EFFECTIVE JANUARY 1, 2014, THIS PROJECT IS TO COMPLY WITH THE 2013 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE LOCATED IN TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS INCLUDING: 2013 CALIFORNIA ADMINISTRATIVE CODE, 2013 CALIFORNIA BUILDING CODE (CBC), 2013 CALIFORNIA RESIDENTIAL CODE (CRC), 2013 CALIFORNIA GREEN BUILDING CODE, 2013 CALIFORNIA FIRE CODE, 2013 CALIFORNIA REFERENCE CODE, 2013 CMC, 2013 CEC, 2013 CPC, CALIFORNIA ENERGY CODE as amended by the CITY OF ALBANY and THE CALIFORNIA BUILDINGSTANDARDS CODE BASED ON THE 2012 IBC, 2012 IRC, 2012 UMC, 2012 UPC, AND 2011 NEC, NFPA 70

2/ PRESERVE (E) MAPLE TREE $\overline{\Sigma} \times \cdots \times \overline{\Sigma} \times \overline{\Sigma$ <u>× х щ×</u> DEMO 9 4.2 (E) SHED , 3'-8" (N) TERRACED LAWN 3'-0" 14'-O" (PERVIOUS) (N) RET. WALL (E) WD. (MAX. 4' H.) FENCE C.O. r PD (N) PLANTS (N) PLANTS μ d μ (N) PLANTS (N) PLANTS Ш <u>____</u> 9 4.2 9 4.2 ((N) CONC. 9(4.2) 9 STAIR PD -(N) LAWN (N) RET. (N) RET. WALL (PERVIOUS) WALL (MAX. 4' H.) (MAX. / (N) PLANTS 4'-0" H.) \leftarrow \sim PD \rightarrow \sim C.O./WYE ┟═╴═╷═╸╤╇╤┶╤╴╤╴╤╡╦┪╴ (E) DEMO LINES $\rightarrow \mu$ (E) WD. \$ (E) FOOTPRINT 3.12 ×3:12 - ÞD FENCE (N) PATIO (PERVIOUS) <u>((N)SK</u>YLF C.O. ->>> - 4' Ø TLÐ \leftarrow PD -0.0.1 (N) FOOTPRINT 4" Ø 3'-3^{3/5}" TLD <u> (N) SKYLT</u> <u>(N)</u>SKYLIGHT (E) SIDE SETBACK (NORTH) ⁄ 3;12 MOVEAUSE 7-95/8 1'-82/5" (TO THE (E) SIDE SOUTH SETBACK (SOUTH) - (N) SKYLIGHT 5-0 6'-15/8" (N) SIDE - PD (N) SIDE SETBACK SETBACK (NORTH) (\$OUTH) (N) RIDGE (N) SKYLIGHT/ ^_(N)∕SKYL/GH1 X) SKX(1131 3:12 3:12 3:12 3:12 C.O Ц Ц (N) FRONT PORCH + PD (N) BALCONY TLD (N) RET. WALL -V/DN (N) PLANTING STRIP $\mathcal{A}^{"} \varnothing$ (N) DRIVEWAY ÞD (N) SLOPED (N) DRAIN + (N) RET. WALL LANDSCAPE - TRANSFER BOXES (N) PLANTING 4" Ø STRIP _____TLD___ 50'-0" N 16° 20' 17" E (N) PAIR OF 3" Ø TRANSFER J BÓLID WALL DRAINPIPE 969 VENTURA AVE. BOXES (DAYLIGHTS @ CURB FACE) SEE DETAIL STIO, SHEET 2.1 Ш-ù ++(N) CONC. RET. WALL (R) CONCRETE SIDEWALK (N) CONCRETE SIDEWALK 11 11 (N) CURB CU ((E) PLANTING STRIP (E) CURB (N) PAIR OF 3" à (E) STREET TREE -(E) WATER METER $^{\)}$ (E) SEWER C.O. WAL KEY APPROXIMATE LOCATION OF BACK TLD = 4" Ø TLD STIO. SHEET 2 OF SIDEWALK (SURFACE/ROOF DRAINAGE) (NOTE: DRIVEWAY RETAINING WALLS ENCROACH INTO (E) CITY R.O.W. DUE PD = 4" Ø PERFORATED DRAINPIPEVENTURA AVE TO (E) TOPOGRAPHY; ALL WORK R.O.W. (SUBSURFACE DRAINAGE) REQUIRES SEPARATE ENCROACHMENT WRAPPED IN DRAIN ROCK PERMIT) AND FILTER FABRIC NOTE= EACH DOWNSPOUT TO SUBGRADE TIGHTLINE FUNCTIONS AS A CLEANOUT Q OF STREET

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

SCOPE OF WORK

GENERAL:

- LIFT HOUSE VERTICALLY 10'-0" • MOVE HOUSE WESTERLY 2'-O" TO RESULT IN 20'-O"
- CLEAR BETWEEN WEST PROPERTY LINE AND WEST FACE OF STUCCO AT GARAGE WALL
- MOVE HOUSE SOUTHERLY 1'-8^{2/5}" TO RESULT IN 5'-0" CLEAR BETWEEN NORTH PROPERTY LINE AND NORTH FACE OF STUCCO • EXCAVATE SITE FOR (N) 2 CAR GARAGES & LOWER
- FLOOR BASEMENT • (N) BASEMENT ADDITION TO INCLUDE: (N) GARAGE,
- (N) CRAWL SPACE, (N) STAIR, (N) CLOSET UNDER STAIR, (N) BONUS ROOM & (N) BATHROOM • 446.5 SF ADDITION @ BASEMENT TO INCLUDE:
- (N) STAIR, (N) CLOSET UNDER STAIR, (N) BONUS ROOM & (N) BATHROOM
- 734 SF ADDITION @ BASEMENT TO INCLUDE:
- (N) GARAGE • 1.898 SF MAIN STORY ADDITION TO INCLUDE:
- (N) HALLWAY, (N) LIVING ROOM, (N) DINING ROOM, (N) BATHROOM #1, (N) KITCHEN, (N) STAIR, (N) LAUNDRY & (N) NW BEDROOM #1 • 1395 SF UPPER STORY ADDITION TO (E) UPPER FLOOR
- TO INCLUDE: (N) BATHROOM #2, (N) NE BEDROOM #3, (N) NE BEDROOM #4, (N) SE BEDROOM #5, (N) NW BEDROOM #2,
- (N) MASTER BEDROOM, (N) MASTER BATHROOM, & (N) HALLWAY (N) 5'-1" NORTH SETBACK (N) 6'-6" SOUTH SETBACK

GENERAL NOTES

- 1. SITE CONDITIONS: BIDDERS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING LIMITATIONS. ALL FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME TYPE AND CHARACTER AS THAT SHOWN FOR SIMILAR CONDITIONS. FOR SPECIAL CONDITIONS OR DISCREPANCIES, NOTIFY THE ARCHITECT BEFORE BIDDING OR PROCEEDING WITH THE WORK.
- 2. PERMIT FEES AND INSURANCE: THE CONTRACT SHALL INCLUDE ALL PERMIT FEES UNLESS SPECIFICALLY NOTED IN THE BID AND CONTRACT. THE CONTRACTOR SHALL CARRY LIABILITY, PROPERTY DAMAGE, AND WORKERS COMPENSATION INSURANCE, AND PROVIDE OWNER CERTIFICATES FOR THESE POLICIES. THE OWNER SHALL CARRY FIRE INSURANCE.
- 3. BUILDING CODES: ALL WORK SHALL CONFORM TO ALL APPLICABLE CURRENT CODES AND ORDINANCES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL MODIFICATIONS REQUESTED BY THE BUILDING DEPARTMENT, THE OWNER, CONSULTANTS, AND OTHER PARTIES.
- 4. TRADE STANDARDS: WORK SHALL BE COMPLETED SKILLFULLY AND IN ACCORDANCE WITH ACCEPTED TRADE STANDARDS. STANDARDS FOR CARE AND WORKMANSHIP SHALL BE AS DEFINED AND OUTLINED BY THE NATIONAL TRADE BODY SUCH AS SMACNA, TILE COUNCIL OF AMERICA, NWMA, NRCA, LATHING AND PLASTER INSTITUTE OF NORTHERN CALIFORNIA, ETCETERA.
- 5. MANUFACTURERS' INSTRUCTIONS: FOLLOW THE MANUFACTURERS' INSTRUCTIONS CAREFULLY. INSTRUCTIONS AND WARRANTIES SHALL BE GIVEN TO THE OWNER UPON SUBSTANTIAL COMPLETION.
- 6. SUBSTITUTIONS: SUBSTITUTIONS WILL BE CONSIDERED, BUT THE CONTRACTOR SHALL NOT SUBSTITUTE EQUIPMENT, MATERIAL, OR METHODS WITHOUT SPECIFIC APPROVAL BY THE ARCHITECT.
- 7. SCHEDULE: THE CONTRACTOR SHALL INFORM THE OWNER AND ARCHITECT OF THE CONSTRUCTION SCHEDULE PRIOR TO STARTING WORK. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE DISRUPTION TO OCCUPANTS AND NEIGHBORS DURING CONSTRUCTION.
- 8. COORDINATION OF WORK: THE CONTRACTOR SHALL COORDINATE WORK BETWEEN SUBCONTRACTORS, TRADESPEOPLE, AND SUPPLIERS AS SHOWN IN THE DRAWINGS, SPECIFICATIONS, AND CONTRACT.
- 9. CHANGE ORDERS: ALL CHANGE ORDERS SHALL BE AGREED TO AND IN WRITING PRIOR TO EXECUTION OF WORK.
- 10. DIMENSIONS: CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS ARE TO THE ROUGH FRAME UNLESS OTHERWISE NOTED. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.
- 11. NOTCHES, BORES AND CUTS TO THE STRUCTURE: DO NOT NOTCH, BORE OR CUT MEMBERS FOR PIPES, DUCTS OR OTHER REASONS EXCEPT AS SHOWN ON DRAWINGS WITHOUT THE SPECIFIC ADVANCE APPROVAL OF THE ARCHITECT.
- **12.DEMOLITION:** THE CONTRACTOR SHALL EXECUTE DEMOLITION WORK TO ENSURE THE SAFETY OF PERSONS AND ADJACENT PROPERTY FROM DAMAGE BY SETTLEMENT, FALLING DEBRIS, AND OTHER CAUSES IN CONNECTION WITH THIS WORK. WHERE EXISTING CONSTRUCTION IS CUT, DAMAGED, OR REMODELED, PATCH OR REPLACE WITH MATERIALS THAT MATCH THE KIND, QUALITY AND PERFORMANCE OF ADJACENT SURFACES.
- **13.ASBESTOS:** IF THE CONTRACTOR ENCOUNTERS ASBESTOS, HE OR SHE SHALL WARN ALL EMPLOYEES, SUBCONTRACTORS, OWNER, OCCUPANTS, AND ARCHITECT PRIOR TO DEMOLITION AND CONSTRUCTION. ALSO, IF DURING DEMOLITION OR CONSTRUCTION, MATERIALS CONTAINING ASBESTOS BECOME DISTURBED OR AIRBORNE, THEY MUST BE REMOVED. REMOVAL AND DISPOSAL MUST CONFORM TO THE LATEST REQUIREMENTS OF THE EPA, OSHA, CALIFORNIA DEPARTMENT OF HEALTH SERVICE AND LOCAL AUTHORITIES. ASBESTOS REMOVAL IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 14. CLEANUP: THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AT THE END OF THE JOB AND DISPOSE OF IT LEGALLY. CLEAN ALL NEW WINDOWS AND LEAVE THE JOB BROOM CLEAN.
- **15. WARRANTY:** CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OR FROM THE COMMENCEMENT OF SPECIFIC WARRANTIES, AND MAKE CORRECTIONS TO THE WORK DURING THESE PERIODS.

PROJECT DATA

REMODEL & ADDITION FOR

- CHA YASNOVSKY RESIDENCE STEVEN CHA & JESSICA YASNOVSKY 969 VENTURA AVE. ALBANY, CA 94706
- APN: 65-2623-25 LOT AREA: 5952 SQ. FT.
- ZONE: R-1
- OCCUPANCY GROUP: R-3 SINGLE FAMILY DWELLING CONSTRUCTION TYPE: V-B, FIRE SPRINKLER PROTECTED
- T24 CLIMATE ZONE: 3
- NO. OF STORIES: PROPOSED 2ND STORY ADDITION

HOUSE BUILT IN: 1929 EXISTING REQUIREMENT PROPOSED MAXIMUM PITCHED ROOF HEIGHT: 15'-9" 26'-11" 28'-0" MAX. FRONT SETBACK: 23'-2" 23'-O" 15'-O" MIN. SIDE SETBACK (SOUTH): 7'-9 5/8" 6'-1 5/8" 5'-0" MIN. SIDE SETBACK (NORTH): 3'-3 3/5" 5'**-**0" 5'-0" MIN. 40'-0" 40'-0" 20'-0" MIN. REAR SETBACK:

FAR QUALIFYING (CONDITIONED) FLOOR AREA

EXISTING PROPOSED TOTAL MAIN FLOOR 1929 SQ. FT. -44 SQ. FT. 1885 SQ. FT.* 1395 SQ. FT.** 1395 SQ. FT. UPPER FLOOR N/A * 391 SQ. FT. EXISTING FAMILY ROOM

1,494 SQ. FT. NEW

** 991 SQ. FT. RELOCATED/EXISTING 404 SQ. FT. NEW

TOTAL HABITABLE & CONDITIONED FLOOR AREA 1885 SQ. FT. 1351 SQ. FT. 3280 SQ. FT.

FLOOR AREA RATIO (FAR): 3280 SQ. FT. + 5952 SQ. FT. = 55% ≤ 55% MAX.

NON-FAR (CONDITIONED) FLOOR AREA PROPOSED TOTAL EXISTING BASEMENT (>7'-0" HT.) N/A 352 SQ. FT. 352 SQ. FT. 94 SQ. FT. > BATH #3 (BELOW GRADE) N/A 94 SQ. FT. UNDER PORCH STORAGE ROOM (ENCLOSED) N/A 96 SQ. FT. 96 SQ. FT. UNDER PORCH STORAGE ALCOVE (OPEN TO EXT.) N/A 64 SQ. FT. 64 SQ. FT. *TOTAL NON-FAR (NON-CONDITIONED) 606 SQ. FT. FLOOR AREA N/A 606 SQ. FT. NON-FAR (NON-CONDITIONED) FLOOR AREA EXISTING PROPOSED TOTAL GARAGE (>7'-0" HT.) +643 SQ. FT. 814 SQ. FT. 171 SQ. FT.

TOTAL NON-FAR (NON-CONDITIONED) +643 SQ. FT. 814 SQ. FT. FLOOR AREA 171 SQ. FT,

LOT COVERAGE

(E) LOT COVERAGE (EXISTING BUILDING FOOTPRINT ÷ LOT AREA) 1929 SQ. FT. + 171 SQ. FT.) ÷ 5952 SQ. FT. = 35.28%

(N) LOT COVERAGE (NEW HOUSE FOOTPRINT + NEW FRONT PORCH \$ STAIR LANDING + LOT AREA) (1885 SQ. FT. + 144 SQ. FT.) = 2029 SQ. FT. ÷ 5952 SQ. FT. = 34%

Code Area No. 22-000 ASSESSOR'S MAP 65



ASSESSOR'S PARCEL MAP NOT TO SCALE



HOUSE MOVE

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

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	ASSESSOR'S PARCEL MAP
	SCOPE OF WORK
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97EE <i>3.3</i> :	(N) INTERIOR RECHENCE AND PLAN \oplus 1/2 = 1-0
GHEET 1.	(N) NITCHEN ISLAND PLAN $G' 1/2 = 1-0$ Equividation/bagement di an $g' 1/4" = 1'.0"$
\mathbf{C}	$\begin{array}{c} FOUNDATION/DASEL IENT FEAN @ 1/4 = 1-0\\ MAIN ELOOP EPAMING PLAN @ 1/4" - 1'-0"\\ \end{array}$
	BEST MANAGEMENT PRACTICES
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	LOUKING EAST @ $1/2^{\circ} = 1^{\circ} - 0^{\circ}$
	FOUNDATION VENT DETAIL
GHEET 5 2.	BUILDING SECTION THROUGH UVING & EAMILY ROOM
SHEET 5.2:	building section takough living φ familt routh Looking North @ 1/2" - 1'-0"
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JHEE Ö.I:	Specifications continued

PARTIES INVOLVED STEVEN CHA & JESSICA YASNOVSKY OWNER: 969 VENTURA AVE ALBANY, CA 94706 (605) 704-7691 ARCHITECT: JASON KALDIS ARCHITECT, INC. 1250 ADDISON STREET - STUDIO 210 BERKELEY, CA 94702 (510) 549-3584 (510) 549-3574 FAX CONTACT: JASON OR CHRISTINA jason@jkaldisarchitect.com christinaflores@jkaldisarchitect.com SURVEYOR: BAY AREA LAND SURVEYING INC. 961 MITCHELL WAY EL SOBRANTE, CA 94803 (510) 223-5167 STRUCTURAL VAN MAREN ASSOCIATES ENGINEER: 460 BOULEVARD WAY OAKLAND, CA 94610 (510) 653-0675 CONTACT: PETER vmaengineers.peter@gmail.com SOILS ENGINEER: MOHAN SRINIVAS 1254 48[™] AVE. #2 SAN FRANCISCO, CA 94122 (415) 685-7030 CONTACT: MOHAN mohan@gmail.com ENERGY: GABEL ASSOCIATES 1818 HARMON STREET BERKELEY, CA 94703

(510) 428-0803 FAX: (510) 428-0324 CONTACT: MARINA CHAVEZ marina@gabelenergy.com







	LEGENDJ/////BUILDING EDGEOSET REBAR & CAP LS 7170CONCRETECONCRETEASPHALTASPHALT- •WOOD FENCE- ×WIRE FENCEB.C.BUILDING CORNERA.B.C.ADJACENT BUILDING CORNERP.C.PROPERTY CORNERP.L.PROPERTY LINEC.O.CLEANOUTJ.P.JOINT POLES.S.SANITARY SEWERT.C.TOP OF CURB	BASIS OF BE WESTERLY LINE TAKEN AS N16" ON CITY OF ALE BRASS DISC MO SE CORNER AT MARIN AVE. ANI EL. = 130.13' A ALBANY MONUM
-JBRAE 1. 65)	W.M.WATER METERA/CASPHALT CONCRETEB/WBOTTOM OF WALLF/LFLOW LINET/WTOP OF WALL()RECORD DATAO.H.W.OVERHEAD WIRES.S.M.H.SANITARY SEWER MANHOLE	OWINERS: OWEN W. HATCH TRUSTEES OF T
CK 18		
23		
A.B.C. $\pm 0.7'$ N'LY OF P.L. A.B.C. $\pm 0.6'$ N'LY OF P.L. 177.18 179.71 179.71 179.71 179.71 179.71 179.71 179.71 179.71 179.71 179.71 179.71 179.71 179.71 179.71 179.43 179.43 179.43 179.43 179.43 179.43 179.43 179.43 179.43 179.43 179.71 179.43 179.71 179.43 179.71 179.43 179.43 179.71 179.43 179.43 179.43 179.71 179.71 179.71 179.71 179.71 179.71 179.71 179.71 179.71 179.71 179.71 179.71 179.71 179.43 179.43 179.71 179.	0.51' 119.05' 20.00' × 0 HEAVY BRUSH BRUSH 183.999 FENCE 183.999 FENCE 183.999 FENCE 183.999 FENCE 80.87 183.99 FENCE SHED COOS 183.999 FENCE SHED COOS 183.999 FENCE SHED SHE SHED SHE SHE SHE SHE SHE SHE SHE SHE	12
2 1 2 2 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	<u>9.19' </u>	13

BEARINGS: E OF TULARE STREET S'19'45"E, AS SHOWN LBANY MONUMENT MAP

ONUMENT AT THE THE INTERSECTION OF ND ORDWAY STREET AS SHOWN ON MENT MAP

CH AND ISOBEL ANNE HATCH THE HATCH FAMILY TRUST



APN 065-2623-025 SHT. 1 OF 1 F.B. #.541 /VENTURA2659.DWG JOB NO. 14-2659

PLAN CHECK NOTES:

NOTES TO GENERAL CONTRACTOR

- A. THE SCOPE OF WORK FOR THE GENERAL CONTRACTOR IS ASSUMED TO INCLUDE ALL NEW & REMODELED WORK (MATERIALS & LABOR) SHOWN OR IMPLIED BY THE DRAWINGS AND NOTES HEREIN, UNLESS EXPLICITLY EXCLUDED IN WRITING. THE CONTRACTOR IS TO BID A COMPLETE JOB UNLESS EXPLICIT EXCLUSIONS ARE AGREED TO IN WRITING.
- B. APPLICATIONS AND FEES FOR ALL MECHANICAL, PLUMBING, AND ELECTRICAL PERMITS ARE CONTRACTOR'S RESPONSIBILITY.
- C. BUILDING PERMIT APPLICATION SUBMITTAL & BUILDING PERMIT FEE ARE OWNER'S RESPONSIBILITY. CONTRACTOR TO PICK UP BUILDING PERMIT WHEN APPROVED (INCLUDING STAMPED, APPROVED CITY CHECK REDMARKED PLANS, STRUCTURAL CALCULATIONS, AND ENERGY COMPLIANCE REPORT).
- D. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CODE COMPLIANCE REQUIRED BY ANY REDMARKS MADE BY CITY PLAN CHECK ENGINEERS AND ANY OTHER NOTES, BULLETINS, OR STAMPS SURCHARGED ON OR APPENDED TO THE APPROVED (JOB SITE) PERMIT PLANS. CONTRACTOR SHALL INFORM OWNER (AND COPY TO ARCHITECT) OF ALL SUCH REDMARKS, NOTES, OR STAMPS PRIOR TO CONSTRUCTION AND NOTIFY OWNER (AND COPY TO ARCHITECT) IN WRITING IF ANY SUCH COMMENTS AFFECT AGREED UPON CONSTRUCTION COST AND/OR IF COMPLIANCE REQUIRES REVISION, CLARIFICATION, OR RE-DESIGN OF ANY EXISTING OR PROPOSED/NEW PROJECT ELEMENTS.

PLANNING STAFF NOTES

1. THE PROJECT IS TO CONFORM TO THE CONDITIONS OF DESIGN REVIEW APPROVAL, DATED JANUARY 27, 2015 (POSTED ON SHEETS #1.4 \$1.5).

TRAFFIC ENGINEER NOTES

- 2. (N) GARAGE, DRIVEWAY & CURB CUT ARE TO CONFORM WITH CITY PUBLIC WORKS/ENGINEERING STANDARDS PER SITE PLAN SHEET 1 AND DETAILS SHEET 2.0
- 3. 2 COVERED PARKING SPACES HAVE BEEN PROVIDED INSIDE (N) GARAGE, CURB CUT @ NEW DRIVEWAY IS 21'-O" WIDE TO ACCOMMODATE REASONABLE ACCESS TO GARAGE. TEMPORARY GUEST PARKING FOR 2 CARS CAN BE ACCOMMODATED ON THE DRIVEWAY IN FRONT OF THE GARAGE AND BEYOND THE BACK OF THE SIDEWALK.
- 4. CONSTRUCTION PARKING, ACCESS & STAGING WILL OCCUR ON THE PROPERTY AND IN THE NEW DRIVEWAY.
- 5. NO PEDESTRIAN OR PUBLIC BUS ROUTES ARE AFFECTED BY USE OF THE STREET IN FRONT OF THE CONSTRUCTION SITE.
- 6. WRITTEN CONSENT FROM NEIGHBORS WILL BE OBTAINED PRIOR TO USING PORTIONS OF THE STREET ADJACENT TO THEIR PROPERTIES FOR CONSTRUCTION NEEDS.

PUBLIC WORKS/ENGINEERING NOTES

- 7. <u>DRAINAGE:</u> ALL NEW COLLECTED ROOF & SUBSURFACE SITE WATER DRAINS INTO A NEW 6" TIGHTLINE DRAINPIPE SLOPED 1/4" PER FOOT TO COLECTOR BOXES AT FRONT YARD (PER SITE PLAN SHEET 1.0) WITH TWO 3" DIAMTER PIPES THAT DAYLIGHT AT CURB DOWN-SLOPE AT STREET.
- 8. SANITARY SEWER: ANY EXISTING SEWER LATERAL IS TO BE TESTED FOR INTEGRITY PRIOR TO ADDING ADDITIONAL FIXTURES TO IT. IF FOUND TO BE IN SUBSTANDARD CONDITION, THE SEWER LATERAL IS TO BE REPAIRED OR REPLACED PRIOR TO ADDING ADDITIONAL FIXTURES.
- 9. SANITARY SEWER: SEWER COMPLIANCE IS REQUIRED. ALL EXISTING AND NEW WASTE LINES DRAIN TO EXISTING LOWER SEWER LATERAL WHICH DRAINS TO (STREET SEWER OR AN EXISTING SEWER EASEMENT). THE ALTERED EXISTING OR ALL NEW UPPER SEWER LATERAL IS TO BE TESTED AND CERTIFIED TO PERFORM PER CITY STANDARDS PRIOR TO COMPLETION OF JOB.
- 10. PER CHAPTER 15 OF THE ALBANY CITY CODE, ALL PROPERTIES, INCLUDING PROPERTIES WITH A VALID UPPER SEWER LATERAL CERTIFICATE OF COMPLIANCE, ARE REQUIRED TO UPGRADE THE UPPER LATERAL CONDITION TO MEET CURRENT STANDARD REQUIREMENTS: -INSTALL A TWO-WAY CURBSIDE CLEANOUT WITH A LOOSE CAP AND A BUILDING CLEANOUT WITH A BACKWATER PREVENTION DEVICE IN ACCORDANCE WITH THE CITY'S STANDARD DETAILS SS5 & SS6, AND TO THE SATISFACTION OF THE PUBLIC WORKS MAINTENANCE AND ENGINEERING DIVISIONS PRIOR TO FINAL INSPECTION APPROVAL OF THE CONSTRUCTION PERMIT.
- 11. <u>ALLOWABLE ENCROACHMENTS:</u> ENCROACHMENTS INTO THE PUBLIC R.O.W. HAVE BEEN LIMITED TO ONLY THOSE NECESSARY FOR VEHICULAR AND PEDESTRIAN ACCESS TO THE PROPERTY FROM THE STREET. THIS CONSISTS OF THE FOLLOWING: 1. DRIBEWAY APRON & DRIVEWY RETAINING WALLS LEADING TO DRIVEWAY & GARAGE
 - 2. ENTRY WALK LEADING TO PEDESTRIAN SITE ENTRY STAIR
- 12. SIDEWALK & CURB CUT REPAIR: REPAIR ALL BROKEN OR LIFTED SIDEWALK, CURB, CURB CUT & GUTTER AS REQUIRED BY BUILDING INSPECTOR PER LOCAL PUBLIC WORKS DEPARTMENT STANDARDS. NOTE: ENCROACHMENT PERMIT REQUIRED FOR ALL WORKS IN THE PUBLIC R.O.W.
- 13. A SEPARATE ENGINEERING PERMIT, AT OWNER'S EXPENSE, WILL BE OBTAINED FROM THE PERMIT SERVICE CENTER FOR ALL WORK IN THE PUBLIC RIGHT OF WAY.

WORK IN THE PUBLIC R.O.W TO INCLUDE THE FOLLOWING: (N) UNDER SIDEWALK TIGHTLINE DRAINPIPES TO DAYLIGHT THROUGH CURB FACE @ STORMGUTTER @ 969 VENTURA STREET (PER PUBLIC WORKS DETAIL ST-10 ON SHEET 2)

- 14. BEST MANAGEMENT PRACTICES TO BE USED ON CONSTRUCTION SITE ARE DESCRIBED ON SHEET #4.
- 15. <u>CONSTRUCTION WASTE REDUCTION OF AT LEAST 50%</u>: RECYCLE AND/OR SALVAGE FOR REUSE A MIN. OF 50% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT (EXCEPTIONS: EXCAVATED SOIL AND LAND-CLEARING DEBRIS, AND 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.)
- 16. DEMOLITION: A SEPARATE DEMOLITION PERMIT AND JOB NUMBER ("J" NUMBER) FROM THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT IS TO BE SUBMITTED FOR THE DEMOLITION OF THE (E) GARAGE PRIOR TO ITS REMOVAL.
- 17. STORMWATER SOURCE CONTROL MEASURES: A. RETAIN (E) NATIVE & DROUGHT TOLERANT VEGETATION AS PRACTICABLE WHERE REPLACEMENT IS NEEDED.
 - B. SELECT PLANT MATERIALS FROM (E) NATIVE & DROUGHT TOLERANT PLANTS. MINIMIZE USE OF PESTICIDES & QUICK RELEASE FERTILIZERS.
 - D. IF IRRIGATION IS PROVIDED, USE EFFICIENT IRRIGATION SYSTEM DESIGN TO MINIMIZE RUNOFF (FOR EXAMPLE, USE PROGRAMMABLE IRRIGATION BY HYDROZONES)

BUILDING & SAFETY NOTES

- 18. EFFECTIVE JANUARY 1, 2014, THIS PROJECT IS TO COMPLY WITH THE 2013 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE LOCATED IN TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS INCLUDING: 2013 CALIFORNIA ADMINISTRATIVE CODE, 2013 CALIFORNIA BUILDING CODE (CBC), 2013 CALIFORNIA RESIDENTIAL CODE (CRC), 2013 CALIFORNIA GREEN BUILDING CODE, 2013 CALIFORNIA FIRE CODE, 2013 CALIFORNIA REFERENCE CODE, 2013 CMC, 2013 CEC, 2013 CPC, CALIFORNIA ENERGY CODE AS AMENDED BY THE CITY OF ALBANY AND THE CALIFORNIA BUILDING STANDARDS CODE BASED ON THE 2012 IBC, 2012 IRC, 2012 UMC, 2012 UPC, AND 2011 NEC, NFPA 70
- 19. DEFERRED APPROVAL ITEMS:
- A. GAS, & ELECTRICAL LOAD CALCULATIONS FOR ALL NEW FIXTURES ARE TO BE PROVIDED BY THE PLUMBING & ELECTRICAL CONTRACTOR IN CONJUNCTION WITH PGE AND CITY STANDARDS. ALL WORK TO HAVE

- SEPARATE MECHANICAL, PLUMBING, AND ELECTRICAL PERMITS AS APPLIED FOR BY OWNER'S AUTHORIZED CONTRACTOR OR SUBCONTRACTORS. B. MANUFACTURED ROOF TRUSSES: OWNER/CONTRACTOR TO PROVIDE TRUSS MANUFACTURER'S CALCULATIONS AND TRUSS LAYOUTS TO THE PROJECT ENGINEER, ARCHITECT & CITY/COUNTY PLAN CHECK ENGINEER FOR REVIEW, PRIOR TO INSTALLATION
- C. MANUFACTURED FIREPLACE: OWNER/CONTRACTOR TO PROVIDE BUILDING INSPECTOR WITH ICBO APPROVAL # & INSTALLATION INSTRUCTIONS FOR MODEL TO BE USED.
- D. SPRINKER SYSTEM DESIGN: ENTIRE RESIDENCE IS TO BE PROTECTED BY NEW AUTOMATIC FIRE SPRINKLER SYSTEM PER NFPA 13D. THE SYSTEM IS TO BE DESIGN/BUILT BY LICENSED INSTALLER/DESIGNER. SYSTEM IS TO BE APPROVED BY CITY OF ALBANY FIRE MARSHAL & ACCEPTED BY BUILDING DEPARTMENT.

<u>GEOTECHNICAL</u>

- 20. THE CONTRACTOR AND ALL SUBCONTRACTORS ARE TO REVIEW THE GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION AND IMPLEMENT ALL OF ITS RECOMMENDATIONS FOR SITE WORK, DRAINAGE, AND FOUNDATIONS.
- 21. A LETTER FROM THE PROJECT GEOTECHNICAL ENGINEER IS TO BE SUBMITTED CONFIRMING THAT THE GRADING & DRAINAGE PLAN AND SPECIFICATIONS HAVE BEEN REVIEWED AND THAT IT HAS BEEN DETERMINED THAT THE GEOTECHNICAL
- 22. THE GEOTECHNICAL ENGINEER SHALL BE RETAINED AT OWNER'S EXPENSE TO PROVIDE OBSERVATION AND TESTING SERVICES DURING EXCAVATION AND TRENCHING FOR SPREAD FOOTINGS PHASE OF CONSTRUCTION PER SOILS REPORT RECOMMENDATIONS. INSPECTION AND TESTING REPORTS SHALL BE SUBMITTED TO
- THE BUILDING DEPARTMENT TO CONFIRM THE FOLLOWING: A. SOILS - VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIRED BEARING CAPACITY.
- B. SOILS VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.

LAND SURVEYOR

23. AT THE TIME OF FOUNDATION INSPECTION AT OWNER'S EXPENSE CORNER STAKES ARE TO BE ESTABLISHED BY A LAND SURVEYOR REGISTERED WITH THE STATE OF CALIFORNIA AND VERIFIED BY THE FIELD INSPECTOR TO ENSURE THAT NEW CONSTRUCTION ACCURATELY REFLECTS SITE PLAN REQUIREMENTS.

LEAD-SAFE CERTIFICATION

24. AS OF APRIL 22, 2010, FEDERAL LAW REQUIRES THAT HOME RENOVATION FIRMS MUST BE CERTIFIED UNDER EPA'S RENOVATION, REPAIR AND PAINTING RULE; INDIVIDUALS MUST BE TRAINED IN LEAD-SAFE WORK PRACTICES; TRAINING PROVIDERS MUST BE ACCREDITED BY EPA; EPA APPROVED REFERENCE MATERIALS INCLUDE: RENOVATE RIGHT (SEPTEMBER 2011 REVISED); SMALL ENTITY COMPLIANCE GUIDE TO RENOVATE RIGHT (SEPTEMBER 2011 REVISED); STEPS TO LEAD-SAFE RENOVATION, REPAIR AND PAINTING.

HAZARDOUS MATERIALS IDENTIFICATION & REMOVAL

25. WHENEVER THE HOME RENOVATION FIRM ENCOUNTERS MATERIALS SUSPECTED OF CONTAINING LEAD, ASBESTOS, OR MOLD, THE OWNER MUST BE NOTIFIED; OWNER IS THEN TO CONTACT A TESTING AGENT TO CONFIRM EXISTENCE (AMOUNT AND TYPE) OF CONTAMINANT OR HAZARDOUS MATERIAL AND CONTACT ENTITY LICENSED TO PERFORM PROPER REMOVAL AND DISPOSAL OF SUCH MATERIALS. HAZARDOUS MATERIALS ARE TO BE REMOVED AT OWNER'S EXPENSE.

FIRE PROTECTION

- 26. SMOKE ALARMS: PROVIDE PHOTOELECTRIC SMOKE ALARMS PER CRC 2013. UPGRADE ALL EXISTING (ONE PER EACH EXISTING BEDROOM, ONE PER EACH EXISTING FLOOR AND ONE PER EACH ROOM WITH A CEILING 2' HIGHER THAN THE HALL GIVING ACCESS TO THE BEDROOMS) TO STAND ALONE MODELS WITH 10 YEAR LITHIUM BATTERY AND SILENCE BUTTON PER CRC; AT NEW CONSTRUCTION: PROVIDE 110-VOLT PHOTOELECTRIC SMOKE ALARMS & HEAT DETECTORS WITH 10 YEAR LITHIUM BATTERY AS BACK UP AT REQUIRED LOCATIONS PER CRC OR AS REQUIRED BY LOCAL FIRE PROTECTION PLAN CHECK ENGINEER. ALL NEW PHOTOELECTRIC SMOKE DETECTORS SHALL BE INTERCONNECTED AND HARDWIRED 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.
- 27. CARBON MONOXIDE ALARMS: AN APPROVED CARBON MONOXIDE ALARM SHALL BE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED & HARDWIRED UNLESS REPAIRS/ALTERATIONS DO NOT RESULT IN REMOVAL OF CEILING & WALL FINISHES, AND THERE IS NO ATTIC OR CRAWLSPACE ACCESS. CARBON MONOXIDE ALARMS SHALL BE "LISTED" AS COMPLYING WITH UL 2034 AND UL 2075.
- 28. FIRE BLOCKING AT CEILING, FLOORS, FURRED DOWN CEILINGS, SHOWERS, SOFFITS AND AT CONCEALED DRAFT OPENINGS NOT TO EXCEED 10' MAXIMUM PER GENERAL STRUCTURAL NOTES & DETAILS SHEET #4.4.

29. SEPARATION BETWEEN DWELLING & GARAGES/CARPORTS: COMMON WALLS: 1/2" TH. GYP. BD. COMMON CEILING: 5/8" TH. TYPE "X" GYP. BD. (EXCEPT 1/2" TH. GYP. BD. MAY BE USED AT CEILINGS BELOW BATHROOMS, CLOSETS AND OTHER NON-HABITABLE ROOMS)

30. AUTOMATIC FIRE EXTINGUISHING SYSTEM: RESIDENTIAL 2 HEAD SPRINKLER SYSTEM PER NFPA 13D AND ALBANY MUNICIPAL CODE, CH.11, SEC. 11-2.3a (3) (a). A LETTER FROM SPRINKLER CONTRACTOR TO CITY STATING THAT THEY HAVE BEEN CONTRACTED TO DESIGN AND INSTALL THE SYSTEM SHALL BE SUBMITTED TO FIRE MARSHAL PRIOR TO ISSUANCE OF A BUILDING PERMIT. USE (E) WATER METER. PROVIDE EXTERIOR ELECTRICAL OUTLET TOWARD PUBLIC SIDE OF HOUSE NEAR EAVE FOR INSTALLATION OF ALARM BELL PER SYSTEM REQUIREMENTS. AN APPROVED BACKFLOW PREVENTION DEVICE MAY BE REQUIRED ACCORDING TO STANDARDS CONTAINED IN NFPA PAMPHLET 13, 1980 EDITION. (CPC 603.4.16) WHERE SUCH BACKFLOW PREVENTION DEVICES ARE INSTALLED, AN APPROVED EXPANSION TANK SHALL BE INSTALLED AT THE WATER HEATER (CPC 608.3)

AN OWNER'S MANUAL FOR THE FIRE SPRINKLER SYSTEM SHALL BE PROVIDED TO THE OWNER. A SIGN OR VALVE TAG SHALL BE INSTALLED AT THE MAIN SHUTOFF VALVE TO THE WATER DISTRIBUTION SYSTEM STATING THE FOLLOWING: "WARNING, THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO FIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS AND AUTOMATIC SHUTOFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN."

STRUCTURAL / FRAMING

- 31. PERIODIC SPECIAL INSPECTIONS OR TESTS AT OWNER'S EXPENSE ARE REQUIRED FOR THE FOLLOWING:
- EXISTING CONCRETE WHERE OCCURS PER MFR. & CRC 2013
- B. FIELD WELDING WHERE OCCURS C. ULTRASONIC TESTING OF COMPLETE PENETRATION WELDS WHERE OCCURS
- D. CONCRETE MIX DESIGN: 3000 PSI AND HIGHER

32. STRUCTURAL OBSERVATION BY THE STRUCTURAL ENGINEER OF RECORD - AT OWNER'S EXPENSE - IS REQUIRED FOR:

- A. FOUNDATION REINFORCEMENT, ANCHOR BOLTING & HOLD DOWNS
- B. SHEAR WALL PLYWOOD & NAILING, & SHEAR TRANSFER NAILING, & MTL. CONNECTORS
- C. STRUCTURAL FRAMING: JOISTS, STUDS, RAFTERS, BEAMS HEADERS, ETC.

NOTE: STRUCTURAL ENGINEER OF RECORD SHALL SUBMIT A SIGNED & STAMPED LETTER TO CITY (OR COUNTY) REPORTING FIELD OBSERVATIONS.

- 33. WHEN DRY ROT IS ENCOUNTERED IN EXISTING STRUCTURAL ELEMENTS, CONTACT PROJECT ARCHITECT OR STRUCTURAL ENGINEER OF RECORD AT OWNER'S EXPENSE FOR RECOMMENDATIONS FOR REPLACEMENT MEMBER SIZING AND FASTENING
- 34. USE OF PRESSURE TREATED FRAMING IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER:

- A. EPOXY GROUTING OF ANCHORS FOR TIE DOWNS AND ANCHOR BOLTS INTO

- A. ALL U-HANGERS & FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD FRAMING SHALL BE STAINLESS STEEL OR Z-MAX. GALVANIZED
- B. WHERE PRESSURE TREATED FRAMING IS USED, HAND DRIVEN HOT DIPPED GALVANIZED NAILS MUST BE USED, INCLUDING AT SHEAR WALL NAILING AT P.T. MUDSILLS

ATTIC & FOUNDATION VENTILATION

FINISHED

- 35. TYPICAL ATTIC VENTING: ACHIEVED BY VENTING TO EXTERIOR THROUGH DRILLED EAVES BLOCKING AT LOW INTAKE AND CONTINUOUS COR-A-VENT RIDGE VENT AT HIGH INTAKE OR THROUGH CONTINUOUS SOFFIT VENTS AT LOW INTAKE AND STEALTH VENTS AT HIGH INTAKE. WHERE EAVES ARE LESS THAN 5'-O" FROM THE PROPERTY LINE, OMIT DRILLED HOLES AT EAVES BLOCKING AND INSTALL STEALTH VENTS MORE THAN 5'-O" FROM THE PROPERTY LINE IN THE LOWER 1/3 OF ROOF FOR LOW INTAKE, MAINTAIN CLEAR AIR SPACE ABOVE R-30 BATTS. PROVIDE MEANS TO PREVENT DISPLACEMENT OF INSULATION. PROVIDE VENTS TO EXTERIOR PROVIDING NOT LESS THAN 1 SQ. FT. OF FREE VENT AREA FOR EACH 150 SQUARE FEET OF ATTIC AREA PER CRC. 50% OF VENTING SHALL BE LOCATED MORE THAN 3 FEET ABOVE THE EAVES/CORNICE WITH THE BALANCE OF VENTING TO BE PROVIDED BY EAVES/CORNICE VENTS; ALL OPENINGS TO THE EXTERIOR SHALL BE PROTECTED BY CORROSION RESISTANT COVERINGS W/ OPENINGS NOT LESS THAN 1/16" AND NOT MORE THAN 1/8" PER R327.6.2.
- 36. FOUNDATION VENTING: PROVIDE VENTS TO EXTERIOR PROVIDING NOT LESS THAN 1 SQ. FT. OF FREE VENT AREA FOR EACH 150 SQUARE FEET OF UNDER FLOOR AREA WITH COVERINGS SUCH AS WIRE MESH, EXPANDED METAL, HARDWARE CLOTH, ETC. PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/8" PER R327.6.2.

(PER CRC, THE BUILDING OFFICIAL MAY ALLOW THE REDUCTION OF THIS VENTING REQUIREMENT TO 10% OF THE ABOVE. WITH THE INSTALLATION OF A CONTINUOUS APPROVED VAPOR BARRIER OVER THE CRAWLSPACE GROUND SURFACE PER ASTM E96-00E01, OR VENT OPENINGS CAN BE OMITTED IF THE PERIMETER IS INSULATED W/INSULATION EXTENDING 2'-O" BACK FROM THE FOUNDATION & THERE IS MECH. EXHAUST AT 1 CFM/50 CU. FT.)

WEATHER PROTECTION

- 37. ALL EXTERIOR WALLS SHALL BE PROVIDED WITH AN EXTERIOR WALL ENVELOPE THAT IS WEATHER RESISTANT PER CRC 2013. EXTERIOR WALL ASSEMBLIES ARE NOTED ON SHEET #6, CONSTRUCTION ASSEMBLY NOTES, AND KEYED TO BUILDING SECTION(S).
- 38. ALL UNDERSIDES OF CANTILEVERS (AS AT BAY WINDOWS OR EXTERIOR CEILINGS -AS AT COVERED, BUT OPEN PORCHES OR RECESSED ENTRIES, FOR EXAMPLE) SHALL NOTED ON SHEET #6, CONSTRUCTION ASSEMBLY NOTES, AND KEYED TO BUILDING SECTION(S).
- 39. ALL ROOFS SHALL BE PROVIDED WITH A WEATHER-RESISTANT CONSTRUCTION ASSEMBLY PER CRC 2013. EXTERIOR ROOF ASSEMBLIES ARE NOTED ON SHEET #6, CONSTRUCTION ASSEMBLY NOTES AND KEYED TO BUILDING SECTION(S).
- 40. MATERIAL SPECIFICATIONS FOR CONSTRUCTION ASSEMBLIES CAN BE FOUND ON SHEET #6 WITH CSI MASTER FORMAT REFERENCES.

WINDOWS, DOORS, SKYLIGHTS, ACCESS PANELS & GARAGE DOORS

- 41. <u>SAFETY GLAZING</u> IS TO BE USED AT THE FOLLOWING LOCATIONS PER CRC R308.4: A. IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS.
 - EXCEPT: i) GLAZED OPENINGS WHERE A 3-INCH DIAMETER SPHERE IS UNABLE TO PASS ii) DECORATIVE GLAZING
 - B. IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE NEAREST VERTICAL EDGE IS WITHIN 24-INCH ARC OF DOOR IN THE CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE FLOOR OR WALKING SURFACE.
 - C. IN INDIVIDUAL PANES LARGER THAN 9 SQUARE FEET AND THE BOTTOM EDGE OF GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR AND THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR AND A WALKING SURFACE IS WITHIN 36 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE (FOR DETAILED EXCEPTIONS, REFER TO R308.4.3.4). D. IN ALL RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE WALKING
 - SURFACES. E. ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF WALKING SURFACE WHEN ALSO WITHIN 60 INCHES VERTICALLY OF WALKING SURFACE (FOR DETAILED EXCEPTIONS, REFER TO R308.4.7).
 - F. ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY IN ANY DIRECTION FROM THE BOTTOM TREAD WHEN ALSO LESS THAN 60 INCHES ABOVE THE NOSING OF THE TREAD. G. WINDOWS SHALL BE PROVIDED WITH TEMPERED GLASS PER WINDOW
- 42. <u>SKYLIGHT GLAZING</u>: WHERE RIGID PLASTIC DOME IS USED, MUST BE SAFETY GLAZED & SCREENED PER CRC.
- 43. VERIFY/PROVIDE NATURAL LIGHT (8% ROOM AREA MIN.) AND NATURAL VENTILATION (4% ROOM AREA) IN ALL HABITABLE ROOMS PER R303.1. NOTE: BATHROOMS MAY BE ARTIFICIALLY LIGHTED & MECHANICALLY VENTILATED IN LIEU OF NATURAL LIGHT & NATURAL VENTILATION.
- 44. NET CLEAR OPENING WIDTH IN DWELLINGS:

SCHEDULE ON SHEET #6

- EXIT DOOR PER R311: MIN. ONE 32" WIDE X 78" HIGH MIN. NET CLEAR OPENING BETWEEN FACE OF DOOR AND STOP WHEN EXIT DOOR IS OPEN 90 DEGREES; REQUIRED EXIT DOORS MUST BE SIDEHINGED (SLIDING DOORS NOT PERMITTED FOR REQUIRED EXIT DOORS)
- OTHER EXTERIOR DOORS: MIN 76" H. PER CRC 2013. • INTERIOR DOORS: MIN. 78" H.
- CLEAR PASSAGE AT KITCHEN COUNTER FRONTS AND AT APPLIANCES: 36" MIN. PER CRC
- MAX THRESHOLD AT SWINGING DOORS: 1/2" H. MAX WITH BEVEL WHEN 1/4" H.
- MAX THRESHOLD AT SLIDING DOORS: 34" • DOOR HARDWARE OPERATION MUST BE OPERABLE FROM INTERIOR WITHOUT SPECIAL TOOLS OR KNOWLEDGE
- MANUAL SLIDE BOLTS ARE PERMITTED ON DOORS NOT REQUIRED FOR EGRESS • ATTIC ACCESS: MIN. 22" X 30" RO. OR AS REQUIRED FOR EQUIPMENT SERVICE,
- INSTALLATION & REMOVAL • UNDER FLOOR ACCESS: MIN. 18" X 24" RO. THROUGH FLOOR OR MIN. 16" X 24" RO. THROUGH EXTERIOR PERIMETER WALL, OR AS REQUIRED FOR EQUIPMENT SERVICE,
- INSTALLATION & REMOVAL • ACCESS TO ATTICS AND CRAWLSPACES WITH MECHANICAL EQUIPMENT: PER CMC. -SEE PLUMBING & MECHANICAL NOTES; COORDINATE STRUCTURAL LAYOUTS AS REQ'D TO ACHIEVE REQUIRED ACCESS.
- 45. THE DOORS BETWEEN HOUSE AND GARAGE MAY BE OF ANY TYPE PROVIDED THEY ARE SELF-CLOSING AND SELF-LATCHING AND THE RESIDENCE AND GARAGE ARE BOTH FULLY PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM. OTHERWISE, SUCH DOORS SHALL BE SELF-CLOSING, TIGHT-FITTING, MIN. 13/8" TH. SOLID-CORE OR 20-MINUTE DOORS OR HONEYCOMBED-CORE STEEL DOORS
- 46. ESCAPE/EGRESS WINDOWS IN BEDROOMS: MINIMUM NET CLEAR OPENINGS (CRC 2013): H= 24", W=20", AREA = MIN. 5.7 SQ. FT. EXCEPT AT GRADE LEVEL, WHERE MIN. 5.0 SQ
- FT. IS REQ'D MAX. HEIGHT AT EGRESS WINDOW OPENING = 44" ABOVE FINISHED FLOOR
- 47. WINDOW SILLS: (WHERE OCCURS) BARRIERS REQUIRED AT OPERABLE WINDOWS WHOSE LOWEST PART OF THE CLEAR OPENING IS LESS THAN 24" FROM THE FLOOR, MEASURED VERTICALLY, AND WHOSE SILLS ARE MORE THAN 6'-O" ABOVE EXTERIOR GRADE. BARRIERS SHALL BE CONFIGURED SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH ANY OPENING PER R612.2. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090 OR WINDOWS THAT ARE PROVIDED WITH OPENING LIMITING DEVICES PER R612.4.

- 48. GARAGE DOOR SPRINGS & OPENERS SHALL BE MFRD. FROM HARD-DRAWN SPRING WIRE PER ASTM A227-71 OR OIL-TEMPERED WIRE PER ASTM A 229-71 PER CRC 2013.
- 49. GARAGE DOOR OPENERS SHALL BE PROVIDED WITH AUTOMATIC REVERSAL & ANTI-ENTRAPMENT FEATURES IN CONFORMITY WITH UL325
- STAIRS, GUARDRAILS, & HANDRAILS
- 50. TYPICAL GUARDRAIL & HANDRAIL ASSEMBLY (PER CRC 2013): • MINIMUM 42" HIGH ASSEMBLY (MEASURED ABOVE ADJACENT FINISHED FLOOR, DECK, OR LANDING SURFACE) TO MEET THE FOLLOWING DESIGN LOADS PER CRC: TOP RAIL = 20 PLF LATERAL
- COMPONENTS = 25 PLF LATERAL HANDRAIL = 200# PT. LOAD @ ANY DIRECTION
- BALUSTER SPACING AT STAIR GUARDRAILS SHALL BE SUCH THAT A SPHERE 4 3/8" IN DIAMETER CANNOT PASS THROUGH EXCEPT AT THE TRIANGULAR OPENINGS FORMED BY THE RISER AND TREAD WHERE 6" IN DIAMETER CANNOT PASS THROUGH • BALUSTER SPACING AT GUARDRAILS ELSEWHERE SHALL BE SUCH THAT A SPHERE
- 4" IN DIA. CANNOT PASS THROUGH. • GUARDRAIL AT STAIR PERMITTED TO BE 36" MIN. HIGH ABOVE NOSING
- HANDRAIL HEIGHT ABOVE STAIR NOSING: 34" MIN., 38" MAX. • HANDGRIP PORTION OF HANDRAILS: 11/4" MIN., 2" MAX. IN CIRCULAR CROSS SECTION OR IF NOT CIRCULAR THEN REQUIRES A GRASPABLE FINGER RECESS ON BOTH SIDES OF PROFILE (FOR AN EQUIVALENT TYPE || GRIPPING SURFACE) • SINGLE FAMILY RESIDENTIAL STAIRWAY SHALL HAVE MIN. ONE HANDRAIL AND
- HANDRAIL MAY START WITHIN FIRST TREAD • NOTE: GRIPPABLE RAIL CAP MAY SERVE AS REQUIRED HANDRAIL HANDRAILS SHALL BE PROVIDED CONTINUOUS THE FULL LENGTH OF THE STAIRWAY
- HANDRAIL ENDS SHALL BE RETURNED TO WALL OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS (STARTING OR VOLUTE NEWEL MAY BE USED AT FIRST TREAD) PER CRC
- MIN. CLEAR HEADROOM AT STAIRS: 6'-8" MEASURED VERTICALLY FROM STAIR NOSING: TYP.
- MIN. CLEAR LANDINGS AT STAIRS: 3'-O" AT TOP AND BOTTOM; 3'-O" AT MID-LANDINGS IN DIRECTION OF TRAVEL WHERE OCCURS • STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE
- STAIR NOSINGS: MIN. 3/4", MAX. 1 1/4" WHERE THE TREAD DEPTH IS LESS THAN 11" • MIN. TREAD LENGTH: 10" W/ NOSING, 11" WITHOUT NOSING
- MAX. RISER HEIGHT: 7 3/4"
- WINDERS SHALL BE CONSISTENTLY SHAPED AND DIMENSIONED PROVIDING NOT LESS THAN 6" TREAD LENGTH AT EDGE AND 11" MEASURED 12" FROM EDGE OF TREAD
- 51. MANUFACTURED FIREPLACE: OWNER/CONTRACTOR TO PROVIDE BUILDING INSPECTOR WITH ICC APPROVAL # & INSTALLATION INSTRUCTIONS FOR MODEL TO BE USED. CODE COMPLYING SPARK ARRESTOR SHALL BE PROVIDED FOR WOOD BURNING MODELS. SUCH MODELS MUST BE APPROVED FOR USE BY BUILDING OFFICIAL - LISTED FOR CLEAN AIR (EPA APPROVED.)
- BATHROOM & KITCHEN

52. EACH BATHROOM IS TO HAVE THE FOLLOWING CODE COMPLYING FEATURES WHERE OCCURS:

- A. WATER CLOSET WITH MIN. 15" FROM CENTERLINE TO NEAREST WALL IN EACH DIRECTION; WITH 24" MIN. CLR. SPACE IN FRONT B. 24" MIN. ACCESS IN FRONT OF EACH PLUMBING FIXTURE
- C. MIN. 6'-O" HIGH (ABOVE THE FLOOR) NON-ABSORBENT WALL SURFACES AT BATHTUB AND SHOWER SPACES PER R307.2. D. MIN. (1) GFCI RECEPTACLE OUTLET WITHIN 6'-O" OF SINK ON A DEDICATED
- 20A CIRCUIT (NOT TO SERVE ANY OTHER RECEPTACLE OUTLETS, LIGHTS, FANS, ETC.)
- E. BATHROOMS AND WATER CLOSET COMPARTMENT WINDOWS SHALL BE MIN. 3 SQ. FT. GLAZED OPENING W/ MIN. 1.5 SQ. FT. OPENABLE UNLESS MECHANICAL VENTILATION (PER NOTE F) AND ARTIFICIAL LIGHTING ARE PROVIDED - PER R303.3
- F. MECHANICAL VENTILATION: BATH EXHAUST FAN (5 AIR EXCHANGES PER HOUR CAPACITY) VENTED TO EXTERIOR WITH TERMINUS > 3'-0" FROM OPERABLE WINDOWS, W/ BACKDRAFT DAMPER, WEATHER CAP; TO PROVIDE MIN. EXH. RATES: 25 CFM FOR CONTINUOUS SYSTEM OPERATION (THOSE SWITCHED WITH LIGHT); 50 CFM FOR INTERMITTENT SYSTEM OPERATION (THOSE SWITCHED SEPARATELY)
- G. OUTWARD OPENING HINGED TEMPERED GLASS (CAT. 2) SHOWER DOOR AND ENCLOSURE, PROVIDING MIN. 22" CLEAR ACCESS TO SHOWER STALL. MIN. 24" WIDE DOOR (PREFER 26" WIDE) WHEN TEMP. GL. DOOR IS USED H. WATERPROOF SHOWER PAN WITH 30" MIN. DIAMETER CLEAR FLOOR SPACE AND > 1024 SQ. INCHES FLOOR AREA (32" SQ. COMPLIES, FOR EXAMPLE)
- I. CBC SECTION 1210: WATERPROOF SHOWER SURROUND, (CEMENTITIOUS BOARD BEHIND GLUED-ON TILE IN TUB/SHOWER) MIN. 70" ABOVE TUB/SHOWER DRAIN INLET
- J. SHOWER PAN LINER: CHLORALOY MEMBRANE INSTALLED PER MFR'S INSTRUCTIONS TO MEET OR EXCEED CPC STANDARDS
- K. LOW FLOW TOILET (1.28 GPF) L. LOW FLOW FAUCETS @ ALL SINKS & LAVATORIES (1.5 GPM MAX. @ 60 PSI)
- M. LOW FLOW SHOWER HEAD PER CEC WITH PRESSURE BALANCE OR SCALD GUARD MIXING VALVE (2.0 GPM MAX @ 80 PSI.) N. PROVIDE SHOWERS & TUB-SHOWER COMBINATIONS WITH INDIVIDUAL
- CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE PER CPC 420.0.
- O. SEE ELECTRICAL NOTES FOR BATH LIGHTING REQUIREMENTS 53. <u>KITCHEN</u> IS TO HAVE THE FOLLOWING CODE COMPLYING FEATURES WHERE OCCURS:
- A. GFCI RECEPTACLES LOCATED SO THAT NO POINT ALONG THE COUNTER WALL IS MORE THAN 24" FROM A RECEPTACLE PER CEC 210.52
- B. ALL RECEPTACLES SHALL BE TAMPER-RESISTANT (TR) PER CEC 210.52, CEC 406.11, CEC 210.8(6)
- C. AT COUNTERS 12" OR WIDER: OUTLET REQUIRED
- D. AT PENINSULAS EQUAL TO OR GREATER THAN 12" WIDE AND 24" LONG: MIN. ONE (1) OUTLET REQUIRED
- E. WHEN DISTANCE BEHIND SINK IS EQUAL TO OR GREATER THAN 18": OUTLET REQUIRED F. REQUIRED OUTLETS AT COUNTERTOPS SHALL BE LOCATED VERTICALLY
- WITHIN 20" ABOVE COUNTER AND WITHIN 12" BELOW COUNTER AND NOT MORE THAN 6" HORIZ. BELOW A COUNTER OVERHANG
- G. WHEN AN ISLAND COUNTERTOP BEHIND A RANGE, COOKTOP, OR SINK IS LESS THAN 12" DEEP, ONE OUTLET IS REQUIRED AT EACH END OF THE ISLAND AND WITHIN 12" BELOW COUNTER
- H. SMALL APPLIANCE BRANCH CIRCUITS: PER CEC 220.52 (B) (1); PROVIDE MIN. TWO (2) DEDICATED 20A BRANCH CIRCUITS SERVING WALL, FLOOR, COUNTER RECEPTACLE OUTLETS AND RECEPTACLE OUTLET FOR REFRIGERATOR(S) ONLY (NOT TO SERVE LIGHTING, RANGE, EXHAUST HOOD, DISPOSAL, WALL OVENS, DISHWASHER, MICROWAVE, EXTERIOR RECEPTACLE OUTLETS OR RECEPTACLE OUTLETS IN OTHER ROOMS)

INSTALLED ABOVE THE COOKING TOP

SIPHON DEVICE PER CPC 603.2.3

OPERABLE WINDOWS & OPERABLE SKYLIGHTS

S. LOW FLOW KITCHEN FAUCET: 1.8 GPM MAX @ 60 PSI.

Q. HEAT DETECTOR PER FIRE PROTECTION NOTES

IS INSTALLED:

METAL

PROVIDE KITCHEN EXHAUST HOOD WITH DEDICATED CIRCUIT

J. PROVIDE MIN. OF 30" VERTICAL CLEARANCE ABOVE THE COOKING TOP TO COMBUSTIBLE MATERIAL OR METAL CABINETS, EXCEPT A MIN. CLEARANCE OF 24" VERTICAL CLEARANCE IS PERMITTED WHEN ONE OF THE FOLLOWING

(1) 1/4" TH. INSULATING MILLBOARD COVERED WITH MIN. 0.0122" TH. SHEET

(2) METAL VENTILATING HOOD WITH MIN. 0.0122" TH. SHEET METAL

K. GAS RANGE TO BE INSTALLED WITH ANTI-TIP MEASURE PER CMC 917.1 L. DISHWASHER RECEPTACLE SHALL BE ACCESSIBLY LOCATED IN SINK BASE

CABINET ADJACENT TO APPLIANCE AT 18" ABOVE FIN. FLOOR M. COOKTOP/RANGE GAS SHUT OFF VALVE SHALL BE ACCESSIBLE RIGID PIPING UPSTREAM FROM THE FLEXIBLE CONNECTOR, WITHIN 6 FEET OF THE GAS APPLIANCE, IN ADJACENT CABINET BASE SPACE PER CPC 1212.4

N. LISTED AIR GAPS SHALL BE PROVIDED FOR DISHWASHER ON DISCHARGE SIDE AND MOUNTED ON COUNTER TOP PER CPC 807.4

O. KITCHEN FAUCETS WITH PULL-OUT FLEXIBLE HOSE SHALL HAVE AN ANTI-

R. SEE ELECTRICAL NOTES FOR KITCHEN LIGHTING REQUIREMENTS

ELECTRICAL

54. (N) ELECTRICAL SERVICE: 125A MIN. OR SIZED AS REQUIRED FOR CALCULATED LOADS. (DEFERRED APPROVAL ITEM)

- 55. TAMPER-RESISTANT RECEPTACLES IN DWELLING UNITS: ALL 125-VOLT, 15- AND 20-AMPERE RECEPTACLES INSTALLED AS PART OF THIS PROJECT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES
- 56. BALCONIES, DECKS, AND PORCHES THAT ARE ACCESSIBLE FROM INSIDE THE DWELLING UNIT SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET INSTALLED WITHIN THE PERIMETER OF THE BALCONY, DECK OR PORCH.
- 57. EXTERIOR OUTLETS SHALL BE PROTECTED BY WEATHERPROOF IN-USE COVERS
- 58. PROVIDE MIN. ONE GFCI OUTLET, LIGHT & SWITCH @ EACH WATER HEATER AND FORCED AIR UNIT ENCLOSURE, INCLUDING CRAWLSPACE LOCATIONS.
- 59. ALL LIGHTING FIXTURES LOCATED AT WET OR DAMP LOCATIONS ARE TO BE RATED FOR SUCH USE BY UL OR SIMILARLY ACCEPTED TESTING LAB PER CEC.
- 60. ANY NEW ELECTRICAL SUBPANEL, WHERE OCCURS, SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIAL SUCH AS IN CLOTHES CLOSETS OR IN BATHROOMS.
- 61. ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION: ALL 120-VOLT SINGLE PHASE 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUITS PER CEC 210.12(B).
- 62. LAUNDRY BRANCH CIRCUITS: PROVIDE AT LEAST ONE SEPARATE 20 AMP CIRCUIT TO LAUNDRY RECEPTACLE OUTLETS PER CEC 210.11 (c)(2).
- 63. GENERAL LIGHTING PER TITLE 24 REQUIREMENTS, WHERE NEW FIXTURES OCCUR:

BATHROOMS, GARAGE, LAUNDRY ROOM, UTILITY ROOM: ALL NEW LIGHT FIXTURES ARE TO BE RATED FOR HIGH EFFICIENCY (PIN-BASED FLUORESCENT LIGHTING OR LED LIGHTING) OR HAVE TITLE 24 COMPLIANT VACANCY SENSORS (MANUAL ON-AUTOMATIC OFF TYPE) @ INCANDESCENT LIGHTING FIXTURES. KITCHEN: 50% OR MORE OF THE TOTAL SUM OF WATTAGE OF ALL KITCHEN LIGHT FIXTURES MUST BE HIGH EFFICIENCY. INCANDESCENT FIXTURES MUST BE SWITCHED SEPARATELY FROM H.E. LIGHT FIXTURES. ALL OTHER ROOMS, EXCEPT CLOSETS < 70 SQ. FT. (I.E. BREAKFAST ROOMS, BEDROOMS, LIVING ROOM, DINING ROOM, STUDY, FOYER, HALLWAYS): ALL NEW LIGHT FIXTURES ARE TO BE RATED FOR HIGH EFFICIENCY, OR CONTROLLED BY DIMMER SWITCHES, <u>OR</u> CONTROLLED BY OCCUPANCY SENSORS. OUTDOOR LIGHTING: ALL NEW LIGHT FIXTURES ARE TO BE RATED FOR HIGH EFFICIENCY, OR CONTROLLED BY MOTION SENSORS WITH AN INTEGRAL PHOTOCONTROL. NEW EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED/INSTALLED IN SUCH A MANNER THAT GLARE IS DIRECTED AWAY FROM SURROUNDING PROPERTIES AND RIGHTS-OF-WAY. ALL INTERIOR ARTIFICIAL LIGHTING: PROVIDE AN AVG. ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HT. OF 30" ABOVE THE FLOOR STAIRWAYS WITHIN DWELLING UNITS AND EXTERIOR STAIRWAYS LIGHTING: PROVIDE MIN. 1 FOOT-CANDLE ILLUMINATION AT TREAD RUNS

PLUMBING & MECHANICAL

64. A HOSE BIBB IS TO BE PROVIDED AT EACH EXTERIOR LEVEL (DECKS AND PORCHES, TYP.) AT THE FRONT & REAR OF THE HOUSE, FIELD VERIFY EXISTING.

65. GAS DRYER VENTING (WHERE OCCURS): USE RIGID METAL DUCTS FOR DRYER EXHAUST. USE 4" DIAMETER DUCT PER DRYER MFR. INSTRUCTIONS INSTALLED IN AS SHORT A RUN TO EXTERIOR AS POSSIBLE. (MAX. 65 FT. LENGTH W/ ZERO ELBOWS OR OFFSETS; MAX. # 90° ELBOWS: 4 W/ MAX. 28 FT. LENGTH). USE DUCT TAPE ON ALL DUCT JOINTS; DO NOT USE SHEET METAL SCREWS AT DUCT JOINTS. THE MALE END OF EACH SECTION OF EXHAUST DUCT MUST POINT AWAY FROM THE DRYER. INSULATE DUCTWORK THAT RUNS THROUGH UNHEATED AREAS W/ MIN. R-3 SLEEVE/BLANKET/WRAP. USE BACKDRAFT DAMPER, WEATHER CAP. FOR ALL GAS FIRED CLOTHES DRYER, PROVIDE COMBUSTION, VENTILATION AND DILUTION AIR IN ACCORDANCE WITH APPLIANCE MFR.'S INSTRUCTIONS.

66. COMBUSTION AIR REQUIREMENTS FOR ENCLOSED FUEL BURNING APPLIANCES & WATER HEATERS PER CMC & CPC STANDARDS.

- A. PROVIDE 1 SQ. IN. MIN FOR EACH 4,000 BTU/HR PER HIGH AND LOW OPENINGS FOR COMBUSTION AIR REQUIRED.
- B. HIGH OPENING MUST BE WITHIN 12" OF TOP OF ENCLOSURE OR ROOM
- C. LOW OPENING MUST BE WITHIN 12" OF BOTTOM OF ENCLOSURE OR ROOM D. MINIMUM TWO OPENINGS TOTAL
- E. COVER OPENINGS WITH CORROSION RESISTANT SCREEN OF 1/4" MESH (EXCEPT OPENING INTO ATTIC)
- NOTE: WHEN COMBUSTION AIR IS TAKEN FROM INTERIOR SPACE OR GARAGE, VERIFY THAT SPACE HAS ADEQUATE VOLUME (MIN. 50 CU. FT. PER 1,000 BTU/ HR TOTAL INPUT; ASSUME ALL DOORS CLOSED) AND PROVIDE ADDITIONAL COMBUSTION AIR AS REQUIRED
- 67. DIRECT VENT APPLIANCES (FIREPLACES) ARE TO BE INSTALLED AND VENTED PER MANUFACTURERS INSTRUCTIONS & APPROVED ICC TESTING REPORTS TO PROVIDE REQUIRED MIN. CLEARANCES TO OPERABLE WINDOWS, SOFFITS ABOVE, AND OTHER OBSTRUCTIONS. PROVIDE BUILDING INSPECTOR WITH ICC APPROVAL # AND INSTALLATION INSTRUCTIONS FOR MODEL(S) USED.

68. INSTALL APPROVED EARTHQUAKE ACTUATED GAS SHUT-OFF DEVICE ON GAS SERVICES DOWNSTREAM OF THE METER PER CPC 1211.18 & CAL REF. STD. 12-16-1.

P. RANGE EXHAUST FAN VENTED TO EXTERIOR WITH TERMINUS > 5'-0" FROM

2/ PERMIT REVISION 1 $\backslash 1/$ PLAN CHECK RESPONSE 1 BUILDING PERMIT APPLICATION

12.23.21 09.23.15 07.09.15

JOB ADDRESS	DATE
REMODEL & ADDITION FOR STEVE CHA & JESS YASNOVSKY 969 VENTURA AVE. ALBANY, CA 94707	12.23.21 07.05.17 DRAWN BY CF
JASON KALDIS	
ARCHITECT, ING	<u> </u>
1250 ADDISON STREET - STUDI	O 210
BERKELEY, CA 94702 PH (510) 549-3584 FX (510) 549-	-3574
JASON@JKALDISARCHITECT.	COM
DRAWING TITLE	SHEET
ENGINEER	1.2
	OF
	JOB NUMBER







69. ACCESS TO WARM AIR FURNACES IN UNDER FLOOR SPACES (PER CMC 904.11):

- A. MIN. 16" X 24" RO. ACCESS OPENING THROUGH EXT. PERIMETER WALL OR MIN. 18" X 24" RO. ACCESS OPENING THROUGH FLOOR PER CRC AND CONTINUOUS PASSAGEWAY EXCEPT WHERE LARGER IS REQUIRED FOR THE INSTALLATION/REMOVAL OF THE LARGEST COMPONENT OF THE APPLIANCE
- PROVIDE A LEVEL WORKING SPACE NOT LESS THAN 30" X 30" IN FRONT OF THE SERVICE SIDE OF THE FURNACE C. PASSAGEWAY ACCESS DISTANCE FROM ACCESS OPENING TO CENTERLINE
- OF WORKING SPACE IN FRONT OF FURNACE BURNER SHALL NOT EXCEED 20
- D. FURNACE SUPPORTED BY GROUND SHALL REST ON CONC. SLAB NOT LESS THAN 3" ABOVE ADJ. GRADE E. FOR SUSPENDED FURNACES - SEE CMC 904.11
- F. PROVIDE A PERMANENT 120 VOLT RECEPTACLE OUTLET AND A LIGHTING FIXTURE WITHIN 3 FEET OF THE FURNACE WITH A SWITCH CONTROLLING THE LIGHTING LOCATED AT THE PASSAGEWAY NEAR THE ACCESS OPENING

70. ACCESS TO WARM AIR FURNACES IN ATTICS (PER CMC 904.11):

- A. MIN. 22" X 30" RO. ACCESS OPENING IN CEILING OR SHAFT WALL ADJOINING ATTIC EXCEPT WHERE LARGER IS REQUIRED FOR THE INSTALLATION/REMOVAL OF THE LARGEST COMPONENT OF THE APPLIANCE.
- B. WHERE HEIGHT OF PASSAGEWAY IS LESS THAN 6 FEET, THE DISTANCE FROM THE ACCESS OPENING TO THE APPLIANCE SHALL NOT EXCEED 20 FEET MEASURED ALONG THE CENTER LINE OF THE PASSAGEWAY.
- C. PASSAGEWAY SHALL BE UNOBSTRUCTED AND HAVE SOLID FLOORING 24" WIDE FROM ENTRANCE OPENING TO APPLIANCE. D. PROVIDE A LEVEL WORKING SPACE NOT LESS THAN 30" X 30" IN FRONT OF
- THE SERVICE SIDE OF THE FURANCE. E. PROVIDE A PERMANENT 120 VOLT RECEPTACLE OUTLET AND A LIGHTING FIXTURE WITHIN 3 FEET OF A FURANCE WITH A SWITCH CONTROLLING THE
- LIGHTING LOCATED AT THE PASSAGEWAY NEAR THE ACCESS OPENING. F. UPRIGHT FURNACES MAY BE INSTALLED IN AN ATTIC SPACE MORE THAN 5 FEET IN HEIGHT PROVIDED THAT REQUIRED LISTING AND FURNACE AND DUCT CLEARINGS ARE OBSERVED. HORIZONTAL FURNACES MAY BE INSTALLED IN AN ATTIC PROVIDED THE REQUIRED LISTING AND FURNACE AND DUCT CLEARINGS ARE OBSERVED.

ENERGY COMPLIANCE

71. ENERGY COMPLIANCE NOTES:

- A. TITLE 24 REPORT IS COPIED ON SHEET #7 \$ 7.1. B. ALL NEW DOORS AND WINDOWS ARE CLAD WOOD FRAME, DOUBLE GLAZED (WD-DG) WITH U VALUE LESS THAN .40 (OR R-VALUE GREATER THAN 2.5; SHGC NOT APPLICABLE IN ZONE 3); NEW FRONT DOOR IS WEATHER STRIPPED, TIGHT FITTING.
- C. (2) NEW GAS FIRED FORCED AIR UNIT PER ENERGY COMPLIANCE REPORT. 1 @ ATTIC, 1 @ CRAWLSPACE (SEE SHEET #2.2) D. NEW DIRECT VENT TANKLESS WATER HEATER PER ENERGY COMPLIANCE
- REPORT E. EXISTING WALL INSULATION: NONE; UPGRADE W/ (N) R-13 BATT @ (N) WALLS
- & @ (E) WALLS OPENED
- F. EXISTING ROOF OR ATTIC INSULATION: R-11 @ BACK ADDITION, NONE IN REST; UPGRADE W/ (N) R-30 BATT @ (N) ROOF & @ (E) ROOF OPENED G. EXISTING UNDERFLOOR INSULATION: NONE; UPGRADE W/ (N) R- 19 BATT @ (N) AND (E) UNDERFLOOR AREAS

72. ENERGY CONSERVATION MEASURES: ALL NEW WORK SHALL COMPLY WITH THE

- CEC STANDARDS A. INSTALL CEILING INSULATION TO BRING THE THERMAL RESISTANCE VALUE TO R-30 IN BUILDINGS WHERE THE EXISTING CEILING INSULATION IS R-11 OR LESS (EXCEPT WHERE ATTIC IS INACCESSIBLE)
- B. SEAL LEAKS IN FURNACE DUCTS AT ALL JOINTS AND AT THE PLENUM WITH PRESSURE SENSITIVE TAPE OR MASTIC, AND INSULATE ALL FURNACE DUCTS TO AT LEAST R-3 EXCEPT WHERE DUCTS ARE INSIDE HEATED SPACE, BETWEEN FLOORS, INSIDE WALLS, ARE ASBESTOS COATED, OR ARE
- OTHERWISE INACCESSIBLE WITHOUT ALTERATION C. INSTALL LOW-FLOW SHOWER HEADS DESIGNED AND INSTALLED SO THAT THEY WILL NOT EXCEED A WATER SUPPLY FLOW RATE OF 2.0 GALLONS PER MINUTE (MEASURED AT 80 PSI)
- D. INSTALL LOW-FLOW FAUCETS DESIGNED AND MANUFACTURED SO THAT THEY WILL NOT EXCEED A WATER SUPPLY FLOW RATE OF 1.5 GALLONS PER MINUTE (MEASURED AT 60 PSI) - THIS SHALL APPLY TO FAUCETS AT KITCHENS, LAVATORIES, WETBARS, LAUNDRY SINKS, OR OTHER SIMILAR USE FIXTURES
- E. INSULATE TO AT LEAST R-3 ALL HOT WATER PIPES IN PUMPED, RECIRCULATING DOMESTIC WATER HEATING SUSTEMS EXCEPT WHERE HOT WATER PIPES ARE BETWEEN FLOORS, INSIDE WALLS, OR OTHERWISE INACCESSIBLE WITHOUT ALTERATION
- F. INSULATE TO AT LEAST R-3 ALL EXPOSED HOT AND COLD WATER PIPES WITHIN 24 INCHES OF WATER HEATER
- G. INSTALL APPROVED WEATHERSTRIPPING ON ALL EXTERIOR DOORS H. INSTALL APPROVED DAMPERS, DOORS OR OTHER DEVICES TO OBSTRUCT
- OR BLOCK AIR-FLOW TO REDUCE HEAT LOSS THROUGH CHIMNEY I. WATER CLOSETS INSTALLED IN A RENOVATION ON OR AFTER JULY 1, 2011 SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT EXCEEDING 1.28 GALLONS PER FLUSH WHEN TESTED IN ACCORDANCE WITH ASME A112.19.2 AND MEETING OR EXCEEDING THE WATER SENSE/ EPA MINIMUM PERFORMANCE CRITERIA (CPC 402.2.2)

Public Works Conditions of Approval

- The applicant shall obtain an encroachment permit from the Engineering Division prior to commencing any construction activities within any public right-of-way or easement.
- All mud, dirt or construction debris carried off the construction site onto adjacent streets shall be removed each day. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.
- Any damage to street improvements now existing or done during construction on or adjacent to the subject property shall be repaired to the satisfaction of the City Engineer at the full expense of the applicant. This shall include sidewalk repair, slurry seal, street reconstruction or others, as may be required by the City Engineer.
- All improvements within the public right-of-way, including curb, gutter, sidewalks, driveways, paving and utilities, shall be reconstructed in accordance with approved standards and/or plans and shall comply with the standard plans and specification of the Community Development Department and Chapter 14 of the City Code.
- The existing upper sewer lateral for the subject building shall be brought into compliance with Chapter 15 of the Albany City Code and with all current requirements of the Maintenance and Engineering Division prior to Final Building Inspection.
- The owner and builder shall comply with all City requirements regarding water pollution prevention, noise control, construction work hours, and archeological discoveries.

City of Albany

CITY OF ALBANY COMMUNITY DEVELOPMENT DEPAR PLANNING & ZONING HEARIN NOTICE OF ACTION

SUBJECT:

PA 14-075 DESIGN REVIEW FOR A SEC VENTURA

The applicant is seeking Design Review approval to lift the Avenue by 10' vertically to create a new first floor. The sub existing 1,929 sq. ft. three bedroom, one bathroom home proposing to relocate the house by 1.6' to the south to comply with 5' side yard setback requirements. The site will be excavated to provide a new two car attached garage. The first floor will be reconfigured to include a new kitchen, dining/living area and a bedroom. The second floor will include four bedrooms and two bathrooms. This will result in a 3,293 sq. ft. five bedroom, three bathroom home. The home will be 26'11" in height and will maintain a Craftsman appearance.

Property Owner: Steven Cha & Jessica Yasnovsky 969 Ventura Ave. Albany, CA 94706		Applicant/Representative: Jason Kaldis, Architect 1250 Addison St. Studio 210 Berkeley, CA 94702
PROJECT:	969 Ventura Second Story	Original filing: December 23, 2014
	Addition & House Lifting &	Date Deemed Complete: January 7, 2015
	Excavation	Date of Notice Posted/Mailed: January 9, 2015
FILE:	PA 14-075	Date of Public Hearing: January 28, 2015
GP LU:	Low Density Residential	Total number of days to hearing: 36 days
ZONING:	R-1	
PLANNER:	Anne Hersch	

DATE OF ACTION:	January 28, 2015

APPEAL DEADLINE:	February 11, 2015

COMMISSION ACTION: The Planning and Zoning Commission approved the Design Review request by a 4-0 vote subject to the conditions of approval below.

Notice of Action – 969 Ventura Planning Application 14-075 – January 28, 2015 Page 2		Notice of Action – 969 Ventura Planning Application 14-075 – January 28, 2015 Page 4	
Conditions of Approval	Gen-10	Modifications to Approved Plans. The project shall be constructed as approved. Planning staff may approve minor modifications in the project design, but not the permitted land use (per MC 20.12). A change in an item requiring discretionary approval and any other changes deemed appropriate by the Planning staff shall require further Planning and Zoning Commission approval through the Design Review process.	Grad-2
 Pecial 1- The architect shall work with staff on the front elevation design revisions. Revisions are at the discretion of the architect and shall be reviewed prior to building permit submittal. Modifications could include: Painted wood or wood columns on the front porch Modified porch railing detail 	Gen-11	Hold Harmless Agreement. Pursuant to Albany Municipal Code Section 20.100.010 (N), the applicant (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Albany and its agents, officers and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul the City's approval concerning this application. The City will promptly notify the applicant of any such claim action or proceeding and cooperate	Grad-3
Gen-1 Project Approval. This Design Review approval is for 969 Ventura Avenue, as substantially shown and described on the project plans, except as may	Gen-12	fully in the defense. Public Improvements Standards. Public improvements shall be designed	
Architect, date received December 23, 2014, as presented to the Planning and Zoning Commission on January 28, 2015. For any condition herein that requires preparation of a Final Plan where the project		and constructed in accordance with the city's standard specifications and Standard Details, unless specifically waived in writing by the City Engineer.	Grad-4
developer has submitted a conceptual plan, the project developer shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.	Gen-13	Title 24 Standards. All construction shall be designed and built in accordance with California Title 24 handicap accessibility standards. Appropriate details and specifications shall be incorporated into the plans and submitted at time of building permit application.	
GEN-2 Project Approval Expiration. This Design Review approval expire on February 11, 2015 (one year from the date on which this approval becomes effective) or at an alternate time specified as a condition of approval, unless a building permit has been issued and construction diligently pursued. The approval may be renewed by the Community	Gen-14	Energy Conservation Standards. All buildings shall be designed in accordance with the State of California energy conservation standards for non-residential buildings. The necessary plans and documentation shall be submitted at time of building permit application.	
Development Director for a period up to an additional two (2) years.	Architectu	re Condition	
provided that, at least ten (10) days before expiration of one (1) year from the date when the approval becomes effective, an application for renewal of the approval is filed with the Community Development Department. The Community Development Director may grant a renewal of an approval where there is no change in the original application, or	ARCH-1	Material Samples. Descriptions or samples of final exterior materials and the proposed color palette shall be submitted for review and approval by the Community Development Department as part of building permit application.	Grad-5
there is no request to change any condition of approval. Gen-3 Fees. The applicant shall pay any and all City and other related fees applicable to the property, as may be modified by conditions herein.	Arch-2	Final Architectural Drawings. The applicant shall submit final architectural elevations, details and revisions for the review and approval of the Community Development Department as part of building permit application.	Grad-6
relevant permits are secured, and shall be paid before issuance of said permit or before any City Council final action approval. Notice shall be taken specifically of Plan Check, Engineering, Fire and Inspection Fees. The project developer shall also reimburse the City for direct costs of	Arch-3	Window Recess. All new windows shall be recessed two inches from face of building to provide adequate shade and shadow and to promote visual relief. Final window details shall be submitted for review and approval at the time of building permit application.	

Notice of Action – 969 Ventura Planning Application 14-075 – January 28, 2015 Page 3
planning; building and engineering plan check and inspection, as mutually agreed between the City and developer.

GEN-4 Appeals. The Albany Municipal Code provides that any action of the Planning staff may be appealed to the Planning and Zoning Commission, Lo and any action of the Planning and Zoning Commission may be RTMENT appealed to the City Council as per the procedures described in Section	LIGHTIN
IG 20.100.080. The City Clerk will then schedule the matter for the next available City Council meeting.	нт-1
Lo	HT-2
OND STORY ADDITION AT 969 GEN-5 Requirement for Building Permit. Approval granted by the Planning and Zoning Commission does not constitute a building permit or authorization to begin any construction or demolish an existing structure. An	
e entire house on 969 Ventura appropriate permit issued by the Community Development Department LA	NDSCAPIN
ibject lot is 5,952 sq. ft. with an must be obtained before constructing, enlarging, moving, converting, or LN	dsc-1
e built in 1929. The applicant is demolishing any building or structure within the City.	

Fire Department Approval. As part of a building permit application, the Gen-6 applicant shall submit written documentation that all requirements of the Albany Fire Department have, or will be, met to the satisfaction of the AFD.

Gen-7 Engineering Approval. As part of a building permit application, the applicant shall submit written documentation that all requirements of the Public Works Department have, or will be, met to the satisfaction of the City Engineer.

- Gen-8 Construction Hours. Construction activity shall be restricted to the hours of 8:00 a.m. to 6:00 p.m. Mondays through Saturdays, and 10:00 a.m. to 6:00 p.m., Sundays and legal holidays, unless otherwise approved in writing by the City Engineer for general construction activity. Failure to comply with construction hours may result in stop work orders or other administrative actions.
- Gen-9 Archeological Remains. In the event subsurface archeological remains are discovered during any construction or preconstruction activities on the site, all land alteration work within 100 feet of the find shall be halted, the Community Development Department notified, and a professional archeologist, certified by the Society of California Archeology and/or the Society of Professional Archeology, shall be notified. Site work in this area shall not occur until the archeologist has had an opportunity to evaluate the significance of the find and to outline appropriate mitigation measures, if deemed necessary. If prehistoric archeological deposits are discovered during development of the site, local Native American organizations shall be consulted and involved in making resource management decisions.

Page | 3

Non-Reflective Glazing. Any glazing material shall be non-reflective. Arch-4

LIGHTING CONDITIONS

Exterior Lighting. All exterior lighting shall be installed in such a manner that glare is directed away from surrounding properties and rights-of-way. If required, exterior light fixtures shall be equipped with "cut off" lenses to minimize light and glare spill over onto adjacent properties.

Shielding of Lighting. Prior to the certificate of occupancy, all accent lighting shall be directed downward and, if necessary, fixed with cut-off lenses to ensure that no glare spills onto neighboring properties.

ANDSCAPING CONDITIONS

Street Tree Requirement. The applicant shall apply for one street tree before the issuance of the building permit. The City's Environmental Resource Assistance will determine the type and location of the tree and may waive this requirement if site conditions will not reasonably support establishment of a new tree.

PUBLIC WORKS DEPARTMENT CONDITIONS

GENERAL ENGINEERING CONDITIONS

Title Report. n/a.

Engr-1

- Geo-Technical Report. The applicant shall submit, as part of a building Engr-2 permit application, a geotechnical investigation report prepared by a California certified engineering geologist and geotechnical engineer, if determined necessary by the City Engineer. The investigation shall specifically address any hazards of surface fault rupture in accordance with the Alquist-Priolo Special Study Zones Act. Any mitigation measures or conditions requiring further review noted during the Planning process shall be fully addressed prior to plan check.
- Engr-3 Backflow Device. Any required water service for fire protection purposes shall be equipped with a City approved backflow device. Services for irrigation purposes also require a separate City approved backflow prevention device.

GRADING CONDITIONS

Grad-1 Grading Permit. Any grading required in association with the project shall require a grading permit from the Community Development Department.

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Notice of Action – 969 Ventura Planning Application 14-075 – January 28, 2015 Page 6

To obtain this permit, the applicant shall submit a grading plan, indicating the extent and volumes of earth proposed to be moved. A grading permit is subject to 2001 California Building, Appendix 33.

- Demolition Permit. Site demolition shall not occur until construction permits are issued for the development project. All demolition shall be in accordance with permits issued by the City and Bay Area Air Quality Management District (BAAQMD).
- Water on Site. The site shall be graded so as to prevent rainfall runoff originating from improved areas on the project site from crossing onto adjoining private property. Building floor elevations shall be above the FEMA-mapped 100-year flood plain as established by a licensed civil engineer. Provide the elevation and compaction certificates during and upon the completion of grading required by the Uniform Building Code and in conformance with the recommendations of the geotechnical engineer's report. Shore and dewater all excavations in accordance with the requirements of the geotechnical engineer's report.
- Flooding Damages. The project developer shall execute an assumption of risk, indemnification and hold harmless agreement as required by the City. The agreement, in substance, shall state that the project developer, and any successor in interest, shall assume all risk for damages to the project and to project improvements, flooding caused by surface water intrusion, stormwater runoff, or water under the ground surface pressing on or flowing or seeping through foundations, walls, floors, or paved surfaces, basements, whether paved or not, or windows, doors or other openings, and shall indemnify and hold the City harmless from any claims of such damages, including third-party claims, of such damage or of such damages or of damages arising from rainfall runoff which is not prevented from leaving the project site in violation of Condition GRAD-3.
- Dust Control Program. A dust control program shall be prepared by the project developer and approved by the Community Development Department and City Engineer before issuance of a grading permit. The dust control plan shall address such items as covering stockpiled material, frequent watering of graded areas, revegetating graded areas, speed limits for grading equipment and similar items.
- Stormwater Pollution Prevention Plan. The project developer shall submit a Stormwater Pollution Prevention Plan (SWPPP) for review by the City before the issuance of a building or grading and/or building permit. The SWPPP shall be consistent with standards adopted by the Regional Water Quality Control Board and the City of Albany Clean Water Program and implemented by the project general contractor, all subcontractors and suppliers of material and equipment. Construction site cleanup and control of construction shall also be addressed in the SWPPP. The project

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PERMIT REVISION

PLAN CHECK RESPONSE 1

12.23.21 09.23.15

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Bl	JILDING PERMIT APPLICATION	07.09.15
י ק י י	OB ADDRESS REMODEL & ADDITION FOR STEVE CHA & JESS YASNOVSKY 969 VENTURA AVE. ALBANY, CA 94707	DATE 12.23.21 07.05.17 DRAWN BY CF
	JASON KALDIS ARCHITECT, INC 1250 ADDISON STREET - STUDI BERKELEY, CA 94702 PH (510) 549-3584 FX (510) 549- JASON@JKALDISARCHITECT.C	C. O 210 -3574 COM
C N E	DRAWING TITLE NOTES TO PLAN CHECK ENGINEER CONT. CONDITIONS OF APPROVAL	of 14023

SWPPP shall be kept at the construction site at all times.

Infrastructur Infr-1	E CONDITIONS Sewer System Requirements. shall comply with Chapter 15 c satisfaction of the City Engines construction permit.
INFR-2	Two-Way Cleanout. Installation required per Chapter 15 of the properties, including properties of compliance. All 2-way curb cap in accordance with the Cit
INFR-3	Property Run-off Requirements. intercepted at the project conducted via an approved d an approved storm drain fact Development that contributes system shall be required to improvements to the system as ultimate peak water flow and impacted by additional storm v
INFR-4	Roof Drainage. Roof drainage closed pipe and conveyed to street curb. No concentrated shall be permitted. Alternativ review and approval by the Cit
INFR-5	Hydraulic Calculations. The apprepared by a California license the existing water and sewer capacity for the addition of the available, sewer and water ma secured prior to issuance of bui acceptable to the City Engin determined otherwise by the Cit
INFR-6	Completion of Off-Site Improve by the City Engineer, shall be co Occupancy unless alternatives Engineer.

PUBLIC IMPROVEMENTS CONDITIONS

Ривім-1	Encroachment Permit. The a permit from the Engineerin construction activities within any
Ривім-2	Debris Removal. All mud, dia construction site onto adjacen materials shall be discharged or creek.
Ривім-З	Damage to Street Improvement now existing or done during componently, shall be repaired to the full expense of the applicant. The street reconstruction or others, a
Pubim-4	Right-of-Way Construction Stand right-of-way, including curb, g utilities, shall be reconstructed and/or plans and shall comply of the Community Developmen Code.
Fire Departmen	NT CONDITIONS
Fire-1	 Construction of 1,500 Square Fe addition, remodel, rehabilitation a) This dwelling will be require System throughout the entire Municipal Code, Chapter 11 b) Plans, information sheets or calculations are required. c) A 110-volt interconnected s battery back-up is acceptable
Fire-2	Fire Rated Construction. Any po the property line shall comply w
Fire-3	Gallons-per-Minute Requirement comply with City of Albany Fire and water system plans must be The plans must include all equi- system. Private fire protection we approved backflow device per
Fire-5	Distance From Fire Hydrant. Be

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developer shall be responsible for SWPPP compliance. A copy of the

The sewer system for the subject building of the Albany Municipal Code and to the er before Final Inspection approval of the

n of a two-way curbside cleanout shall be he Albany City Code. This applies to all s with a valid upper sewer lateral certificate oside clean outs shall be fitted with a loose ity's standard detail SS6.

All runoff from impervious surfaces shall be boundary and shall be collected and drainage system through the project site to cility, as determined by the City Engineer. additional water to the existing drainage complete a hydraulic study and make required to accommodate the expected I to stabilize erosive banks that could be water flow.

from the structure shall be collected via a an approved storm drain system off the drainage of surface flow across sidewalks ve natural treatment measures are subject ty Engineer.

oplicant shall submit hydraulic calculations, sed civil engineer, necessary to determine if mains that serve this lot have available e proposed development. If capacity is not ains of adequate size shall be designed and ilding permits and constructed in a manner ineer prior to occupancy release, unless ity Engineer.

ements. Off-site improvements, as required complete before issuance of a Certificate of are approved in writing by the Albany City

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applicant shall obtain an encroachment ng Division before commencing any ny public right-of-way or easement.

lirt or construction debris carried off the nt streets shall be removed each day. No onto a sidewalk, street, gutter, storm drain or

nts. Any damage to street improvements construction on or adjacent to the subject the satisfaction of the City Engineer at the This shall include sidewalk repair, slurry seal, as may be required by the City Engineer.

ndards. All improvements within the public gutter, sidewalks, driveways, paving and I in accordance with approved standards with the standard plans and specification ent Department and Chapter 14 of the City

eet or Greater. 1500 sq. ft. or more or any n, etc. is 50% of the existing sq. ft.: red install an Automatic Fire Extinguishing re dwelling. Ordinance No. 94-010, Albany

, Section 11-2.3a(3)(a). on all sprinkler components and hydraulic

smoke alarm system with a 10-year lithium ble with a fire suppression system.

portion of a building five (5) feet or less from vith fire-rating requirements of the CBC.

nt. The water system for fire protection shall e Department standards. Fire flow test data be provided at time of building plan check. quipment, components and layout of the water systems shall be supplied through an r City Engineering Division standards.

efore building permit issuance the distance from existing fire hydrants to the building shall be verified and if necessary,

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a new hydrant shall be shown on the plans and installed prior to combustible construction.

Structural Control Measures

- Illegal Dumping to Storm Drain Inlets and Waterways. On-site storm drain Struc-1 inlets shall be clearly marked with the words "No Dumping! Flows to Bay," or equivalent, using methods approved by the City of Albany.
- Pesticide/Fertilizer Application Landscaping shall be designed to minimize Struc-2 irrigation and runoff, promote surface infiltration where appropriate, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. If a landscaping plan is required as part of a development project application, the plan shall meet the following conditions related to reduction of pesticide use on the project site:
 - a) Where feasible, landscaping shall be designed and operated to treat stormwater runoff by incorporating elements that collect, detain, and infiltrate runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified.
 - b) Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
 - c) Existing native trees, shrubs, and ground cover shall be retained and incorporated into the landscape plan to the maximum extent practicable.
 - d) Proper maintenance of landscaping, with minimal pesticide use, shall be the responsibility of the property owner

OPERATIONAL BEST MANAGEMENT PRACTICES (BMPS)

- BMP-GEN1 Stormwater Pollution Prevention Control Measures. The project plans shall include stormwater pollution prevention and control measures for the operation and maintenance of the project during and after construction for the review and approval of the City or County Engineer. The project plan shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site in order to limit to the maximum extent practicable the entry of pollutants into stormwater runoff.
- BMP-GEN2 Erosion Control Measures. The project plan shall also include erosion control measures to prevent soil, dirt and debris from entering the storm drain system, in accordance with the practices outlined in the ABAG Erosion and Sediment Control Handbook, California Storm Water Best Management Practice Handbooks, and Regional Water Quality Control Board's Erosion and Sediment Control Field Manual

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- BMP-GEN3 Responsibility of Contractors. The applicant is responsible for ensuring that all contractors and subcontractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations and/or a project stop order.
- BMP-1 Paved Sidewalks and Parking Lots. Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. Debris resulting from pressure washing shall be trapped and collected to prevent entry into the storm drain system. Washwater containing any soap, cleaning agent or degreaser shall be collected and discharged to the sanitary sewer and shall not be discharged to a storm drain. The applicant shall contact the City Engineer for specific connection and discharge requirements.
- Private Streets, Utilities and Common Areas. The owner of private streets Bmp-2a and storm drains shall prepare and implement a plan for street sweeping of paved private roads and cleaning of all storm drain inlets.

General construction Best Management Practices (BMPs)

- BMP-CNST1 Construction Access Routes. Construction access routes shall be limited to those approved by the City Engineer and shall be shown on the approval grading plan.
- BMP-CNST2 Collection of Construction Debris. Gather all construction debris on a regular basis and place them in a dumpster or other container that is emptied or removed on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.
- BMP-CNST3 Removal of Waste. Remove all dirt, gravel, rubbish, refuse and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work.
- BMP-CNST4 Sweeping of Public Right-of-Way. Broom sweep the sidewalk and public street pavement adjoining the project site on a daily basis. Caked on mud or dirt shall be scraped from these areas before sweeping.
- BMP-CNST5 Filter Materials at Storm Drain Inlet. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site prior to: a) start of the rainy season (October 1);
 - b) site dewatering activities;
 - c) street washing activities;

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Appeals:

meeting.

By accepting the permit or approval, applicant agrees to accept responsibility for defending against any third party challenge to the grant of this permit or approval. Except as provided by federal or state law, the applicant shall defend, indemnify and hold the City harmless from any costs, claims, penalties, fines, judgments or liabilities arising from the approval, including without limitation, any award or attorney's fees that

might result from the third party challenge. Upon the occurrence of a challenge, or prior to a challenge, the City may require the applicant to execute an indemnity agreement and provide such security as the City may reasonably require.

For this purposes of this indemnity, the term "City" shall include the City of Albany, its officers, officials, employees, agents and representatives. For purposes of this indemnity, the term "challenge" means any legal or administrative action to dispute, contest, attack, set aside, limit, or modify the approval, project conditions, or any act upon which the approval is based, including any action alleging a failure to comply with the California Environmental Quality Act or other laws.

For this permit or approval to become effective, the applicant must, within thirty business days of the grant of the permit or approval, execute a form accepting the permit or approval with all conditions. Upon executing the form, the applicant may not challenge the imposition of any condition, except as otherwise provided by law.

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d) saw cutting asphalt or concrete; and

e) order to retain any debris or dirt flowing into the City storm drain

Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash.

- BMP-CNST6 Containment of Materials. Create a contained and covered area on the site for the storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential for being discharged to the storm drain system by wind or in the event of a material spill.
- BMP-CNST7 Cleaning of Equipment. Never clean machinery, tools, brushes, etc. or rinse containers into a street, gutter, storm drain or stream. See the Building Maintenance/ Remodeling flyer for more information.
- BMP-CNST8 Minimize Removal of Natural Vegetation. Minimize removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. Replant the area as soon as possible. All cut and fill slopes shall be stabilized as soon as possible after grading is completed. No site grading shall occur between October 1 and April 15 unless approved erosion and sedimentation control measures are in place.
- The Albany Municipal Code provides that any action of the Planning and Zoning Commission may be appealed to the City Council if such appeal is filed within 14 calendar days of the date of action. Appeals may be filed in the Community Development Department by completing the required form and paying the required fee. The City Clerk will then schedule the matter for the next available City Council
- I understand that Planning Application 14-075 for 969 Ventura has been approved with findings and conditions set forth above. I have read the conditions of approval and understand them. Through signing this ACCEPTANCE OF CONDITIONS, I agree and commit to the City of Albany that I will implement and abide by the conditions of approval, including any indemnification requirements imposed by those conditions.

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Co-Applicant, if any

Date:



2/ PERMIT REVISION 1 $\backslash 1/$ PLAN CHECK RESPONSE 1 BUILDING PERMIT APPLICATION

12.23.21 09.23.15 07.09.15

JOB ADDRESS	DATE		
REMODEL & ADDITION FOR			
STEVE CHA & JESS YASNOVSKY	12.23.21		
969 VENTURA AVE.	07.05.17		
ALBANY, CA 94707	DRAWN BY		
	CF		
JASON KALDIS			
ARCHITECT, ING	С.		
1250 ADDISON STREET - STUDI	1250 ADDISON STREET - STUDIO 210		
BERKELEY, CA 94702			
PH (510) 549-3584 FX (510) 549	-3574		
JASON@JKALDISARCHITECT.	сом		
DRAWING TITLE	SHEET		
CONDITIONS OF APPROVAL CONT.	1.4		
	OF		
	job number 14023		

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

BEST MANAGEMENT PRACTICES:

1. BEFORE IT RAINS, MATERIALS ARE TO BE SWEPT AND REMOVED FROM SURFACES THAT DRAIN TO STORM DRAINS, CREEKS OR CHANNELS. EXPOSED PILES OF SOIL, CONSTRUCTION MATERIALS AND WASTES ARE TO BE COVERED WITH PLASTIC SHEATHING OR TEMPORARY ROOFS TO PREVENT RUNOFF DURING PERIODS OF RAIN.

2. ALL LEAKS, DRIPS, AND OTHER SPILLS ARE TO BE CLEANED UP IMMEDIATELY SO AS NOT TO CONTACT STORM WATER.

3. PAVEMENT OR SURFACES WHERE MATERIALS HAVE SPILLED ARE NEVER TO BE WASHED DOWN. USE DRY CLEANUP METHODS WHEN EVER POSSIBLE. IF WATER MUST BE USED TO FLUSH PAVEMENT, RUNOFF IS TO BE COLLECTED TO SETTLE OUT SEDIMENTS AND PROTECT STORM DRAIN INLETS.

CONTACT RUNOFF.

INSTRUCTION TO ALL



SITE SECTION LOOKING NORTH SCALE: 1/16" = 1'-0"



(N) UPPER ROOF SLOPE = 3.5:12. TYP. PER SITE PLAN, SHT. (N) LOWER ROOF SLOPE = 3:12, TYP. PER SITE PLAN, SHT. 1

ALL GUTTERS ARE 5" W. × 3 1/2" H. OGEE PROFILE ALL DOWNSPOUTS ARE 1 3/4" \times 2 1/4" RECTANGULAR ALL DOWNSPOUTS ARE CONNECTED TO 4" DIA. SOLID SUBSURFACE DRAIN (TIGHTLINE DRAIN, TLD) W/ MIN. 2% SLOPE TO DRAIN TRANSFER BOXES PER SITE PLAN AND CITY STD. DETAIL ST-10/2 TO DRAIN TO CITY CURB & STORM DRAIN SYSTEM

R	ROOF DRAINAGE PLAN				
SCALE: 1/8" = 1'-0"					
	ZONE	AVG. HT.	AREA	СИВІС	

ZONE	AVG. HT.	AREA (SQ. FT.)	CUBIC FEET	CUBIC YARDS (CY)
A1	2.35	618.56	1453.616	53.83762963
A2	0.43	50.56	21.7408	0.805214815
В	2.14	1027.91	2199.7274	81.47138519
С	0.55	297.57	163.6635	6.061611111
D	6.85	945.77	6478.5245	239.9453519
E1	2.96	426.97	1263.8312	46.80856296
E2	3.75	59.19	221.9625	8.22083333
E3	3.75	213.83	801.8625	29.69861111
<i>E4</i>	0.5	44	22	0.81481481
E5	0.5	86.35	43.175	1.599074074
F	2.5417	42.4	107.76808	3.99141037
G	3.96	176.95	700.722	25.95266667
Н	1.02	30.18	30.7836	1.140133333

EXCAVATION CALCS & GRADING PLAN



5. ALL WASTES ARE TO BE DISPOSED OF PROPERLY. MATERIALS THAT CANNOT BE REUSED OR RECYCLED MUST BE TAKEN TO AN APPROPRIATE LANDFILL OR DISPOSED OF AS HAZARDOUS WASTE. DEBRIS IS NEVER TO BE THROWN INTO CHANNELS, CREEKS, OR WETLAND AREAS. DEBRIS IS NEVER TO BE STORED OR LEFT IN THE STREET OR NEAR A CREEK WHERE IT MAY

6. PROTECT ALL STORM DRAIN INLETS IN VICINITY OF SITE USING SEDIMENT CONTROLS SUCH AS BERMS, FIBER ROLLS OR FILTERS.

7. CONTRACTOR SHALL TRAIN AND PROVIDE EMPLOYEES/SUBCONTRACTORS

(WITH GUTTERS & DOWNSPOUTS)

Select the State/City near	est you
California San Fr	anc \$
Roof Plan width:	
65	ft.
Roof Plan length:	
40	ft.
Roof Slope:	
3	in./ft.
Total Gutter Length (All Si	ides):
145.5	ft.
Gutter Length Per Downsp	out:
18.2	ft.
Storm requirement:	
100 yr. storm	\$
Downspout type:	
bounspoor type.	

California -- San Francisco Rainfall Intensity (10yr) = 2.7 in./hr. Rainfall Intensity (100yr) = 3.7 in./hr. Drainable Area (10yr) = 450 sq. ft. Drainable Area (100yr) = 330 sq. ft. Year Setting = 100 yr. Plan Area = 2600 sq. ft. Gutter length = 145 ft. Max Gutter Served by Each DS = 18 ft. Design Area = 2600 sq. ft. Minimum Number of DS = 9 Max Roof Area Served by Each DS = 322.76 sq. ft.

C

A

B

Min. Gutter Width = 3 in. Min. Gutter Depth = 3 in. Recommended Product: NorthClad® Gs 600 Series Min. Ds Size = 1.75 in. x 2.25 in.

Recommended Product: NorthClad® Gs 44 Square DS





1.	Where right of way restrictions, natura or other existing conditions create an unreasonable hardship, the clear width reduced to 3 feet.	CITY OF ALAMEDA COUN		
2	Correct AP to 4"	8/12/00		
Ζ		0/12/09	NWL	
1	2' Min. 5' Max. Flare	1/24/06	RWL	Approved: Date:
No	Revision	Date	By	City Engineer RCE 2939



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

ARCHITECT	UKAL LEGEND
7////////	NEW (N) WALL
	EXISTING (E) WALL TO REMAIN
	EXISTING (E) \mathcal{W} II TO BE REMOVED
	EXISTING (E) WALL TO BE REPOVED
	LINE BELOW OR BEYOND
Ę	PROPERTY LINE
	SECTION
	-DETAIL NUMBER
5	- SHEET NUMBER
A	WINDOW KEY
$\langle \Delta \rangle$	DOOR KEY
	REVISION
Ų V	
	CEILING MOUNTED LIGHT
ю́н	WALL MOUNTED LIGHT
n	RECESSED LIGHT
لعر	RECESSED ADJUSTABLE LIGHT
┝━━━━━┥	CABLE/TRACK LIGHTING
	UNDERCABINET LIGHT
	JUNCTION BOX
	CEILING FAN W/ LIGHT
S	CEILING FAN
	LIGHT EVHALIGT EANL COMBO
Ø Ŷ ⁺	
	EXHAUST FAN
	SWITCH
m- 63-	3 WAY SWITCH
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₽	DUPLEX WALL OUTLET
\oplus	QUAD WALL OUTLET
	FLOOR OUTLET
N	I ELEPTUNE JACK
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	PUSH BUTTON
SD	SMOKE DETECTOR
$\overline{(co)}$	CARBON MONOXIDE DETECTOR
\bigcirc	THERMOSTAT CONTROLS
<u> </u>	HEAT REGISTER @ CEILING
L	
	HEAT REGISTER @ FLOOR
\sim	HEAT REGISTER @ WALL OR TOEKICK
———————————————————————————————————————	SUPPLY LINE
KEY TO A	ABBREVIATIONS
<u>KEY TO A</u> AAP =	ABBREVIATIONS ATTIC ACCESS PANEL
<u>KEY TO A</u> AAP = AP = CAB =	ABBREVIATIONS ATTIC ACCESS PANEL ACCESS PANEL COLD AIR RETURN
<u>KEY TO A</u> AAP = AP = CAR = CAP =	ABBREVIATIONS ATTIC ACCESS PANEL ACCESS PANEL COLD AIR RETURN CRAWLSPACE ACCESS PANEL
<u>KEY TO A</u> <u>A</u> <u>A</u> <u>P</u> = <u>C</u> <u>A</u> <u>P</u> = <u>C</u> <u>A</u> <u>P</u> = <u>D</u> = <u>D</u> =	ABBREVIATIONS ATTIC ACCESS PANEL ACCESS PANEL COLD AIR RETURN CRAWLSPACE ACCESS PANEL DIMMER
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KEY TO A AAP AP AP CAR CAP DS F FAU	ABBREVIATIONS ATTIC ACCESS PANEL ACCESS PANEL COLD AIR RETURN CRAWLSPACE ACCESS PANEL DIMMER DOWN SPOUT FLUORESCENT FORCED AIR UNIT
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		EXISTING (E) WALL TO REMAIN
		EXISTING (E) WALL TO BE REMOVED
		LINE ABOVE
		PROPERTY LINE
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		-DETAIL NUMBER
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	Æ	WINDOW KEY
	\bigotimes	DOOR KEY
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	$\frac{\text{KEY } O A}{\text{AAP}} =$	ATTIC ACCESS PANEL
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	CAR = CAP -	COLD AIR RETURN CRAWI SPACE ACCESS PANEI
	D =	DIMMER
	DS = F =	DOWN SPOUT FLUORESCENT
	FAU =	FORCED AIR UNIT
	FV = GFI =	GROUND FAULT CIRCUIT INTERRUPTER
	HB =	
	H20 = LED =	T24 QUALIFYING LED
	MS =	MOTION SENSOR
	09 =	OCCUPANCY SENSOR
	PC = 55 -	PHOTOCELL Sanitary Sewer
	VS =	VACANCY SENSOR
	WH = WP -	WATER HEATER WATERPROOF/WEATHERPROOF
	15.1P =	1 SHELF, 1 POLE
	220V =	220 VOLT
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		No. C22085
		GAREN. 2017-3
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	PERMIT REV	ISION 1 2/ 12.23.21
	PLAN CHEC	K RESPONSE 1 1/ 09.23.15
	BUILDING PF	$\mathbb{R}^{MIT} APPLICATION \qquad 07.09.15$
	REMODEL	
	STEVE CHA	* JESS YASNOVSKY 12.23.21
	ALBANY. C	DRA AVE. DA 94707
	J	
		CHITECT, INC.
	1250 Al	BERKELEY, CA 94702
	PH (51	O) 549-3584 FX (510) 549-3574

JASON@JKALDISARCHITECT.COM

2.

14023

MAIN FLOOR PLAN @ 1/4" = 1'-0"

UPPER FLOOR PLAN @ 1/4" = 1'-0"

0'



м**-69**-

EXHAUST FAN

3 WAY SWITCH

SWITCH

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WINDOW KEY

CEILING MOUNTED LIGHT

WALL MOUNTED LIGHT

DOOR KEY

REVISION

PUSH BUTTON

HEAT DETECTOR

THERMOSTAT CONTROLS

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

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

ARCHITECT	URAL LEGEND
7////////	
	EXISTING (E) WALL TO REMAIN
	EXISTING (E) WALL TO BE REMOVED
	LINE ABOVE
	LINE BELOW OR BEYOND
— <u> </u>	PROPERTY LINE
	DETAIL NUMBER
5	-SHEET NUMBER
\triangle	WINDOW KEY
\bigotimes	DOOR KEY
V)	REVISION
	CEILING MOUNTED LIGHT
ю́-	WALL MOUNTED LIGHT
Ø	RECESSED LIGHT
Ø	RECESSED ADJUSTABLE LIGHT
$[\bullet \bullet$	CABLE/TRACK LIGHTING
├ ────┤	UNDERCABINET LIGHT
ю-	JUNCTION BOX
-\$-	CEILING FAN W/ LIGHT
Ó	CEILING FAN
	LIGHT-EXHAUST FAN COMBO
	EXHAUST FAN
_ 	SWITCH
m -63-	3 WAY SWITCH
\ominus	DUPLEX WALL OUTLET
\oplus	QUAD WALL OUTLET
Θ	FLOOR OUTLET
К	TELEPHONE JACK
K	T.V./ DATA CABLE JACK
\$	SPEAKER
ĊĤ	CHIMES
0	PUSH BUTTON
6D	SMOKE DETECTOR
\bigcirc	CARBON MONOXIDE DETECTOR
(HD)	HEAT DETECTOR
$\check{\mathbb{O}}$	THERMOSTAT CONTROLS
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L'	HEAT REGISTER & CEILING
	HEAT REGISTER @ FLOOR
	HEAT REGISTER @ WALL OR TOEKICK
——–	SUPPLY LINE
KEYTO	ABBREVIATIONIS
$\frac{RETTOP}{AAP} =$	ATTIC ACCESS PANEL
AP = CAR =	ACCESS PANEL COLD AIR RETURN
CAP =	CRAWLSPACE ACCESS PANEL
D = DS =	DOWN SPOUT
F = FAU =	FLUORESCENT FORCED AIR UNIT
FV =	FOUNDATION VENT
HB =	HOSE BIB
H2O = LED =	WATER SUPPLY T24 QUALIFYING LED
MS =	MOTION SENSOR
0f = 05 =	OVERTIANG OCCUPANCY SENSOR
PC = 55 -	PHOTOCELL SANITARY SEWER
VS =	VACANCY SENSOR
WH = WP =	WATER HEATER WATERPROOF/WEATHERPROOF
15.1P = 220V -	1 SHELF, 1 POLE 220 VOLT

1/2" 0' 2' 4' 8' 2 12.23.21 PERMIT REVISION 1

ob number 14**023**

PLAN CHECK RESPONSE 1 1/ 09.23.15 BUILDING PERMIT APPLICATION 07.09.15

TYPICAL EXTERIOR BUILDING MATERIALS MATCH EXISTING, TYPICAL

- \bullet (N) CLASS A ASPHALT COMPOSITION SHINGLE ROOF • (N) STUCCO EXTERIOR, LIGHT DASH TEXTURE,
- PAINTED • (N) CLAD WOOD WINDOWS & FIBERGLASS WINDOWS
- PER WINDOW SCHEDULE
- (N) WOOD TRIMS, DECORATIVE BRACKETS
- & RAFTER TAILS, PAINTED
- (N) METAL GUTTERS & DOWNSPOUTS
- (N) EXTERIOR CLAD WOOD, WOOD & FLUSH METAL DOORS PER DOOR SCHEDULE

TYP. G.S.M. FOUNDATION VENTS 8x14 (NFVA = 71 SQ. IN. EA. = 0.49 SQ. FT. EA.)

V	
	NFVA
6 FV @ SOUTH =	2.94 SF
2 FV @ EAST =	<i>0.98</i> SF
4 FV @ NORTH =	1.96 SF
TOTAL FV PROVIDED =	5.88 SF
940 SF / 1500 SF =	0.62 SF

5.88 SF > TOTAL REQ'D VENTING 0.62 SF

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

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

WOOD FRAME WINDOW DETAIL JELD-WEN WINDOWS TRADITIONAL INSTAULTION ACHIEVES

CONFORMANCE WITH DEGIGN REVIEW INTENT TO MATCH (F) WD. WINDOWS

TYPICAL EXTERIOR BUILDING MATERIALS

- MATCH EXISTING, TYPICAL \bullet (N) CLASS A ASPHALT COMPOSITION SHINGLE ROOF
- (N) STUCCO EXTERIOR, LIGHT DASH TEXTURE, PAINTED
- (N) CLAD WOOD WINDOWS & FIBERGLASS WINDOWS
- PER WINDOW SCHEDULE
- (N) WOOD TRIMS, DECORATIVE BRACKETS & RAFTER TAILS, PAINTED
- (N) METAL GUTTERS & DOWNSPOUTS
- (N) EXTERIOR CLAD WOOD, WOOD & FLUSH METAL DOORS PER DOOR SCHEDULE

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

12.23.21

09.23.15

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14023

07.05.17

JASON KALDIS ARCHITECT, INC. 1250 ADDISON STREET - STUDIO 210 BERKELEY, CA 94702 PH (510) 549-3584 FX (510) 549-3574 JASON@JKALDISARCHITECT.COM

SOUTH ELEVATION

SCALE: 1/4" = 1-0"

- (E) CHIMNEY (E) RIDGE (E) (E) (E) D.S. · _____ ______ (E)

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

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

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TDB

BEST MANAGEMENT PRACTICES:

1. BEFORE IT RAINS, MATERIALS ARE TO BE SWEPT AND REMOVED FROM SURFACES THAT DRAIN TO STORM DRAINS, CREEKS OR CHANNELS. EXPOSED PILES OF SOIL, CONSTRUCTION MATERIALS AND WASTES ARE TO BE COVERED WITH PLASTIC SHEATHING OR TEMPORARY ROOFS TO PREVENT RUNOFF DURING PERIODS OF RAIN.

2. ALL LEAKS, DRIPS, AND OTHER SPILLS ARE TO BE CLEANED UP IMMEDIATELY SO AS NOT TO CONTACT STORM WATER.

3. PAVEMENT OR SURFACES WHERE MATERIALS HAVE SPILLED ARE NEVER TO BE WASHED DOWN. USE DRY CLEANUP METHODS WHEN EVER POSSIBLE. IF WATER MUST BE USED TO FLUSH PAVEMENT, RUNOFF IS TO BE COLLECTED TO SETTLE OUT SEDIMENTS AND PROTECT STORM DRAIN INLETS.

4. VEHICLES OR EQUIPMENT ARE TO BE WASHED AT APPROPRIATE OFF-SITE LOCATIONS.

5. ALL WASTES ARE TO BE DISPOSED OF PROPERLY. MATERIALS THAT CANNOT BE REUSED OR RECYCLED MUST BE TAKEN TO AN APPROPRIATE LANDFILL OR DISPOSED OF AS HAZARDOUS WASTE. DEBRIS IS NEVER TO BE THROWN INTO CHANNELS, CREEKS, OR WETLAND AREAS. DEBRIS IS NEVER TO BE STORED OR LEFT IN THE STREET OR NEAR A CREEK WHERE IT MAY CONTACT RUNOFF.

6. PROTECT ALL STORM DRAIN INLETS IN VICINITY OF SITE USING SEDIMENT CONTROLS SUCH AS BERMS, FIBER ROLLS OR FILTERS.

7. CONTRACTOR SHALL TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES/SUBCONTRACTORS RE: CONSTRUCTION BMPS

PROJ. NORTH

UPPER FLOOR FRAMING PLAN

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

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12.23.21

	2.20.21
PLAN CHECK RESPONSE 1	09.23.15
BUILDING PERMIT APPLICATION	07.09.15
JOB ADDRESS REMODEL & ADDITION FOR STEVE CHA & JESS YASNOVSKY 969 VENTURA AVE. ALBANY, CA 94707	DATE 12.23.21 07.05.17 DRAWN BY CF
JASON KALDIS ARCHITECT, ING 1250 ADDISON STREET - STUDI BERKELEY, CA 94702 PH (510) 549-3584 FX (510) 549 JASON@JKALDISARCHITECT.	O 210 -3574 COM
DRAWING TITLE STRUCTURAL DETAILS (FOUNDATION DETAILS) SHEAR WALL SCHEDULE, NOTES & LEGEND	SHEET 4.2 OF JOB NUMBER 14023

GENERAL STRUCTURAL NOTES

STRUCTURAL DESIGN CRITERIA, PER 2013 CRC ROOF LL = 20 PSF; FLOOR LL = 40 PSF; DECK LL = 40 PSF; BASIC WIND SPEED = 110 MPH; EXPOSURE: B; SEISMIC DESIGN CATEGORY: E SITE CLASS=C

MAPPED SS=2.365 SDS=1.56 SI=0.983 SDI= 0.65 CS=0.24 R=6.5 WIND IMPORTANCE FACTOR= 1.0 OCCUPANCY CATEGORY=I

DESIGN BASE SHEAR= 26.0 KIPS SEISMIC IMPORTANCE FACTOR= 1.0

LATERAL DESIGN=EQUIVALENT LATERAL FORCE BASIC SEISMIC FORCE RESISTING SYSTEM= LIGHT-FRAME WOOD WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE.

NOTES TO GENERAL CONTRACTOR:

DO NOT SCALE STRUCTURAL DRAWINGS: COMPARISON OF STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS (WITH REFERENCE TO MATERIALS, LAYOUT, DIMENSIONS AND ELEVATIONS SHALL BE BY THE GENERAL CONTRACTOR PRIOR TO COMMENCING WORK. ANY DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT AND/OR STRUCTURAL ENGINEER FOR REVISED DIRECTIONS OR CLARIFICATION; CONTRACTOR SHALL VERIFY AL DIMENSIONS BEFORE COMMENCING WORK AND NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCIES: ALL DIMENSIONS FOR EXISTING CONSTRUCTION ARE APPROXIMATE AND MUST BE VERIFIED; CONTRACTOR TO COORDINATE OPENINGS IN WOOD AND CONCRETE WITH MECHANICAL, PLUMBING AND ELECTRICAL TRADES.

02010 SUBSURFACE INVESTIGATIONS

SOIL CONDITIONS SHALL BE REEVALUATED AT THE TIME OF EXCAVATION AS TO THEIR CONFORMANCE WITH DESIGN CRITERIA AND RECOMMENDATIONS, I ANY, IN A GEOTECHNICAL REPORT OF A CIVIL OR SOILS ENGINEER. FOOTINGS HAVE BEEN DESIGNED FOR A DEAD AND LIVE LOAD BEARING PRESSURE OF 1300 PSF IN A FIRM, UNDISTURBED, NATIVE SOIL UNLESS EXPLICITLY DETERMINED BY INVESTIGATION AND TESTING TO BE GREATER THAN THAT. REFER TO PARTIES INVOLVED, SHEET 1, FOR CONTACT INFORMATION.

02151 TEMPORARY SHORING AND BRACING THE CONTRACTOR SHALL BE COMPLETELY

RESPONSIBLE FOR THE CONDUCT OF THE WORK INCLUDING ALL CONSTRUCTION METHODS AND PROCEDURES, SITE SAFETY, AND METHODS, DESIGN, AND MATERIALS FOR TEMPORARY VERTICAL AND LATERAL SUPPORT OF EXISTING (WHILE INCOMPLETE) AND NEW STRUCTURE (WHEN COMPLETE). SITE VISITS BY THE ARCHITECT OR STRUCTURAL ENGINEER WILL NOT INCLUDE INSPECTION OF THE MEANS OF CONSTRUCTION. VERIFY DEPTHS AND LOCATIONS OF ADJACENT PIPING AND FOUNDATION SYSTEMS.

02220 EXCAVATION, BACKFILLING & COMPACTING

BACKFILL AGAINST WALLS SHALL BE WITH IMPORTED FILL MATERIAL OR SITE SOILS FREE FROM VEGETABLE MATTER AND OTHER DELETERIOUS SUBSTANCES. PLACE FILL IN LAYERS NOT EXCEEDING 8 INCHES IN DEPTH. WITH A PROPER MOISTURE CONTENT TO PROVIDE COMPACTION OF NOT LESS THAN 90 PERCENT OF MAXIMUM DENSITY. IN ACCORDANCE WITH ASTM D-1557-70, USE 95 PERCENT COMPACTION AT PAVED AREAS. DO NOT BACKFILL AGAINST ANY CONCRETE OR MASONRY WALLS UNTIL THEY HAVE ACHIEVED DESIGN STRENGTH AT 28 DAYS FROM LAST CONCRETE POUR. STEP SLOPING SITES INTO A SERIES OF LEVEL BENCHES PRIOR TO PLACING FILL, AND PROVIDE A KEY WITH A PERFORATED DRAIN AT THE BOTTOM.

02280 SOIL TREATMENT

ALL STUMPS, ROOTS, AND VEGETATION SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF AT LEAST 12 INCHES BELOW THE SURFACE OF THE GROUND IN THE AREA OCCUPIED BY THE BUILDING.

02700 DRAINAGE SYSTEMS

THE EXTERIOR OF RETAINING WALLS SHALL BE WATERPROOFED WITH BITUTHENE SYSTEM 4000 AND DRAINAGE COMPOSITE MEDIA AND PROTECTION BOARD (AS MFRD. BY THE W.R. GRACE CO.) OR APPROVED EQUAL WATERPROOF AND DRAINAGE SYSTEMS SUCH AS PARASEAL LG (AS MFRD. BY REMCO) OR CCW MIRACLAY (AS MFRD. BY CARLISLE). ALL RETAINING WALLS SHALL HAVE A PERFORATED DRAIN SET AT THE BASE OF THE BACKFILL AND BELOW THE TOP OF THE ROUGH FLOOR LEVEL AND SHALL NOT ENCROACH INTO THE FOUNDATION 45° BEARING PLANE. PERFORATED DRAINPIPE SHALL BE SDR-35 HEAVY DUTY PLASTIC PIPE MEETING ASTM D3034, 4 INCH DIAMETER (U.O.N.) WITH THE PERFORATIONS DOWN AND SLOPING 2% TOWARD THE OUTLET. THE PIPE SHALL BE IN AT LEAST A 12 INCHES WIDE TRENCH FILLED WITH CLEAN DRAIN ROCK AND LINED WITH FILTER FABRIC AT THE ADJACENT EARTH. DRAIN ROCK. EXCEPT WHERE SURROUNDING THE PIPE, MAY BE SUBSTITUTED WITH ENKADRAIN PREMIUM (AS MFRD. BY COLBOND) SUBSURFACE GEOTEXTILE DRAINAGE MATTING PER DETAILS, OR APPROVED EQUAL. ALL DOWNSPOUTS SHALL BE CONNECTED TO A 4 INCH SOLID SUBSURFACE DRAIN SLOPING AT LEAST 2% DRAINS MAY DISCHARGE INTO STREET, GUTTER, OR APPROVED DISSIPATION DEVICE AT LEAST TEN FEET DOWN HILL FROM THE BUILDING AND TEN FEET FROM ADJACENT PROPERTY LINE. AT ALL PIPES, INSTALL CLEANOUTS AT EVERY CHANGE IN DIRECTION AND AT 100' MAX. O.C.

03200 CONCRETE REINFORCEMENT

REINFORCING STEEL FOR #4 BARS AND SMALLER SHALL BE GRADE 40, MEETING ASTM A-615, BARS #6 OR LARGER SHALL BE GRADE 60. PROVIDE 90 DEGREE HOOK WITH A 12 INCH EXTENSION FOR ALL HORIZONTAL BARS AT ALL CORNERS AND INTERSECTIONS OF WALLS, FOOTINGS, AND CURBS, UNLESS NOTED OTHERWISE. REINFORCING STEEL SHALL HAVE A MINIMUM LAP OF 40 BAR DIAMETERS AT CONCRETE MEMBERS. STAGGER SPLICES IN ADJACENT BARS 4' MIN. DO NOT WELD REINFORCEMENT. MINIMUM SLAB REINFORCEMENT SHALL BE 6"x6", #10x#10 WELDED WIRE FABRIC CONFORMING TO ASTM-A185, OR #3 BARS @ 18" ON CENTER MIN. CONCRETE PROTECTIVE COVER @ REINFORCEMENT:

CAST AGAINST EARTH: 3' ALL OTHER LOCATIONS #6 AND LARGER: 2"

#5 AND SMALLER: 1 1/2"

03300 CAST-IN-PLACE CONCRETE CONCRETE AND ITS PLACEMENT SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE STANDARDS ACI-301. ACI-318, AND ASTM C-94 AND ASTM C-33. AGGREGATE TO CONFORM TO ASTM-C330, MIN. 5.5 SACKS OF CEMENT PER CUBIC YARD. DO NOT USE CALCIUM

CHLORIDE IN ANY CONCRETE.

MIN. COMPRESSIVE STRENGTH AT 28 DAYS: 2500 PSI **MAXIMUM AGGREGATE SIZE: 3/4**

MAXIMUM CONCRETE SLUMP: 4

CURE CONCRETE FOR 14 DAYS BY MOIST SPRAY OR ANOTHER APPROVED METHOD. BRUSH CLEAN AND WASH EXISTING CONCRETE TO RECEIVE NEW CONCRETE. BLOW OUT DUST AND USE VINYL BRUSH TO CLEAN ALL HOLES DRILLED INTO CONCRETE. HIGH STRENGTH EPOXY GROUT TO BE HILTI EPOXY GROUT (HIT HY-150), EPCON, OR COVERT EPOXY SYSTEM, OR APPROVED EQUAL FOR USE WITH ALL THREAD ROD AND REBAR DOWEL, INSTALLED PER MFR'S INSTRUCTIONS.

03302 FOOTINGS

PLACE FOOTING CONCRETE DIRECTLY AGAINST THE SIDES OF FOOTING EXCAVATIONS.

03303 CONCRETE SLABS ON GRADE

PLACE CONCRETE SLABS OVER 2 INCHES OF SAND OVER A 15 MIL, VAPOR BARRIER, AND OVER 4" CLEAN. FREE-DRAINED COMPACTED ROCK (CALTRANS CLASS II). PROVIDE CONSTRUCTION JOINTS OR WEAKENED PLANE JOINTS AT 10'-0" EACH WAY.

04200 UNIT MASONRY

CONCRETE MASONRY UNITS: ASTM C-90, GRADE N. TYPE 1, F'M=1500 PSI. GROUT: PEA GRAVEL MIX, F'M = 2000 PSI, 8" TO 10" SLUMP

MORTAR: TYPE M, MIN. COMPRESSIVE STRENGTH = 2000 PSI AT 28 DAYS.

04201 LAYUP

RUNNING BOND: FULL INTERSECTING BOND AT CORNERS AND WALL INTERSECTIONS. PROVIDE SPECIAL PILASTER UNITS AT PILASTERS OR BUILD UP USING FACE SHELLS ONLY. PROVIDE BRACING AS NECESSARY DURING GROUT PLACEMENT. SOLID GROUT ALL MASONRY UNITS.

ALL HORIZONTAL REBAR TO BE TERMINATED WITH A 2'-0" LONG, 90 DEGREE BEND TO INTERSECTING WALLS.

05030 METAL FINISHES

MISCELLANEOUS METALS TO BE SHOP PAINTED. ALL FERROUS METALS WHOLLY OR PARTIALLY EXPOSED TO WEATHER TO BE COATED WITH ZINC RICH PRIMER. 3 MILS IN THICKNESS, MIN. AFTER INSTALLATION, TOUCH UP OR PAINT FIELD CONNECTIONS AND ABRASIONS WITH SAME PAINT USED FOR SHOP PAINTING. ALL FERROUS METALS TO BE EMBEDDED IN CONCRETE SHALL BE SHOP COATED WITH RED LEAD PRIMER. HOT DIP GALVANIZE, PER ASTM A-153 AFTER FABRICATION. INCLUDING ALL FASTENERS AND FRAMING DEVICES EXPOSED TO WEATHER.

05121 STRUCTURAL STEEL MATERIALS SHAPES AND PLATES: ASTM A36

MACHINE BOLTS: ASTM A306

STEEL TUBING: ASTM A500, GRADE B, F'y = 46 KS PIPE COLUMN: ASTM A53, GRADE B, F'y = 36 KSI STEEL PIPE: ASTM A53, TYPE E OR S, GRADE B, F'y = 36 KSI OR ASTM A500, GRADE B, F'y = 46 KSI ANCHOR BOLTS: ASTM A307, HOOK 7 DIA., MIN. HIGH STRENGTH BOLTS: ASTM A325 OR A490 PER PLAN OTHER BOLTS: ASTM A307, U.O.N.

05122 FABRICATION AND ERECTION

SUBMIT SHOP DRAWINGS AND A SET OF REPRODUCIBLE VELLUMS WITH CONTRACTOR'S APPROVAL ON EACH SHEET PRIOR TO FABRICATION. FABRICATION AND ERECTION PER AMERICAN INSTIT OF STEEL CONSTRUCTION (AISC) "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS." LATEST EDITION.

05123 WELDING

WELDING PER AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE – STEEL (ANSI/AWS D1.1)" LATEST EDITION OR CURRENT CODE. ALL WELDING IS TO BE PERFORMED BY CERTIFIED WELDERS, WELD ALL AROUND CONNECTIONS. WELD TO BE FULL THICKNESS OF THINNER ADJOINING MEMBER. U.O.N.; ARC WELDING ELECTRODES SHALL BE E70XX. FULL PENETRATION WELDS REQUIRE SPECIAL INSPECTION. ALL STRUCTURAL STEEL TO BE PRIMED BEFORE INSTALLATION.

05124 GALVANIZING

HOT DIP GALVANIZER PER ASTM A153 AFTER FABRICATION. GALVANIZE ALL MEMBERS EXPOSED TO EXTERIOR WEATHER AND ITEMS NOTED ON PLANS.

05126 GROUT UNDER BASE PLATES AFTER ERECTION AND LEVELING, GROUT WITH HIGH STRENGTH, NON-SHRINKING GROUT (EMBECO OR APPROVED EQUAL). AT LOCATIONS EXPOSED TO VIEW, USE NON-STAINING GROUT.

06051 STRUCTURAL HARDWARE MINIMUM NAILNG AND FASTENING SHALL COMPLY WITH

CRC TABLE 602.3(1) PROVIDE WASHERS FOR ALL BOLTS, LAG BOLTS AND NUTS BEARING AGAINST WOOD. ALL NAILS AT 2X'S OR LARGER SHALL BE COMMON NAILS. SHORT NAILS MAY BE USED PROVIDED THEY HAVE COMMON CODE SPECIFIED MINIMUM EMBEDMENT. PREDRILL WHERE NECESSARY TO PREVENT SPLITTING OF WOOD, AND FOR INSTALLATION OF WOOD SCREWS AND LAG SCREWS, DO NOT OVERDRIVE NAIL HEADS. SHEET METAL FRAMING DEVICES AND STEEL FRAMING CONNECTORS SHOWN ARE MFRD. BY SIMPSON STRONG-TIE CO. (PER LATEST CATALOG); INSTALL PER MFR.'S INSTRUCTIONS. SUBSTITUTES APPROVED BY STRUCTURAL ENGINEER OR ARCHITECT MAY BE USED. SELECT SIZES TO FIT MEMBERS, NAIL FULLY. RETIGHTEN ALL BOLTS AND HOLD-DOWNS TO MAXIMUM TENSION AS LATE AS POSSIBLE IN THE CONSTRUCTION PROCESS; DO NOT CRUSH THE WOOD. USE BC OR EQUAL AT ALL POST/BEAM CONNECTIONS, U.ON.; ALL METAL CONNECTORS AND FASTENERS IN CONTACT WITH PRESSURE TREATED FRAMING SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED (SIMPSON SRONG-TIE Z-MAX, FOR EXAMPLE) FINISHED.

06101 FRAMING LUMBER

ALL FRAMING LUMBER SHALL BE DOUGLAS FIR LARCH (COAST REGION) GRADED AND MARKED IN ACCORDANCE WITH THE STANDARD GRADING RULES NO. 16 OF THE WEST COAST LUMBER INSPECTION BUREAU.

2X AND 4X MEMBERS: DOUG-FIR LARCH NO.2 OR BETTER, U.O.N. 6X MEMBERS: DOUG-FIR LARCH NO. 1 OR BETTER,

U.O.N. POSTS: DOUG-FIR LARCH NO. 1 OR BETTER, U.O.N. MUDSILLS: PRESSURE TREATED OR FOUNDATION

GRADE REDWOOD ALL EXPOSED WOOD SHALL BE SELECTED FOR APPEARANCE AND SANDED.

19% MAX. MOISTURE CONTENT IN 2X MEMBERS

06102 GENERAL FRAMING

AT BEARING WALLS, PROVIDE A STUD DIRECTLY BELOW EACH JOIST; ADD ADDITIONAL STUDS AS NECESSARY. PROVIDE STUDS OR POSTS FULL WIDTH OF BEAMS ENTERING WALLS: PROVIDE SOLID POSTS AND BLOCKING DOWN TO FOUNDATION. PROVIDE BACKING FOR ALL FINISH SURFACES, EDGES OF MATERIALS,

TRIM, AS WELL AS SUPPORT OF EQUIPMENT AND CABINETS. USE 4 X 10 WINDOW AND DOOR HEADERS, U.O.N.

USE 2-2X POSTS UNDER ALL BEAMS, U.O.N. USE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS. FLOOR JOISTS: PROVIDE SOLID BLOCKING AT 8'-0" O.C.,

MAX

RAFTERS AND CEILING JOISTS: OMIT SOLID BLOCKING FOR DEPTHS 8 INCHES AND UNDER. LAP SPLICE TOP PLATES 4 FEET WITH 15-16d MIN.

06116 PLYWOOD

AMERICAN PLYWOOD ASSOCIATION (APA) TRADEMARKED PLYWOOD CONFORMING WITH NATIONAL RESEARCH BOARD REPORT NO. NRB-108: EXTERIOR GLUE; GRADE AND THICKNESS AS SPECIFIED; CENTER PLYWOOD JOINTS ON FRAMING MEMBER OR BLOCKING. PROVIDE 1/2" SPACE BETWEEN UNTREATED PLYWOOD AND CONCRETE (OR ISOLATE WITH SELF ADHERING ASPHALTIC IMPREGNATED MEMBRANE OR GALVANIZED SHEET METAL FLASHING) PLYWOOD NAILING: NAIL ALL PANEL EDGES WITH 10d COMMON OR GALVANIZED BOX NAILS AT SPACING SPECIFIED. PROVIDE 3/8" MINIMUM EDGE DISTANCES AT ALL PLYWOOD AND FRAMING. DRIVE NAILS FLUSH WITH PLYWOOD SURFACE; DO NOT FRACTURE SURFACE BY OVERDRIVING OR COUNTERSINKING NAILS: IF OVERDRIVEN NAILS ARE OBSERVED. THOSE NAILS WILL BE DISCOUNTED AND ADDITIONAL NAILS MUST BE ADDED, STAGGERING ADDED NAILS AS POSSIBLE WITHOUT VIOLATING MIN. EDGE DISTANCES.

06117 FLOOR SHEATHING

3/4" THICK MIN. TONGUE AND GROOVE PLYWOOD; PANEL SPAN RATING: 40/20. LAY WITH FACE GRAIN PERPENDICULAR TO JOIST; STAGGER PANELS 4'-0 LENGTHWISE: MIN. PANEL DIMENSION 2'-0". GLUE PLYWOOD TO ALL SUPPORTS, INCLUDING BLOCKING, WITH 1/4" MIN. BEADS OF APPROVED ADHESIVE MEETING APA SPECIFICATION AFG-01 APPLIED PER NRB-108.

06118 ROOF SHEATHING

1/2" THICK MIN. 5-PLY PLYWOOD; PANEL SPAN RATING: 24/0. LAY WITH FACE GRAIN PERPENDICULAR TO JOIST; STAGGER PANELS 4'-0" LENGTHWISE; MIN. PANEL DIMENSION 2'-0", BLOCK ALL EDGES WITH 2 X 4 MIN. OR PLYCLIP.

06119 WALL SHEATHING

WALL SHEATHING TO BE PER SHEAR WALL DESIGN OTHERWISE 1/2" THICK MIN., STANDARD SHEATHING GRADE PLYWOOD. APPLY DIRECTLY TO STUDS; BLOCK JOINTS WITH BLOCKING SAME SIZE AS STUDS; PLYWOOD PANEL ORIENTATION: CONTRACTOR'S OPTION.

06170 ENGINEERED LUMBER

TRUS-JOIST (TJI), PARALLAM (PSL), MICROLLAM (LVL) AND TIMBERSTRAND (LSL) MEMBERS AS MFRD. BY I-LEVEL (WEYERHAEUSER): INSTALL PER MFR'S INSTRUCTIONS.

PARALLAM MEMBERS SHALL HAVE MIN. ALLOWABLE BENDING STRESS (Fb)=2900 PSI; MIN. SHEAR STRESS (Fv)=290 PSI; MIN. MODULUS OF ELASTICITY E=2,000,000

GLUE LAMINATED MEMBERS: CONFORM WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC) STANDARD AITC-117-85; WET USE ADHESIVE INDUSTRIAL APPEARANCE GRADE (EXCEPTION: ARCHITECTURAL FINISH GRADE APPEARANCE: 24F SEALED WITH PENETRATING SEALER AND INDIVIDUALLY WRAPPED, WHERE EXPOSED TO INTERIOR LIVING SPACE OR AS NOTED): USE V-8 FOR CANTILEVER BEAM. PROVIDE GLULAM CERTIFICATE LISTING ALL BEAM PROPERTIES TO LOCAL BUILIDNG INSPECTION DEPARTMENT PRIOR TO FRAME INSPECTION. **GLULAM MEMBERS SHALL HAVE MIN. ALLOWABLE** BENDING STRESS (Fb)=2400 PSI; MIN. SHEAR STRESS (Fv)=165 PSI; MIN. COMPRESSION PERP. TO GRAIN Fcp=650 PSI: MIN. MODULUS OF ELASTICITY E=1,800,000

06190 FLOOR & ROOF TRUSSES

MANUFACTURER TO PROVIDE TRUSS DESIGN PER CRITERIA SHOWN BELOW (PER FRAMING PLANS), CALCULATIONS, LOAD DIAGRAMS, FULLY DETAILED SHOP DRAWINGS (WITH ANCHORAGE, CONNECTIONS AND HARDWARE) AND INSTALLATION INSTRUCTIONS PREPARED AND SIGNED BY A CIVIL OR STRUCTURAL ENGINEER LICENSED IN CALIFORNIA. TRUSS SHOP DRAWINGS TO BE REVIEWED AND ACCEPTED BY

ENGINEER OF RECORD PRIOR TO SUBMITTAL TO CITY OR COUNTY BUILDING INSPECTION FOR APPROVAL. NEITHER THE PROJECT ENGINEER NOR THE ARCHITECT IS RESPONSIBLE FOR THE PRE-ENGINEERED TRUSSES OR FOR THE INSTALLATION OF THE TRUSSES. DESIGN LOADS (PSF):

TOP CHORD LIVE LOAD (TCLL) = TOP CHORD DEAD LOAD (TCDL) = BOTTOM CHORD LIVE LOAD (BCLL) = BOTTOM CHORD DEAD LOAD (BCDL) =

TOTAL DESIGN LOAD = BOTTOM CHORDS OF TRUSSES ACTING AS CEILING MEMBERS MUST BE ABLE TO SUPPORT A 10 PSF LIVE LOAD PER CBC. TRUSSES SHALL BE DESIGNED TO CARRY ANY ADDITIONAL LOADS DUE TO MECHANICAL UNITS, OVERHEAD DOORS, ROOF OVERBUILDS/CALIFORNIA FRAMING, SOLAR PANELS,

ETC. ALL MEMBERS SHALL BE DESIGNED FOR COMBINED STRESSES BASED ON THE WORST LOADING CONDITION.

TRUSS MFR. SHALL INDICATE PROPER BRACING OF COMPRESSION CHORD MEMBERS 6'-0" LONG OR LONGER AS WELL AS FASTENERS AND BRACING FOR TRUSS ERECTION. ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO

FABRICATION. NO WEB OR CHORD MEMBERS SHALL BE MODIFIED IN

THE FIELD. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE TRUSSES PER THE MFR.'S SPECIFICATIONS. FABRICATION OF TRUSSES SHALL BE FROM APPROVED

SHOP DRAWINGS AND SHALL MEET OR EXCEED THE ICC AND CBSC REQUIREMENTS

JOINTS MUST HAVE AN AVERAGE WIDTH OF LESS THAN 1/16" IMMEDIATELY AFTER FABRICATION, EXCEPT THAT COMPRESSION CHORD JOINTS AT SPLICES AND RIDGES SHALL HAVE FULL CONTACT BETWEEN MEMBERS. EACH

CHORD SECTION SHALL BE INVOLVED IN TWO PANEL JOINTS BEFORE BEING SPLICED. PROVIDE 1/8" CAMBER FOR EACH 6 FEET OF TRUSS,

U.O.N.

06190 FLOOR & ROOF TRUSSES (CONT'D METAL GUSSET PLATES SHALL BE SIZED FOR GREATER

OF MEMBER FORCES SHOWN ON DRAWINGS OR MEMBER FORCES DERIVED FROM STRUCTURAL ANALYSIS, PLUS OR MINUS 6%. NO PANEL JOINT SHALL HAVE MORE THAN ONE PLATE

PER TRUSS SIDE. PLATES SHALL HAVE A MINUMU BITE OF 2 1/2" ON MEMBERS. MEASURE BITE ALONG CENTER LINE OF WEBS AND PERPENDICULAR TO CHORD AXES. ORIENT PLATE AXIS PARALLEL WITH TRUSS CHORD AXIS EXCEPT WHERE CHORDS CHANGE PITCH AT JOINT TRUSS PLATE SIZES:

- A. MIN. WIDTH OF PLATES SHALL BE 3' B. TRUSSES OTHER THAN SCISSOR TRUSSES SIZE PLATES, NAIL AND STEEL SECTION FOR 135% OF MEMBER FORCES.
- C. SCISSOR TRUSSES: SIZE FOR 160% OF MEMBER FORCES.
- D. NO INCREASE IN PLATE VALUES WILL BE ALLOWED FOR DURATION OF LOADING OR OTHER FACTORS. PRESS PLATES INTO MEMBERS TO OBTAIN FULL PENETRATION WITHOUT CRUSHING SURFACE OF WOOD. 1/32" MAX. OPENING BETWEEN PLATE AND WOOD SURFACE. LUMBER DEFECTS AND PLATE MISPLACEMENT IN COMBINATION SHALL NOT REDUCE PLATE AREA OR NUMBER OF EFFECTIVE TEETH, PRONGS OR NAILS BY MORE THAN 10%.
- E. DO NOT APPLY METAL GUSSET PLATES AFTER SHOP FABRICATION.

06300 TREATED WOOD

WOOD IN CONTACT WITH CONCRETE MASONRY SHALL BE FOUNDATION GRADE REDWOOD OR PRESSURE TREATED DOUGLAS FIR.

07190 VAPOR BARRIER

LOW PERMEANCE UNDER-SLAB AND CRAWLSPACE VAPOR BARRIER ENGINEERED TO EXCEED AST.E 1745 CLASS A STANDARDS, 15 MIL, VAPOR BARRIER (STEGO WRAP) AS MANUFACTURED BY STEGO INDUSTRIES, LLC.

07270 FIREBLOCKING & DRAFTSTOPPING

INSTALL PER CRC (LATEST EDITION) FIREBLOCKING AND DRAFTSTOPPING (MIN. 2 X OR 2-1X BLOCKING) SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:

1. BALLOON FRAMING: IN CONCEALED SPACES OF STUDWALLS AND PARTITIONS, INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL. 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS & COFFERED CEILINGS.

3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED. 4. IN OPENINGS AROUND VENTS, PIPES, DUCTS CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS. WITH NON-COMBUSTIBLE MATERIALS. 5. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR PREBRICATED METAL CHIMNEY FIUES

6. WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON MASONRY OR CONCRETE FIRE-RESISTIVE FLOORS, THE SPACE BETWEEN THE FLOOF SLAB AND THE UNDERSIDE OF THE WOOD FLOORING SHALL BE FILLED WITH NONCOMBUSTIBLE MATERIAL OR FIRE BLOCKED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER THE FLOORING WHICH WILL EXCEED 100 SQUARE FEET IN AREA AND SUCH SPACE SHALL BE FILLED SOLIDLY UNDER ALL PERMANENT PARTITIONS SO THAT THERE IS NO COMMUNICATION UNDER THE FLOORING BETWEEN ADJOINING ROOMS.

09200 STUCCO

WIRE LATH AT STUCCO WALL SHALL BE NAILED OR STAPLED AT 6" O.C. TO ALL STUDS, BLOCKING, TOP AND BOTTOM PLATES. DO NOT USE SELF-FURRED LATH

STRUCTURAL PLAN & DETAIL ABBREVIATIONS

AB	ANCHOR BOLT	INFO	INFORMATION
ABV	ABOVE	MAX	MAXIMUN
ALT	ALTERNATE(ING)	MIN	MINIMUM
APPROX	APPROXIMATE	MB	MACHINE BOLT
AVG	AVERAGE	NTS	NOT TO SCALE
B/	BOTTOM OF	OC	ON CENTER
BLKG	BLOCKING	OPNG	OPENING
BLW	BELOW	PL	PLATE
BM	BEAM	PLY	PLYWOOD
BN	BOUNDARY NAIL	PT	PRESSURE TREATED
CJ	CLG, JOIST	PTD	PAINTED
CLG	CEILING	R	RAFTER
CONC	CONCRETE	RIENF	RIENFORCE(MENT)
DBL	DOUBLE	SIM	SIMILAR
DIA	DIAMETER	SPEC	SPECIFICATION
DIM	DIMENSION	STRL	STRUCTURAL
DTL	DETAIL	SW	STRONGWALL
EA	EACH	T/	TOP OF
EL	ELEVATION	T&G	TOUNGE&GROOVE
EN	EDGE NAIL	TD	TIE DOWN
EQ	EQUAL	TH	THICK(NESS)
EW	EACH WAY	TYP	TYPICAL
E/	FACE OF	UON	UNLESSOTHERWISENOTE
FDN	FOUNDATION	VERT	VERTICAL
FF	FINISH FLOOR	VIF	VERIFY IN FIELD
FJ	FLOORJOIST	W	WIDTH
CONT	CONTINUOUS	WD	WOOD
FLR	FLOOR	WT	WEIGHT
FTG	FOOTING		
GB	GRADE BEAM	(E)	EXISTING
HDR	HEADER	(N)	NEW
HORIZ	HORIZONTAL	@	AT
HT	HEIGHT	~	100

CONTRACTOR TO REFER TO SIMPSON STRONGTIE INSTALLER'S POCKET GUIDE (SC-INSTALL 14 OR LATEST PUBLISHED VERSION) OR INSTALLATION OF ALL PREFABRICATED SHEAR WALLS. SPECIALTY FASTENERS, CONCRETE ANCHORS, USE OF SET EPOXY, AND ALL METAL CONNECTORS FOR ROUGH FRAMING.

HEIGHT

14023

023

CONSTRUCTION ASSEMBLY NOTES

NOTE: SEE DETAIL U/6.2 FOR INSTALLATION AND DECK FLASHING/WATERPROOFING

3 PER STUD @ 8" O.C.)

PARAPET WITH CRIPPLE STUDS DRILLED FOR CORRESPONDENCE VENTING (112" DIA. HOLES -

CLEAR TO WALL • NOTE: GRIPPABLE RAIL CAP MAY SERVE AS REQUIRED HANDRAIL IF NOT CIRCULAR, A MIN. P=4, MAX. P=6.25 WHERE P= PERIMETER AND A= CROSS SECTION MAX. 2 ¼" THE SHAPE • AT WINDING STAIRS: TREAD LENGTHS SHALL BE CONSISTENT (UNIFORM) DIMENSIONS MIN. 6" AT WALL EDGE OR LINE VERTICALLY BELOW MAX. 4 1/2" W. ENCROACHMENT OF HANDRAIL WHERE OCCURS; MIN 10" MEASURED 12" FROM EDGE OF WALK LINE.

TYPICAL FOUNDATION/CRAWLSPACE VENTING & MOISTURE CONTROL

• 14" WIDE x 8" HIGH G.S.M. FOUNDATION VENTS, LOUVERED WITH WIRE MESH/INSECT SCREEN (1/8" SQ. MAX.) LOCATED PER PLAN & EXTERIOR ELEVATION PER R327.6.2 • 15 MIL VAPOR BARRIER INSTALLED OVER CRAWLSPACE W/ SEALED @ CAPPED JOINTS, TIGHTLY FITTED AND SEALED TO INTERIOR FACE OF MUDSILL

NEWELS, BASEBOARD/TRIMS/STRINGERS & RAIL CAPS; • HANDRAILS & HANDRAIL BRACKETS MAY ENCROACH INTO MIN. STAIR CLEAR WIDTH 4 1/2" FROM EACH SIDE IN THE AREA BELOW THE HANDRAIL HEIGHT • HANDRAIL MOUNTING BRACKETS MUST EXTEND 1 ½" BELOW THE BOTTOM OF THE HANDRAIL BEFORE THEY PROJECT HORIZONTALLY BEYOND THE SIDE OF THE HANDRAIL • 6'-8" MIN. CLEAR HEAD HEIGHT MEASURED VERTICALLY ABOVE NOSINGS

• TREAD PROFILE : MAX ½" BEVEL & UNIFORM • 3/4" MIN. - 1 1/4" MAX. STAIR NOSING, WHEN THE STAIR RUN IS LESS THAN 11" AND A SOLID RISER OCCURS • 36" MIN. CLEAR WIDTH; ALLOWABLE ENCROACHMENTS 1 1/2" EACH SIDE INCLUDE TURNING

• SOLID RISERS OR, IF OPEN RISER, MAX 4" DIA. SPHERE LIMITATION • 10" MIN. TREAD; EQUAL TREADS NOT VARYING MORE THAN 3/8" FROM SMALLEST TO LARGEST TREAD

TYPICAL STAIR REQUIREMENTS (PER CBC 1009, 1012, 1013) (CRC R311.7) ight) = 7 3/4" MAX. RISER; EQUAL RISERS NOT VARYING MORE THAN 3/8" FROM SMALLEST TO LARGEST RISER

COMPONENTS = 25 PLF LATERAL HANDRAIL = 200# PT. LOAD @ ANY DIRECTION

TOP RAIL = 20 PLF LATERAL

SHALL BE SUCH THAT A SPHERE 6" IN DIAMETER CANNOT PASS THROUGH • MINIMUM 42" HIGH ASSEMBLY (MEASURED ABOVE ADJACENT FINISHED FLOOR, DECK, OR LANDING SURFACE) TO MEET THE FOLLOWING DESIGN LOADS PER CBC:

TYPICAL METAL GUARDRAIL & HANDRAIL ASSEMBLY (PER CBC 1012 & 1013) 9) • BALUSTER SPACING SHALL BE SUCH THAT A SPHERE 4" IN DIAMETER (AT LEVEL LANDING) AND 4 3/8" IN DIAMETER (AT STAIRS) CANNOT PASS THROUGH EXCEPT AT THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM ELEMENT OF A STAIR GUARDRAIL

 4" TH. BASE ROCK • 24" TH. SELECT FILL

• 4" DIAMETER PERFORATED DRAIN PIPE (PERFORATIONS FACING DOWN) & DRAIN ROCK WRAPPED IN FILTER FABRIC TYPICAL STRUCTURAL CONCRETE SLAB ON GRADE) • FINISH FLOOR PER FINISH SCHEDULE OVER • 12" TH. REINFORCED CONC. SLAB WITH #4 @ 8" O.C. EACH WAY OVER • 2" TH. SAND OVER

• COMPOSITE DRAIN MEDIA (INTEGRAL PROTECTION BOARD) OVER • WATERPROOF MEMBRANE SYSTEM OVER (BITUTHENE SYSTEM 4000 SELF ADHERING MEMBRANE OR PARASEAL HDPE/BENTONITE CLAY LAMINATED MEMBRANE OR MIRACLAY WATERPROOF MEMBRANE)

TYPICAL WATERPROOF DECK DRAIN (WHERE NOTED)) • DOUBLE FLANGE TYPE TO RECEIVE WATERPROOF MEMBRANE TO LAP ONTO LOWER FLANGE; FINISH DECK SURFACE (TILE OR CONCRETE) TO ALIGN WITH TOP FLANGE \$ REMOVABLE GRATE. ZURN OR APPROVED EQUAL. TYPICAL RETAINING WALL WATERPROOFING & DRAINAGE

"WHERE CEILING FRAMING SPACING IS 24" O.C.: USE 5/8" THICK GYPSUM WALLBOARD **SLAB REINFORCING #3 @ 12" O.C., EA. WAY

• PROVIDE 6" WIDE BY 6" HIGH SCUPPERED OVERFLOW DRAIN (SEE EXT. ELEV. & PLAN FOR LOCATION)

• DECK JOISTS PER STR'L PLAN WITH R-30C BATT INSULATION WITH • 1" MIN. CLEAR AIRSPACE ABOVE VENTED TO ADJACENT ATTIC WHERE PRACTICAL; PROVIDE CORRESPONDENCE VENTING BETWEEN ALL UNVENTED & ADJACENT VENTED JOIST BAYS 1/2" THICK GYPSUM WALLBOARD @ CEILING*

• 2 LAYERS BITUTHENE SYSTEM 4000 W.P. MEMBRANE (INSTALL WALL TO DECK COUNTER FLASH PER MFR'S DETAIL - 8" LAP EACH WAY) OVER • SHIMMED 3/4" THICK PLYWOOD, SLOPED TO DRAIN OVER • 3/4" THICK T & G CDX PLYWOOD, NAILED & GLUED OVER

• 3" MAX. THICK REINFORCED MORTARBED & TILE (FULLY GROUTED & SEALED) OR REINFORCED** CONCRETE TOPPING SLAB OVER • DRAINAGE MEDIA -HYDRODUCT 660 OVER

TYPICAL WATERPROOF DECK ASSEMBLY (OVER LIVING SPACE & AT FRONT ENTRY PORCH <u> AND STAIR) - BITUTHENE SYSTEM 4000</u>

TYPICAL UNDERSTAIR STORAGE/USEABLE SPACE (PER CBC 1009.3.3) • 1/2" GYP. BD. COVERING AT WALLS & CEILINGS

• FLOOR JOISTS PER STR'L PLAN WITH • R-19 BATT INSULATION @ ALL NEW UNDER FLOOR CRAWLSPACE AREAS & UNCONDITIONED ADJACENT SPACE (GARAGE, E.G.)

YPICAL FLOOR ASSEMBLY • FINISH FLOOR PER FINISH SCHEDULE OVER • MIN. 3/4" TH. T & G PLYWOOD SUBFLOOR, NAILED & GLUED OVER

TYPICAL INTERIOR WALL ASSEMBLY 1/2" THICK GYPSUM WALLBOARD EACH SIDE • INSULATE WITH R-13 BATT @ PLUMBING WALLS FOR ACOUSTIC DAMPENING • 2 × 4 STUDS @ 16" O.C.

LOCATION	FIXTURE	MANUFACTURER	PRODUCT NAME	MODEL NC
	UNDERMOUNT SINK	CONFIRM W/ OWNER	CONFIRM W/ OWNER	CONFIRM W OWNER
KITCHEN	FAUCET	CONFIRM W/ OWNER	CONFIRM W/ OWNER	CONFIRM W OWNER
RICHEN	UNDERMOUNT BAR SINK	CONFIRM W/ OWNER	CONFIRM W/ OWNER	CONFIRM W OWNER
	FAUCET	CONFIRM W/ OWNER	CONFIRM W/ OWNER	CONFIRM W OWNER
	TOILET	CONFIRM W/ OWNER	CONFIRM W/ OWNER	CONFIRM W OWNER
	UNDERMOUNT SINK	CONFIRM W/ OWNER	CONFIRM W/ OWNER	CONFIRM W OWNER
	FAUCET	CONFIRM W/ OWNER	CONFIRM W/ OWNER	CONFIRM W OWNER
BATHROOM #1	SHOWER HEAD W/ WALL MOUNTED SHOWER ARM	CONFIRM W/ OWNER	CONFIRM W/ OWNER	CONFIRM W OWNER
	SHOWER VALVE (W/ SCALDGUARD, PRESSURE BALANCE OR COMBO.)	CONFIRM W/ OWNER	CONFIRM W/ OWNER	CONFIRM W OWNER
	TUB FILLER W/ DIVERTER	CONFIRM W/ OWNER	CONFIRM W/ OWNER	CONFIRM W OWNER
	32" x 72" BATHTUB	CONFIRM W/ OWNER	CONFIRM W/ OWNER	CONFIRM W OWNER
	SHOWER HEAD & CONTROLS	CONFIRM W/ OWNER	CONFIRM W/ OWNER	CONFIRM W OWNER
	36" × 72" UNDERMOUNTSPA TUB	CONFIRM W/ OWNER	CONFIRM W/ OWNER	CONFIRM W OWNER
	TUB FILLER & CONTROLS	CONFIRM W/ OWNER	CONFIRM W/ OWNER	CONFIRM W OWNER
MASTER BATH	UNDERMOUNT SINKS (TWO)	CONFIRM W/ OWNER	CONFIRM W/ OWNER	CONFIRM W OWNER
	FAUCETS (TWO)	CONFIRM W/ OWNER	CONFIRM W/ OWNER	CONFIRM W OWNER
	SHOWER HEAD & CONTROLS	CONFIRM W/ OWNER	CONFIRM W/ OWNER	CONFIRM W OWNER
	TOILET	CONFIRM W/ OWNER	CONFIRM W/ OWNER	CONFIRM W OWNER
	SHOWER HEAD & CONTROLS	CONFIRM W/ OWNER	CONFIRM W/ OWNER	CONFIRM W OWNER
	32" × 72" BATHTUB	CONFIRM W/ OWNER	CONFIRM W/ OWNER	CONFIRM W OWNER
	TUB FILLER &	CONFIRM W/	CONFIRM W/	CONFIRM W
		OWNER	OWNER	OWNER
	UNDERMOUNT SINKS	CUNFIRM W/	CUNFIRM W/	
	FAUCETS	CONFIRM W/	CONFIRM W/	CONFIRM W
1	(TWO)	OWNER	OWNER	OWNER
	SHOWER HEAD &	CONFIRM W/	CONFIRM W/	CONFIRM W
1	CONTROLS	OWNER	OWNER	OWNER
1	TOILET	CONFIRM W/	CONFIRM W/	CONFIRM W
		OWNER	OWNER	OWNER

PLUMBING SCHEDULE

SMALL SHEAR WALL OPENINGS

NOT TO SCALE

	STEVE CHA &
	YASNOVSKY
	969 VENTURA AVE.
	ALBANY, CA 94707
	FINISH - COLOR
	CONFIRM W/ OWNER
	WHITE
	WHITE
	CONFIRM W/ OWNER
	WHITE
	CONFIRM W/ OWNER
	WHITE
	CONFIRM W/ OWNER
	WHITE
	CONFIRM W/ OWNER
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_	WHITE
	CONFIRM W/ OWNER
	CONFIRM W/ OWNER
	WHITE

F	INIS	HSC	CHED	ULE		STEVE CHA & JESSICA YASNOVSKY 969 VENTURA AVE. ALBANY, CA 94707
ROOM	FLOOR	BASE	WALLS	CEILING	TRIM	REMARKS
(N) GARAGE	(N) CONCRETE	CONFIRM W/ OWNER	CONFIRM W/ OWNER	5/8" TH. GYP BD.	CONFIRM W/ OWNER	SMOOTH WALL & CEILING TEXTURE
(N) BONUS	(N) CONCRETE	(N)1×6W/ BASE CAP	1/2" TH. GYP. BD., PAINTED	5/8" TH. GYP BD.	STONE WHITE TO MATCH MARVIN WINDOWS	SMOOTH WALL & CEILING TEXTURE
(N) STAIR	(N) OAK HARDWOOD	(N) 1 × 6 W/ BASE CAP	1/2" TH. GYP. BD., PAINTED	1/2" TH. GYP BD.	STONE WHITE TO MATCH MARVIN WINDOWS	SMOOTH WALL & CEILING TEXTURE
(N) LIVING RM.	(N) OAK HARDWOOD	(N) 1 × 6 W/ BASE CAP	1/2" TH. GYP. BD., PAINTED	2 LAYERS 1/2" TH. GYP BD.	STONE WHITE TO MATCH MARVIN WINDOWS	SMOOTH WALL & CEILING TEXTURE
(N) DINING RM.	(N) OAK HARDWOOD	(N) 1 x 6 W/ BASE CAP	1/2" TH. GYP. BD., PAINTED	2 LAYERS 1/2" TH. GYP BD.	STONE WHITE TO MATCH MARVIN WINDOWS	SMOOTH WALL & CEILING TEXTURE
(R) FAMLY ROOM	(N) OAK HARDWOOD	(N)1×6W/ BASE CAP	1/2" TH. GYP. BD., PAINTED	1/2" TH. GYP BD.	STONE WHITE TO MATCH MARVIN WINDOWS	SMOOTH WALL & CEILING TEXTURE
(N) KITCHEN	(N) SLATE/TILE	(N) 1 × 6 W/ BASE CAP	1/2" TH. GYP. BD., PAINTED	2 LAYERS 1/2" TH. GYP BD.	STONE WHITE TO MATCH MARVIN WINDOWS	SMOOTH WALL & CEILING TEXTURE
(N) HALLWAY	(N) OAK HARDWOOD	(N) 1 × 6 W/ BASE CAP	1/2" TH. GYP. BD., PAINTED	2 LAYERS 1/2" TH. GYP BD.	STONE WHITE TO MATCH MARVIN WINDOWS	SMOOTH WALL & CEILING TEXTURE
(N) BATHROOM #1	(N) TILE	(N) 1 × 6 W/ BASE CAP	1/2" TH. GYP. BD., PAINTED	2 LAYERS 1/2" TH. GYP BD.	STONE WHITE TO MATCH MARVIN WINDOWS	SMOOTH WALL & CEILING TEXTURE
(N) LAUNDRY	(N) TILE	(N) 1 x 6 W/ BASE CAP	1/2" TH. GYP. BD., PAINTED	2 LAYERS 1/2" TH. GYP BD.	STONE WHITE TO MATCH MARVIN WINDOWS	SMOOTH WALL & CEILING TEXTURE
(N) NW BEDROOM #1	(N) OAK HARDWOOD	(N) 1 × 6 W/ BASE CAP	1/2" TH. GYP. BD., PAINTED	2 LAYERS 1/2" TH. GYP BD.	STONE WHITE TO MATCH MARVIN WINDOWS	SMOOTH WALL & CEILING TEXTURE
(N) HALLWAY	(N) OAK HARDWOOD	(N) 1 × 6 W/ BASE CAP	1/2" TH. GYP. BD., PAINTED	2 LAYERS 1/2" TH. GYP BD.	STONE WHITE TO MATCH MARVIN WINDOWS	SMOOTH WALL & CEILING TEXTURE
(N) NW BEDROOM #2	(N) OAK HARDWOOD	(N) 1 × 6 W/ BASE CAP	1/2" TH. GYP. BD., PAINTED	2 LAYERS 1/2" TH. GYP BD.	STONE WHITE TO MATCH MARVIN WINDOWS	SMOOTH WALL & CEILING TEXTURE
(N) MASTER BATHROOM	(N) TILE	(N) 1 × 6 W/ BASE CAP	1/2" TH. GYP. BD., PAINTED	2 LAYERS 1/2" TH. GYP BD.	STONE WHITE TO MATCH MARVIN WINDOWS	SMOOTH WALL & CEILING TEXTURE
(N) MASTER BEDROOM	(N) OAK HARDWOOD	(N) 1 x 6 W/ BASE CAP	1/2" TH. GYP. BD., PAINTED	2 LAYERS 1/2" TH. GYP BD.	STONE WHITE TO MATCH MARVIN WINDOWS	SMOOTH WALL & CEILING TEXTURE
(N) MASTER CLOSET	(N) OAK HARDWOOD	(N) 1 × 6 W/ BASE CAP	1/2" TH. GYP. BD., PAINTED	2 LAYERS 1/2" TH. GYP BD.	STONE WHITE TO MATCH MARVIN WINDOWS	SMOOTH WALL & CEILING TEXTURE
(N) SE BEDROOM #4	(N) OAK HARDWOOD	(N) 1 × 6 W/ BASE CAP	1/2" TH. GYP. BD., PAINTED	2 LAYERS 1/2" TH. GYP BD.	STONE WHITE TO MATCH MARVIN WINDOWS	SMOOTH WALL & CEILING TEXTURE
(N) BATHROOM #2	(N) TILE	(N) 1 × 6 W/ BASE CAP	1/2" TH. GYP. BD., PAINTED	2 LAYERS 1/2" TH. GYP BD.	STONE WHITE TO MATCH MARVIN WINDOWS	SMOOTH WALL & CEILING TEXTURE
(N) NE BEDROOM #3	(N) OAK HARDWOOD	(N) 1 × 6 W/ BASE CAP	1/2" TH. GYP. BD., PAINTED	2 LAYERS 1/2" TH. GYP BD.	STONE WHITE TO MATCH MARVIN WINDOWS	SMOOTH WALL & CEILING TEXTURE

2 12.23.21 PERMIT REVISION 1 $\backslash 1/$ PLAN CHECK RESPONSE 1 09.23.15 BUILDING PERMIT APPLICATION 07.09.15 REMODEL & ADDITION FOR STEVE CHA & JESS YASNOVSKY 12.23.2 969 VENTURA AVE. 07.05.17 ALBANY, CA 94707 JASON KALDIS ARCHITECT, INC. 1250 ADDISON STREET - STUDIO 210 BERKELEY, CA 94702 PH (510) 549-3584 FX (510) 549-3574 JASON@JKALDISARCHITECT.COM CONSTRUCTION ASSEMBLIES 6.C FINISH SCHEDULE

4023

PLUMBING SCHEDULE

		DOO	r s	CHE	DULE	Ξ	STEVE CHA & JESSICA YASNOVSKY 969 VENTURA AVE. ALBANY, CA 94707
	\bigcirc	SIZE (W x H x TH.)	STYLE	MATERIAL	FINISH	HARDWARE	REMARKS
	A	16'-11 3/8" x 7'-11 3/8" R.O. OPENING	FLUSH W/ DIV. LITES AT TOP PANEL	STEEL INSULATED	PRIMED ALL FACES & EDGES	SECTIONAL OVER HEAD DOOR W/ TRACK	AUTOMATIC OPERATOR W
	в	2'-8" x 6'-8" x 1 3/4" IS RH	FOUR PANEL	SOLID CORE WOOD		ENTRY LATCH & DEADBOLT	20 MIN. LABEL, SELF CLOSING & SELF LATCHING THRESHOLD TO GAR. 7 1/4"
	С	3'-0" × 6'-8"" × 1 3/4" TH.	FRENCH - 4 LITE	THERMATRU FIBERGLASS		ENTRY LATCH & DEADBOLT (*FBO	TEMP. GL., COLOR SELECTED BY OWNER
	D	3'-6" x 7-0" x 1 3/4" TH.	ENTRY DOOR BY SIMPSON	SOLID CORE WOOD W/ ARCHED GLASS PANEL(S) 3W2H		ENTRY LATCH & DEADBOLT 'FBO	DOOR BOTTOM SWEEP + DOOR SHOE, 7-2 1/4" R.O. HD. HT. TEMPERED GLASS 'SELECTED BY OWNER HDWD NOTE: QTR. ROUND BEAD @ THRESHOLD
	Ш	2'-6" × 6'-8" × 13/8" OS RH	FOUR PANEL	SOLID CORE WOOD	PAINTED	PASSAGE	CLOSET NEAR ENTRY, JAME WIDTH 4 1/2"
	μ	2'-6" × 6'-8" × 1 3/8" OS LH	FOUR PANEL	SOLID CORE WOOD	PAINTED	PASSAGE	CLOSET NEAR LIVING, > JAMB WIDTH 41/2"
	G	2'-8" x 6'-8" x 1 3/8" IS LH	FOUR PANEL	SOLID CORE WOOD	PAINTED	PRIVACY	BR #1 OFFICE, JAMB WIDTH 5"
	Т	PR. 3'-0" x 6'-8" x 1 3/8" BYPASS CLOSET SLIDING	PAIR FOUR PANEL	SOLID CORE WOOD	PAINTED	HEAVY DUTY TRACK W/ HANGERS W/ BALL BEARING WHEELS & HEAVY DUTY DOOR GUIDES	
	J	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED
	К	2'-6" × 6'-8" × 1 3/8" IS RH	FOUR PANEL	SOLID CORE WOOD	PAINTED	PRIVACY (>
_	L	2'-6" × 6'-8" × 1 3/8" IS RH	FOUR PANEL	SOLID CORE WOOD	PAINTED	PASSAGE	BRING R.O. HD DOWN 2 1/8" / EAST JAMB 1 1/2" STUD / 4 1/2" WEST JAMB 3/4" PLY.
	M1	12'-0" x 8'-0" (4 9/16" TH. JAMB)	4 PANEL FOLDING DOOR AS MFRD. BY LA CANTINA	ALUMINUM CLAD WOOD FRAME	PRÉFINIĞHED EXTERIOR; STAINED INTERIOR	ENTRY LATCH & DEADBOLT	3 OPEN TO NORTH DAILY DOORS OPEN TO SOUTH, TEMP. GLASS
	M2	TO INTEGRATE W/ M, STD. SIZE WxH	SCREENING SYSTEM W/ PRIVACY SHADE	AS MFRD. BY LA CANTINA	WHITE POWDERCOAT	MAGNETIC LATCH BTWN. SCREEN & SHADE	INSTALL PER MANUFACTURER'S INSTRUCTIONS
	N	NOT USED	NOT USED	NOT USED	NOT USED		NOT USED
	0	2'-7 5/8" × FIELD VERIFY × 1 3/4"	INSWING FRENCH DOOR BY MARVIN 2668	ULTIMATE CLAD WOOD		ENTRY LATCH	EGRESS > TEMP. GLASS
	Ŋ	2'-7 5/8" × FIELD VERIFY × 1 3/4"	SINGLE LITE INSWING FRENCH DOOR BY MARVIN 2668	ULTIMATE CLAD WOOD		ENTRY LATCH & DEADBOLT	EGRESS TEMP. GLASS
	Ŋ	2'-6" × 6'-8" × 1 3/8"	FOUR PANEL POCKET SLIDING	SOLID CORE WOOD	PAINTED	PULLS PRIVACY &	SATIN NICKEL, TYP.
	R	2'-6" × 6'-8" × 1 3/8" IS LH	FOUR PANEL	SOLID CORE WOOD	PAINTED	PASSAGE	> JAMB WIDTH 4 1/2"
	S	2'-6" x 6'-8" x 1 3/8" IS LH	FOUR PANEL	SOLID CORE WOOD	PAINTED	PRIVACY	JAMB WIDTH 4 1/2"
_	Т	2'-8" × 6'-8" × 1 3/8" IS LH	FOUR PANEL	SOLID CORE WOOD	PAINTED	PRIVACY	JAMB WIDTH 5"
	U	PR. 3'-0" × 6'-8" × 1 3/8" BYPASS CLOSET SLIDING, ADJ. R.O. HD. HT.	PAIR OF FOUR PANEL DOORS	SOLID CORE WOOD	PAINTED	HEAVY DUTY TRACK W/ HANGERS W/ BALL BEARING WHEELS & HEAVY DUTY DOOR GUIDES	ROUGH W = 6'-0 1/2", JAMB WIDTH 4 1/2"
	\checkmark	(3) 2'-8" x 6'-8" x 1 3/8" BYPASS CLOSET SLIDING 7'-11 7/8" x 6'-11 1/8"	FOUR PANEL	SOLID CORE WOOD	PAINTED	HEAVY DUTY TRACK W/ HANGERS W/ BALL BEARING WHEELS & HEAVY DUTY DOOR GUIDES	★? RECESSED FLOOR GLIDE W/ HARDWOOD, JAMB WIDTH 4 3/4"
	W	2'-8" × 6'-8" × 1 3/8" IS RH 2'-8" × 6'-8" × 1 3/8"	FOUR PANEL	SOLID CORE WOOD SOLID CORE	PAINTED	PRIVACY	JAMB WIDTH 5 1/8"
╞	×	IS LH 2'-8" × 6'-8" × 1 3/8"	FOUR PANEL	WOOD SOLID CORE	PAINTED	PRIVACY PRIVACY	JAMB WIDTH 5"
	Z	IS LH (3) 2'-8" x 6'-8" x 1 3/8" BYPASS CLOSET SLIDING 8'-0" x 6'-11 1/4"	FOUR PANEL	WOOD SOLID CORE WOOD	PAINTED	HEAVY DUTY TRACK W/ HANGERS W/ BALL BEARING WHEELS & HEAVY DUTY DOOR GUIDES/	JAMB WIDTH 4 1/2"
	Aa	2'-6" x 6'-8" x 1 3/8"	FOUR PANEL	SOLID CORE WOOD	PAINTED	PASSAGE W DEADBOLT OR PASSAGE KEYED	> JAMB WIDTH 4 3/4"
	Bb	3'-0" x 6'-8" x 1 3/4"	STYLE: TO BE OWNER SELECTED	THERMATRU FIBERGLASS	COLOR TO BE SELECTED BY OWNER	ENTRY LATCH & DEADBOLT	SELF-CLOSING HINGES, TIGHTFITTING, WEATHERSTRIPPED
	Co	NOT USED 2'-6" x 6'-8 5/8" x 1	NOT USED	NOT USED SOLID CORE	NOT USED	NOT USED	NOT USED
	₽Dd	3/8" IS RH 5'-0 5/8" x 6'-8	FOUR PANEL	WOOD	PAINTED	PRIVACY DUMMY	
	- Ee	1/4" × 1 3/8" (NOTE: (2) 2-6 5/16" +/- W. DOOR PANEL)	LOUVERED DOORS (FOUR PANEL)	SOLID CORE WOOD	PAINTED	KNOB W/ BULLET/ BALL CATCH	JAMB WIDTH 4 3/4"
- 1	Ξc	2'-1 1/4" × 2'-8" × 1		SOLID CORE	DAINITED	l	SELF-CLOSING HINGES

	WIND	OW S	CHED	JLE	YAGNOVSKY 969 VENTURA AVE. ALBANY, CA 94707
\triangle	ROUGH OPENING (W x H)	TYPE	MARVIN CLAD ULTIMATE, U.O.N. (DLO H= 9" TYP.)	FINISH	NOTES - SEE BELOW FOR WINDOW FIN. HEAD HEIGHT
1	5'-0" x 2'-0"	INTEGRITY GLIDER	NO DIVISONS CUGL5020	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	TEMP. GLASS
2A		CASEMENT	3W OVER 1 CUCA2454	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HD. HT., TEMP. GLASS FACTORY MULL TO 2B+2C W/ 2 1/2" MULL SPACER
2B	7-9 1/2" × 4'-5 5/8"	FIXED/PICTURE	5W OVER 1 CUCAP4054	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HD. HT., TEMP. GLASS FACTORY MULL TO 2B+2C W/ 2 1/2" MULL SPACER
2C		CASEMENT	3W OVER 1 CUCA2454	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HD. HT., TEMP. GLASS FACTORY MULL TO 2B+2C W/ 2 1/2" MULL SPACER
3	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED
4	2'-0" x 5'-11 5/8"	CASEMENT	3W OVER 1 CUCA2472T	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-4" FIN. HD. HT., 7-6 3/4" R.O. HD. HT., TEMP. GLASS WINDOW TO BE PROVIDED W/ FALL PROTECTION DEVICE THAT COMPLIES W/ ASTM F 2090 OR OPENING LIMIT DEVICE PER 313.4
5	5'-1" x 5'-11 5/8"	FIXED/PICTURE	8W OVER 1 CUCAP6072T	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-4" FIN. HD. HT., 7-6 3/4" R.O. HD. HT., TEMP. GLASS WINDOW TO BE PROVIDED W/ FALL PROTECTION DEVICE THAT COMPLIES W/ ASTM F 2090 OR OPENING LIMIT DEVICE PER 313.4
6	2'-0" x 5'-11 5/8"	CASEMENT	3W OVER 1 CUCA2472T	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	HT., TEMP. GLASS WINDOW TO BE PROVIDED W/ FALL PROTECTION DEVICE THAT COMPLIES W/ ASTM F 2090 OR OPENING LIMIT DEVICE PER 313.4
7	4'-1" × 2'-7 5/8"	PAIR CASEMENT	3W OVER 1@ EA. CUCA2432E-2W	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-4" FIN. HD. HT., 7-6 3/4" R.O. HD. HT.
8	4'-1" x 2'-7 5/8"	PAIR CASEMENT	3W OVER 1@ EA. CUCA2432E-2W	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-4" FIN. HD. HT., 7-6 3/4" R.O. HD. HT.
9A		CASEMENT	3W OVER 1 CUCA2454	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-4" FIN. HD. HT., 7-6 3/4" R.O. HD. HT., FACTORY MULL TO 9B+9C W/ 2 1/2" MULL SPACER
9B	7'-9 1/2" x 4'-5 5/8"	FIXED/PICTURE	5W OVER 1 WCAP4054	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-4" FIN. HD. HT., 7-6 3/4" R.O. HD. HT., FACTORY MULL TO 9B+9C W/ 2 1/2" MULL SPACER
90		CASEMENT	3W OVER 1 CUCA2454	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-4" FIN. HD. HT., 7-6 3/4" R.O. HD. HT., FACTORY MULL TO 9B+9C W/ 2 1/2" MULL SPACER
10	4'-9" × 4'-5 5/8"	GLIDER	4W OVER 1@ EA. SASH CUSTOM CUGL	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HD. HT.
11	4'-9" x 4'-5 5/8"	GLIDER	4W OVER 1@ EA. SASH CUSTOM CUGL	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HD. HT.
12A		GLIDER		PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HD. HT.
12B	9'-1 1/2" × 4'-5 5/8" (TRIPLE GLIDER)	FIXED/PICTURE	CUSTOM CUGLT	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HD. HT.
12C		GLIDER		PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HD. HT.
13A		CASEMENT	3W OVER 1 CUCA2460	PREFIN. CLAD @ EXT., VERTICAL GRADE DOUGLAS FIR @ INT.	
13B	6'-0 1/2" x 4'-11 5/8"	FIXED/PICTURE	3W OVER 1 CUCAP2460	PREFIN. CLAD @ EXT., VERTICAL GRADE DOUGLAS FIR @ INT.	
13C		CASEMENT	3W OVER 1 CUCA2460	PREFIN. CLAD @ EXT., VERTICAL GRADE DOUGLAS FIR @ INT.	
14	5'-0" × 2'-0"	INTEGRITY GLIDER	NO DIVISIONS IFGL5020	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	TEMPERED GLASS OBSCURE GLASS
15	2'-7" × 4'-5 5/8"	CASEMENT	4W OVER 1 CUCA3054E	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	EGRESS
16A		CASEMENT	3W OVER 1 CUCA2454	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HD. HT., FACTORY MULL TO 16B+16C W/ 2 1/2" MULL SPACER
16B	7-9 1/2" x 4'-5 5/8"	FIXED/PICTURE	5W OVER 1 CUCAP4054	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HD. HT., FACTORY MULL TO 16B+16C W/ 2 1/2" MULL SPACER
160		CASEMENT	3W OVER 1 CUCA2454	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HD. HT., FACTORY MULL TO 16B+16C W/ 2 1/2" MULL SPACER
17	4'-0" × 2'-0"	INTEGRITY GLIDER	NO DIVISIONS IFGL4020	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HD. HT., TEMP. GLASS, OBSCURE GLASS
18	4'-0" × 2'-0"	INTEGRITY GLIDER	NO DIVISIONS	PREFIN. CLAD @ EXT., PAINTED INT. FIN.,	7-0" FIN. HD. HT., 7-2 3/4" R.O. HD. HT., TEMP. GLASS, OBSCURE

	WIND	OW S	CHEDI	JLE	STEVE CHA & JESSICA YASNOVSKY 969 VENTURA AVE.	19A 			CUCA2454	PAINTED INT. FIN., WHITE @ INT.	HT., FACTORY MULL TO 19B+19C 2 1/2" MULL SPACER
\wedge	ROUGH OPENING	TYPE	MARVIN CLAD ULTIMATE, U.O.N.	FINISH	ALBANY, CA 94707 NOTES - SEE BELOW FOR	- 19B	7'-9 1/2" x 4'-5 5/8"	FIXED/PICTURE	5W OVER 1 CUCAP4054	PREFIN: CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0 FIN. HD. HT., 7-2 374 K.O. HL HT., FACTORY MULL TO 19B+19C N 2 1/2" MULL SPACER
<u> </u>	(W × H)		(DLO H= 9" TYP.)	PREFIN. CLAD @ EXT.,	WINDOW FIN. HEAD HEIGHT	190		CASEMENT	3W OVER 1 CUCA2454	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HE HT., FACTORY MULL TO 19B+19C N 2 1/2" MULL SPACER
1	5'-0" × 2'-0"	INTEGRITY GLIDER	CUGL5020	PAINTED INT. FIN., WHITE @ INT. PREFIN. CLAD @ EXT.,	TEMP. GLASS 7-0" FIN. HD. HT., 7-2 3/4" R.O. HD.	20	3'-1" x 4'-5 5/8"	CASEMENT	5W OVER 1 CUCA3654E	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HI HT.
2A	-	CASEMENT	CUCA2454	PAINTED INT. FIN., WHITE @ INT.	FACTORY MULL TO 2B+2C W/ 2 1/2" MULL SPACER 7-0" FIN. HD. HT., 7-2 3/4" R.O. HD.	21	2'-1" x 1'-11 5/8"	INTEGRITY CASEMENT	3W OVER 1 CUCA2424	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HI HT., OBSCURE GLASS
2B	7-9 1/2" × 4'-5 5/8"	FIXED/PICTURE	5W OVER 1 CUCAP4054	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	HT., TEMP. GLASS FACTORY MULL TO 2B+2C W/ 2 1/2" MULL SPACER	22	2'-7" × 4'-5 5/8"	CASEMENT	4W OVER 1 CUCA3054E	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HI HT., EGRESS, TEMP. GLASS
2C		CASEMENT	3W OVER 1 CUCA2454	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	FACTORY MULL TO 2B+2C W/ 2 1/2" MULL SPACER	23A		CASEMENT	3W OVER 1 CUCA2454	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HE HT., FACTORY MULL TO 23B+230 W/ 2 1/2" MULL SPACER
3	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED 7-4" FIN. HD. HT., 7-6 3/4" R.O. HD.	238	7-9 1/2" x 4'-5 5/8"	FIXED/PICTURE	5W OVER 1 CUCAP4054	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HI HT., FACTORY MULL TO 23B+230 W/ 2 1/2" MULL SPACER
4	2'-0" x 5'-11 5/8"	CASEMENT	3W OVER 1 CUCA2472T	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	HT., TEMP. GLASS WINDOW TO BE PROVIDED W/ FALL PROTECTION DEVICE THAT COMPLIES W/ ASTM F 2090 OR	230		CASEMENT	3W OVER 1 CUCA2454	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT	7-0" FIN. HD. HT., 7-2 3/4" R.O. HE HT., FACTORY MULL TO 23B+230
5	5'-1" × 5'-11 5/8"	FIXED/PICTURE	8W OVER 1 CUCAP6072T	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT	7-4" FIN. HD. HT., 7-6 3/4" R.O. HD. HT., TEMP. GLASS WINDOW TO BE PROVIDED W/ FALL PROTECTION DEVICE THAT	24	5'-0" x 2'- 0"	INTEGRITY GLIDER	NO DIVISIONS IFGL5020	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HI HT., TEMP. GLASS, OBSCURE GLASS
					COMPLIES W/ ASTM F 2090 OR OPENING LIMIT DEVICE PER 313.4 7-4" FIN. HD. HT., 7-6 3/4" R.O. HD. HT., TEMP. GLASS	25A		CASEMENT	3W OVER 1 CUCA2454	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HE HT., FACTORY MULL TO 25B+250 W/ 2 1/2" MULL SPACER
6	2'-0" × 5'-11 5/8"	CASEMENT	3W OVER 1 CUCA2472T	PALFIN, CLAD & EAT., PAINTED INT. FIN., WHITE @ INT.	WINDOW TO BE PROVIDED W/ FALL PROTECTION DEVICE THAT COMPLIES W/ ASTM F 2090 OR OPENING LIMIT DEVICE PER 313.4	258	7'-9 1/2" x 4'-5 5/8"	FIXED/PICTURE	5W OVER 1 CUCAP4054	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HE HT., FACTORY MULL TO 25B+250 W/ 21/2" MULL SPACER
7	4'-1" × 2'-7 5/8"	PAIR CASEMENT	3W OVER 1@ EA. CUCA2432E-2W	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-4" FIN. HD. HT., 7-6 3/4" R.O. HD. HT.	25C		CASEMENT	3W OVER 1 CUCA2454	PREFIN. CLAD @ EXT., PAINTED INT. FIN.,	7-0" FIN. HD. HT., 7-2 3/4" R.O. HE HT., FACTORY MULL TO 25B+250
8	4'-1" × 2'-7 5/8"	PAIR CASEMENT	3W OVER 1@ EA. CUCA2432E-2W	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-4" FIN. HD. HT., 7-6 3/4" R.O. HD. HT.	26	2'-7" × 4'-5 5/8"	CASEMENT	4W OVER 1 CUCAP3054E	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT	7-0" FIN. HD. HT., 7-2 3/4" R.O. HI HT., EGRESS, TEMP. GLASS
9A		CASEMENT	3W OVER 1 CUCA2454	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-4" FIN. HD. HT., 7-6 3/4" R.O. HD. HT., FACTORY MULL TO 9B+9C W/ 2 1/2" MULL SPACER	27ABCD	5'-3 1/2" x 9'-1 1/4"	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW
9B	7-9 1/2" x 4'-5 5/8"	FIXED/PICTURE	5W OVER 1 WCAP4054	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-4" FIN. HD. HT., 7-6 3/4" R.O. HD. HT., FACTORY MULL TO 9B+9C W/ 2 1/2" MULL SPACER	27A	2'-7" × 4'-5 5/8"	FIXED/PICTURE	4W OVER 1 CUCP3054E	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HI HT., FACTORY MULL TO 27B + 270 27D W/ 2 1/2" MULL SPACER
90		CASEMENT	3W OVER 1 CUCA2454	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-4" FIN. HD. HT., 7-6 3/4" R.O. HD. HT., FACTORY MULL TO 9B+9C W/ 2 1/2" MULL SPACER	278	2-7" × 4'-5 5/8"	FIXED/PICTURE	4W OVER 1 CUCA3054E	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. H HT., FACTORY MULL TO 27A + 27(27D W/ 2 1/2" MULL SPACER
10	4'-9" × 4'-5 5/8"	GLIDER	4W OVER 1@ EA. SASH CUSTOM CUGL	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HD. HT.	27C	2'-7" × 4'-5 5/8"	CASEMENT	4W OVER 1 CUCA3054E	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	TEMP. GLASS FACTORY MULL TO 27A + 27B + 2 W/ 2 1/2" MULL SPACER, TEMP.
11	4'-9" x 4'-5 5/8"	GLIDER	4W OVER 1@ EA. SASH CUSTOM CUGL	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HD. HT.	27D	2'-7" × 4'-5 5/8"	CASEMENT	4W OVER 1 CUCA3054E	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	TEMP. GLASS FACTORY MULL TO 27A + 27B + 2 W/ 2 1/2" MULL SPACER, TEMP.
12A		GLIDER		PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HD. HT.	28	2'-7" × 4'-5 5/8"	CASEMENT	4W OVER 1 CUCAP3054E	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	GLASS 7-0" FIN. HD. HT., 7-2 3/4" R.O. HE HT.
12B	9'-1 1/2" x 4'-5 5/8" (TRIPLE GLIDER)	FIXED/PICTURE	CUSTOM CUGLT	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HD. HT.	29	3'-8 1/4" x 3'-9 3/4"	FIXED DECK MTD. SKYLIGHT	VELUX FS SOG	ALUM. CLAD @ EXT. PTD. WHITE WD. @ INT	FIXED W/EDL FLASHING KIT
12C		GLIDER		PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HD. HT.	30	3'-8 1/4" x 3'-9 3/4"	FIXED DECK MTD. SKYLIGHT	VELUX FS SOG	ALUM. CLAD @ EXT. PTD. WHITE WD. @ INT.	FIXED W/EDL FLASHING KIT
13A		CASEMENT	3W OVER 1 CUCA2460	PREFIN. CLAD @ EXT., VERTICAL GRADE DOUGLAS FIR @ INT.		31	3'-8 1/4" × 3'-9 3/4"	FIXED DECK MTD. SKYLIGHT	VELUX FS SOG	ALUM. CLAD @ EXT. PTD. WHITE WD. @ INT.	FIXED W/EDL FLASHING KIT
13B	6'-0 1/2" x 4'-11 5/8"	FIXED/PICTURE	3W OVER 1 CUCAP2460	PREFIN. CLAD @ EXT., VERTICAL GRADE DOUGLAS FIR @ INT.		32	3'-8 1/4" × 2'-2 7/8"	FIXED DECK MTD. SKYLIGHT	VELUX FS SO1	ALUM. CLAD @ EXT. PTD. WHITE WD. @	FIXED W/EDL FLASHING KIT
13C		CASEMENT	3W OVER 1 CUCA2460	PREFIN. CLAD @ EXT., VERTICAL GRADE DOUGLAS FIR @ INT.		33	3'-8 1/4" × 2'-2 7/8"	FIXED DECK MTD. SKYLIGHT	VELUX FS SO1	ALUM. CLAD @ EXT. PTD. WHITE WD. @	FIXED W/EDL FLASHING KIT
14	5'-0" × 2'-0"	INTEGRITY GLIDER	NO DIVISIONS IFGL5020	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	TEMPERED GLASS OBSCURE GLASS	34	3'-8 1/4" x 2'-2 7/8"	FIXED DECK MTD. SKYLIGHT	VELUX FS SO1	ALUM. CLAD @ EXT. PTD. WHITE WD. @ INT.	FIXED W/EDL FLASHING KIT
15	2'-7" × 4'-5 5/8"	CASEMENT	4W OVER 1 CUCA3054E	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	EGRESS	35	2'-6 1/16" x 2'-6"	FIXED DECK MTD. SKYLIGHT	VELUX FS MO2	ALUM. CLAD @ EXT. PTD. WHITE WD. @ INT.	FIXED W/EDL FLASHING KIT
16A		CASEMENT	3W OVER 1 CUCA2454	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HD. HT., FACTORY MULL TO 16B+16C W/ 2 1/2" MULL SPACER	36	4'-0" × 2'-0"	GLIDER	NO DIVISIONS CUGL4020	PREFIN. CLAD @ EXT., PAINTED WHITE WD.	TEMP. GLASS
16B	7-9 1/2" × 4'-5 5/8"	FIXED/PICTURE	5W OVER 1 CUCAP4054	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HD. HT., FACTORY MULL TO 16B+16C W/ 2 1/2" MULL SPACER	37	14" DIA.	SUNTUBE SKYLIGHT	SOLATUBE	PER MFR.	(W/ LIGHT KIT & SWITCH)
16C		CASEMENT	3W OVER 1 CUCA2454	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HD. HT., FACTORY MULL TO 16B+16C W/ 2 1/2" MULL SPACER	38	14" DIA.	SUNTUBE SKYLIGHT	SOLATUBE	PER MFR.	(W/ LIGHT KIT & SWITCH)
17	4'-0" × 2'-0"	INTEGRITY GLIDER	NO DIVISIONS IFGL4020	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HD. HT., TEMP. GLASS, OBSCURE GLASS	39	2'-4 1/2" × 1'-4 1/4"	INTEGRITY GLIDER	NO DIVISIONS	PREFIN. CLAD @ EXT., PAINTED WHITE WD.	TEMP. GLASS OBSCURE GLASS
18	4'-0" × 2'-0"	INTEGRITY GLIDER	NO DIVISIONS IFGL4020	PREFIN. CLAD @ EXT., PAINTED INT. FIN., WHITE @ INT.	7-0" FIN. HD. HT., 7-2 3/4" R.O. HD. HT., TEMP. GLASS, OBSCURE GLASS	40	1'-0 1/4" × 1'-4 1/8"	FIXED TRANSOM	NO DIVISIONS	@ INT. PREFIN. CLAD @ EXT., PAINTED WHITE WD.	TEMP. GLASS
Tho	architect is not resp	oonsible for the order	I ing of windows and s	I skylights. Contractor	l , owner, window supplier, and					@ INT.	

REMOVED WINDOWS &									
EXT. DOORS									
*	NOMINAL FRAME SIZE	OPERATON TYPE	FRAME/ GLAZING						
1	3'-0" x 2'-3"	FIXED	WD/SG						
2	2'-6" X 4'-1/2"	INSWING DOOR	WD						
З	2'-11 1/2" X 2'-0"	FIXED	AL/SG						
4	2'-5" X 2'-0"	FIXED	AL/SG						
5	2'-11 1/2" X 4'-4 1/4"	DH	WD/SG						
6	3'-10 1/2" X 4'-4 1/4"	FIXED	WD/SG						
7	7'-3 1/2" × 4'-4"	SL-FXD-SL	AL/SG						
8	2'-8" X 6'-6"	INSWING DOOR	WD						
9	7'-4" X 4'-4"	SL-FXD-SL	AL/SG						
10	2'-6" X 4'-10"	SL	AL/SG						
11	2'-11 1/2" X 2'-0"	SL	AL/SG						
12	4'-10 3/4" X 1'-10 3/8"	SL	AL/SG						
13	2'-6" X 6'-8"	INSWING DOOR	WOOD						
14	5'-3 1/4" X 3'-11 1/4"	SL	AL/SG						
15	5'-3" X 3'-11 1/4"	SL	AL/SG						
16	5'-3" X 3'-11 1/4"	SL	AL/SG						
17	4'-7 1/4" X 3'-11 1/4"	SL	AL/SG						
18	4'-7 1/4" X 3'-11 1/4"	SL	AL/SG						
19	4'-5" X 6'-6 1/2"	SL DOOR	AL/SG						
20	1'-6 1/4" X 3'-0"	SH	AL/SG						
21	5'-11" X 3'-11"	SL	AL/SG						
22	5'-8" X 6'-8"	SL DOOR	AL/SG						
23	3'-0" X 6'-6"	FIXED	AL/SG						
24	3'-0 1/2" X 6'-6"	FIXED	AL/SG						
25	4'-10" X 6'-6"	OUTSWING DOORS	AL/SG						
26	2'-0" X 2'-0"	SKYLIGHT	AL/SG						
27	2'-0" X 2'-0"	SKYLIGHT	AL/SG						
28	1-'10" × 1'-10 3/4"	SKYLIGHT	AL/SG						

PLAN CHECK RESPONSE 1 09.23.1 BUILDING PERMIT APPLICATION 07.09. JOB ADDRESS REMODEL & ADDITION FOR STEVE CHA & JESS YASNOVSKY 969 VENTURA AVE. ALBANY, CA 94707 JASON KALDIS ARCHITECT, INC. 1250 ADDISON STREET - STUDIO 210 BERKELEY, CA 94702 PH (510) 549-3584 FX (510) 549-3574 JASON@JKALDISARCHITECT.COM DRAWING TITLE WINDOW SCHEDULE REMOVED WINDOW & DOOR SCHEDULE	PERMIT REVISION 1	12.23.21						
BUILDING PERMIT APPLICATION 07.09.	PLAN CHECK RESPONSE 1	09.23.15						
JOB ADDRESS REMODEL & ADDITION FOR STEVE CHA & JESS YASNOVSKY 969 VENTURA AVE. ALBANY, CA 94707 JASON KALDIS ARCHITECT, INC. 1250 ADDISON STREET - STUDIO 210 BERKELEY, CA 94702 PH (510) 549-3584 FX (510) 549-3574 JASON@JKALDISARCHITECT.COM DRAWING TITLE WINDOW SCHEDULE REMOVED WINDOW & DOOR SCHEDULE	BUILDING PERMIT APPLICATION	07.09.15						
JASON KALDIS ARCHITECT, INC. 1250 ADDISON STREET - STUDIO 210 BERKELEY, CA 94702 PH (510) 549-3584 FX (510) 549-3574 JASON@JKALDISARCHITECT.COM DRAWING TITLE WINDOW SCHEDULE REMOVED WINDOW & DOOR SCHEDULE	JOB ADDRESS REMODEL & ADDITION FOR STEVE CHA & JESS YASNOVSK 969 VENTURA AVE. ALBANY, CA 94707	DATE 12.23.21 07.05.17 DRAWN BY CF						
DRAWING TITLE WINDOW SCHEDULE REMOVED WINDOW & DOOR SCHEDULE	JASON KALDIS ARCHITECT, INC. 1250 ADDISON STREET - STUDIO 210 BERKELEY, CA 94702 PH (510) 549-3584 FX (510) 549-3574 JASON@JKALDISARCHITECT COM							
of Job NUMBER 14023	DRAWING TITLE WINDOW SCHEDULE REMOVED WINDOW & DOOR SCHEDULE	SHEET 6.1 OF JOB NUMBER 14023						

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Calculation Date/Time: 11:48, Tue, May 19, 2015 Project Name: Yasnovsky - Cha Residence Calculation Descript

	Calculation Description: Title 24 Analysis				Input File Name: 15079-New1_v6.6.xml					
	GENER	AL INFORMATION								
ĺ	01	Project Name	Yasnovsky - Cha Residence	snovsky - Cha Residence						
	02	Calculation Description	itle 24 Analysis							
	03	Project Location	369 Ventura Ave							
	04	City	Albany	05	Standards Version	Compliance 2015				
	06	Zip Code	94707	07	Compliance Manager Version	BEMCmpMgr 2013-3c (710)				
	08	Climate Zone	CZ3	09	Software Version	EnergyPro 6.5				
ĺ	10	Building Type	Single Family	11	Front Orientation (deg/Cardinal)	288				
	12	Project Scope	Newly Constructed	13	Number of Dwelling Units	1				

15

17

19

21

Addition Slab Area (FT²) N/A COMPLIANCE RESULTS

14

16

18

20

01 Building Complies with Con	Building Complies with Computer Performance									
02 This building incorpo <mark>ra</mark> tes f	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provide									
03 This building incorp <mark>orate</mark> s of	This building incorporates one or more Special Features shown below									
	ENE	RGY USE SUMMARY								
04	05	06	07	08						
Energy Use (kTDV/ft2-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement						
Space Heating	11.02	12.70	-1.68	-15.2%						
Space Cooling	0.67	1.86	-1.19	-177.6%						
IAQ Ventilation	1.03	1.03	0.00	0.0%						
Water Heating	8.38	5.47	2.91	34.7%						
Photovoltaic Offset		0.00	0.00							
Compliance Energy Total	21.10	21.06	0.04	0.2%						

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Total Cond. Floor Area (FT²) 3705

Addition Cond. Floor Area N/A

Slab Area (FT²) 370

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Number of Zones

Number of Stories

Natural Gas Available Yes

Glazing Percentage (%) 20.6%

ERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMP	CF1R-PRF-01								
roject Name: Yasnovsky - Cha Residence	Page 2 of 10								
alculation Description: Title 24 Analysis Input File Name: 15079-New1_v6.6.xml									
EQUIRED SPECIAL FEATURES									
he following are features that must be installed as condition for meeting the modeled	energy performance for this computer analysis.								
Cathedral Ceiling Ceiling has high level of insulation									
IERS FEATURE SUMMARY									
he following is a summary of the features that must be field-verified by a certified HEI rovided in the building components tables below.	RS Rater as a condition for meeting the modeled energy performance for this compu	iter analysis. Additional detail is							
uilding-level Verifications: IAQ mechanical ventilation cooling System Verifications: None IVAC Distribution System Verifications: Duct Sealing Joomestic Hot Water System Verifications: Recirculation, Demand Control Push Button									

ENERGY DESIGN RATING											
This is the sum of the annual TDV energy consu TDV energy consumption for lighting and compo on-site renewable energy system.	This is the sum of the annual TDV energy consumption for energy use components included in the performance compliance approach for the Standard Design Building (Energy Budget) and the annual TDV energy consumption for lighting and components not regulated by Title 24, Part 6 (such as domestic appliances and consumer electronics) and accounting for the annual TDV energy offset by an on-site renewable energy system.										
	Reference Energy Use Energy Design Rating Margin Percent Improvement										
Total Energy (kTDV/f2-yr)* 57.77 57.73 0.04 0.1%											

* includes calculated Appliances and Miscellaneous Energy Use (AMEU)

BUILDING - FEATURES INFORMA	TION							
01	02	03		04	05	5	06	07
Project Name	Conditioned Floor Area (ft2)	Number of Dwelling Units	Number	of Bedrooms	Number c	of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Yasnovsky - Cha Residence	3705	1		5	1		0	1
ZONE INFORMATION								
01	02	03		04		05	06	07
Zone Name	Zone Type	HVAC System Nan	ne	Zone Floor A (ft ²)	rea Avg H	. Ceiling eight	Water Heating System 1	Water Heating System 2
Whole Home	Conditioned	New HVAC1		3705	9.	14008	DHW Sys 1	

HERS Provider: Registration Number: 215-N0133466A-000000000-0000 Registration Date/Time: 2015-05-21 09:09:35 CA Building Energy Efficiency Standards - 2013 Residential Compliance Report Version - CF1R-02272015-710 Report Generated at: 2015-05-19 12:06:57

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Project Name: Yasnovsky - Cha Residence Calculation Description: Title 24 Analysis

Calculation Date/Time: 11:48, Tue, May 19, 2015

Input File Name: 15079-New1_v6.6.xml

PAQUE SURFACES											
01		02	03		04	05		06	07		08
Name		Zone	Constru	ction	Azimuth	Orientation	Gros	s Area (ft ²)	Window & Doo	or Area (ft ²)	Tilt (deg)
Front Wall: New- Conci	rete W	hole Home	10' cono	crete	288	Front		16			90
Left Wall: New	W	hole Home	R-19 V	Vall	18	Left		80.5	30.3		90
Back Wall: New	W	hole Home	R-19 V	Vall	108	Back		144			90
Front Wall: New	W	hole Home	R-15 V	Vall	288	Front		316	83.8		90
Northwest Wall	W	hole Home	R-15 V	Vall	333	- specify -		42.5	20.4		90
Left Wall: New 2	W	hole Home	R-15 V	Vall	18	Left		561	119.1	1	90
Back Wall: New 2	W	hole Home	R-15 V	Vall	108	Back		388	120.	5	90
Right Wall: New	W	hole Home	R-15 V	Vall	198	Right		561	101		90
Southwest Wall	W	hole Home	R-15 V	Vall	243	- specify -		42.5	20.4		90
Front Wall: New 2	W	hole Home	R-15 V	Vall	288	Front		311.2	88		90
Left Wall: New 3	W	h <mark>ole</mark> Home	R-15 V	Vall	18	Left		341.2	61.90000000	0000006	90
Back Wall: New 3	W	hole Home	R-15 V	Vall	108	Back		311.2	80		90
Right Wall: New 2	W	hole Home	R-15 V	Vall	288	Front	_	341.2	51.09999999	9999994	90
Roof- S 2	W	hole Home	R-38 Roc	of Attic				232			
Roof- E 2	W	hole Home	R-38 Roc	of Attic				246			
Roof-E 2	W	hole Home	R-38 Roc	of Attic	OV	IDEI	R	691.5			
Roof-W 2	W	hole Home	R-38 Roc	of Attic				700.1			
Underground Wall	W	hole Home	10' conc	rete1				231.5			
Raised Floor	W	hole Home	R-19 Floor C	rawlspace				1557			
PAQUE SURFACES – Ca	thedral Ceilings		•			•	•				
01	02	03	04	05		06	07	08	09	10	11
Name	Zone	Type	Orientatio	Area (ft ²)	Skylight Area	Roof Rise (x in 12)	Roof Pitch	Roof Tilt	Roof	Roof Emittance	Framing

OPAQUE	SURFACES -	Cathedral	Ceilings

01	02	03	04	05		06	07	08	09	10	11
Name	Zone	Туре	Orientatio n	Area (ft ²)	Skylight Area (ft2)	Roof Rise (x in 12)	Roof Pitch	Roof Tilt (deg)	Roof Reflectance	Roof Emittance	Framing Factor
Roof- S	Whole Home	R-38 Roof Attic1	Right	28.1	28	4	0.33	18.43	0.1	0.85	0.07
Roof- E	Whole Home	R-38 Roof Attic1	Back	14.1	14	4	0.33	18.43	0.1	0.85	0.07
Roof-E	Whole Home	R-38 Roof Attic1	Back	12.6	12.5	4	0.33	18.43	0.1	0.85	0.07
Roof-W	Whole Home	R-38 Roof Attic1	Front	4	3.9	4	0.33	18.43	0.1	0.85	0.07

CalCERTS inc.

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Registration Number: 215-N0133466A-000000000-0000 CA Building Energy Efficiency Standards - 2013 Residential Compliance Report Version - CF1R-02272015-710

Project Name: Yasnovsky - Cha Residence

Calculation Description: Title 24 Analysis

01

Attic Whole Home

Name

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

03

Туре

Ventilated

02

Construction

Attic RoofWhole Home

Registration Date/Time: 2015-05-21 09:09:35

04

Roof Rise

4

S CalCERTS, Inc.

HERS PROVIDER

Calculation Date/Time: 11:48, Tue, May 19, 2015

05

0.1

Roof Reflectance

06

0.85

Roof Emittance Radiant Barrier

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07

Yes

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08

Cool Roof

No

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_____ etail is

nent _____

Water stems _____

CalCERTS inc.

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Project Name: Yasnovsky - Cha Residence Calculation Description: Title 24 Analysis

Calculation Date/Time: 11:48, Tue, May 19, 2015 Input File Name: 15079-New1_v6.6.xml

WINDOWS									
01	02	03	04	05	06	07	08	09	10
Name	Туре	Surface (Orientation-Azimuth)	Width (ft)	Height (ft)	Multipli er	Area (ft ²)	U-factor	SHGC	Exterior Shading
Window: New cs	Window	Left Wall: New (Left-18)			1	12.5	0.32	0.50	Insect Screen (default)
Window: New cs 2	Window	Front Wall: New (Front-288)			1	24.8	0.32	0.50	Insect Screen (default)
Window: New fx	Window	Front Wall: New (Front-288)			1	39.0	0.32	0.50	Insect Screen (default)
Window: New cs 3	Window	Northwest Wall (- specify333)			1	20.4	0.32	0.50	Insect Screen (default)
Window: New cs 4	Window	Left Wall: New 2 (Left-18)			1	11.3	0.32	0.50	Insect Screen (default)
Window: New fx 2	Window	Left Wall: New 2 (Left-18)			1	61.1	0.32	0.50	Insect Screen (default)
Glass Door: New	Window	Left Wall: New 2 (Left-18)			1	46.7	0.32	0.50	Insect Screen (default)
Window: New cs 5	Window	Back Wall: New 2 (Back-108)			1	18.0	0.32	0.50	Insect Screen (default)
Window: New fx 3	Window	Back Wall: New 2 (Back-108)			1	22.5	0.32	0.50	Insect Screen (default)
Glass Door: New 2	Window	Back Wall: New 2 (Back-108)			1	80.0	0.32	0.50	Insect Screen (default)
Window: New cs 6	Window	Right Wall: New (Right-198)			1	83.0	0.32	0.50	Insect Screen (default)
Window: New fx 4	Window	Right Wall: New (Right-198)			1	18.0	0.32	0.50	Insect Screen (default)
Window: New cs 7	Window	Southwest Wall (- specify243)			1	20.4	0.32	0.50	Insect Screen (default)
Window: New fx 5	Window	Front Wall: New 2 (Front-288)		/	1	36.0	0.32	0.50	Insect Screen (default)
Window: New cs 8	Window	Front Wall: New 2 (Front-288)	R O V	V т г) F	52.0	0.32	0.50	Insect Screen (default)
Window: New fx 6	Window	Left Wall: New 3 (Left-18)			1	21.6	0.32	0.50	Insect Screen (default)
Window: New cs 9	Window	Left Wall: New 3 (Left-18)			1	22.5	0.32	0.50	Insect Screen (default)
Window: New fx 7	Window	Back Wall: New 3 (Back-108)			1	44.0	0.32	0.50	Insect Screen (default)
Window: New cs 10	Window	Back Wall: New 3 (Back-108)			1	36.0	0.32	0.50	Insect Screen (default)
Window: New fx 8	Window	Right Wall: New 2 (Front-288)			1	18.0	0.32	0.50	Insect Screen (default)
Window: New cs 11	Window	Right Wall: New 2 (Front-288)			1	15.3	0.32	0.50	Insect Screen (default)
Skylight	Skylight	Roof- S (Right-198)			1	28.0	0.39	0.45	
Skylight 2	Skylight	Roof- E (Back-108)			1	14.0	0.39	0.45	
Skylight 3	Skylight	Roof-E (Back-108)			1	12.5	0.39	0.45	
Skylight 4	Skylight	Roof-W (Front-288)			1	3.9	0.39	0.45	

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Project Name: Yasnovsky - Cha Residence Calculation Description: Title 24 Analysis

DOORS 01 02 03 04 Side of Building Area (ft²) U-factor Name Door Left Wall: New 17.8 0.50 Door 2 Front Wall: New 20.0 0.50 Door 3 Left Wall: New 3 17.8 0.50 Door 4 Right Wall: New 2 17.8 0.50

OPAQUE SURFACE CONSTRU	JCTIONS					
01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-value	Assembly Layers
Attic RoofWhole Home	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	none	0.644	 Cavity / Frame: no insul. / 2x4 Top Chrd Roof Deck: Wood Siding/sheathing/decking Roofing: Light Roof (Asphalt Shingle)
10' concrete	Exterior Walls	Concrete / ICF / Brick	ICERT	5 Ir	0.355	 Inside Finish: Gypsum Board Mass Layer: 10 in. Concrete Exterior Finish: Wood Siding/sheathing/decking
R-19 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R 19	0.069	 Inside Finish: Gypsum Board Cavity / Frame: R-19 / 2x6 Exterior Finish: Wood Siding/sheathing/decking
10' concrete1	Underground Walls	Concrete / ICF / Brick			0.776	Inside Finish: Gypsum BoardMass Layer: 10 in. Concrete
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R 15	0.089	 Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: Wood Siding/sheathing/decking
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O.C.	R 19	0.049	 Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x6
R-38 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R 38	0.025	 Inside Finish: Gypsum Board Cavity / Frame: R-9.1 / 2x4 Over Floor Joists: R-28.9 insul.
R-38 Roof Attic1	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R 38	0.036	 Inside Finish: Gypsum Board Cavity / Frame: R-38 / 2x4 Roof Deck: Wood Siding/sheathing/decking Roofing: Light Roof (Asphalt Shingle)

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HERS Provider: CalCERTS inc. Report Generated at: 2015-05-19 12:06:57

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Yasnovsky - Cha Residence

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Page

SLAB FLOORS												
01		02		03	04				05	06		
Name	Z	one	Ar	rea (ft ²)	Perimete	er (ft)	Edg	je Insul.	ul. R-value & Depth Carpeted		action	н
Slab-on-Grade	Whol	e Home		370	55				None 0.8			
BUILDING ENVELOPE - HERS	VERIFICATION											
01			02				03				04	
Quality Insulation Ins	tallation (QII)	Quality Ins	stallation of Spray	Foam Insulation	В	uilding E	ling Envelope Air Leakage			ACH	@ 50 Pa	a
Not Requir	ed		Not Required	d		1	Not Required					
WATER HEATING STSTEMS												
01	0	2		03		04	4		05			06
Name	<mark>Sys</mark> ten	п Туре	Distri	bution Type		Water I	Heater		Number of	Heaters Solar Frac		actio
DHW Sys 1 - 1/1	DH	W	(HERS req Demand Co	q'd) Recirculation, ontrol Push Button		DHW H	eater 1		1			0%
					•					•		
WATER HEATERS					ГС			_				
01	02		03	04		05			06	07		0
Name	Heater Element Ty	/pe	Tank Type	Tank Volum (gal)	e Energ	gy Facto fficiency	or or	Rinp	ut Rating	Tank Exterior Insulation R-value	Sta (andb (Frac
DUW/ Useter 4	Natural Gas	Sr.	mall Instantanoous	0.1		0.03		100	000-Btu/br	0		0

WATER HEATING - HERS VERIFIC	ATION					
01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Point-of Use	Recirculation Control	Central D Distribut
DHW Sys 1 - 1/1					Recirculation, Demand Control Push Button	

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CF1R-PRF-01 CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Calculation Date/Time: 11:48, Tue, May 19, 2015 Page 8 of 10 Project Name: Yasnovsky - Cha Residence Input File Name: 15079-New1_v6.6.xml Calculation Description: Title 24 Analysis

SPACE CONDITIONING SYSTEMS					
01	02	03	04	05	06
SC Sys Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name
:Heating Component 1:Air Distribution System 1:HVAC Fan 1:1	Other Heating and Cooling System	Heating Component 1		HVAC Fan 1	Air Distribution System 1
Cooling Component 1::::1	Other Heating and Cooling System		Cooling Component 1	None	None

HVAC - HEATING UNIT TYPES									
01	02	03							
Name	Туре	Efficiency							
Heating Component 1	CntrlFurnace - Fuel-fired central furnace	94 AFUE							

HVAC - COOLING UNIT TYPE	s					
01	02	03	04	05	06	07
Name	System Type	Efficie	SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	NoCooling			Not Zonal	Single Speed	
		$1 \in K > F$	KOVI	DEK		~
HVAC - DISTRIBUTION SYST	EMS					

01	02	03	04	05	06	07
Name	Туре	Duct Leakage	Insulation R-value	Duct Location	Bypass Duct	HERS Verification
Air Distribution System 1	DuctsCrawl	Sealed and tested	6	Crawl Space	None	Air Distribution System 1-hers-dist
					None	

HVAC DISTRIBUTION - HERS VERIFICATION 03 04 01 02 05 06 07 08 Duct Leakage Duct Leakage Verified Duct Verified Duct Buried Deeply Buried Low-leakage Name Ducts Ducts Air Handler Verification Target (%) Location Design Air Distribution System 1-hers-dist Required 6.0 Not Required Not Required Not Required Not Required ----

HERS Provider: Registration Number: 215-N0133466A-000000000-0000 Registration Date/Time: 2015-05-21 09:09:35 CA Building Energy Efficiency Standards - 2013 Residential Compliance Report Version - CF1R-02272015-710

CalCERTS inc. Report Generated at: 2015-05-19 12:06:57

e 7 of 10

Project Name: Yasnovsky - Cha Residence

Calculation Description: Title 24 Analysis

07 Heated No

_____ tion (%)

_____ _____ 08 by Loss action)

> DHW ition

CalCERTS inc.

Registration Number: 215-N0133466A-000000000-0000 2015-05-21 09:09:35 HERS Provider: Registration Date/Time: CA Building Energy Efficiency Standards - 2013 Residential Compliance Report Version - CF1R-02272015-710 Report Generated at: 2015-05-19 12:06:57 CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Yasnovsky - Cha Residence Calculation Date/Time: 11:48, Tue, May 19, 2015 Calculation Description: Title 24 Analysis Input File Name: 15079-New1_v6.6.xml DOCU 1. I ce Docur Mich Comp Gab Addre 1812 City/S Berk

RESP California Code of nce documents, Resp Chri Comp Jaso Addre 1250 City/S Berl

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Registration Number: 215-N0133466A-000000000-0000 CA Building Energy Efficiency Standards - 2013 Residential Compliance Report Version - CF1R-02272015-710

Registration Date/Time: 2015-05-21 09:09:35

HERS Provider: CalCERTS inc. Report Generated at: 2015-05-19 12:06:57

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Calculation Date/Time: 11:48, Tue, May 19, 2015

Input File Name: 15079-New1_v6.6.xml

CF1R-PRF-01 Page 9 of 10

CalCERTS inc.

CF1R-PRF-01

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01		02	03		04	
Name		Туре	Fan Power (Watts/C	FM) HE	RS Verification	
HVAC Fan 1		Single Speed PSC Furnace Fan	0.58			
AC FAN SYSTEMS - HERS VERIF	FICATION					
01		02	02		03	
Name		Verified Fan Watt	Draw	Required Fan Efficiency (Watts/CFM)		
Q (Indoor Air Quality) FANS						
01	02	03	04	05	06	
Dwelling Unit		IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification	
SFam IAQVentRpt	82.05	0.25	Default	0	Required	

UMENTATION AUTHOR'S DECLARATION STATEMENT	
certify that this Certificate of Compliance documentation is accurate and complete.	
umentation Author Name:	Documentation Author Signature:
chelle Austin	Michelle Austin
pany:	Signature Date:
bel Associates, LLC	2015-05-19 12:23:55
ress:	CEA/HERS Certification Identification (If applicable):
18 Harmon St.	
State/Zip:	Phone:
rkeley, CA 94703	510-428-0803
PONSIBLE PERSON'S DECLARATION STATEMENT	
tify the following under penalty of perjury, under the laws of the State of California: I am eligible under Division 3 of the Business and Professions Code to accept responsibility for a certify that the energy features and performance specifications identified on this Certificate Regulations. The building design features or system design features identified on this Certificate of Compl worksheets, calculations, plans and specifications submitted to the enforcement agency for a	for the building design identified on this Certificate of Compliance. of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the 0 iance are consistent with the information provided on other applicable complianc approval with this building permit application.
ponsible Designer Name:	Responsible Designer Signature: Christina Flores
pany: son Kaldis Architect, Inc.	Date Signed: 2015-05-21 09:09:35
ress:	License:
50 Addison Street, Suite 210	NA
State/Zip:	Phone:
rkeley, CA 94702	510-549-3584
	·

HVAC SYSTEM HE	EATING	AND COOLING LOAD	S SUM	MARY			
Project Name						Date	10/00/15
Yasnovsky - Cha Resider	nce					5/	19/2015
						FIOOI	3 705
ENGINEERING CHECKS		SYSTEM LOAD					5,705
Number of Systems	1		COII		FΔK	COIL H	TG PEAK
Heating System			CEM	Sonsible	Latent	CEM	Sonsible
Output non Suntam	56 000	Total Boom Loada	2 242	46 889	1 178	962	37 578
Total Output (Dtub)	56,000	Roturn Vented Lighting	2,212	10,000	1,110		01,010
	15.1	Return Vented Lighting		1 220			1 527
	10.1	Return Air Ducts		1,220			1,027
Cooling System	0	Return Fan	0	0	0	0	0
Output per System	0	Ventilation	0	0	0	0	0
Total Output (Btuh)	0	Supply Fan		1 000			1 507
Total Output (Tons)	0.0	Supply Air Ducts		1,220			1,527
Total Output (Btuh/sqft)	0.0			(0.00-	4 4 7 0		40.000
Total Output (sqft/Ton)	0.0	TOTAL SYSTEM LOAD		49,329	1,178		40,632
Air System							
CFM per System	1,260	HVAC EQUIPMENT SELECTION		1			
Airflow (cfm)	1,260	BDP CO. 350MAV036060		0	0	_	56,000
Airflow (cfm/sqft)	0.34						
Airflow (cfm/Ton)	0.0						
Outside Air (%)	0.0 %	Total Adjusted System Output		0	0		56,000
Outside Air (cfm/sqft)	0.00	(Adjusted for Peak Design conditions)					
Note: values above given at AR	l conditions	TIME OF SYSTEM PEAK			Aug 3 PM		Jan 1 AM
HEATING SYSTEM PSYCHR	OMETRICS	(Airstream Temperatures at Time	of Heating	Peak)			
30 ºE	67 ºE	105 ºE	105 ºE				
50 1							
	≥	<mark>@</mark>	→[]				٦
Outside Air		- Supply Far					↓
0 cfm	Heating	Coil 1 260 cfm				1	04 °F
▲		1,200 0111					
					R	, MOC	
67 °F						(68 °F
	_						
	•						
COOLING SYSTEM PSYCHR	OMETICS (/	Airstream Temperatures at Time o	f Cooling P	Peak)			
83 / 64 °F	76	6/61 °F 55/53 °F 55/	53 °F				
					8		_
Outside Air							\downarrow
0 cfm		Cooling Coil Supply Fan				56	/ 54 °F
┃		1,260 cfm					
				45.3 %	~ R(
76 / 61 °F		— ———————————————————————————————————				75	/ 61 °F
		{					
						-	
EnergyPro 6.6 by EnergySoft	User Number:	1002 RunCode: 2015-05-19T11	:53:10	ID: 15079-M	A	F	-age 19 of 19

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City of Albany Community Development DEPARTMENT Green Building Program Rating System for Remodeling Projects Supplemental Application Form

Project Address: 969 Ventura	Ave.				
Checklist Prepared By: Ch	······		· · · · · · · · · · · · · · · · · · ·		
Date Prepared: 12/22/14					
		INPUT	Resources	Energy	IAQ/Health
A. Site					
1. Recycle Job Site Construction & Demolition Waste					
65% = 1 point; 75% = 2 points; 80% = 4 points	up to 4 Res	ource pts V 65			
2. Salvage Reusable Building Materials	4 Resource pts	y=yes Y	14		
3. Remodel for Mixed Use, Adaptive Reuse, and			7 .		
Historic Preservation	4 Resource pts	y=yes 🔼			
4. Protect Native Soil	2 Resource pts	y=yes Y	2		
5. Minimize Disruption of Existing Plants & Trees	1 Resource pt	y=yes Y	1		
6. Implement Construction Site Stormwater Practices	2 Resource pts	y=yes 🗙	2		
7. Protect Water Quality with Landscape Design	2 Resource pts	y=yes			
8. Design Resource-Efficient Landscapes and Gardens	4 Resource pts	y=yes Y	4		
9. Reuse Materials/Use Recycled Content Materials		V	2		
for Landscape Areas	2 Resource pts	y=yes	5		
10. Install High-Efficiency Irrigation Systems	2 Resource pts	y=yes	4		
11. Provide for On-Site Water Catchment / Retention	2 Resource pts	y=yes Y	4		
B. Foundation			20		
1. Incorporate Recycled Flyash in Concrete					
25% Recycled Flyash = 2 points; Add 1 point for every 10%					
increase of flyash, up to 5 points	up to 5 Reso	ource pts			
2. Use Recycled Content Aggregate	2 Resource pts	y=yes N			
3. Insulate Foundation/Slab before backfill	3 Energy pts	y=yes N			
	an an an Arrange. An an Arrange	- 《《·蒙古代》》			
C. Structural Frame			_		
 Substitute Solid Sawn Lumber with Engineered Lumber 	3 Resource pts	y=yes N			
2. Use FSC Certified Wood for framing					
(For every 10% of FSC lumber used = 2 points, up to 10)	up to 10 Reso	urce pts.			
3. Use Wood I-Joists for Floors and Ceilings	2 Resource pts	y=yes Y	2		
4. Use Web Floor Trusses	2 Resource pts	y=yes N			
5. Design Energy Heels on Trusses 6" or more	2 Energy pts	y=yes V		2	
6. Use Finger-Jointed Studs for Vertical Applications	2 Resource pts	y=yes N			
7. Use Engineered Studs for Vertical Applications	2 Resource pts	y=yes N			
3. Use Recycled Content Steel Studs for Interior Framing	2 Resource pts	y=yes N			
). Use Structural Insulated Panels (SIPs)		·			
a. Floors	3 Energy pts	y=yes N]]		
b. Wall	3 Energy pts	y=yes N]]		
c. Roof	0 En annu 114		I I		
	3 Energy pts	y=yes N	. 1		

2004 Checklist Modified by City of Albany Incentives - Draft for Review July 2, 2007

		INPUT	Resources	Energy	IAQ/Health
11. Use Reclaimed Lumber for Non Structural Applications	3 Resource pts y=y				
12. Use USB					
b Sheathing	1 Resource pt y=y		L L		
5. chouching	T Kesource pr y-y	62 [
D. Exterior Finish			-		
1. Use Sustainable Decking Materials					
a. Recycled content	3 Resource pts y=y	es N			
b. FSC Certified Wood	3 Resource pts y=y	res V	3		
2. Use Treated Wood That Does Not Contain Chromium/Arsenic	1 IAQ/Health ot v=v	es V		1	
3. Install House Wrap under Siding	1 IAQ/Health ot v=v	es N		•	
4. Use Fiber-Cement Siding Materials	1 Resource pt v=ves				
					میں بر ایر اور اور اور اور اور اور اور اور اور او
E. Plumbing		<u> </u>			
1. Install Water Heater Jacket	1 Energy pt y=y	es Y		t	
2. Insulate Hot and Cold Water Pipes	2 Energy pts y=y	es Y		2	
3. Retrofit all Faucets and Showerheads with Flow Reducers	<u> </u>				
a. Faucets (1 point each, up to 2 points)	Up to 2 Resource p	ts. Y	2		
b. Showerheads (1 point each, up to 2 points)	Up to 2 Resource p	ts. Y	2		
4. Replace Toilest with Ultra-Low Flush Toilets			9		3
(1 point each, up to 3 points)	Up to 3 Resource p	ts.	3		
5. Install Chlorine Filter on Showerhead	1 IAQ/Health pt y=y	es Y			Ĩ
6. Convert Gas to Tankless Water Heater	4 Energy pts y=y	es Y	4		
7. Install Water Filtration Units at Faucets		V			A
(2 points each, up to 4 points)	Up to 4 IAQ/Health p	ts. r	A		્ય
8. Install On-Demand Hot Water Circulation Pump	4 Resource pts y=y	es Y	1		
			4.5	2	<u>ح</u>
1 Install Compact Eluorescent Light Bullss (CELs)					<u> </u>
(6 bulbs=2 points, 10 bulbs =3 points, 12 bulbs = 4 points)	Up to 4 Energy of	ts. Y		4	
2. Install IC-AT Recessed Fixtures with CFLs (1 point each, up to	- F	V		-	
5 points)	 Up to 5 Energy pl 	ts, Ż		S	
3. Install Lighting Controls (1 point per fixture, up to 4 points)	Up to 4 Energy pl	ts. Y		4	
4. Install High Efficiency Ceiling Fans with CFLs				-	
1 point each, up to 4 points)	Up to 4 Energy pl	is. N		-	
G. Appliances				13	
I. Install Energy Star Dishwasher	1 Energy pt y=ye	es Y		J 1	
57	571 7 7		-		
2. Install Washing Machine with Water and Energy		V I			
2. Install Washing Machine with Water and Energy Conservation Features	1 Energy pt y ≤y e	es Y		ľ	
2. Install Washing Machine with Water and Energy Conservation Features 3.Install Energy Star Refigerator	1 Energy pt y=≶yt 1 Energy pt y=yt	es Y es Y		1	
2. Install Washing Machine with Water and Energy Conservation Features 3.Install Energy Star Refingerator 4. Install Built-In Recycling Center	1 Energy pt y <i>≤</i> γe 1 Energy pt y=ye 3 Resource pts y=ye	es Y es Y es Y	3		
2. Install Washing Machine with Water and Energy Conservation Features 3.Install Energy Star Refrigerator 4. Install Built-In Recycling Center	1 Energy pt y <i>=</i> 94 1 Energy pt y=94 3 Resource pts y=94		3		
2. Install Washing Machine with Water and Energy Conservation Features B.Install Energy Star Refrigerator I. Install Built-In Recycling Center	1 Energy pt y <i>≤</i> γ∉ 1 Energy pt y=y∉ 3 Resource pts y=y∉		3	1 1 3	
2. Install Washing Machine with Water and Energy Conservation Features B.Install Energy Star Refrigerator 4. Install Built-In Recycling Center H. Insulation I. Upgrade Insulation to Exceed Title 24 Requirements a. Walls	1 Energy pt y=5 1 Energy pt y=5 3 Resource pts y=96 2 Energy pts y=ve		3	1 1 3 3 2	
2. Install Washing Machine with Water and Energy Conservation Features 3.Install Energy Star Refrigerator 4. Install Built-In Recycling Center 4. Insulation . Upgrade Insulation to Exceed Title 24 Requirements a. Walls b. Ceilings	1 Energy pt y=94 1 Energy pt y=94 3 Resource pts y=94 2 Energy pts y=94 2 Energy pts y=94		3	1 1 2 3 2 2	
2. Install Washing Machine with Water and Energy Conservation Features 3.Install Energy Star Refrigerator 4. Install Built-In Recycling Center 4. Install Built-In Recycling Center 4. Insulation 1. Upgrade Insulation to Exceed Title 24 Requirements a. Walls b. Ceilings 2. Install Floor Insulation over Crawl Space	1 Energy pt y=94 1 Energy pt y=94 3 Resource pts y=94 2 Energy pts y=94 2 Energy pts y=94 4 Energy pts y=94		3	1 1 2 3 2 2 4	
2. Install Washing Machine with Water and Energy Conservation Features B.Install Energy Star Refrigerator I. Install Built-In Recycling Center I. Insulation I. Upgrade Insulation to Exceed Title 24 Requirements a. Walls b. Ceilings P. Install Floor Insulation over Crawl Space I. Install Recycled-Content, Fiberglass Insulation with	1 Energy pt y=94 1 Energy pt y=94 3 Resource pts y=94 2 Energy pts y=94 2 Energy pts y=94 4 Energy pts y=94		3	1 1 3 7 7 7 7 7	2

			INPUT	Resources	Energy	IAQ/Health
4. Use Advanced Infiltration Reduction Practices	2 Energy pts	v=ves	N			
5. Use Cellulose Insulation				1		
a. Walls	4 Resource pts	y=yes	N.	1		
b. Ceilings	4 Resource pts	y=yes	N			
6. Alternative Insulation Products (Cotton, spray-foam)]		
a. Walls	4 Resource pts	y=yes	N			
b. Ceilings	4 Resource pts	y=yes	N			
I. Windows						
1. Install Energy-Efficient Windows						
a. Double-Paned	1 Energy pt	y≂yes	<u>Y</u>	ι (
b. Low-Emissivity (Low-E)	2 Energy pts	y=yes	<u> </u>	ì		
c. Low. Conductivity Frames	2 Energy pts	y=yes	Y	2	,	
2. Install Low Heat Transmission Glazing	1 Energy pt	y=yes	Y Y			
J. Heating Ventilation and Air Conditioning		۲.			1. A	
1. Use Duct Mastic on All Duct Joints	2 Energy ots	y=yes	Y		2	
2. Install Ductwork within Conditioned Space	3 Energy pts	y=yes	N			,
3. Vent Range Hood to the Outside	1 IAQ/Health pt	y=yes	Y			
4. Clean all Ducts Before Occupancy	2 IAQ/Health pts	y=yes	Ý			2
5. Install Solar Attic Fan	2 Energy pts	y=yes	∇		2	· ·
6. Install Attic Ventilation Systems	1 Energy pt	y=yes	Y		Ī	
7. Install Whole House Fan	4 Energy pts	y=yes	N		á.	
8. Install Sealed Combustion Units					•	
a. Furnaces	3 IAQ/Health pts	y=yes	Y.			2
b. Water Heaters	3 IAQ/Health pts	y=yes	V			2
9. Replace Wall-Mounted Electric and Gas Heaters with						5
Through-the-Wall Heat Pumps	3 Energy pts	y=yes	N			
10. Install 13 SEER/11 EER or higher AC with a TXV	3 Energy pts	y=yes	7			
11. Install AC with Non-HCFC Refrigerants	2 Resource pts	y=yes	と			
			V			
12. Install 90% Annual Fuel Utilization Efficiency (AFUE) Furnace	2 Energy pts	y ≂ yes	Γ.		L	
13. Retrofit Wood Burning Fireplaces NIA						
a. Install EPA certified wood stoves/inserts	1 IAQ/Health pt	y=yes	Ζ.			
b. Install/Replace Dampers	1 Energy pt	y=yes	N			
c. Install Airtight Doors	1 Energy pt	y=yes	N			
14. Install Zoned, Hydronic Radiant Heating	3 Energy pts	y=yes	N			
15. Install High Efficiency Filter	4 IAQ/Health pts	y=yes	Y			*
16. Install Heat Recovery Ventilation Unit (HRV)	5 IAQ/Health pts	y=yes	N			
17. Install Separate Garage Exhaust Fan	3 IAQ/Health pts	y=yes	Ŷ			3
			1.5			
K. Renewable Energy and Roofing			10.22.05		11	۱۶
1. Pre-Plumb for Solar Water Heating	4 Energy pts	v=ves	V	:	4	1
2 Install Solar Water Heating System	10 Energy pts	v=ves	N		ł	
3 Pre-Wire for Future Photovoltaic (PV) Installation	4 Energy pts	v=ves	$\neg \overline{\gamma}$		4	
A Install Photovoltaic (PV) System		, ,			۲	
(1.2 kw = 6 points, 2.4 kw = 12 points, 3.6 kw = 18 points)	Up to 18 Ene	rgy ots	t.			
6. Select Safe and Durable Roofing Materials	1 Resource ot	y=yes		1		·
7. Install Radiant Barrier	3 Energy ots	y=yes	$\overline{\mathbf{v}}$	•	えし	
		· · L	الا	I		

2004 Checklist Modified by City of Albany Incentives - Drate for Review Júly 2, 2007

Υ.

			INPUT	Resources	Energy	IAQ/Health
L. Natural Heating and Cooling			ja is≠t keki		1 -	
1. Incorporate Passive Solar Heating	5 Energy pts	y=yes	N			
2. Install Overhangs or Awnings over South Facing Windows	3 Energy pts	y=yes	N			>
3. Plant Deciduous Trees on the West and South Sides	3 Energy pts	y=yes	N			
M Indoor Air Quality and Finishes						
1 Use Low/No VOC Point						
2 Use Low VOC Water Based Wood Einishes	TIAQ/Health pts	y=yes	Y.			
2. Use Low VOC, Water-based Wood Timisnes	2 AQ/Health pts	y-yes	J			3
Use Salvaged Materials for Interior Finishes		y-yes	-1			,
F. Use Engineered Sheet Coode with no odded Urea	5 Resource pis	y-yes	<u> </u>			
5. Ose Engineered Sheet Goods with no added Orea	6 IAO/Health nts	VEVAS	Y			6
6 Use Exterior Grade Plywood for Interior Uses	1 IAO/Health nts	y=yes	-			Ŵ,
7 Seal all Exposed Particleboard or MDF	4 IAQ/Health pts	v=ves	-5-			4
8. Use FSC Certified Materials for Interior Finish	4 Resource ofs	v=ves	Ż			
9. Use Finger-Jointed or Recycled-Content Trim	1 Resource pts	v=ves	V	1		
10. Install Whole House Vacuum System	3 IAQ/Health pts	y=yes	Ż			
N. Flooring				4	-	iy
1. Select FSC Certified Wood Flooring	8 Resource pts	y=yes	N			
2. Use Rapidly Renewable Flooring Materials	4 Resource pts	y=yes	N			
3. Use Recycled Content Ceramic Tiles	4 Resource pts	y=yes	N			
 Install Natural Linoleum in Place of Vinyl 	5 IAQ/Health pts	y=yes	N			
5. Use Exposed Concrete as Finished Floor	4 Resource pts	y=yes	N			
Install Recycled Content Carpet with Low VOCs	4 Resource pts	y=yes	Ν			
0. City of Albany Incentives						
1 Additions less than 50% increase in floor area	20 Resource ints	v=ves	V	20		
2 Additions les than 200sg.ft. or resulting in less than 1.500sg.ft.	10 Resource pts	v=ves	Ň	. 2 0	-	
3. Seismic upgrade of existing building	25 Resource ots	v=ves	Y	25		
4. For having a hybrid or zero emissions vehicle	2 IAQ/Health pts	v=ves	Ň			
5. For having no automobile	5 Resource pts	v=ves	N			
6. Plant more than one street tree when feasible	2 IAQ/Health pts	y=yes	N			
7. Earhquake kit	2 IAQ/Health pts	y=yes	Ŷ			2
				45		

CA/Green.

		2013 CALGREEN CODE
		Effective January 1, 2014
SECTION	MEASURES	2013 CALGREEN REQUIREMENTS AND CHANGES FROM 2010 CALGREEN
Chapter 1 AD	MINISTRATION	
101.3.1	State-regulated buildings	REVISED : Expands the scope of CALGreen to include ALL low-rise, high-rise, and hotel/motel buildings of Group R occupancy.
Chapter 2 DE	FINITIONS	
202	Definitions	 NEW: Relocates all definitions to Chapter 2. Other chapters include only defined terms and a reference to Chapter 2. REVISED: Modifies "residential building" to include "low-rise residential buildings" and "high-rise residential buildings." REVISED: Clarifies "low-rise residential building" as a Group R occupancy that is 3 stories or less and deletes reference to one- or two-family dwellings or townhouses. NEW: Defines "high-rise residential building" as a Group R occupancy that is 4 stories or greater in height.
Chapter 3 GR	EEN BUILDING	
301.1.1	Additions and alterations	 NEW: Clarifies that mandatory measures in Chapter 4 apply to additions or alterations of residential buildings and specifies that requirements only apply to the specific area of the addition or alteration. NEW: Adds a note directing code users to review Civil Code, Section 1101.1 et seq., regarding mandatory replacement of non-compliant plumbing fixtures.
301.2	Low-Rise and High-Rise Residential Buildings	 NEW: Clarifies that CALGreen may apply to either low-rise or high-rise residential buildings or both. NEW: New "banners" [LR] and [HR+] as identifying provisions applying only to low-rise or high-rise residential structures, respectively.
Division 4.1 -	PLANNING AND DESI	GN (SITE DEVELOPMENT)
4.106.2	Storm Water Drainage and Retention During Construction	NO CHANGE FROM 2010 CALGREEN Projects which disturb less than one acre of soil and are not part of a larger common plan of development shall manage storm water drainage during construction.
4.106.3	Grading and Paving	NO CHANGE FROM 2010 CALGREEN Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. NEW EXCEPTION: Revision provides an exception for additions and alterations not altering the drainage path.
Division 4.2 -	ENERGY EFFICIENCY	
4.201.1/ 5.201.1	Scope	 REVISED: Energy efficiency requirements for low-rise residential (Section 4.201.1) and high-rise residential/hotel/motel (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen. REVISED: Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2013 California Energy Code [code reference date updated from 2010 to 2013].
Division 4.3 -	WATER EFFICIENCY	AND CONSERVATION (INDOOR WATER USE)
4.303.1	Water Conserving Plumbing Fixtures and Fittings	 REVISED: 20% reduction of water use are now prescriptively designated within CALGREEN text. REPEALED: Prescriptive and performance methodology, Tables 4.303.1 and 4.303.2. NEW: Plumbing fixtures and fittings shall comply with the following: 4.303.1.1 Waters Closets: ≤ 1.28 gal/flush 4.303.1.2 Urinals: ≤ 0.5 gal/flush 4.303.1.3.1 Single Showerheads: ≤ 2.0 gpm @ 80 psi 4.303.1.3.2 Multiple Showerheads: combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gpm @ 80 psi 4.303.1.4.1 Residential Lavatory Faucets: ≤ 1.5 gpm @ 60 psi 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas of Residential Buildings: ≤ 0.5 gpm @ 60 psi 4.303.1.4.3 Metering Faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm
4.303.2	Standards for Plumbing Fixtures and Fittings	 REVISED: Specifies that plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code. REVISED: Relocates provisions for multiple showerheads to Section 4.303.1.3.2. REPEALED: Table 4.303 "Standards for Plumbing Fixtures and Fixture Fittings." Code users are directed, in Section 4.303.2, to the California Plumbing Code for applicable reference standards.
Division 4.3 -	WATER EFFICIENCY	AND CONSERVATION (OUTDOOR WATER USE)
4.304.1	Irrigation Controllers	 NO CHANGE FROM 2010 CALGREEN Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following: 1 - Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plant watering needs as weather or soil conditions change. 2 - Weather-based controllers without integral rain sensors or communication systems that account for rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s).

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2004 Checklist Modified by City of Albany Incentives - Draft for Review July 2, 2007

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2013 CALGREEN RESIDENTIAL MANDATORY MEASURES (Includes significant changes from 2010 CALGREEN)

PAGE 1

2013 CALGREEN RESIDENTIAL MANDATORY MEASURES (Includes significant changes from 2010 CALGREEN)

		2013 CALGREEN CODE
		Effective January 1, 2014
SECTION	MEASURES	2013 CALGREEN REQUIREMENTS AND CHANGES FROM 2010 CALGREEN
Division 4.4 - I	MATERIAL CONSERV	ATION & RESOURCE EFFICIENCY (ENHANCED DURABILITY & REDUCED MAINTENANCE)
4.406.1	Rodent Proofing	REVISED : Specifies the areas needing rodent proofing are sole/bottom plates. Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.
Division 4.4 - I	MATERIAL CONSERV	ATION & RESOURCE EFFICIENCY (CONSTRUCTION WASTE REDUCTION, DISPOSAL & RECYCLING)
4.408.1	Construction Waste Reduction of at least 50%	 NO CHANGE FROM 2010 CALGREEN Recycle and/or salvage for reuse a minimum of 50% of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4; OR meet a more stringent local construction and demolition waste management ordinance. Documentation is required per Section 4.408.5. Exceptions: Exceptions: Excavated soil and land-clearing debris. Alternate waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 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	NO CHANGE FROM 2010 CALGREEN Submit a construction waste management plan meeting Items 1 through 5 in Section 4.408.2. Plans shall be updated as necessary and shall be available for examination during construction.
4.408.3	Waste Management Company	NO CHANGE FROM 2010 CALGREEN Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.
4.408.4 4.408.4.1	Waste Stream Reduction Alternative	 4.408.4 Generate a total combined weight of construction and demolition waste disposed in landfills that is equal to or less than 4 pounds per square-foot of the building area. NEW: Adds Section 4.408.4.1 to acknowledge a high-rise residential compliance alternative. 4.408.4.1 [HR+] Generate a total combined weight of construction and demolition waste disposed in landfills that is equal to or less than 2 pounds per square-foot of the building area.
Division 4.4 - I	MATERIAL CONSERV	ATION & RESOURCE EFFICIENCY (BUILDING MAINTENANCE & OPERATION)
4.410.1	Operation and Maintenance Manual	NO CHANGE FROM 2010 CALGREEN At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which covers 10 specific subject areas shall be placed in the building.
Division 4.5 - I	ENVIRONMENTAL QU	ALITY (FIREPLACES)
4.503.1	General	NO CHANGE FROM 2010 CALGREEN Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with all applicable local ordinances.
Division 4.5 - I	ENVIRONMENTAL QU	ALITY (POLLUTANT CONTROL)
4.504.1	Covering of Duct Openings and Protection of Mechanical Equipment During Construction	NO CHANGE FROM 2010 CALGREEN 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 intake and distribution component openings shall be covered. Tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.
4.504.2.1	Adhesives, Sealants and Caulks	 NO CHANGE FROM 2010 CALGREEN Adhesives, sealants 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: 1 - Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 4.504.1 or 4.504.2, as applicable. Such products shall also comply with Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in Subsection 2 below. 2 - Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 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 the California Code of Regulations, Title 17, commencing with Section 94507.

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2013 CALGREEN RESIDENTIAL MANDATORY MEASURES (Includes significant changes from 2010 CALGREEN)

2013 CALGREEN CODE Effective January 1, 2014 2013 CALGREEN REQUIREMENTS AND CHANGES FROM 2010 CALGREEN SECTION MEASURES Division 4.5 - ENVIRONMENTAL QUALITY (POLLUTANT CONTROL Continued) NO CHANGE FROM 2010 CALGREEN Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, 4.504.2.2 **Paints and Coatings** 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 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. NO CHANGE FROM 2010 CALGREEN Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC in Section 94522(a)(3) and other requirements, including Aerosol Paints and 4.504.2.3 prohibitions on use of certain toxic compounds and ozone depleting substances, in Section 94522(c)(2) and (d)(2) of the California Code of Coatings Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49. NO CHANGE FROM 2010 CALGREEN All carpet installed in the building interior shall meet the testing and product requirements of one of the following: 1 - Carpet and Rug Institute's Green Label Plus Program 4.504.3 Carpet Systems 2 - California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.) 3 - NSF/ANSI 140 at the Gold level I --Scientific Certifications Systems Indoor Advantage™ Gold NO CHANGE FROM 2010 CALGREEN 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. NO CHANGE FROM 2010 CALGREEN 4.504.3.2 Carpet Adhesive All carpet adhesives shall meet the requirements of Table 4.504.1. **REVISED:** Compliance rate of resilient flooring is increased from 50% to 80%. Related changes are made for Tier 1 and Tier 2 resilient flooring measures. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following: - VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products **Resilient Flooring** Database. 4.504.4 2 - Products compliant with CHPS criteria certified under the Greenguard Children & Schools program. Systems 3 - Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. I --Meet 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 1.1, February 2010 (also known as Specification 01350.) NO CHANGE FROM 2010 CALGREEN FOR 4.504.5. Referenced Table 4.504.5 has been revised to delete obsolete compliance dates. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in the Air Resources Board's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et. seq.), on or before the dates specified in those sections as shown in Table 4.504.5. Documentation is required per Composite Wood 4.504.5 Section 4.504.5.1. Products Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood l-joists, or finger-jointed lumber, all as specified in CCR, Title 17, Section 93120.1(a). vision 4.5 - ENVIRONMENTAL QUALITY (INTERIOR MOISTURE CONTROL) NO CHANGE FROM 2010 CALGREEN Concrete Slab 4.505.2 Concrete slab foundations or concrete slab-on-ground floors required to have a vapor retarder by the California Building Code, Chapter 19, oundations or the California Residential Code, Chapter 5, respectively, shall also comply with this section. NO CHANGE FROM 2010 CALGREEN A capillary break shall be installed in compliance with at least one of the following: 1 - A 4-inch (101.6 mm) thick base of 1/2-inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct 4.505.2.1 Capillary Break contact with concrete and a concrete mix design which will address bleeding, shrinkage and curling shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2 - Other equivalent methods approved by the enforcing agency. 3 - A slab design specified by a licensed design professional.

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2013 CALGREEN RESIDENTIAL MANDATORY MEASURES (Includes significant changes from 2010 CALGREEN)

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		Effective January 1, 2014
SECTION	MEASURES	2013 CALGREEN REQUIREMENTS AND CHANGES FROM 2010 CALGREEN
Division 4.5 -	ENVIRONMENTAL QU	ALITY (INTERIOR MOISTURE CONTROL Continued)
4.505.3	Moisture Content of Building Materials	 NO CHANGE FROM 2010 CALGREEN 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% moisture content. Moisture content shall be verified in compliance with the following: Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade-stamped end of each piece to be verified. 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. 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. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.
Division 4.5 - I	ENVIRONMENTAL QU	ALITY (INDOOR AIR QUALITY & EXHAUST)
4.506.1	Bathroom Exhaust Fans	 NO CHANGE FROM 2010 CALGREEN 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. Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of less than 50% to a maximum of 80%. A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in. Note: For CALGreen a "bathroom" is a room which contains a bathtub, shower, or tub/shower combination. Fans are required in each bathroom.
Division 4.5 - I	ENVIRONMENTAL QU	ALITY (ENVIRONMENTAL COMFORT)
4.507.1	Reserved	REPEALED: Section 4.507.1 Openings (for whole house fans) has been repealed. There is no substitute language.
4.507.2	Heating and Air Conditioning System Design	 NO CHANGE FROM 2010 CALGREEN Heating and air conditioning systems shall be sized, designed, and equipment selected using the following methods: The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2004 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2009 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2004 (Residential Equipment Selection) or other equivalent design software or methods.
		Exception. Use of alternate design temperatures necessary to ensure the system functions are acceptable.
CHAPTER 7 -	INSTALLER & SPECIA	AL INSPECTOR QUALIFICATIONS (QUALIFICATIONS, VERIFICATIONS)
702.1	Installer Training	 NO CHANGE FROM 2010 CALGREEN HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program. Examples of acceptable HVAC training and certification programs include but are not limited to the following: 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.
702.2	Special Inspection	NO CHANGE FROM 2010 CALGREEN Special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.
703.1	Documentation	NO CHANGE FROM 2010 CALGREEN Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.

Acknowledgement: This document is an updated version of an original checklist prepared by the California Building Industry Association for summarizing the 2010 CALGreen's mandatory measures for low-rise residential structures. This checklist includes CALGreen provisions effective January 1, 2014, covering all residential buildings and notations for sections revised or updated for the 2013 CALGreen.

Note: This document is only a summary of the mandatory measures in the 2013 CALGreen. Users should refer to the most recent version of the 2013 CALGreen code for additional details and complete requirements.

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PLAN CHECK RESPONSE 1	09.23.15
BUILDING PERMIT APPLICATION	07.09.15
JOB ADDRESS REMODEL & ADDITION FOR STEVE CHA & JESS YASNOVSKY 969 VENTURA AVE. ALBANY, CA 94707	DATE 12.23.21 07.05.17 DRAWN BY CF
JASON KALDIS ARCHITECT, INC 1250 ADDISON STREET - STUDI BERKELEY, CA 94702 PH (510) 549-3584 FX (510) 549- JASON@JKALDISARCHITECT.C	C. O 210 -3574 COM
DRAWING TITLE CALGREEN CHECKLIST CONT.	of 14023

PERMIT REVISION 1

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12.23.21

3000 MISC. CONCRETE:

STEPS, PATIO & WALKS 1. REFERENCE STANDARDS: AMERICAN CONCRETE

- INSTITUTE (ACI) "GUIDE TO CAST-IN-PLACE ARCHITECTURAL CONCRETE PRACTICE." 2. EXTERIOR CONCRETE WALKS/PADS: 4" THICK CONCRETE, REINFORCED WITH #3 AT 18" O.C. EACH WAY OVER SAND AND BASE ROCK; BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL WHERE NO TEXTURE, PATTERN OR EXPOSED AGGREGATE IS CALLED FOR.
- 3. NOSING BAR: #3 @ ALL CONCRETE STEPS, TYP. 4. WATER: CLEAN, FREE FROM INJURIOUS AMOUNTS OF OIL, ALKALI, ORGANIC MATTER, AND OTHER
- DELETERIOUS MATERIAL 5. SOIL COMPACTION PER SPECIFICATIONS: BELOW ALL
- BUILDING SLABS, DRIVEWAYS AND STAIRS.
- 6. BROOM FINISHES: USE SOFT BRISTLE ON STEEL TROWELLED SURFACE; BRUSH LIGHTLY PERPENDICULAR TO PATH OF TRAVEL
- 7. STEEL TROWELLED FINISHES: STEEL TROWEL SMOOTH PER REF. STDS. 8. SCORING: SHALL BE NEAT, STRAIGHT SCORES IN
- CONCRETE SURFACE PER REFERENCE STANDARDS.
- 6070 PRESERVATIVE/WOOD/FIRE **RETARDANT TREATMENT**
- 1. REFERENCE STANDARDS: AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA), AWPA U1
- 2. PRESERVATIVES FOR PRESSURE TREATMENT PROCESSES: ALL WOOD FRAMING & SHEATHING IN CONTACT WITH CONCRETE AND OR WITHIN 8" OF EARTH SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA U1 & CRC 2013.
- 3. PRESERVATIVES FOR NON-PRESSURE TREATMENT PROCESSES: AT THE OWNER'S DIRECTION, ALL WOOD TRIMS, PLYWOOD, & SHEATHING AND WALL FRAMING WITHIN 24" OF EARTH SHALL BE TREATED WITH AN APPROVED TERMITE CONTROL PRESERVATIVE IN ACCORDANCE WITH AWPA U1 & CRC 2013.

6200 FINISH CARPENTRY:

- **EXTERIOR & INTERIOR TRIMS** 1. REFERENCE STANDARDS: WOODWORK INSTITUTE OF CALIFORNIA (W.I.C.) "MANUAL OF MILLWORK". WEST COAST LUMBER INSPECTION BUREAU (WCLIB)
- **"STANDARD GRADING AND DRESSING RULES 16"** 2. UNLESS OTHERWISE INDICATED, MATERIALS SHALL BE KILN DRIED WITH MOISTURE CONTENT NOT TO EXCEED 12%, S4S UNLESS NOTED OTHERWISE. UNLESS OTHERWISE INDICATED, FINISH WOOD SHALL BE SELECTED FROM EXPOSED SURFACES TO MEET **REQUIREMENTS FOR WIC: "PREMIUM GRADE" WORK** FINGER JOINTING WILL BE PERMITTED AT PAINTED WOODS ONLY.
- 3. INSTALL WOOD IN LONGEST LENGTHS AS PRACTICAL. SELECT INTERIOR TRIMS & MOULDINGS FOR APPEARANCE; NO KNOTS PERMITTED AT WOODS TO RECEIVE CLEAR FINISHES. SCARF END JOINTS AND

MITER AT CORNERS. INSTALL PLUMB AND LEVEL WITH TIGHT JOINTS AND SECURELY FASTEN. DO CUTTING AND FITTING REQUIRED FOR OTHER TRADES. BLIND NAIL WHERE POSSIBLE AND USE FINISH NAILS WHERE EXPOSED. DRILL PILOT HOLES FOR NAILS WHERE NECESSARY TO PRECLUDE SPLITTING WOOD. COUNTERSINK ALL EXPOSED NAILS. PREPARE FOR CLEAR WOOD FINISH WHERE SPECIFIED. EASE EDGES AND SAND EXPOSED SURFACES OF WOOD SMOOTH AND PREPARE FOR PAINT FINISH WHERE SPECIFIED. SCRIBE WOOD TO ADJOINING WORK.

4. ALL EXTERIOR WOOD TRIMS: ALL MATERIALS SHALL BE CERTIFIED KILN DRIED, CLEAR, PAINT GRADE REDWOOD U.O.N. AS FOLLOWS: **EXTERIOR DOOR & WINDOW HEAD AND JAMB, CASINGS**

& SILLS: TYPICAL REDWOOD STUCCO MOLD OR CLAD STUCCO MOLD (CONFIRM W/ OWNER) EXTERIOR DOOR & WINDOW SUBSILLS: TYP. 2X3 REDWOOD CUT TO EMULATE TRADITIONAL EXT. WOOD

- EXTERIOR DOOR & WINDOW APRON: NONE 5. EXTERIOR GUARDRAIL CAP: 2X BATU OUT TO GRIPPABLE
- RAIL PROFILE AT TOP OF EXT. ENTRY STAIR GUARDRAIL AND 2X BATU CAP CUT TO FIT AT TOP OF ENTRY PORCH AND UPPER FLOOR BALCONY FINISH: PENETRATING OIL
- WOOD SCREWS: HAND-DRIVEN DOUBLE HOT-DIP GALVANIZED WOOD SCREWS AS MFRD. BY MAZE NAILS OR EQUAL (AS SUPPLIED BY ASHBY LUMBER OR TRUITT AND WHITE OR FASTENAL.)
- 6. EXTERIOR WOOD SOFFIT: TI.II PLYWOOD SIDING W. GROOVES 8" O.C., FACING DOWN @ EXPOSED EAVES 7. ALL INTERIOR WOOD TRIMS: ALL MATERIALS SHALL BE CERTIFIED KILN DRIED, CLEAR, PAINT GRADE IN THE
- FOLLOWING PROFILES: **BASEBOARD:** 1X6 OR 1X6 WITH INTEGRAL BASE CAP
- DOOR HEAD BEAD: CONFIRM W/ OWNER DOOR HEAD CROWN: CONFIRM W/ OWNER INT. WINDOW CASINGS: 5/4 X 6 @ HEAD, 1 X 5 @ JAMB
- INT. WINDOW SILLS: 5/4 THICK BY 1 1/2:" MIN. **INT. WINDOW APRONS:** 1 X 4 INT. DOOR CASINGS: 5/4 X 6 @ HEAD, 1 X 5 @ JAMB TRIM NOTE: INSTALL CRAFTSMEN STYLE W/ 3/4" BYPASS
- OF HEAD CASING @ JAMB CASING, TYP. BUTT JOINT -NOT MITERED 8. INTERIOR WOODEN STAIRS COMPONENTS:
- NEWEL POSTS: 4X4 SQ. OAK, MIN. OR PAINTED WOOD CONFIRM W/ OWNER GUARDRAIL CAP: (NON GRIPPABLE TYPE): OAK
- **STAIR BALUSTERS:** 2X2 SQ. EDGE, OAK PR PAINTED DOUG. FIR OR POPLAR GUARDRAIL CAP: (GRIPPABLE TYPE: TYPE 1): OAK
- STAIR TREADS W/ INTEGRAL NOSING: OAK NOSING APRON TRIM: COVE MOULDING PROFILE, OAK. STAIR RISERS: OAK
- FINISH CUT STRINGERS: 1 X 10 (MATCH STAIR RAIL FINISH) MITER TO ADJ. BASEBOARD
- FINISH UNCUT/ CLOSED STRINGER: (MATCH STAIRRAIL FINISH)
- 9. INTERIOR THRESHOLDS: OAK; RIP IN HALF LENGTHWISE AS NECESSARY TO MAKE SMOOTH TRANSITIONS BETWEEN DISSIMILAR FLOOR MATERIALS AND THICKNESSES.
- 10. INTERIOR GUARDRAIL CAP: OAK OVAL RAIL ("0R3" BY BERONIO) OR OAK NEWPORT PLOWED RAIL ("0R7" BY BERONIO) OR OAK JUNIOR HAMPTON RAIL ("0R9" BY BERONIO) – CONFIRM PROFILE WITH OWNER
- 11. INTERIOR HANDRAIL: (TYPE 1) 1 1/2" DIAMETER OAK ("0R4" BY BERONIO) WITH RAIL MOUNTING BRACKETS (HD7-1 BY BERONIO) - CONFIRM WITH OWNER

6400 ARCH'L. WOODWORK: CABINETS

- **REFERENCE STANDARDS: WOODWORK INSTITUTE OF** CALIFORNIA (W.I.C.) "MANUAL OF MILLWORK "
- 2. MATERIALS: ALL PLYWOOD CONSTRUCTION PER OWNER SELECTED MFRD. CABINET OR TO BE MANUFACTURED PER W.I.C. "CUSTOM GRADE" STANDARDS BY OWNER APPROVED CABINETMAKER. 3. WOOD VARIETY THROUGHOUT: RED BIRCH, STAIN
- GRADE 4. CABINET STYLE: FULL OVERLAY (EUROPEAN STYLE); REFER TO INTERIOR ELEVATIONS FOR GRAPHIC
- REPRESENTATIONS OF DOOR AND DRAWER STYLES AND ACCESSORIES.

- 5. **DOOR STYLE**: SHAKER STYLE (SOLID WOOD FRAME SINGLE PANEL WITH INSET FLAT WOOD PANEL, SQUARE INSIDE EDGE
- 6. DRAWER STYLE: SOLID FLAT WOOD FLUSH PANEL WITH SQUARE OUTSIDE EDGE WHERE SHOWN ON DRAWINGS (AS AT SHALLOWER DRAWERS, TYP.); SOLID WOOD FRAME WITH INSET FLAT WOOD PANEL WITH SQUARE INSIDE EDGE ELSEWHERE WHERE SHOWN ON DRAWINGS (AS AT DEEPER DRAWERS, TYP.).
- 7. CABINET INTERIORS @ PAINT GRADE CABINETS: MELAMINE OR POLYESTER (WHITE) COATING **CABINET INTERIORS @ STAIN GRADE CABINETS:** MAPLE MELAMINE OR EDGE BANDED MAPLE FIN PLY, CONFIRM WITH OWNER **CUSTOM CABINET INTERIORS @ STAIN GRADE**
- CABINETS: EDGE BANDED VENEER PLYWOOD IN SPECIES TO MATCH DOOR & DRAWER FRONTS 8. DRAWER INTERIORS @PAINT GRADE CABINETS: MELAMINE OR POLYESTER (WHITE) COATING DRAWER INTERIORS @ STAIN GRADE CABINETS:
- SOLID APPLEWOOD OR POPLAR DRAWER BOXES WITH DOVETAILED JOINTS 9. SHELVING @ PAINT GRADE CABINETS: MELAMINE OR
- POLYESTER (WHITE) COATING **SHELVING @ STAIN GRADE CABINETS:** MAPLE MELAMINE OR EDGE BANDED MAPLE FIN PLY, CONFIRM WITH OWNER CUSTOM SHELVING @ STAIN GRADE CABINETS: EDGE
- BANDED VENEER PLYWOOD IN SPECIES TO MATCH DOOR & DRAWER FRONTS 10. EXPOSED ENDS, END PANELS, TRIM KITS & SCRIBES:
- CLEAR, DRY, GRADE TO MATCH GRADE OF ADJOINING SPECIFIED WOOD CABINET 11. FINISH: SHOP PRIMED AND FIELD OR SHOP PAINTED OR
- STAINED. 12. DRAWER GUIDES: FULL EXTENSION TYPE WITH SOFT CLOSE TYPE ACTION: BLUM, SALICE, ACCURIDE OR
- APPROVED EQUAL. 13. **HINGES**: CONCEALED, 176° OPENING TYPE WHERE POSSIBLE, 120° OPENING TYPE WHERE PRACTICAL; BLUM, GRASS, OR APPROVED EQUAL
- 14. DRAWER & CABINET DOOR PULLS: CHROME PULLS (BRUSHED/SATIN FINISH), 1 PER DOOR; POLISHED CHROME BIN PULLS, 1 PER DRAWER, TYP. THROUGHOUT - CONFIRM WITH OWNER (ALLOW \$10.00/PULL).
- 15. KITCHEN CABINET ACCESSORIES: ADJUSTABLE SHELVING @ UPPER CABINETS & TALL CABINETS; OPEN FINISHED SHELF CABINETS; CORNER CRESCENT CABINET; LAZY SUSAN CORNER CABINET; FLIP DOWN SINK VALANCE; PULL-OUT WASTE BASKETS FOR GARBAGE/ RECYCLING: VERTICAL TRAY STORAGE DIVIDERS; ROLL-OUT TRAY KITS; WINE STORAGE DIVIDER; SPICE RACKS; FINISHED END PANELS @ ISLAND ENDS; FINISHED END PANELS @ OPEN SECTION OF ISLAND SEATING AREA; FINISHED END PANELS AND SCRIBES AS REQ'D TO MATCH CABINET CONSTRUCTION MATERIALS, AND FINISH. SEE INTERIOR ELEVATIONS FOR QUANTITIES AND LOCATIONS. 16. BATH CABINET ACCESSORIES:
- ADJUSTABLE SHELVING WHERE SHOWN; FIXED SHELVING WHERE SHOWN; ALL FINISHED END PANELS AND SCRIBES AS REQ'D TO MATCH CABINET CONSTRUCTION, MATERIALS, AND FINISH

7100 WATERPROOF MEMBRANE, **DRAINAGE COMPOSITE & DRAINAGE @ ALL RETAINING WALLS** (BITUTHENE SYSTEM 4000)

- REFERENCE STANDARDS: "THE NRCA ROOFING AND WATERPROOFING MANUAL," THIRD EDITION, NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA); ASTM STANDARDS; "WATERPROOFING MANUAL" BY W.R. GRACE & CO.
- MATERIALS: BITUTHENE SYSTEM 4000 WATERPROOFING MEMBRANE BY W.R. GRACE & CO. INCLUDE ALL NECESSARY COMPONENTS OF SYSTEM, INCLUDING, BUT NOT LIMITED TO, 60 MIL THICK BITUTHENE MEMBRANE, BITUTHENE LIQUID MEMBRANE, BITUTHENE MASTIC, HYDRODUCT 220 DRAINAGE COMPOSITE, BITUSTIK, AND JOINT FILLER, BACKER ROD, AND SEALANT **APPLICATION:** FOLLOW MANUFACTURER'S COMPLETE
- APPLICATION PROCEDURES, DETAILS, AND SPECIFICATIONS.
- 4. A. **SURFACE PREPARATION**: CLEAN, SMOOTH, AND DRY PER MANUFACTURER'S INSTRUCTIONS. B. ACCEPTANCE OF CONCRETE TO BE WATERPROOFED IS THE RESPONSIBILITY OF WATERPROOFING INSTALLATION CONTRACTOR: REFER TO BITUTHENE TECH LETTER ARCHITECT #2: "INSPECTION AND REPAIR OF CONCRETE."
- 5. SURFACE TREATMENT A. WHERE CONCRETE HAS CURED FOR MINIMUM OF 7 DAYS: PRIME WITH SYSTEM 4000 SURFACE CONDITIONER PER MANUFACTURER'S INSTRUCTIONS. 6. CORNER TREATMENT (FILLET): TREAT ALL INSIDE AND OUTSIDE CORNERS 6" EACH WAY WITH LIQUID MEMBRANE FILLET PER MANUFACTURER'S
- INSTRUCTIONS **MEMBRANE LAPS & TERMINATIONS: SEAL ALL SIDE** AND END LAPS OF VERTICAL, INCLINED AND HORIZONTAL RUBBERIZED ASPHALT SHEET WATERPROOFING WITH A TROWELED APPLICATION OF MASTIC APPROXIMATELY 1/8" THICK BY 3/4" WIDE, CENTERED ON LAP, WORKED IN WELL. APPLY MASTIC SEALS THE SAME WORKING DAY LAPS ARE MADE. DISREGARD MEMBRANE MFR'S RECOMMENDATIONS TO
- SEAL ONLY CERTAIN LAPS. 8. SIMILARLY SEAL REPAIR PIECES AND TOP EDGE TERMINATIONS AS NOTED ABOVE. **REPAIR** ALL CUTS, FISHMOUTHS OR TEARS IN
- MEMBRANE PRIOR TO INSTALLATION OF MEMBRANE PROTECTION OR DRAINAGE COMPOSITE. PROTRUSIONS: WHERE MEMBRANE IS CUT AND TRIMMED TO FIT AROUND PROJECTING PIPES, TUBES AND DUCTING, BITUTHENE LIQUID MEMBRANE AND BITUTHENE MASTIC SHOULD BE USED PER
- MANUFACTURER'S INSTRUCTIONS. 10. EXPANSION JOINTS: REFER TO MFR.'S TECH BULLETIN ARCHITECT #11: "EXPANSION JOINTS IN CONCRETE CONSTRUCTION," FOR PURPOSE OF INSTALLING PROPER WIDTH OF FIRST LAYER (INVERTED) MEMBRANE STRIP ASSUME 100% JOINT MOVEMENT. METAL FLASHING FLANGES: COAT WITH LIQUID MEMBRANE. ALLOW TO CURE AND COVER LIQUID MEMBRANE WITH WATERPROOFING MEMBRANE. SEE SECTION 5800: EXPANSION CONTROL FOR EXPANSION
- JOINT COVERS AND RELATED SPECIFICATIONS. 11. MEMBRANE PROTECTION: WATERPROOF MEMBRANE IS TO BE TEMPORARILY PROTECTED FROM DAMAGE UNTIL SUCH TIME AS HYDRODUCT 220 DRAINAGE COMPOSITE (WHICH ALSO SERVES AS PROTECTION BOARD) HAS BEEN INSTALLED
- 12. DRAINAGE MEDIA: HYDRODUCT 220 DRAINAGE COMPOSITE BY THE W.R. GRACE & CO. INSTALL DRAINAGE MEDIA WITH BITUSTIK TAPE PER MANUFACTURER'S INSTRUCTIONS.
- 13. DRAINAGE PIPE, SOCK & ROCK: 4" OR 6" DIA. PERFORATED DRAINPIPE, SLOPED TO DRAIN, WRAPPED IN DRAIN FABRIC SOCK, SET IN 3/4" CLEAN OPEN GRADED ROCK AS CALLED FOR ON DRAWINGS AND AS APPROVED BY CIVIL ENGINEER.

- 14. CONNECTING TO OR ADJOINING OTHER WATERPROOFING MATERIALS: WHERE WATERPROOFING PRODUCTS BY OTHER MANUFACTURERS ADJOIN BITUTHENE SYSTEM 4000 MEMBRANE, SPECIAL PRECAUTIONS SHALL BE MADE TO PROTECT AND/OR JOIN OTHER MATERIALS AS RECOMMENDED BY THE W.R. GRACE & CO. & THE MANUFACTURER OF THE ADJOINING PRODUCT OR SYSTEM. BITUTHENE MUST BE SEPARATED FROM UNCURED NEOPRENE BY A MINIMUM OF 60 MIL OF LIQUID MEMBRANE AS NOTED IN BITUTHENE TECH LETTER ARCHITECT #10: "CONNECTING BITUTHENE TO EXISTING WATERPROOFING MATERIALS." 15. STORAGE: PROTECT MATERIALS FROM EXCESSIVE FLAMES OR SPARKS. FOR OUTSIDE STORAGE:
- PROTECT FROM RAIN, DIRECT SUNLIGHT, OR HARMFUL ENVIRONMENTAL CONDITIONS.

7100 WATERPROOF MEMBRANE, DRAINAGE COMPOSITE & **DRAINAGE UNDER GARAGE SLAB & BONUS ROOM (PREPRUFE) –**

- **CONFIRM W/ OWNER** 1. **REFERENCE STANDARDS**: "THE NRCA ROOFING AND WATERPROOFING MANUAL," THIRD EDITION, NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA); ASTM STANDARDS; "WATERPROOFING MANUAL" BY W.R. GRACE & CO.
- MATERIALS: PRE-APPLIED INTEGRALLY BONDED SHEET WATERPROOFING MEMBRANE: PREPRUFE 160R BY W.R. GRACE & CO. INCLUDE ALL NECESSARY COMPONENTS OF SYSTEM, INCLUDING, BUT NOT LIMITED TO, 160R MEMBRANE, ADCOR ES WATERSTOP, PREFORMED INSIDE AND OUTSIDE CORNERS, TAPE FOR COVERING CUT EDGES, ROLL ENDS, PENETRATIONS AND DETAILING (PREPRUFE TAPE LT), HYDRODUCT 220 DRAINAGE COMPOSITE, BACKER ROD, AND SEALANT. 3. **APPLICATION**: FOLLOW MANUFACTURER'S COMPLETE APPLICATION PROCEDURES, DETAILS, AND
- SPECIFICATIONS. 4. A. SURFACE PREPARATION: REGULAR, CLEAN, SMOOTH AND DRY PER MANUFACTURER'S INSTRUCTIONS.
- B. ACCEPTANCE OF CONCRETE TO BE WATERPROOFED IS THE RESPONSIBILITY OF WATERPROOFING INSTALLATION CONTRACTOR SURFACE TREATMENT
- USING FASTENERS APPROPRIATE TO THE SUBSTRATE WITH THE CLEAR PLASTIC RELEASE LINER FACING TOWARDS THE CONCRETE POUR. IMMEDIATELY RELEASE THE PLASTIC RELEASE LINER AND ROLL FIRMLY TO ENSURE A WATERTIGHT SEAL PER MANUFACTURER'S INSTRUCTIONS.
- CORNER/ EDGE TREATMENT (FILLET): USE PREFORMED INSIDE AND OUTSIDE CORNERS PER MFR'S INSTRUCTIONS.
- MEMBRANE LAPS & TERMINATIONS: SEAL ALL SIDE AND END LAPS ACCORDING TO MFR'S INSTRUCTIONS. OVERLAP ALL ROLL ENDS AND CUT EDGES BY A MIN. OF 3 IN. AND ENSURE THE AREA IS CLEAN AND FREE FROM
- CONTAMINATION 8. SIMILARLY SEAL REPAIR PIECES AND TOP EDGE **TERMINATIONS** AS NOTED ABOVE. **REPAIR** ALL CUTS, FISHMOUTHS OR TEARS IN
- MEMBRANE PRIOR TO INSTALLATION OF MEMBRANE PROTECTION OR DRAINAGE COMPOSITE. PROTRUSIONS: WHERE MEMBRANE IS CUT AND TRIMMED TO FIT AROUND PROJECTING PIPES, TUBES AND DUCTING, FOLLOW MANUFACTURER'S
- INSTRUCTIONS 10. EXPANSION JOINTS: REFER TO MFR.'S LITERATURE METAL FLASHING FLANGES: COAT WITH LIQUID MEMBRANE. ALLOW TO CURE AND COVER LIQUID
- MEMBRANE WITH WATERPROOFING MEMBRANE. SEE MFR'S LITERATURE. 11. MEMBRANE PROTECTION: WATERPROOF MEMBRANE IS TO BE TEMPORARILY PROTECTED FROM DAMAGE UNTIL SUCH TIME AS HYDRODUCT 220 DRAINAGE COMPOSITE
- (WHICH ALSO SERVES AS PROTECTION BOARD) HAS BEEN INSTALLED 12. DRAINAGE MEDIA: HYDRODUCT 220 DRAINAGE COMPOSITE BY THE W.R. GRACE & CO. INSTALL
- DRAINAGE MEDIA WITH BITUSTIK TAPE PER MANUFACTURER'S INSTRUCTIONS. 13. DRAINAGE PIPE, SOCK & ROCK: 4" OR 6" DIA. PERFORATED DRAINPIPE, SLOPED TO DRAIN, WRAPPED
- IN DRAIN FABRIC SOCK, SET IN 3/4" CLEAN OPEN GRADED ROCK AS CALLED FOR ON DRAWINGS AND AS APPROVED BY CIVIL ENGINEER. 14. CONNECTING TO OR ADJOINING OTHER WATERPROOFING MATERIALS: WHERE
- WATERPROOFING PRODUCTS BY OTHER MANUFACTURERS ADJOIN PREPRUFE 160R MEMBRANE, SPECIAL PRECAUTIONS SHALL BE MADE TO PROTECT AND/OR JOIN OTHER MATERIALS AS RECOMMENDED BY THE W.R. GRACE & CO. & THE MANUFACTURER OF THE ADJOINING PRODUCT OR SYSTEM
- 15. **STORAGE:** PROTECT MATERIALS FROM EXCESSIVE HEAT AND COLD. STORE MATERIALS AWAY FROM FLAMES OR SPARKS. FOR OUTSIDE STORAGE: PROTECT FROM RAIN, DIRECT SUNLIGHT, OR HARMFUL ENVIRONMENTAL CONDITIONS.

7100 SELF ADHERING WATERPROOFING SHEET MEMBRANE OVER WOOD

- & TILE OR CONCRETE TOPPING SLAB
- 1. **REFERENCE STANDARDS**: "THE NRCA ROOFING AND WATERPROOFING MANUAL," EDITION, NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA); ASTM STANDARDS; GRACE CONSTRUCTION PRODUCTS PRODUCT LITERATURE & INSTALLATION INSTRUCTIONS INCLUDING BUT NOT LIMITED TO:
- 1. BITUTHENE SYSTEM 4000 ABOVE GRADE DATA SHEFT 2. BITUTHENE WATERPROOFING SYSTEMS AND
- HYDRODUCT DRAINAGE COMPOSITES CSI SPEC DATA SHEET 3. SELF ADHERING SHEET WATERPROOFING:
- GRACE BITUTHENE SYSTEM 4000 AND HYDRODUCT DRAINAGE COMPOSITES GUIDE
- SPECIFICATIONS 4. BITUTHENE SHEET WATERPROOFING TECHNICAL LETTERS
- 2. LOCATION: (N) PORCH & (N) EXT. STAIR AT MAIN FLOOR **ENTRY & SECOND FLOOR BALCONY** MATERIALS: BITUTHENE SYSTEM 4000 SHEET WATERPROOFING MEMBRANE BY GRACE CONSTRUCTION PRODUCTS, INCLUDE ALL NECESSARY COMPONENTS OF SYSTEM, INCLUDING, BUT NOT LIMITED TO, 2 LAYERS OF 60 MIL THICK BITUTHENE MEMBRANE 4000, BITUTHENE LIQUID MEMBRANE, BITUTHENE
- MASTIC, HYDRODUCT 660 (DRAINAGE COMPOSITE MEDIA THAT IS SUITABLE FOR USE AS A PROTECTION BOARD). 4. **APPLICATION**: FOLLOW MANUFACTURER'S COMPLETE APPLICATION PROCEDURES, DETAILS, AND
- SPECIFICATIONS, U.O.N. 5. A. SURFACE PREPARATION: CLEAN, SMOOTH, AND DRY PER MANUFACTURER'S INSTRUCTIONS. B. ACCEPTANCE OF PLYWOOD TO BE WATERPROOFED IS THE RESPONSIBILITY OF WATERPROOFING INSTALLATION CONTRACTOR; REFER TO GRACE CONSTRUCTION PRODUCT TECHNICAL LETTER "WATERPROOFING PLYWOOD SUBSTRATES." PLYWOOD

MECHANICALLY FASTEN THE MEMBRANE VERTICALLY

FRAMING TO RECEIVE MORTAR

SHEATHING SHALL SLOPE MIN. 1/4" PER FOOT TO DRAIN AWAY FROM SIDE WALLS TO GUTTER, DRAIN, OR DRIP EDGE PER DETAILS.

- 6. CORNER TREATMENT (FILLET): TREAT ALL INSIDE AND OUTSIDE CORNERS WITH LIQUID BITUTHENE MEMBRANE AND 2 LAYERS BITUTHENE SYSTEM 4000 SHEET WATERPROOFING MEMBRANE MIN. 6" EA. WAY PER
- MANUFACTURER'S INSTRUCTIONS. 7. MEMBRANE LAPS & TERMINATIONS: SEAL ALL SIDE AND END LAPS OF VERTICAL, INCLINED AND HORIZONTAL RUBBERIZED ASPHALT SHEET WATERPROOFING WITH A TROWELLED APPLICATION OF BITUTHENE MASTIC APPROXIMATELY 1/8" THICK BY 3/4" WIDE, CENTERED ON LAP, WORKED IN WELL. APPLY MASTIC SEALS THE SAME WORKING DAY LAPS ARE MADE DISREGARD MEMBRANE MFR'S RECOMMENDATIONS TO SEAL ONLY CERTAIN LAPS - SEAL ALL LAPS.
- 8. SIMILARLY SEAL REPAIR PIECES AND TOP EDGE TERMINATIONS AS NOTED ABOVE. **REPAIR** ALL CUTS. FISHMOUTHS OR TEARS IN MEMBRANE PRIOR TO INSTALLATION OF MEMBRANE
- PROTECTION OR DRAINAGE COMPOSITE 9. PROTRUSIONS: WHERE MEMBRANE IS CUT AND TRIMMED TO FIT AROUND PROJECTING PIPES, TUBES AND DUCTING, BITUTHENE LIQUID MEMBRANE AND BITUTHENE MASTIC SHOULD BE USED PER MANUFACTURER'S INSTRUCTIONS
- 10. MEMBRANE PROTECTION: WATERPROOF MEMBRANE IS TO BE PROTECTED FROM DAMAGE BY COMPOSITE DRAINAGE MEDIA; HYDRODUCT 660 PLACED OVER 2 LAYERS OF BITUTHENE.
- 11. FLOOD TEST: FLOOD TEST ALL HORIZONTAL APPLICATIONS WITH A MINIMUM 2 IN. (51 MM) HEAD OF WATER FOR 24 HOURS. MARK ANY LEAKS AND REPAIR WHEN THE MEMBRANE IS DRY. BEFORE FLOOD TESTING, BE SURE THE STRUCTURE WILL WITHSTAND THE DEAD LOAD OF THE WATER. FOR WELL SLOPED DECKS, SEGMENT THE FLOOD TEST TO AVOID DEEP WATER NEAR DRAINS. CONDUCT THE FLOOD TEST 24 HOURS AFTER COMPLETING THE APPLICATION OF BITUTHENE WATERPROOFING SYSTEM IMMEDIATELY AFTER FLOOD TEST IS COMPLETED, AND ALL NECESSARY REPAIRS MADE INSTALL HYDRODUCT 600 DRAINAGE COMPOSITE TO PROTECT THE BITUTHENE MEMBRANE FROM TRAFFIC AND OTHER TRADES.
- 12 SUBMITTALS: IN THE EVENT THAT A DIFFERENT WATERPROOF MEMBRANE SYSTEM IS TO BE EMPLOYED. CONTRACTOR TO SUBMIT SYSTEM COMPONENTS DESCRIPTION AND MFR.'S INSTALLATION INSTRUCTIONS TO ARCHITECT AND OWNER FOR REVIEW PRIOR TO
- INSTALLATION. 13. PRE-APPROVED LOW SLOPE WATERPROOF DECK MEMBRANE SYSTEM ALTERNATIVES INCLUDE: AMERICAN HYDROTECH MM6125 AS PROPERLY INSTALLED FOLLOWING MANUFACTURER'S APPROVED INSTRUCTIONS INSTALLED BY PRODUCT MFR CERTIFIED INSTALLER
- 7190 VAPOR BARRIER
- 1. REFERENCE STANDARDS: ASTM & ACI 2. **MATERIALS**: STEGO WRAP 15 MIL VAPOR BARRIER
- (YELLOW) AT CRAWLSPACE 3. **INSTALL** IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. MAKE HOLES FOR PENETRATIONS TIGHT FITTING, LAP JOINTS SIX INCHES MINIMUM, AND PROVIDE PROTECTION OF VAPOR BARRIERS FROM OPERATIONS WHICH MIGHT PUNCTURE OR OTHERWISE DAMAGE THEM
- 4. ACCESSORIES: SEAM TAPE: TAPE ALL SEAMS AND PENETRATING ITEMS WITH STEGO TAPE BY STEGO INDUSTRIES LLC VAPOR-PROOFING MASTIC: STEGO MASTIC BY STEGO
- INDUSTRIES LLC 5. AT (E) FDN. @ (E) CRAWLSPACE, TURN VAPOR BARRIER UP INSIDE FACE OF FOOTING & FASTEN TO MUDSILL USING ADHESIVE
- 6. AT (N) FDN. & (N) OR (E) CRAWLSPACE: TURN VAPOR BARRIER UP INSIDE FACE OF FOOTING AND CAPTURE WITH (N) MUDSILL; TRIM NEATLY PRIOR TO SHEAR PLY INSTALLATION.

7200 INSULATION

- 1. **REFERENCE STANDARDS**: MFR'S INSTALLATION INSTRUCTIONS & PRODUCT DATA SHEETS. 2. MATERIALS: FORMALDEHYDE-FREE THERMAL BATT INSULATION AS MFRD. BY OWENS CORNING, CERTAIN
- TEED, OR EQUIVALENT. NOTE: COLOR OF BATT IS WHITE 3. DO NOT INSTALL INSULATION UNTIL CONSTRUCTION HAS PROGRESSED TO A POINT THAT INCLEMENT WEATHER
- WILL NOT DAMAGE OR WET INSULATION. 4. ALL INSULATION IS TO BE FABRICATED AND INSTALLED TO TIGHTLY FIT AROUND OUTLETS, JUNCTION BOXES, RECESSED ELECTRICAL FIXTURES (LIGHTS AND FANS), PIPES, AND OTHER IRREGULARITIES TO PROVIDE CONTINUOUS THERMALLY INSULATED EXTERIOR ENVELOPE. ALL BATTS SHALL BE OUT TO FRICTION FIT
- BETWEEN ADJACENT FACES OF FRAMING. 5. WHERE EXPOSED KRAFT PAPER FACED THERMAL INSULATION IS USED, KRAFT PAPER IS TO BE STAPLED AT WARM FACE OF BOTTOM OF RAFTERS OR CEILING JOISTS AND WARM FACE OF WALL STUDS. DO NOT TUCK KRAFT PAPER FACING INTO STUD, JOIST, OR RAFTER
- CAVITY. DO NOT USE FOIL FACED THERMAL INSULATION. 6. UNFACED FIBERGLASS BATTS MAY BE USED WHEN CONCEALED IN FINISHED WALL AND CEILING STUD SPACES. AT INSULATED ATTIC SPACES, UNFACED FIBERGLASS BATTS OR BLOWN IN INSULATION MAY BE USED, UNLESS NOTED OTHERWISE ON DRAWINGS. DEPTH AND/OR RATING OF INSULATION NOTED ON DRAWINGS
- ACOUSTIC BATT MAT'LS: SIM. TO THERMAL BATT.
- 8. INSULATE NEW AND EXPOSED EXISTING HOT WATER LINES WITH R-6.
- 9. USE EXPANDING FOAM OR CAULK AT HOLES AND ALL OTHER PENETRATIONS IN TOP & BOTTOM PLATES, AND ALL SHIM SPACES SURROUNDING ALL WINDOW AND DOOR ROUGH OPENINGS.
- 10. PROVIDE MEANS TO PREVENT DISPLACEMENT WHERE REQUIRED. 11. INSULATE ALL NEW & OPENED EXISTING EXTERIOR
- WALLS, ROOFS AND UNDER FLOOR AREAS. 12. EXTERIOR WALL INSULATION: R-13 @ 2X 4
- CONSTRUCTION AND R-19 @ 2X6 CONSTRUCTION 13. UNDER FLOOR THERMAL INSULATION: R-19. 14. ROOF INSULATION: R-30 OR R-30C (CONDENSED) BATT.
- 15. PROVIDE 1" MIN. CLEAR, UNOBSTRUCTED AIRSPACE ABOVE BATT INSULATION @ ROOF RAFTER BAYS FOR ADEQUATE VENTILATION OF ATTIC AREAS FROM INTAKE LOUVERS & VENT HOLES AT EXT.

7510 ASPHALT COMPOSITION SHINGLE ROOF

- **REFERENCE STANDARDS:** ASPHALT ROOFING MANUFACTURERS ASSOCIATION "RESIDENTIAL ASPHALT ROOFING MANUAL," ICC REPORT #ESR1475 AND MANUFACTURERS INSTALLATION INSTRUCTIONS.
- . ROOF COVERING SHALL MEET REQUIREMENTS OF U.L CLASS A FOR FIRE RESISTANCE AND U.L. STANDARDS FOR WIND RESISTANCE.
- 3. ROOFS SHALL HAVE AN ASSEMBLY INSTALLED IN ACCORDANCE WITH ICC REPORT #ESR1475 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. 4. PROVIDE AND INSTALL FACTORY PREFABRICATED HIP AND RIDGE SHINGLES TO MATCH FIELD SHINGLES. USE
- HOT DIP GALVANIZED ROOFING NAILS SIZE PER REFERENCE STANDARDS. VERIFY PROPER NAIL LENGTH AT EXPOSED EAVE OR ROOF CONDITIONS SO AS NOT TO PIERCE ROOF SHEATHING. UNDERLAYMENT SHALL LAP

OVER SHEET METAL EDGE AT RAKES AND WALLS. SHINGLES SHALL OVER HANG EAVES AND RAKES 3/8" MINIMUM AND 5/8" MAXIMUM. TYPICAL SHINGLE EXPOSURE SHALL BE 5" UNLESS OTHERWISE SHOWN. STEP FLASHINGS AT CURBS SHALL BE LAPPED INTO SHINGLES TO THE WEATHER. NAILS SHALL BE CONCEALED. ROOF AND FLASHINGS SHALL BE WEATHER TIGHT AND WATERTIGHT.

- 5. 40 YEAR WARRANTY ROOFING: ELK CORP. ROOFING"PRESTIQUE PLUS 40- HIGH DEFINITION" OR APPROVED EQUAL IF ALL NEW - OR MATCH EXISTING WHERE PATCHING IN.
- 6. ASPHALT SHINGLES. TIMBERLINE LIFETIME HIGH DEFINITION SHINGLES AS MAUFACTURED BY GAF ROOFING OR APPROVED EQUAL IF ALL NEW - OR MATCH EXISTING IF PATCHING IN.
- 7. COLOR: MATCH EXISTING 8. WHERE ROOFS ARE LOCATED IN A FIRE ZONE, ROOF ASSEMBLIES SHALL CONFORM TO THE CRC REQUIREMENTS FOR MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE INCLUDING:
- **ROOF COVERINGS:** WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MIN. 72# MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING **ROOF VALLEYS:** WHERE VALLEY FLASHING IS INSTALLED. THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH NO. 20 GAGE GSM INSTALLED OVER NOT LESS THAN ONE LAYER OF MIN. 72# MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36" WIDE RUNNING THE FULL LENGTH OF
- THE VALLEY **ROOF GUTTERS:** ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER

7810 EXTERIOR CLAD WOOD

- FRAMED SKYLIGHTS (VELUX) 1. REFERENCE STANDARDS: ANSI, ASTM AND VELUX ARCHITECTURAL SPECIFICATION SHEET.
- 2. MATERIALS: WOOD FRAME ROOF WINDOWS ARE TO BE DECK MOUNTED (ROOF SLOPES BETWEEN 14° AND 85°) VELUX MODELS VSS S06, ES S06, VSS C01, & ES M02 AS MANUFACTURED BY VELUX-AMERICA, INC. PER WINDOW
- SCHEDULE
- 3. OPERATION TYPES: (DECK MOUNTED) **VSS=** SOLAR POWERED VENTING SKYLIGHT VSE= ELECTRIC VENTING SKYLIGHT
- VS= MANUAL VENTING SKYLIGHT FS= FIXED SKYLIGHT
- 4. GLAZING: TEMPERED LOE3 PANE WITH NEAT COATED EXTERIOR OVER LAMINATED HEAT STRENGTHENED INTERIOR PANE.
- 5. EXTERIOR FINISH: ALUMINUM CLADDING WITH KYNAR 500 POLYVINYLIDENE FLUORIDE RESIN; STANDARD COLOR: NEUTRAL GREY
- 6. CURB KIT & FLASHING SYSTEM: TYPE EDL, WITH PREFABRICATED 22 GAUGE LACQUERED ALUMINUM, STEP FLASHING, CURB FLASHING.
- ACCESSORIES: CONFIRM SUNSCREEN ACCESSORY REQUIREMENTS WITH OWNER PRIOR TO FINAL BIDDING. PROVIDE AT LEAST ONE POLE & EXTENSIONS REQUIRED TO OPERATE VELUX MANUALLY OPERABLE SKYLIGHTS (W/OUT THE USE OF A LADDER)
- 8. LISTING: VELUX SKYLIGHTS ARE CERTIFIED AND LABELED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL RESIDENTIAL CODE (IRC), AND THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC): IAPMO-ES EVALUATION REPORT ER-0199.

7900 JOINT SEALANTS & CAULKING

- 1. REFERENCE STANDARDS: NATIONAL ASSOCIATION OF METAL MANUFACTURERS "SPECIFICATION FOR DENSE RUBBER - LIKE COMPRESSION GASKET MATERIAL" (NAMM STANDARD SG- 1 - 70). 2. MATERIALS
- A. JOINT SEALANT SHALL BE DOW 790 OR 795 WITH BACKERS OF CLOSED CELL FLEXIBLE FOAM OR SPONGE AS RECOMMENDED BY SEALANT MANUFACTURER. B. CAULKING SHALL BE ACRYLIC IN COLORS TO MATCH FINISHES.
- 3. INSTALL IN EXACT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND PROCEDURES, INCLUDING JOINT WIDTHS, JOINT PREPARATION, AND BACKERS, USE ONLY SKILLED MECHANICS ON WORK. DO NOT OBSTRUCT WEEP SYSTEMS. NEATLY TOOL JOINTS TO COMPRESS MATERIAL, IMPROVE ADHESION TO SURFACES JOINED, AND TO ACHIEVE A SLIGHTLY CONCAVE SURFACE SLIGHTLY BELOW THE ADJOINING SURFACE.
- 4. THE FOLLOWING OPENINGS IN THE BUILDING ENVELOPE MUST BE CAULKED, SEALED OR WEATHERSTRIPPED. A. EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN EXTERIOR WALL SOLE PLATES AND FLOORS AND BETWEEN EXTERIOR WALL SIDING PANELS. B. OPENINGS FOR PLUMBING ELECTRICITY AND GAS LINES IN WALLS, CEILINGS, AND FLOORS C. ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE.

8200 CLAD WOOD & WOOD DOORS & FINISH HARDWARE

1. REFERENCE STANDARDS: NATIONAL WOODWORK MANUFACTURERS ASSOCIATION (NWMA) "1.S.1 - 78". WOODWORK INSTITUTE OF CALIFORNIA (WIC) "MANUAL OF MILLWORK" AND WINDOW & DOOR MANUFACTURERS ASSOCIATION (WDMA) "STANDARD I.S.6A-99." 2. HARDWARE SHALL BE SCHLAGE A SERIES, WITH "PLYMOUTH" (OIL RUBBED BRONZE OR ANTIQUE BRASS) DOORKNOBS THROUGHOUT (CONFIRM STYLE & FINISH WITH OWNER). **SINGLE DEADBOLT:** SCHLAGE B 400 SERIES, MATCHING FINISH, KEY ALIKE. PATIO DOOR HARDWARE: CONFIRM WITH OWNER- BRONZE FINISH

3. CLAD WOOD, STAIN GRADE, PRE-HUNG EXTERIOR FRENCH DOORS: "WOOD INSWING FRENCH DOORS" W/ LITES PER EXTERIOR ELEVS., MODEL PER SCHEDULE W/ EXT. CASING TO MATCH EXISTING, BY LA CANTINA, MARVIN, OR APPROVED EQUAL

4. PAINT GRADE (CUSTOM GRADE PER WDMA), SOLID WOOD INTERIOR DOORS: CLEAR, DRY, WOOD PER DOOR SCHEDULE. SINGLE PANEL W/ STICKIGN AS MFRD. BY SIMPSON DOOR COMPANY, DOUGLAS FIR (OWNER TO CONFIRM IF PAINT GRADE OR STAIN GRADE REQUIRED) CLAD WOOD, PAINT GRADE, PRE-HUNG EXTERIOR BI-FOLD DOORS: AS MRRD BY LA CANTINA "BI-FOLD CLAD WOOD DOORS" W/ ONE LITE AT EACH PANEL

PER EXTERIOR ELEVS., MODEL PER SCHEDULE W/ FIELD-APPLIED EXT. CASING. COLOR: OWNER TO SELECT 5. WEATHERSTRIPPING AS MFRD. BY MARVIN AT MARVIN DOORS & WINDOWS, LA CANTINA AT LA CANTINA DOORS OR BY "PEMKO" OR APPROVED EQUAL AT CUSTOM DOORS: S88 AT JAMBS & HEADS OF ALL EXTERIOR SWINGING DOORS.

OUTSWINGING DOORS: INSTALL AFTER SILL PAN FLASHING PER MER

- INSWINGING DOORS: Z61 DOOR HOOK, 326D SILL NOSING & 142D THRESHOLD WITH WEEP HOLES & ALUMINUM WATER RETURN PAN. INSTALL AFTER SILL PAN FLASHING PER MFR. HEAD FLASHING: G.S.M. Z FLASH, TYP. 7. EXTERIOR DOORTOP PROTECTION: 346D DOORS SHALL OPERATE FREELY BUT NOT LOOSELY AND SHALL BE FREE FROM RATTLING IN CLOSED POSITION. DOOR CLEARANCE AT HEAD AND JAMBS SHALL BE 3/32" PLUS OR MINUS 1/32" 8. GLAZING: INSULATED. TEMPERED PANELS 9. HINGES: 3 1/2" H., FULL MORTISED, BUTTON TIP, FINISH
- TO MATCH DOOR HARDWARE, SQUARE CORNER, 3 BUTTS
- PER DOOR MIN. 10. USE HEAVY DUTY GRADE HARDWARE W/ BALL BEARINGS AT ALL POCKET SLIDER, BYPASS SLIDER, AND BI-FOLD
- DOOR FRAME KITS.

WITH TORSION SPRINGS

PLATES.

OWNER

SCHEDULE.

IN WINDOW SCHEDULE

INTERIOR AS NECESSARY.

& DOUBLE-HUNG.

REQUIRED BY CODE

11. INSECT SCREENS: WHITE

WOOD STOPS

EDITION)".

(TYPE 1).

SECTION.

LINES PER DRAWINGS.

8360 SECTIONAL GARAGE DOOR

1. REFERENCE STANDARDS: NATIONAL ASSOCIATION OF GARAGE DOOR MANUFACTURERS PUBLICATION 2. MATERIALS: PAINT GRADE ROT RESISTANT OR TREATED WOOD (XTIRA OR BODYGUARD OR EQUAL) SECTIONAL OVERHEAD GARAGE DOOR. AS SUPPLIED & MFRD. BY

MADDEN DOORS OF MARTINEZ, CA 3. TRACK & HARDWARE: HOT-DIPPED GALVANIZED 2" TRACK, BRACKET MOUNTED DOORS, HOT-DIPPED GALVANIZED BRACKETS, 2" - 7 BALL STEEL ROLLERS,

4. WEATHERSTRIPPING: BY "PEMKO" OR APPROVED EQUAL EXTERIOR FINISH: PAINTED OR STAINED 6. INTERIOR FINISH: PAINTED OR STAINED

7. INSTALLATION: PER MANUFACTURER'S INSTRUCTIONS WITH ALL ATTACHMENTS REINFORCED WITH BACK-UP

8. **OPERATION**: PROVIDE COMPLETE WITH **AUTOMATIC** GARAGE DOOR OPENER WITH KEYLESS ENTRY PAD:

LIFTMASTER MYQ MODEL T OR APPROVED EQUAL BY 9. SPRING NOTES: SHALL BE MFRD. FROM HARD-DRAWN SPRING WIRE PER ASTM A227-71 OR OIL-TEMPERED WIRE PER ASTM A 229-71 PER CRC 2013.

10: SAFETY NOTES: DOOR OPENERS SHALL BE PROVIDED WITH AUTOMATIC REVERSAL & ANTI-ENTRAPMENT FEATURES IN CONFORMITY WITH UL325

8610 EXTERIOR CLAD WOOD WINDOWS-MARVIN

1. REFERENCE STANDARDS: NATIONAL WOOD WINDOW & DOOR ASSOCIATION (NWWDA) STANDARDS . MATERIALS: ALL MEMBERS SHALL BE MADE FROM CLEAR KILN DRIED WOOD (MOISTURE CONTENT LESS THAN 12%); BY JELD-WEN AS SPECIFIED ON WINDOW

JELD-WEN PREMIUM SITELINE EX WINDOWS TO BE CLAD WOOD CASEMENTS, FIXED & PICTURE WITH LOW E270 ARGON INSULATING GLASS AND OPTIONS AS SPECIFIED

3. OPERATION TYPES: CASEMENT, FIXED/PICTURE, SLIDING 4. JAMB WIDTH: TO BE VERIFIED IN THE FIELD. EXTEND TO

5. GLAZING: LOW E270 ARGON INSULATING GLASS AS SPECIFIED ON THE SCHEDULE AND TEMPERED WHERE

6. GLAZING BEAD: SILICONE BEDDING WITH REMOVABLE 7. WEATHERSTRIPPING: MFR.'S STANDARD.

8. EXTERIOR FINISH: ALUM. CLAD PREFIN. (COLOR:TBD) 9. INTERIOR FINISH: WOOD WITH FACTORY PRIME. 10. HARDWARE: CASEMENT OPERATING HARDWARE TO BE FOLDING LOW PROFILE LEVER TYPE. ALL EXPOSED OPERATING HARDWARE AND SASH LOCKS TO BE WHITE AT PAINT GRADE WINDOWS & OIL RUBBED BRONZE AT

STAIN GRADE WINDOWS WHERE OCCURS 12. EXTERIOR CASINGS: CLAD STUCCO MOULD. 1 3/4" WIDE. 13. FIELD APPLIED PTD. WD. SUBSILL W/ SILL HORNS:

EXTEND SILL HORNS @ ALL WINDOWS 1" PAST EXT. STUCCO MOULD, TYP. TO MATCH (E) 14. WINDOW INSTALLATION: PER MFR.'S INSTRUCTIONS.

8700 FINISH HARDWARE

1. HEAT AND COLD AIR RETURN REGISTERS: PREFINISHED METAL REGISTERS AT FLOORS, WALLS, AND TOEKICKS WHERE SHOWN. SIZES AS REQUIRED BY DESIGN BUILD REMODELING OF EXISTING HEATING SYSTEM.

9200 EXTERIOR CEMENT PLASTER

1. REFERENCE STANDARDS: LATHING AND PLASTERING INSTITUTE OF NORTHERN CALIFORNIA - "PLASTER AND METAL FRAMING MANUAL", AND METAL LATH/STEEL FRAMING ASSOCIATION - "SPECIFICATIONS FOR METAL LATHING AND FURRING" AND "METAL LATH BULLETIN", AND "PLASTER AND DRYWALL SYSTEMS MANUAL (THIRD

2. SUBSTRATE: CLEAN & FREE OF OBSTRUCTIONS THAT MAY TEAR OR PUNCTURE WEATHER-RESISTIVE BARRIER. FRAMED WALLS TO BE RELATIVELY EVEN; STUDS ARE NOT BE EXCESSIVELY BOWED; PLYWOOD SHEAR PANELS TO BE 1/2" TH. AND GAPPED 1/8" AT ENDS & EDGES. 3. EXPANDED METAL LATH, WHERE SHOWN, TO BE PER ML/SFA STANDARDS – 3.4 LB. GALV. SELF-FURRED METAL LATH BY WESTERN METAL LATH . ALL OTHER PLASTER TO BE INSTALLED OVER 2 LAYERS GRADE "D" 60 MINUTE PAPER WITH 1" X 1" WIRE MESH RAISED ABOVE PAPER WITH HOT DIPPED GALVANIZED FURRING NAILS, PER LATHING AND PLASTERING INSTITUTE OF NORTHERN CALIFORNIA STANDARDS, 6" O.C. TO ALL STUDS, BLOCKING, TOP AND BOTTOM PLATES. INTEGRAL LATH &

PAPER PRODUCTS ARE NOT PERMITTED. 4. 2 LAYERS GRADE "D" 60 MIN. PAPER OR 2 LAYERS NO. 15 ASPHALT-SATURATED FELT BUILDING PAPER – D226

5. FLASHING BENEATH LOW SLOPE SILLS & PARAPET CAPS, WHERE OCCURS: SELF-ADHESIVE WATERPROOF MEMBRANE: VYCOR ICE & WATER SHIELD AS MFRD. BY W.R. GRACE CO. – LOWER EDGE TO COUNTER FLASH OVER BUILDING PAPER; BLDG. PAPERS ABOVE TO COUNTER FLASH OVER VYCOR – SEE FLASHING

6. ACCESSORIES - (INSIDE & OUTSIDE CORNER CONTROL JOINTS, STRESS RELIEF (CONTROL) JOINTS, EXPANSION/REVEAL JOINTS, SOFFIT EDGE DRIP SCREEDS, BASE/FDN. SILL OR WEEP SCREEDS, VENT SCREEDS, EDGE BEADS AND BASE SCREEDS) - SHALL

BE GALVANIZED SHEET METAL AS MANUFACTURED BY WESTERN METAL LATH COMPANY, OR AS DETAILED ON DRAWINGS. INSTALL PER MANUFACTURERS INSTRUCTIONS. APPLY CORNER BEADS AT ALL EXTERNAL PLASTER CORNERS USING SINGLE LENGTHS

WITHOUT JOINTS. INSTALL EDGE BEADS (CASING BEADS) AT TERMINATIONS OF ALL PLASTER SURFACES UNLESS OTHERWISE SHOWN. USE SCREEDS OF THE REQUIRED PLASTER SYSTEM DIMENSION TO CONTROL PLASTER THICKNESS. INSTALL CONTROL AND EXPANSION JOINTS AS NOTED. VERIFY ALL JOINT LOCATIONS WITH ARCHITECT. INSTALL ALL ACCESSORIES IN CONTINUOUS RUNS EXCEPT WHERE JOINT INTERSECTIONS ARE PERMITTED. IN JOINING STRAIGHT RUNS, LAP JOINT

SUFFICIENTLY TO MAINTAIN ALIGNMENT WHILE PERMITTING MOVEMENT. MITER ALL ACCESSORIES AT CORNERS. INSTALL IN STRAIGHT (LEVEL, PLUMB), NEAT

7. TYP. CONTROL JOINTS: WESTERN METAL #XJ15-3 EXPANSION JOINTS: WESTERN METAL #40 (2 PIECE) EXPANSION JOINTS: KEENE CORP. #15 OUTSIDE CORNER JOINTS: WESTERN METAL #30 OR "CORNERAID" BY STOCKTON WIRE PRODUCTS

INSIDE CORNER JOINTS: KEENE #30 "CORNERMASTER" FOUNDATION SILL SCREED: WESTERN METAL #7 VENT/REVEAL SCREED: SUPERIOR "SRS" (1 1/2"W) SOFFIT CORNER DRIP: SUPERIOR "SSC" SHORT FLANGE CASING BEAD: WESTERN METAL #66 EXP. FLANGE CASING BEAD: WESTERN METAL #66

REINFORCE CORNERS OF WINDOWS & DOORS WITH 4X9" "BUTTERFLIES" OF 3.4" PER / SQ. YD. EXPANDED METAL LATH INSTALLED AT 45° TO OPENING EDGES 8. BASE COAT (SCRATCH & BROWN) PLASTER: LEHIGH "PREMIUM" PLASTERING CEMENT.

LIME AND OTHER ADDITIVES: NOT USED. SAND: ASTM C897 WATER: CLEAN, POTABLE, PROPORTIONS PER CBC.

FIBER REINFORCEMENT FOR SCRATCH & BROWN COATS: 1/2" POLYPROPYLENE FIBER, HI-FIBE BY HILLS BROS. CHEMICAL CO. DOSAGE AS RECOMMENDED BY FIBER MANUFACTURER. REMOVE FIBER "WHISKERS" IN BROWN COAT BEFORE APPLYING FINISH COAT. ALL PLASTER TO BE 100% HAND APPLIED; DOUBLING

BACK NOT PERMITTED. FINISH COAT: FINEST TEXTURE AVAILABLE ACRYLIC FINISH BY PAREX, DRIVIT, OR OMEGA.

MOIST CURING: KEEP CEMENT PLASTER DAMP FOR AT LEAST 48 HOURS AFTER APPLICATION PER STANDARDS. PROTECT (SHADE OR COVER) WORK DURING HOT, DRY WEATHER AND FROM STRONG BLASTS OF WIND. ALLOW 48 HOURS BETWEEN SCRATCH AND BROWN COAT; ALLOW 10 DAYS BETWEEN BROWN AND FINISH COAT.

- 9. PROTECT ALL ADJACENT WORK DURING APPLICATIONS OF CEMENT PLASTER. CAREFULLY CLEAN THESE SURFACES AFTER COMPLETE INSTALLATION OF CEMENT PLASTER.
- 10. SEALANTS: TO BE USED AT GAPS BETWEEN ALL EXT. CEMENT PLASTER & EXT. PAINTED WOOD TRIMS. DO NOT USE SEALANTS AT STUCCO WEEP SCREEDS.
- 11. EXTERIOR STUCCO TEXTURE: MATCH EXISTING 12. EXTERIOR STUCCO COLORS: MATCH EXISTING.
- 13. WEATHER PROTECTION: ONE COAT OF STUCCO SEALER FOLLOWED BY 2 COATS EXTERIOR LATEX ACRYLIC PAINT

9250 GYPSUM WALL BOARD

- 1. REFERENCE STANDARDS: ASTM C840, STANDARD SPECIFICATION FOR APPLICATION AND FINISHING OF GYPSUM WALL BOARD.
- 2. INSPECT AREAS AND SURFACES SCHEDULED TO RECEIVE GYPSUM BOARD AND VERIFY THAT SUPPORT SYSTEMS ARE IN PROPER ALIGNMENT AND THAT REQUIRED BLOCKING, BRACING AND BACKING MEMBERS ARE INSTALLED. DO NOT INSTALL UNTIL
- UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. 3. INSTALL GYPSUM BOARD IN THICKNESS AND TYPE SPECIFIED AT DETAILS OR DRAWINGS, AND IN LONGEST LENGTHS POSSIBLE FOR A MINIMUM OF JOINTS. ATTACH GYPSUM BOARD WITH 1 1/4" SCREWS AT 7" O.C. AT EDGES, AND 12" O.C. AT FIELD. REINFORCE ALL JOINTS INCLUDING INTERNAL CORNERS WITH TAPE. EXTERNAL CORNERS, EDGES, AND ENDS SHALL HAVE THE GSM OR VINYL FLANGE COMPLETELY SPACKLED AND FEATHERED SMOOTH FROM THE NOSE. FILL ALL FASTENING HEAD DIMPLES SMOOTH WITH THE FACE OF GYPSUM BOARD. REMEDY EVIDENCE OF FASTENER POPPING OR RIDGING.
- 4. FINISH TEXTURE OF GYPSUM BOARD TO MATCH **EXISTING WALL & CEILING TEXTURE**
- 5. PROTECT ALL ADJACENT WORK DURING INSTALLATION AND FINISHING OF ALL GYPSUM BOARD.

9300 TILE

- 1. REFERENCE STANDARDS: TILE COUNCIL OF NORTH AMERICA, INC. "HANDBOOK FOR CERAMIC TILE INSTALLATION" LATEST EDITION; ASTM STDS; MEMBRANE, TILE SUBSTRATE, TILE MORTAR, & TILE PRODUCT MFR. INSTALLATION INSTRUCTIONS.
- 2. PROTECT ADJOINING WORK SURFACES BEFORE TILE WORK BEGINS. EXAMINE SURFACES TO RECEIVE TILE AND VERIFY THAT SURFACES ARE FIRM, STRAIGHT, LEVEL AND PLUMB, DRY, AND ALL BLOCKING, INSERTS, PLUMBING, ACCESSORIES ETC. ARE PLACED OR PROVIDED FOR.
- 3. USE CEMENT BACKER BOARD AT ALL WALLS AND FLOORS SCHEDULED TO RECEIVE TILE. EXCEPT WHERE EXISTING OUT OF PLUMB, OUT OF LEVEL CONDITIONS OCCUR USE REINFORCED MORTAR TROWELED IN PLACE. INSTALL PER MFR'S INSTRUCTIONS. AT SHOWER PAN: USE 40 MIL CHLORALOY SHOWER PAN LINER INSTALLED PER MANUFACTURERS INSTRUCTION OVER TAPERED MORTAR BED; SLOPED TO DRAIN. CLAMP MEMBRANE INTO SHOWER DRAIN CLAMPING RING/FLANGE: WHEN INSTALLING MORTAR BED OVER MEMBRANE TAKE CARE TO MAINTAIN CLEAR DRAIN
- WEEPS. 4. USE LATEX PORTLAND CEMENT MORTAR AT THIN SET
- APPLICATIONS. FULLY GROUT ALL TILE 5. CENTER FIELDS AND PATTERNS ON AREAS SO THAT NO TILE IS LESS THAN HALF SIZE AND LOCATE CUTS WHERE LEAST CONSPICUOUS. COORDINATE JOINTING IN FLOOR AND WALL TILE WHEREVER POSSIBLE. WHERE HEIGHT

OF THE IS STATED MAINTAIN FULL COURSES TO NEAREST ATTAINABLE HEIGHT UNLESS NOTED OTHERWISE. SET TILES WITH UNIFORM JOINTS. ALIGN JOINTS BOTH VERTICALLY AND HORIZONTALLY. NO STAGGERED JOINTS WILL BE PERMITTED. CUT AND DRILL TILE AND TRIM SHAPES ACCURATELY WITHOUT DAMAGE. RUB EXPOSED CUT EDGES SMOOTH WITH ABRASIVE STONE TO BRING EDGE OF GLAZE (IF GLAZED TILE) SLIGHTLY BACK FROM EDGE OF BODY OF TILE. GRIND AND FIT TILE CAREFULLY AT INTERSECTIONS AGAINST TRIM FINISH AND AT BUILT-IN FIXTURES AND ACCESSORIES. FIT TILE CLOSELY AROUND OUTLETS, PIPES, FIXTURES AND FITTINGS SO THAT PLATES, ESCUTCHEONS AND COLLARS OVERLAP CUTS. TERMINATE WORK NEATLY AT OBSTRUCTIONS, EDGES AND CORNERS WITHOUT DISRUPTION OF PATTERN OR JOINT ALIGNMENT.

- 6. EXPANSION JOINTS AND CONTROL JOINTS SHALL BE AS RECOMMENDED IN "HANDBOOK FOR CERAMIC TILE INSTALLATION." ALLOW AT LEAST 24 HOURS BETWEEN SETTING OF TILES AND GROUTING. FILL ENTIRE DEPTH OF JOINTS WITH GROUT. TAKE PRECAUTIONS TO PREVENT STAINING OF GROUTED JOINTS. **EXPANSION JOINTS SHALL BE PROVIDED BETWEEN ALL** WALL AND FLOOR TILE INTERSECTIONS (HORIZONTAL)
- AND AT INSIDE CORNERS OF WALL TILE (VERTICAL). 7. GROUT COLOR: SELECTED BY OWNER, TYP. MATCH TILE COLOR. 8. BATH AND SHOWER FLOOR: ALLOW \$15/SQ. FT.
- MATERIALS ONLY; FLOOR TILE MATERIAL TO BE DETERMINED BY OWNER
- 9. TUB/SHOWER SURROUND: ALLOW \$15/SQ. FT. MATERIALS ONLY; WALL & FLOOR TILE MATERIAL TO BE DETERMINED BY OWNER

9550 HARDWOOD FLOORING

- 1. REFERENCE STANDARDS: NATIONAL OAK FLOORING MANUFACTURER'S ASSOCIATION, INC.; OAK FLOORING INSTITUTE "HARDWOOD FLOORING INSTALLATION MANUAL" AND "HARDWOOD FLOORING FINISHING/REFINISHING MANUAL
- 2. SIZE: 2" W. X 3/4" TH. T&G (BLIND NAILED) -
- WITH BORDERS. CONFIRM WITH OWNER. 3. GRADE: MATCH EXISTING SELECTION IN GRADE AND BOARD LENGTHS.
- 4. SPECIES: OAK
- 5. BORDERS: 5 BOARD 6. WHERE FACE NAILING IS REQUIRED @ AREAS WHERE BLIND NAILING IS SPECIFIED, COUNTERSINK, FILL, AND PUTTY NAIL HOLES TO MATCH HARDWOOD PER HARDWOOD FLOORING INSTALLATION STDS.
- 7. SANDING PRIOR TO FINISHING: 36, 60, AND 100 GRIT (3M ABRASIVES); SANDING DURING FINISHING: 220 OR 280 GRIT (VERY FINE) BETWEEN URETHANE COAT APPLICATIONS.
- 8. FINISHING: 1 COAT OF PACIFIC HIGH BUILD SEALER BY BONAKEMI, 3 COATS OF BONATECH MEGA SATIN URETHANE BY BONAKEMI. EXCEPT WHERE FACE NAILED AT KITCHEN: USE 5 COATS OF URETHANE, MIN. 9. AT STAIR TREADS: SOLID WOOD W/ INTEGRAL NOSING 10. AT STAIR RISERS:
- 11. AT SLAB ON GRADE INSTALLATION: PROVIDE VAPOR BARRIER OR WATERPROOF MEMBRANE AS RECOMMENDED BY FLOORING MFR.

\2/ PERMIT REVISION 1 PLAN CHECK RESPONSE 1 $\sqrt{1}$

12.23.21 09.23.15

BUILDING PERMIT APPLICATION 07.09.15 REMODEL & ADDITION FOR STEVE CHA & JESS YASNOVSKY 12.23.21 969 VENTURA AVE. 07.05.17 ALBANY, CA 94707 JASON KALDIS ARCHITECT, INC. 1250 ADDISON STREET - STUDIO 210 BERKELEY, CA 94702 PH (510) 549-3584 FX (510) 549-3574 JASON@JKALDISARCHITECT.COM SPECIFICATIONS

9900 PAINTING

- 1. **REFERENCE STANDARDS**: MANUFACTURER'S PREPARATION AND INSTALLATION INSTRUCTIONS; STEEL STRUCTURES PAINT COUNCIL SURFACE PREPARATION & JOINT SURFACE PREPARATION SPECIFICATIONS.
- SURFACE PREPARATION OF EXISTING STRUCTURES: REMOVAL OF OLD PAINT BY SANDING, SCRAPING, OR OTHER MEANS MAY GENERATE DUST OR FUMES THAT CONTAIN LEAD. EXPOSURE TO LEAD DUST OR FUMES MAY CAUSE BRAIN DAMAGE OR OTHER ADVERSE HEALTH EFFECTS, ESPECIALLY IN CHILDREN OR PREGNANT WOMEN. CONTROLLING EXPOSURE TO LEAD OR OTHER HAZARDOUS SUBSTANCES REQUIRES THE USE OF PROPER PROTECTIVE EQUIPMENT, SUCH AS A PROPERLY FITTED RESPIRATOR AND PROPER
- CONTAINMENT & CLEAN UP. 2. PAINT SHALL BE BENJAMIN-MOORE OR EQUAL APPROVED BY ARCHITECT. PROVIDE COLOR AND GLOSS SAMPLES AS REQUESTED BY ARCHITECT. USE LOW VOC
- OR NO VOC PAINT. 3. CONTRACTOR SHALL TAKE RESPONSIBILITY FOR ALL SURFACES PRIOR TO PAINTING. PROTECT ALL OTHER WORK. WORK IN ACCORDANCE WITH PUBLISHED DIRECTIONS AND SPECIFICATIONS OF APPROVED PRODUCTS. PRIME SURFACES THE SAME DAY THEY ARE PREPARED. APPLY EACH COAT AT THE PROPER CONSISTENCY AND FREE OF BRUSH STROKES, ROLLER MARKS, SAGS, RUNS, OR ANY OTHER EVIDENCE OF POOR WORKMANSHIP. WHERE INTERIOR PAINTING IS REQUIRED FOR WALLS OF A ROOM, IT SHALL BE PRESUMED TO INCLUDE ALL INCIDENTAL SURFACES IN THE ROOM. SUCH AS DUCT WORK, GRILLES, PIPES OR OTHER ITEMS NOT SPECIFICALLY IDENTIFIED TO RECEIVE A PAINT FINISH. ALL DOORS SHALL RECEIVE THE SCHEDULED FINISH ON BOTH FACES AND AT TOP
- AND JAMBS. 4. APPLY 1 COAT OF PRIMER AND A MINIMUM OF 2 COATS FINISH U.O.N. NOTWITHSTANDING ACHIEVEMENT OF COMPLETE AND SATISFACTORY COVERAGE WITH FEWER COATS THAN SPECIFIED, APPLY THE SPECIFIED NUMBER OF COATS. NEVER EXCEED THE PAINT MANUFACTURERS' RECOMMENDED COVERAGE RATE BASED ON UNTHINNED MATERIAL. IN THE EVENT THE "HIDE" PRODUCED IS INADEQUATE (AS DETERMINED BY THE ARCHITECT) APPLY ONE OR MORE COATS AS DIRECTED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- 5. CABINETS & CABINET TRIMS: CLEAR WOOD FINISH FOR ALL STAIN GRADE WOODS OR WATER BASED ACRYLIC ALKYD OR WATERBORNE ALKYD FOR ALL PAINT GRADE WOODS
- 6. AT ALL INTERIOR GYPSUM BOARD, PAINT WITH 1 COAT PRIMER, 2 COATS LATEX, MIN. 7. INTERIOR WOOD TRIMS: WATER BASED ACRYLIC OR
- WATERBORNE ALKYD. 8. BACK-PRIME ALL EXTERIOR WOOD THOROUGHLY WITH ONE COAT EXTERIOR ALKYD PRIMER PRIOR TO
- INSTALLATION. REDWOOD FIELD CUT CONCEALED FACES MUST BE PRIMED WITH A STAIN BLOCKING PAINT OR STAIN BLOCKING SEALER.
- 9. PAINT ALL EXPOSED EXTERIOR WOOD SIDING/PANELS & TRIMS WITH EXTERIOR ALKYD WOOD PRIMER AND TWO COATS ALKYD. WHERE REDWOOD IS TO BE PAINTED, A STAIN BLOCKING PRIMER MUST BE USED.
- 10. SEAL ALL WOOD DECKING, STAIRS & EXTERIOR WOOD GUARDRAIL ASSEMBLIES WITH CLEAR WOOD FINISH OR APPROVED MILDEWCIDE
- & WATER REPELLANT SEALER 11. SEAL EXTERIOR CEMENT PLASTER WITH ONE COAT OF STUCCO SEALER AND FINISH WITH 2 COATS EXTERIOR
- LATEX ACRYLIC. 12. EXTERIOR FERROUS METAL FABRICATIONS
- (HANDRAILS, POSTS, GUARDRAILS, BALUSTERS, ESCUTCHEONS):
- METAL PRIMER: PHENOLIC MODIFIED ALKYD RESIN, RED OXIDE **INTERMEDIATE & TOP COATS:** ALKYD OR ALKYD
- FNAMFI 13. EXTERIOR GALVANIZED SHEET METAL FLASHINGS: METAL PRIMER AND ALKYD OR HIGH PERFORMANCE
- ENAMEL INTERMEDIATE & TOP COATS 14. EXTERIOR BARE ALUMINUM: WASH PRIMER & ACRYLIC
- INTERMEDIATE & TOP COATS. 15. PROVIDE SHEEN & COLOR SAMPLES TO OWNER FOR
- APPROVAL PRIOR TO APPLICATION. 16. INTERIOR PAINT COLORS: 1 COLOR PER ROOM FOR
- WALLS, 1 COLOR PER ROOM FOR CEILINGS; COLORS SELECTED BY OWNER, PROVIDED AND INSTALLED BY CONTRACTOR. 7 DIFFERENT COLORS MAX. @ INTERIOR. 17. RECOMMENDED SHEENS: (CONFIRM WITH OWNER)
- BATH CEILING: EGG SHELL BATH WALLS: SATIN
- NON-BATH WALLS: FLAT OR EGGSHELL
- NON-BATH CEILINGS: FLAT
- INTERIOR WOOD TRIMS: SEMI-GLOSS (MATCH EXISTING) EXTERIOR WOOD TRIMS: GLOSS (MATCH EXISTING) 18. PROVIDE AT COMPLETION OF JOB ONE GALLON OF EACH COLOR SELECTED. PROVIDE IN UNOPENED ORIGINAL CONTAINERS WITH COLOR SAMPLE AND PAINT LOCATION
- INDICATED. 19. PROTECT ALL ADJACENT WORK DURING INSTALLATION OF ALL PAINTING.

10000 SPECIALTIES - COUNTERTOPS & BACKSPLASHES

- 1. KITCHEN COUNTERTOPS & BACKSPLASHES: QUARTZ, CONFIRM WITH OWNER
- 2. ISLAND COUNTERTOP @ KITCHEN: QUARTZ, CONFIRM
- WITH OWNER 4. BATHROOM COUNTERTOPS, BACKSPLASHES, HALF WALLS & CURB CAPS: QUARTZ, CONFIRM WITH OWNER

10200 LOUVERS &VENTS 1. REFERENCE STANDARDS:

- 2. DESCRIPTION: PROVIDE 6" X 12" GALVANIZED SHEET METAL DUCTING TO PROVIDE VENTILATION FROM UNCONDITIONED ELEVATOR EQUIPMENT ROOM, EXTERIOR WALLS & ROOFTOP PER PLANS. CONCEAL DUCT WITH FRAMING & GYP. BD. ENCLOSURE WHERE
- DUCT PASSES THROUGH CONDITIONED SPACE. 3. LOUVERED FOUNDATION VENTS AT WALLS: REDWOOD STANDARD SQUARE TOP LOUVERS: SEE EXTERIOR ELEVATIONS FOR SIZES AND LOCATIONS. PROVIDE FRAMED AND BRICK VENEER OPENING BRACING PER STR'L.
- 4. FOUNDATION VENTS DIRECTED TO ROOF: SEE ROOF PLAN FOR LOCATION. PROVIDE VENT CAP AT END OF DUCT AND FLASHING AT ROOF ASSEMBLY PENETRATION.

10300 MFRD. FIREPLACES & FLUES

- 1. REFERENCE STANDARDS: MANUFACTURERS PREPARATION AND INSTALLATION INSTRUCTIONS; LATEST EDITION, UNIFORM BUILDING CODE. 2. LIVING ROOM FIREPLACE: DIRECT VENT GAS FIREPLACE INSERT AS SELECTED BY OWNER. INSTALL PER
- MANUFACTURER. 3. FLUE MATERIALS @ INTERIOR FIREPLACES: MANUFACTURED FIREPLACE DOUBLE WALL CHIMNEY PIPE (8" I.D., 12 1/2" O.D.), FIRESTOP SPACERS, CHIMNEY PIPE SUPPORTS, OUTSIDE AIR KIT, ROOF FLASHING,
- STORM COLLAR, CLASSIC ROUND TOP TERMINATION AND ALL OTHER PARTS FOR A COMPLETE INSTALLATION FOR ALL LISTED MODELS. 4. PROVIDE AND INSTALL ALL PARTS INCLUDING (BUT NOT
- LIMITED TO) ALL FLUES, ELBOWS, FASTENERS, TRANSITIONS, CONNECTIONS, RAIN CAP, STORM COLLARS, AND SPARK ARRESTORS FOR COMPLETE WORKING, CODE COMPLYING INSTALLATION.
- REQUIRED BY CODE; MATTE BLACK FRAMES, TYP., U.O.N. 6. MFR. FIREPLACE CODE APPROVALS: PROVIDE BLDG. INSPECTOR WITH EPA AND TESTING LAB APPROVAL

WITH OPERATING INSTRUCTIONS & WARRANTY INFO.

- **10800 TOILET & BATH ACCESSORIES** 1. TOWEL BARS, ROBE HOOKS, TOILET PAPER HOLDERS, ETC.: ESTABLISH ALLOWANCES FOR ITEMS TO BE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR (PROVIDE ALL BLOCKING AND ATTACHMENTS FOR SUCH ITEMS)
- 2. ALL OTHER MIRRORS & BATH ACCESSORIES (RECESSED SOAP DISHES, REC. BATH CABINETS, ETC.) PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
- 3. TEMPERED GLASS SHOWER ENCLOSURES: 3/8" TH. TEMP. GLASS, CRYSTAL CLEAR GLASS, STARPHIRE FINISH W/ C.R. LAURENCE HINGES AND 20" L. TOWEL BAR/ DOOR PULLS
- DOORS ARE TO BE 26" WIDE W/ 24" CLR. OPENING (22" CLR. OPENING MIN. ALLOWED BY CODE) 4. RECESSED MEDICINE CABINET WITH FRAMELESS MIRROR: NUTONE LOW PROFILE MODEL 663BC 15W 36H MIRROR (ROUGH IN 12 1/2 W, 34 1/4 H, 3 1/2 D) WITH REVERSIBLE SINGLE DOOR HINGE.

11452 APPLIANCES ALL APPLIANCES FURNISHED & INSTALLED BY CONTRACTOR, U.O.N. CONTRACTOR TO VERIFY

DIMENSIONS REQUIRED FOR ALL APPLIANCES INSTALLATION & RELATED CONSTRUCTION & ASSEMBLIES (ESPECIALLY @ CABINETRY): 1. INSTALL ALL APPLIANCES OR DEVICES IN STRICT

- ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. COORDINATE WORK WITH ALL RELATED TRADES. 2. GAS COOKING APPLIANCES MUST BE EQUIPPED WITH
- INTERMITTENT IGNITION DEVICES. 3. CONTRACTOR TO COMMENCE ALL WARRANTIES AND MAIL IN WARRANTY CARDS AT TIME OF SUBSTANTIAL
- COMPLETION. GIVE ALL WARRANTIES AND ALL OWNERS MANUALS TO OWNER AT END OF JOB. 4. APPLIANCES INCLUDE: GAS RANGE, EXHAUST HOOD, MICROWAVE, ELECTRIC WALL OVEN, DISHWASHER,
- DISPOSAL, REFRIGERATOR 5. DEFERRED APPROVALS: PROVIDE LISTING OF GAS-FIRED RANGE TO ALBANY FOR REVIEW/APPROVAL. (NOTE THE ALBANY REQUIRES EDITING - CHOOSE THE APPROPRIATE ONE) VERIFY ALL PLUMBING, ELECTRICAL AND GAS SUPPLY
- REQUIREMENTS: VERIFY VENTING REQUIREMENTS: COORDINATE ROUGH IN LOCATIONS AND COUNTERTOP WITH ALL FRONT LOADING TYPE EQUIPMENT (IF USED). **15000 MECHANICAL**
- 1. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR **OBTAINING ALL NECESSARY PERMITS.**
- 2. CONNECT NEW DUCTWORK TO NEW FORCED AIR HEATING SYSTEM AT ATTIC AND CRAWLSPACE. FINAL LOCATION OF DUCTWORK, WARM AIR REGISTERS AND COLD AIR RETURNS TO BE CONFIRMED WITH ARCHITECT AND OWNER PRIOR TO COMMENCEMENT OF WORK. DESIGN MUST CONFORM TO TITLE 24 ENERGY COMPLIANCE REQUIREMENTS.
- 3. COORDINATE ALL WORK WITH RELATED TRADES. 4. EXHAUST FANS AND OTHER EXHAUST SYSTEMS MUST BE EQUIPPED WITH BACK DRAFT OR AUTOMATIC DAMPERS. PROVIDE ALL DUCTWORK NECESSARY TO
- COMPLETE INSTALLATION. 5. PROVIDE MIN. INTERMITTENT VENTILATION AIRFLOW: MIN. 50CFM FOR BATHROOMS AND MIN. 100CFM FOR KITCHEN HOODS
- 6. EXHAUST ALL COMBUSTION VENTS PER CMC. USE OVAL FLUE RISER TO FIT IN 2 X 4 STUD WALL - SEE ARCH'L PLANS.
- 7. PROVIDE EXISTING SEISMIC ANCHORAGE OF FURNACE & WATER HEATER: STRAP SECURELY WITH APPROVED SEISMIC STRAP KIT. SCREW TO WALL FRAMING, 1 1/2" MIN. PENETRATION WITHIN UPPER AND LOWER THIRD OF UNIT. WITH LOWER STRAP AT LEAST 4"
- ABOVE CONTROLS. 8. NEW FORCED AIR UNIT/FURNACE PER ENERGY
- COMPLIANCE REPORT
- 9. NEW TANKLESS WATER HEATER PER ENERGY COMPLIANCE REPORT 10. NEW A.C. CONDENSER PER ENERGY COMPLIANCE REPORT

15100 PLUMBING

- OBTAINING ALL NECESSARY PERMITS. PROVIDE ALL NECESSARY NEW CONNECTIONS TO SEWER AND/OR STORM LINES AND SUPPLY LINES AND ALL NECESSARY DISCONNECTIONS AND/OR RECONNECTION. ALL NECESSARY SHOP DRAWINGS REQUIRED ARE TO BE SUBMITTED TO ARCHITECT FOR VERIFICATION AND APPROVAL PRIOR TO CONSTRUCTION. LAYOUT OF PLUMBING SHOWN IS SCHEMATIC. FINAL LOCATION OF SUPPLY AND WASTE LINES IS THE RESPONSIBILITY OF PLUMBING CONTRACTOR. PLUMBING CONTRACTOR TO COORDINATE REQUIREMENTS FOR PLUMBING WORK WITH GENERAL CONTRACTOR. ANY PROBLEMS OR CONFLICTS WITH DRAWINGS AS SHOWN ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION. COORDINATE ALL WORK WITH RELATED TRADES. 2. ALL NEW SUPPLY LINES TO BE COPPER: 1" MAIN
- SUPPLY, 3/4" MINIMUM SUPPLY THROUGHOUT, 1/2" RISERS TO INDIVIDUAL FIXTURES. ALL SINK AND LAVATORY TRAPS AND FIXTURE VENTS PER CODE. ALL WASTE LINES AND VENTS TO BE SOLID CAST IRON WHEN ADJACENT TO HABITABLE ROOMS. PROVIDE 12" AIR CHAMBER AT ALL NEW FIXTURES. PROVIDE ALL PARTS REQUIRED FOR A COMPLETE WORKING SYSTEM INCLUDING, BUT NOT LIMITED TO, FITTINGS,
- TRANSITIONS, SUPPORTS, VENTS, AND CLEAN OUTS. 3. TRANSITION BETWEEN COPPER AND GALVANIZED IRON PIPES: COPPER TO 6" LONG BRASS NIPPLE TO CAST IRON FITTING TO GALVANIZED IRON FITTING. NO
- DIELECTRIC FITTINGS PERMITTED. 4. CAP ALL ABANDONED EXISTING SEWER LINES AND WATER LINES (HOT AND COLD).
- 5. TEST NEW SYSTEM UNDER PRESSURE PRIOR TO ENCLOSING WALLS. THOROUGHLY FLUSH NEW SYSTEM AFTER INSTALLING FIXTURES & FITTINGS.

5. TEMP. GL. DOORS @ MFRD. FIREPLACE OPENINGS AS

LISTINGS FOR EACH MODEL USED, PROVIDE OWNER

1. PLUMBING CONTRACTOR IS RESPONSIBLE FOR

- 6. GAS SUPPLY LINES: CONNECT TO EXISTING GAS SERVICE; ABOVE GRADE GAS LINES TO BE SCHEDULE 40 BLACK STEEL PIPE AND FITTINGS. THREADED OR WELDED JOINTS; 1" MAIN SUPPLY, 1/2" MIN. RISERS TO APPLIANCES (OR AS REQUIRED BY MFR. OF EQUIPMENT AND CRC & CMC).
- 7. REFER TO DRAWINGS FOR QUANTITY, LOCATION, AND SPECIFICATION OF ALL FINISH PLUMBING FIXTURES & FITTINGS.
- 8. INSTALL NEW HOT WATER CIRCULATION PUMP 9. NO DISHWASHER SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER WITHOUT THE USE OF AN APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHER
- 10. CONFIRM EXISTING (OR PROVIDE IF NOT EXISTING) PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE AT ALL WATER HEATERS PER CPC.
- 11. AREA DRAINS & DOWNSPOUT TIGHT LINE DRAIN: PROVIDE WITH 90° AT BELOW SLAB AND BELOW GRADE CONDITIONS TO FUNCTION AS CLEAN OUT.
- 12. SLEEVE CONCRETE FOUNDATION & SLABS FOR ALL WASTE LINES, SANITARY SEWER LATERAL, AND DRAIN LINES AS REQUIRED.
- 13. STUB OUT FOR OR RELOCATE EXISTING IRRIGATION TO GARDEN AREAS AS REQUIRED.
- 14. NON-REMOVABLE BACKFLOW PREVENTION DEVICES @ ALL HOSE BIBBS & IRRIGATION SYSTEM VALVES.

16000 ELECTRICAL

- 1. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR **OBTAINING ALL NECESSARY PERMITS. ELECTRICAL** CONTRACTOR TO COORDINATE REQUIREMENTS FOR ELECTRICAL WORK WITH GENERAL CONTRACTOR. ANY PROBLEMS OR CONFLICTS WITH DRAWINGS AS SHOWN ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION. COORDINATE ALL WORK WITH RELATED TRADES.
- 2. ALL WORK TO CONFORM TO THE NATIONAL ELECTRICAL CODE, LATEST EDITION AND ANY ADDITIONAL LOCAL CODES AS THEY MAY APPLY. ALL ELECTRICAL FIXTURES TO BE UL RATED.
- 3. ALL WIRING SHALL BE COPPER AND OF A MINIMUM #12 SIZE EXCEPT #14 SIZE MAY BE USED AT LIGHTING CIRCUITS.
- 4. MAIN SERVICE: NEW 125A SERVICE OR GREATER AS NEW LOADS REQUIRE UPGRADE – LOAD CALCS DEFERRED APPROVAL ITEM
- 5. ANY NEW ELECTRICAL SUBPANEL, WHERE OCCURS, SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIAL SUCH AS IN CLOTHES CLOSETS OR IN BATHROOMS
- 6. SMOKE DETECTORS WITH AUDIBLE ALARMS: INSTALL AS NOTED ON PLANS. UNIT MUST BE 110V AND HARD WIRED WITH 10 YEAR LITHIUM BATTERY BACKUP PER BLDG. CODE.
- 7. CARBON MONOXIDE DETECTORS WITH AUDIBLE ALARMS: INSTALL AS NOTED ON PLANS. UNIT MUST BE LISTED WITH UL2034 & UL2075 AND INSTALL PER CRC. 8. PROVIDE A SEPARATE BRANCH CIRCUIT FOR
- APPLIANCES FASTENED IN PLACE, SUCH AS DISHWASHERS, GARBAGE DISPOSALS, TRASH COMPACTORS. MICROWAVE OVENS, ETC., RATED FOR THE APPLIANCE OR LOAD SERVED. (EXCEPTION: FIXED GAS APPLIANCES THAT REQUIRE INCIDENTAL ELECTRIC POWER FOR TIMERS AND IGNITION. (NEC))
- 9. ALL SWITCHES, DIMMERS, OUTLETS AND PLATES TO BE WHITE. 10. SWITCHES: MOUNT AT 48" TO CENTERLINE ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
- **OUTLETS: MOUNT AT 12" TO CENTERLINE ABOVE** FINISHED FLOOR UNLESS NOTED.18" TO CENTERLINE AT EXTERIOR OR GARAGE U.O.N. EXTERIOR OUTLETS TO BE GFCI PROTECTED AND INSTALLED WITH WEATHERPROOF, FACE PLATE ASSEMBLY (GASKETED
- COVER PLATE). 48" TO CENTERLINE AT COUNTERTOPS UNLESS NOTED. RECEPTACLES FOR FIXED APPLIANCES SHALL BE ACCESSIBLE AND NOT LOCATED BEHIND THE APPLIANCE **RECEPTACLES SHALL** BE INSTALLED AT THE FOLLOWING LOCATIONS:

-12 FEET O.C. MAX. AND WITHIN 6 FEET OF THE END OF WALLS. -ANY WALL SPACE 2 OR MORE FEET WIDE. -AT EACH KITCHEN AND DINING AREA COUNTER SPACE WIDER THAN 12 INCHES. LOCATE SO THAT NO POINT ALONG THAN COUNTER WALL IS OVER 24 INCHES FROM

A RECEPTACLE. -IN ANY HALLWAY 10 FEET OR MORE IN LENGTH. -AT ALL MAJOR APPLIANCE LOCATIONS PER APPLIANCE MANUFACTURER'S RECOMMENDATIONS & PER CODE. THIS IS INCLUDING BUT NOT LIMITED TO DISHWASHERS, DISPOSALS, MICROWAVES, WALL OVENS, RANGES, EXHAUST HOODS, REFRIGERATORS, WINE CHILLERS,

- TRASH COMPACTORS, ETC. 11. USE LISTED TAMPER RESISTANT RECEPTACLES AT ALL 125 VOLT, 15- AND 20- AMPERE RECEPTACLE LOCATIONS THROUGHOUT WHERE NEW.
- USE AFCI LISTED CIRCUIT BREAKERS PER CEC 210.12 (B). SEE ELECTRICAL PLAN CHECK NOTES, SHEET 1. 12. PREWIRE FOR TELEPHONE AND TELEVISION CABLE (INFO PANEL) AS NOTED ON PLANS. MAKE A SEPARATE
- RUN FOR EACH OUTLET TO A CENTRAL LOCATION. CONFIRM (WITH OWNER) SPEAKER CABLE TO BE USED 13. LED UNDER-CABINET LIGHTING @ KITCHEN: DIODE LED "BLAZE" HIGH OUTPUT STRIP LIGHT IN WARM
- WHITE (DI-0090 FOR 16.4' SPOOL OR DI-0012 FOR 100' SPOOL) WITH DIODE LED STRIP LIGHT CHANNELS (QUAD DI-1050 OR SLIM DI-1053) 14A. TYP. 5" T24 COMPLIANT RECESSED LED DOWNLIGHT,
- WARM DIM: JUNO WARM DIM IC20LWDG3-3K-1 W/ WHITE BAFFLE, WHITE TRIM OR PERIMETER FROSTED LENS, 19A. TYP. BATH & LAUNDRY EXHAUST FANS (W/ HUMIDITY
- CONTROL, FAN ONLY, NO LIGHT): PANASONIC WHISPERSENSE 110 FV-11VQC5 (110 CFM) MUST EXHAUST TO EXTERIOR THROUGH ROOF
- 19B. INTERMITTENT VENTILATION FANS SHALL HAVE A MAX SOUND RATING OF 3 SONES UNLESS THEIR MAX RATED AIRFOW EXCEEDS 400CFM 20. ELECTRONIC TIMER SWITCH: LEVITON LTB60-1LZ
- DECORA 1800W INCANDESCENT PRESET 10-20-30-60 MINUTE COUNTDOWN TIMER SWITCH, OR EQUAL BY LUTRON OR INTERMATIC.
- 21. ALL OTHER SURFACE MOUNTED LIGHTING FIXTURES: PROVIDED BY OWNER, INSTALLED BY CONTRACTOR; CONTRACTOR TO PROVIDE ROUGH ELECTRICAL AT ALL LOCATIONS SHOWN ON PLANS.
- 22. PROVIDE GFI CIRCUITS AT THE FOLLOWING **RECEPTACLE LOCATIONS: KITCHENS, WITHIN 6 FEET OF** A SINK OR BASIN, GARAGES, UNFINISHED BASEMENTS, CRAWL, UTILITY, AND STORAGE SPACES. ALL ELECTRICAL RECEPTACLES AT EXTERIOR LOCATIONS SHALL BE BOTH GFI PROTECTED AND WATERPROOF.
- 23. EXTERIOR OUTLETS SHALL BE WEATHERPROOFED RATED, GFCI PROTECTED AT WET LOCATIONS, WITH CLEAR "IN USE" COVERS.

END OF SPECIFICATIONS

12.23.21 09.23.15

07.09.15

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 $\backslash 1/$ PLAN CHECK RESPONSE 1 BUILDING PERMIT APPLICATION

PERMIT REVISION 1

JOB ADDRESS REMODEL & ADDITION FOR STEVE CHA & JESS YASNOVSKY 969 VENTURA AVE. ALBANY, CA 94707	DATE 12.23.21 07.05.17 DRAWN BY CF
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DRAWING TITLE SPECIFICATIONS CONT.	of