensors for night-lights at stairs, bathrooms night-light and outdoor path lights. Provide a master switch to power the system. Night Lights, step lights, & path lights must either be rated to consume no more than 5 watts & emit no more than 150 lumens. (CEnC 150.0(k)(E))
22. All installed luminaires shall be high efficacy and meet the requirements in 2022 CENC TABLE 150.0.-A. Lighting shall have readily accessible wall-mount controls that manually turn the lights on/off and in habitable spaces lighting shall also have readily accessible wall-mounted dimming controls. [150.2(k)fF]
23. Structural metal framing shall be bonded in accordance with CEC 250.102(C)(1)
24. Tamper resistant receptacles are required in all locations.
25. GFCI protection required for receptacles located outdoors, in bathrooms, laundry room (clothes dryer), basements, crawl spaces, kitchen and wet bar countertop surfaces, electric ranges within 6 ft. Of sink, garages and heat pumps (150v, 50a).
26. Electrical receptacle outlets, switches and controls (including controls for heating, ventilation and air conditioning) intended to be used by occupants shall be located no more than 48 inches (1219.2 mm) measured from the top of the outlet box and not less than 15 inches (381 mm) measured from the bottom of the outlet box above the finish floor. R327.1.2
27. R327.1.4 Doorbell Buttons- Doorbell buttons or controls when installed shall not exceed 48 inches (1219.2 mm) above exterior floor or landing measured from the top of the doorbell button assembly. Where doorbell buttons integrated with other features are required to be installed above 48 inches (1219.2 mm) measured from the exterior floor or landing a standard doorbell button or control shall also be provided at a height not exceeding 48 inches (1219.2 mm) above exterior floor or landing measured from the top of the doorbell button or control.



CODG
CLAUDIO ORTIZ DESIGN GROUP, INC.
26015 CANYON CENTER PLACE, STE 102
OFFICE: 818.676.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

REVIEWS:

PROJECT:
EHLÉN RESIDENCE
3150 MIDWOOD LN.
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO:
24-03

ISSUE:
10-23-2024
02-28-2025

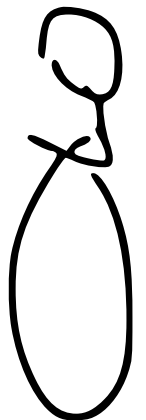
DRAWN BY:
AJ ORTIZ

ELECTRICAL NOTES

SCALE: 1" = 1/4"

E1.0

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
26615 CARMEL CENTER PLACE, STE 102
Carmel, CA 93923
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM



REVIEWS:

PROJECT:
EHLEN RESIDENCE
3150 MIDWOOD LN. PEBBLE BEACH
BLOCK: LOTS:
APN: 008-362-001
PROJECT NO.
24-03

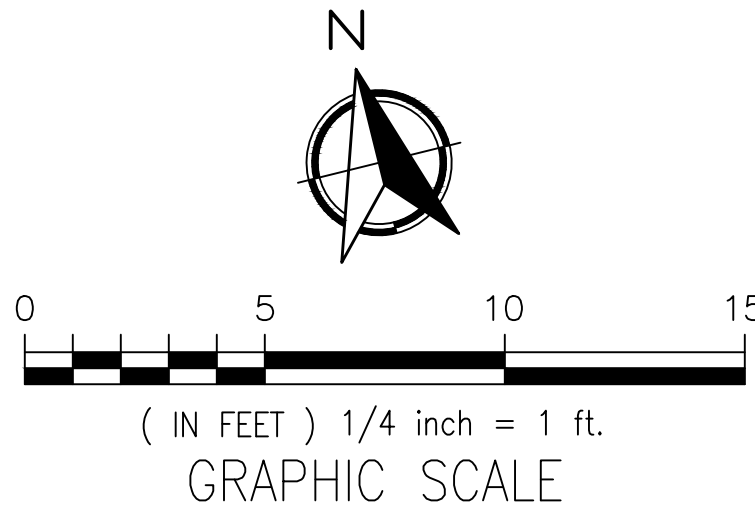
ISSUE:
10-23-2024
02-28-2025








DRAWN BY:
AJ ORTIZ


















ELECTRICAL NOTES

SCALE: 1' = 1/4"

E2.0



ELECTRICAL SWITCH LEGEND	
	LIGHT SWITCH
	DOUBLE LIGHT SWITCH
	3-WAY LIGHT SWITCH
	AUTOMATIC DOOR LIGHT SWITCH
	GARAGE DOOR LIGHT SWITCH
	VACANCY SENSOR LIGHT SWITCH
	DIMMER LIGHT SWITCH

MISCELLANEOUS ELECTRICAL SYMBOL LEGEND	
	CABLE TV
	TELEPHONE
	ELECTRIC GARAGE DOOR OPENER
	EXHAUST FAN
	HOSE BIB WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE ANTI-SYPHON DEVICES REQUIRED AT ALL EXTERIOR HOSE BIBBS.
	GAS VALVE
	200-AMP SUB PANEL
	ELECTRICAL METER
	EXHAUST FAN (ENERGY STAR) SEPARATE SWITCHES; HUMIDITY/MOTION SENSOR FAN
	CARBON MONOXIDE ALARM - BATTERY AND HARDWIRED
	COMBO - SMOKE ALARM & CARBON MONOXIDE ALARM
	GAS METER
	FIRE ALARM
	DOOR CHIME
	DOOR BELL (MUST MEET CODE R327.1.4 Doorbell Buttons)
	FIRE ALARM
	SURGE PROTECTOR SERVICE DEVICE (SPD)

1. PROVIDE DIMMABLE SWITCHES FOR ALL AREAS EXCEPT AT CLOSETS AND GARAGE.
2. PROVIDE VACUANCY SENSOR SWITCHES AT ALL BATHROOMS, GARAGES, LAUNDRY ROOMS, AND WALK-IN CLOSETS, AT LEAST ONE INSTALLED LUMINARIES SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR AUTOMATIC-OFF FUNCTIONALITY.
3. ALL BATHROOM FANS TO HAVE A HUMIDISTAT.R303.3.1
4. EXTERIOR STAIRWAYS SHALL HAVE ARTIFICIAL LIGHTS SOURCE LOCATED AT THE TOP OF STAIRWAY LANDING.
5. ALL OUTLETS 12-IN OFF THE FLOOR, UNO.
6. ALL SWITCHES 42-IN OFF THE FLOOR, UNO.
7. SURGE PROTECTOR DEVICE AT MAIN PANEL MY BE INTEGRAL TO OR IMMEDIATELY ADJACENT TO HE SERVICE PANEL AND MUST BE TYPE 1 OR TYPE 2 SPD.
8. PROVIDE RESERVED SPACES IN PANEBOARD AND INSTALL OUTLET RECEPTACLES WITH DEDICATED 240 VOLT BRANCH CIRCUIT WIRING FOR A FUTURE HEAT PUMP SPACE HEATER (30 AMPS), ELECTRIC COOKTOP (50 AMPS) AND ELECTRIC CLOTHES DRYER (30 AMPS).
9. ALL OUTLETS SHALL BE INSTALLED WITHIN 3 FEET OF THE GAS/PROPANE UNITS; ALL CLOTHES DRYER SHALL BE RATED 45-240V.
10. SMOKE ALARMS SHALL BE INSTALLED A MINIMUM OF 20' HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE (EXCEPTION: IONIZATION TYPE OR PHOTOELECTRONIC 10'). F907.2.11.4
11. CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER EXHAUST DUCT IS LIMITED TO 14' WITH TWO ELBOWS. THIS SHALL BE REDUCED BY 2' FOR EVERY ELBOW MORE THAN TWO. DUCTS SHALL BE MINIMUM 4" DIAMETER, SMOOTH AND METAL.
12. THE KITCHEN EXHAUST SYSTEMS SHALL BE DUCTED WITH A SMOOTH METAL EXHAUST DUCT, DUCTED OUTSIDE THE BUILDING WITH A MINIMUM EXHAUST RATE 100 CFM AND BE PROVIDED WITH A BACK-DRAFT DAMPER.
13. PLANS TO BE IN ACCORDANCE TO CA RESIDENTIAL CODES R327.1 AGING-IN-PLACE DESIGN AND FALL PREVENTION