



Taylor Jones Architects
& Associates, Inc.

ACTION ITEMS INFORMATION LIST FOR:

LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD MEETING FEB 26, 2018:

CANDELA ADDITION AND REMODEL SDP
PROJECT ADDRESS: 2345 PASEO DORADO,
LA JOLLA SHORES, CA 92037
SITE APN # 346-422-12-00

DSD Project # 573185

APPLICANT CONTACT INFORMATION :

TAYLOR JONES ARCHITECTS
TAYLOR JONES, 16611 ORCHARD BEND RD., POWAY, CA 92064
CELL : 858-513-2533 EMAIL : tjonesarchitectsinc@hotmail.com

PROJECT DESCRIPTION: SEE BELOW

PROPOSED PROJECT SCOPE OF WORK:

CONSTRUCT A ONE STORY HEATED ROOM ADDITION OF 810 S.F.
ATTACHE ADDITIONS TO EXISTING ONE STORY HOME OF 2642 S.F.
EXISTING 736 S.F. GARAGE TO REMAIN. REVISED GFA = 3452 S.F.
REPLACE 1284 S.F. OF EXISTING ROOF AREA WITH NEW ROOF
TRUSSES AND VAULTED CEILINGS IN LIVING ROOM AND
REMODELED KITCHEN AREAS. PROPOSED INTERIOR REMODEL
AREA OF 1550 S.F. REPLACE EXISTING ATTACHED REAR PORCH
OF 280 S.F. ATTACHED REAR PORCH. INSTALL NEW UPDATED
ELECTRICAL AND NEW LIGHTING FOR ENTIRE EXISTING HOME
AND ADDITION. SEE ELECTRIC LIGHTING PLAN. REPLACE
EXISTING CRAWL SPACE NAT. GAS FURNACE WITH NEW
140,000 BTU NAT. GAS FURNACE IN EXISTING CRAWL SPACE.
REPLACE ENTIRE EXISTING DUCTWORK WITH NEW DUCTWORK
TO HEAT EXISTING RESIDENCE PLUS ADDITION AREA.

SEE SITE DEVELOPMENT PERMIT PLANS FOR PROPOSED DETAILED
SCOPE OF WORK. NO GRADING IS REQUIRED FOR PROJECT
MAINTAIN EXISTING SITE DRAINAGE PATTERNS, TYPICAL.

TAYLOR JONES A.I.A., PRESIDENT

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CANDELA ADDITON SDP #573185
TABLE OF EXISTING AND PROPOSED SITE FAR
AND EXISTING AND PROPOSED BUILDING AREAS,
AND EXISTING AND PROPOSED SITE SETBACKS :








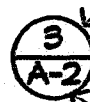





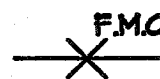

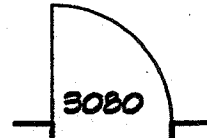



EXISTING LOT AREA =	.47 ACRES	= 20,473 S.F.
EXISTING SITE FAR =	16.5 %	
PROPOSED SITE FAR	20.4 %	
1. EXISTING ONE -STORY HOME LIVING AREA GFA		= 2642 S.F.
2. PROPOSED ROOM ADDITION LIVING AREA GFA		= 810 S.F.
3. PROPOSED REAR PORCH ADDITION AREA	=	280 S.F.
4. PROPOSED INTERIOR REMODEL AREA	=	1550 S.F.
5. TOTAL REVISED LIVING AREA GROSS FLOOR AREA	=	3452 S.F.
5. EXISTING 2-CAR GARAGE AREA to REMAIN	=	736 S.F.
EXISTING FRONT YARD SETBACK (FYSB) =		33'- 8 "
PROPOSED FYSB =		29'-9"
EXISTING GARAGE SIE YARD SETBACK TO REMAIN	=	8'-9"
ADDITON TO MATCH EXISTING SIDE YARD SETBACK	=	11'-3"

SEE PDFs OF PLANS for proposed site plan , floor plans, proposed elevations

ABBREVIATIONS

#	AND	M.O.	MASONRY OPENING
AC	AT	MTD	MOUNTED
ADJ.	ASPHALT CONCRETE	N.I.C.	NOT IN CONTRACT
ALUM	ADJUSTABLE	NO (#)	NUMBER
ALT.	ALUMINUM	O.C.	ON CENTER
BLDG.	ALTERNATE	O.D.	OUTSIDE DIAMETER
BLK.	BUILDING	OPNG	OPENING
BM	BLOCK	OPF	OPPOSITE
B.N.	BEAM	OPT	OPTIONAL
BOT.	BOUNDARY WALL	PCG	PORTLAND CEMENT CONCRETE
B.O.W.	BOTTOM	PL. (E)	PLATE
CFM	BOTTOM OF WALL	PR	PAIR
C.	CUBIC FEET PER MINUTE	PSI	POUNDS PER SQUARE INCH
CLG.	CENTERLINE	PFR	POWER
CLR.	CEILING	R	PROPERTY LINE
CONC.	CLEAR	R #	POUND
CONV.	CONCRETE	RAD.	RADIUS
CONT.	CONCRETE MASONRY UNIT	REF	REFERENCE
DBL.	CONTINUOUS	REFRIG.	REFRIGERATOR
DEMO	DOUBLE	REINF.	REINFORCED
DIA. (#)	DEMOLISH, DEMOLITION	REQD	REQUIRED
DIM	DIAMETER	RAFT	RAFTER
DS.	DIMENSION	RM.	ROOM
E.A.	DOWN SPOUT	SECT.	SECTION
E.F.W.	EACH	SHT.	SHEET
E.J.	ENTIRE FACE OF WALL	SIM.	SIMILAR
ELEV. EL	EXPANSION JOINT	SPECS	SPECIFICATIONS
EMBED.	ELEVATION	SQ. (#)	SQUARE
EQ.	EMBEDMENT	SQ. FT. (S.F.)	SQUARE FEET
EX.	EQUAL	SQ. IN. (S.I.)	SQUARE INCH
EXIST. (E)	EXISTING	STD	STANDARD
F.D.	EXISTING	STL	STEEL
F.F.	FLOOR DRAIN	STRUCT	STRUCTURAL
FIX. GL.	FINISHED FLOOR	SUSP	SUSPENDED
F.G.	FIXED GLASS	SYM.	SYMMETRICAL
F.M.C.	FINISHED GRADE	TEMP.	TEMPERED
F.O.M.	FLOOR	TEMP.	TEMPORARY
F.O.S.	FLOOR MATERIAL CHANGE	THK	THICK
F.O.W.	FACE OF MASONRY	T.O.C.	TOP OF CURB
FT.	FACE OF STUD	T.O.F.	TOP OF FOOTING
FTS.	FACE OF WALL	T.O.N.	TOP OF WALL
GA.	FEET OR FOOT	T.P.	TOILET PAPER
GALV.	FOOTING	T.S.	TUBULAR STEEL
G.I.	GAUGE	U.O.N.	TYPICAL
GYP. BD.	GALVANIZED	V.C.T.	UNLESS OTHERWISE NOTED
H.M.	GALVANIZED IRON	VERT.	VINYL COMPOSITION TILE
HORIZ.	GYPSUM BOARD	W	VERTICAL
HR.	HOLLOW METAL	W/	WITH
JST.	HORIZONTAL	WD.	WOOD
MAX.	HOR.	WDW.	WINDOW
MECH.	JOIST	WP	WATERPROOF
MET.	MAXIMUM	WR	WATER RESISTANT
MFG. MFR	MECHANICAL	WWM	WELDED WIRE MESH
MIN.	METAL		
MISC.	MANUFACTURER		
	MINIMUM		
	MISCELLANEOUS		

ACCESSORIES

	2x4 STUD WALL
	2x6 STUD WALL
	2x8 STUD WALL
	2x4 STAGGERED STUD SOUND WALL
	CMU OR POURED IN PLACE CONCRETE WALL
	FURRED CEILING- HEIGHT
	ROOM NAME/NUMBER
	DETAIL NUMBER DETAIL BUBBLE
	SECTION NUMBER SECTION NUMBER
	GRID LINE WHERE APPLICABLE
	11 ABOVE WINDOW SYMBOL AND NUMBER
	10 BELOW DOOR SYMBOL AND NUMBER
	X KEYNOTE (KEYED TO A LEGEND)
	F.M.C. FLOOR MATERIAL CHANGE
	X 11-30-07 REVISION
	3050 DOOR SIZE
	3050 WINDOW SIZE
	A B D C INTERIOR ELEVATION SYMBOL
	PROPERTY LINE

BUILDING DEPARTMENT GENERAL NOTES

1. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE BUILDING DEPARTMENT.
2. THE INSPECTOR WILL RECHECK FOR EXPANSIVE SOIL AND / OR GRADING REQUIREMENTS AT THE FIRST FOUNDATION INSPECTION.
3. WATER HEATERS REQUIRE A MINIMUM OF 2 STRAPS TO RESIST HORIZONTAL DISPLACEMENT. SPECIFY A MINIMUM OF 3/4"X 24 GAUGE STRAPS WITH 1/4"X 5" LAG BOLTS ATTACHED DIRECTLY TO THE FRAMING (N.P.C. SECTION 5105)
4. A CERTIFICATE OF CONFORMANCE IS REQUIRED PRIOR TO FRAMING FOR ALL GLUE LAMINATED WOOD MEMBERS.
5. FOR ALL AS-BUILT CONSTRUCTION NOT READILY VISIBLE TO THE BUILDING INSPECTOR, CERTIFICATION WILL BE REQUIRED, STAMPED AND SIGNED BY A CALIFORNIA STATE REGISTERED CIVIL ENGINEER OR ARCHITECT, VERIFYING COMPLIANCE WITH ALL APPLICABLE BUILDING CODES FOR FIELD INITIATED COMPLAINTS (FIC05).
6. ALL HOLDDOWNS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
7. FIREPLACES WITH GAS LOG LIGHTERS ARE REQUIRED TO HAVE THE FLUE DAMPER PERMANENTLY FIXED IN THE OPEN POSITION AND FIREPLACES WITH L.P. LOG LIGHTERS ARE TO HAVE NO 'FIT' OR 'SUMP' CONFIGURATIONS.

SITE DEVELOPMENT PERMIT PLANS SHEET INDEX

A.1 TITLE SHEET PROJECT DATA

A1.1, A1.2 GENERAL NOTES, REQUIREMENTS & SPECIFICATIONS

A1.3 CAL GREEN CODE NOTES & GENERAL NOTES

A-2 ARCHITECTURAL SITE PLAN/LOT COVERAGE CALCULATIONS

A-2.1 FORM DS-560: STORMWATER REQUIREMENTS CHECKLIST

A-3 PROPOSED ADDITION FLOOR PLAN & REMODELED AREAS.

A-4 EXIST. FLOOR PLAN/EXTERIOR WALL MATRIX/DEMO PLAN

A-5 PROPOSED EXTERIOR BUILDING ELEVATIONS

A-6 PROPOSED EXTERIOR BUILDING ELEVATIONS

A-7 PROPOSED BUILDING CROSS SECTIONS

A-8 PROPOSED ROOF PLAN

A-9 WINDOW AND DOOR SCHEDULES WINDOW & DOOR NOTES

E-1 PROPOSED ELECTRIC / LIGHTING FLOOR PLAN T-24 NOTES

STRUCTURAL OBSERVATION

STRUCTURAL OBSERVATION: ☐ YES ☒ NO

STRUCTURAL OBSERVATION SHALL BE PROVIDED FOR THE FOLLOWING: _____

REFER TO SHEET S-1 FOR STRUCTURAL OBSERVATION PROGRAM

1. STRUCTURAL OBSERVATION MUST BE PROVIDED BY THE ENGINEER OR ARCHITECT OF RECORD RESPONSIBLE FOR THE STRUCTURAL DESIGN, OR ANOTHER ENGINEER OR ARCHITECT DESIGNATED BY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, OUTLINED IN THE STRUCTURAL OBSERVATION PROGRAM. ALL OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR AND BUILDING OFFICIAL. THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING AND REPORTED DEFICIENCIES THAT, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.

VICINITY MAP

The vicinity map shows the project site located in the center, surrounded by various roads and landmarks. Key features include:

- Roads:** Major roads shown include Torrey Rd, Pines Rd, and Valley Rd. Other roads include Jolla Rd, Torrey Rd, Pines Rd, Valley Rd, and various local streets like Jolla Rd, Torrey Rd, Pines Rd, Valley Rd, and various local streets like Jolla Rd, Torrey Rd, Pines Rd, Valley Rd.
- Landmarks:** The map includes labels for 'Jolla', 'Pines', 'Valley', and 'Torrey'. It also shows 'Jolla Rd', 'Torrey Rd', 'Pines Rd', 'Valley Rd', and various local streets like Jolla Rd, Torrey Rd, Pines Rd, Valley Rd.
- Geographical Features:** The map shows 'Jolla', 'Pines', 'Valley', and 'Torrey'. It also shows 'Jolla Rd', 'Torrey Rd', 'Pines Rd', 'Valley Rd', and various local streets like Jolla Rd, Torrey Rd, Pines Rd, Valley Rd.
- Other Labels:** The map includes labels for 'Jolla', 'Pines', 'Valley', and 'Torrey'. It also shows 'Jolla Rd', 'Torrey Rd', 'Pines Rd', 'Valley Rd', and various local streets like Jolla Rd, Torrey Rd, Pines Rd, Valley Rd.

COASTAL DEVELOPMENT PERMIT EXEMPTION NOTES:

1. THIS ONE STORY ROOM ADDITION COMPLIES WITH SECTION 105.0240 OF THE CITY OF SAN DIEGO MUNICIPAL CODE REQUIREMENTS FOR COASTAL DEVELOPMENT PERMIT EXEMPTIONS.
2. SEE SHT. A-4 FOR COASTAL EXEMPTION EXHIBIT A , EXISTING EXTERIOR WALLS TO REMAIN LEGEND, AND COASTAL EXEMPTION COMPLIANCE CALCULATIONS .

FIRE DEPARTMENT NOTES

1. ADDRESS NUMBERS WILL BE LOCATED AT THE BEGINNING OF DRIVEWAY AS WELL AS ON THE RESIDENCE. NUMBERS SHALL BE 4" MIN. IN HEIGHT AND EASILY SEEN FROM THE STREET.
2. ALL CHIMNEYS SHALL BE EQUIPPED WITH APPROVED SPARK ARRESTORS.
3. SMOKE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS AND IN THEIR ADJACENT HALLWAYS BOTH NEW AND EXISTING. THE SMOKE DETECTORS SHALL BE HARDWIRED ON THE SAME CIRCUIT WITH BATTERY BACKUP, AND INSTALLED IN SUCH A MANNER THAT IF ONE DETECTOR ACTIVATES, ALL DETECTORS SHALL ACTIVATE.
4. SEE EXTERIOR ELEVATION FOR OTHER REQUIRED FIRE DEPARTMENT NOTES AND REQUIREMENTS.

ARCHITECT OF RECORD NOTES AND REQUIREMENTS

IT IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD TO ASSURE THAT ALL REQUIREMENTS OF THE LATEST ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE AS WELL AS OTHER REGULATIONS AND ORDINANCES OF THE ARE SATISFIED AND INCORPORATED INTO THESE PLANS TO ASSURE THAT REQUIREMENTS OF THE STRUCTURAL CALCULATIONS ARE CORRECTLY INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS.

I HAVE REVIEWED THESE PLANS AND BOTH ITEMS #1 AND #2 ABOVE HAVE BEEN INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS.

E. Taylor Jones 12-21-2017

E. TAYLOR JONES, ARCHITECT OF RECORD DATE
CALIFORNIA LICENSE #C-25807

SPECIAL INSPECTION OFF-SITE FABRICATION

SPECIAL INSPECTION: ☒ YES ☐ NONE - ALL NEW CONSTRUCTION

SPECIAL INSPECTION SHALL BE PROVIDED FOR THE FOLLOWING ITEMS:

USE SHEET 5-3 FOR SUMMARY OF SPECIAL INSPECTION
FOR EPOXY SET ANCHOR BOLTS
FOR RETROFIT SHEAR WALLS

REFER TO SHEET 5-1 FOR 'SPECIAL INSPECTION PROGRAM'

1. A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING
SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE
INSPECTION SERVICES DIVISION. ☒ NONE

OFF SITE FABRICATION: ☐ YES

1. AN APPLICATION TO PREFORM OFF-SITE FABRICATION MUST BE
SUBMITTED TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR
TO FABRICATION.

2. A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE
COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION
PRIOR TO ERECTION OF PREFABRICATED COMPONENTS.

CONSULTANTS

<u>ARCHITECT:</u>	TAYLOR JONES ARCHITECT INC. LICENSE # C-25807 12465 RANCHO BERNARDO ROAD, SUITE 265 SAN DIEGO, CA 92128 PHONE: 658-515-2838 tjonesarchitectsinc@hotmail.com web: www.taylorjonesarchitects.com
<u>TITLE 24 CONSULTANT:</u>	D & R ENERGY CALCULATIONS DIANE & ROBERT MENDOZA 14107 IPAVA DRIVE POWAY, CA 92064 PHONE: 858-486-9506
<u>STRUCTURAL ENGINEER:</u>	HTK STRUCTURAL ENGINEERS 14286 DANIELSON STREET, SUITE #200 POWAY, CA 92064-8819 (658) 674-8484 - FAX (658) 674-8454

OWNER / LEGAL		NO.	REVISIONS	BY:
<u>LEGAL OWNER:</u>	JOE & CATHY CANDELA			
<u>MAILING ADDRESS:</u>	808 AQUITAINE CT. LAS VEGAS, CA 89145			
<u>SITE ADDRESS:</u>	2345 PASSED PORAGO LA JOLLA SHORES, CA. 92037			
<u>PHONE NUMBERS:</u>	702-338-3055			

INC.
 WINNING
 2533

PROJECT DATA

LOCATION: 2345 PASADORA
LA JOLLA CA, 92037

LA JOLLA SHORES
ZONING: PLANNED DEVELOPMENT OCCUPANCY: R-3, U TYPE CONSTRUCTION: VB

JURISDICTION: SAN DIEGO, NO WORK WILL BE PERFORMED IN THE
RIGHT OF WAY FOR THIS PROJECT.

CITY SAN DIEGO BUILDING DEPARTMENT:

THIS PROJECT SHALL COMPLY WITH THE 2016 CALIFORNIA
RESIDENTIAL CODE (2016 CRC), WHICH ADOPTS THE 2015 IRC,
2015, UMC, 2015 UPC, 2014 NEC. SECTION R106.1 AND THE
2016 CALIF. ENERGY CODE TITLE-24, AND ALL CITY OF
SAN DIEGO REGULATIONS AND ORDINANCES CURRENTLY
ADOPTED AT PLAN CHECK REVIEW SUBMITTAL.

TAYLOR JONES ARCHITECTS
ASSOCIATES • ARCHITECTURE & PLANNING
SAN DIEGO, CA TEL. (858) 513-

SETBACKS: MIN. REQ'D SD: PROPOSED SET BACKS:
FRONT 25' FRONT: 29'-9"
SIDE 41'-0" SIDE: MATCH EX. 11'-3" SIDE SB.
REAR 25'-0" REAR: 32'-0"

MAXIMUM HEIGHT: MAX. ALLOWED HEIGHT = 30' PROPOSED = 18' OK

LOT SIZE: .47 AC = 20,473 S.F.

LOT COVERAGE: PROPOSED LOT COVERAGE = 20% OK.
MAX. ALLOWED LOT COVERAGE = 60%

PROPOSED BUILDING AREA: SEE TABLE BELOW

LEGAL DESCRIPTION:
LOT # 2
SUBDIVISION LA JOLIA ACRES
MAP REFERENCE: 3377
CITY OF SAN DIEGO
COUNTY OF SAN DIEGO

ASSESSORS PARCEL NUMBER: 346-422-12-00

PROJECT DESCRIPTION	PROJECT FOR: SITE DEVELOPMENT
<p>PROPOSED PROJECT SCOPE OF WORK:</p> <p>CONSTRUCT A ONE STORY HEATED ROOM. ADDITION OF 810 S.F. ATTACHE ADDITIONS TO EXISTING ONE STORY HOME OF 2442 S.F. EXISTING 736 S.F. GARAGE TO REMAIN. REVISED GFA = 3452 S.F. REPLACE 1284 S.F. OF EXISTING ROOF AREA WITH NEW ROOF TRUSSES AND VAULTED CEILINGS IN LIVING ROOM AND REMODELED KITCHEN AREAS. PROPOSED INTERIOR REMOEL AREA OF 1550 S.F. REPLACE EXISTING ATTACHED REAR PORCH OF 280 S.F. ATTACHED REAR PORCH. INSTALL NEW UPDATED ELECTRICAL AND NEW LIGHTING FOR ENTIRE EXISTING HOME AND ADDITION . SEE ELECTRIC LIGHTING PLAN. REPLACE EXISTING CRAWL SPACE NAT. GAS FURNACE WITH NEW 140,000 BTU NAT. GAS FURNACE IN EXISTING CRAWL SPACE. REPLACE ENTIRE EXISTING DUCTWORK WITH NEW DUCTWORK TO HEAT EXISTING RESIDENCE PLUS ADDITION AREA. SEE SITE DEVELOPMENT PERMIT PLANS FOR PROPOSED DETAILED SCOPE OF WORK. NO GRADING IS REQUIRED FOR PROJECT MAINTAIN EXISTING SITE DRAINAGE PATTERNS , TYPICAL.</p>	<p>CANDELA REAL ESTATE ADDITION/REMODEL 2345 PASEO DORADO LA JOLLA, CA 92037</p>

TABLE OF EXISTING AND PROPOSED BUILDING AREAS:	
1. EXISTING ONE -STORY HOME LIVING AREA	GFA = 2642 S.F.
2. PROPOSED ROOM ADDITION LIVING AREA	GFA = 810 S.F.
3. PROPOSED REAR PORCH ADDITION AREA	= 280 S.F.
4. PROPOSED INTERIOR REMODEL AREA	= 1550 S.F.
5. TOTAL REVISED LIVING AREA GROSS FLOOR AREA	= 3452 S.F.
6. EXISTING 2-CAR GARAGE AREA to REMAIN	= 736 S.F.

GENERAL NOTES

1. GENERAL NOTES AND CONDITIONS:

- A. THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL CAREFULLY EXAMINE THE SITE, DRAWINGS AND SPECIFICATIONS TO OBTAIN FIRST-HAND KNOWLEDGE OF ALL CONDITIONS. ANY DISCREPANCIES AND/OR CONDITIONS NEEDING CLARIFICATION SHALL BE REPORTED TO THE OWNER AND ARCHITECT PRIOR TO BEGINNING WORK. NO ALLOWANCE WILL BE GIVEN FOR FAILURE TO COMPLY WITH THE ABOVE OR CONDITIONS WHICH CAN BE DETERMINED BY EXAMINING THE SITE, DRAWINGS AND SPECIFICATIONS.
- B. THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION LAYOUT.
- C. DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS SPECIFIED GOVERN. DIMENSIONS ARE NOMINAL AND ARE TO THE FACE OF OBJECTS UNLESS SPECIFICALLY NOTED OTHERWISE.
- D. NO ALLOWANCE WILL BE GIVEN TO THE CONTRACTOR OR ANY SUB-CONTRACTORS FOR CHANGES RESULTING FROM FAILURE TO COMPLY WITH A, B AND C ABOVE.
- E. THE ARCHITECT IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE CONTRACTOR OR SUB-CONTRACTORS, THEIR ERRORS OR OMISSIONS NOR THE SAFETY IN, OR ABOUT THE JOB SITE.
- F. ALL CONSTRUCTION, FABRICATION AND INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST ADOPTED EDITIONS OF THE C.B.C., C.M.C., C.P.C., C.E.C. AND ANY FEDERAL STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES OF THE GOVERNING AGENCY HAVING JURISDICTION OVER THE PROJECT. SUCH APPLICABLE CODES, ETC. ARE THOSE WHICH ARE IN EFFECTS AT THE TIME PERMIT APPLICATION FOR THE PROJECT IS FILLED.
- G. EACH SUB-CONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD/ TRADE AND SHALL (PRIOR TO SUBMISSION OF BID OR PERFORMANCE OF WORK) NOTIFY THE GENERAL CONTRACTOR OWNER OR THE PROJECT ARCHITECT OF ANY WORK CALLED OUT IN THE DRAWINGS OR SPECIFICATIONS WHICH CAN NOT BE FULLY GUARANTEED OR CONSTRUCTED AS DESIGNED OR DETAILED.
- H. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR FIRST CLASS WORK, FOR THE TRADE INVOLVED. THE PROJECT ARCHITECT SHALL BE IMMEDIATELY NOTIFIED OF ANY ALTERNATIVE NON-STANDARD OR UNTESTED METHOD(S) PROPOSED.
- I. THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND ANY APPLICABLE CODES BY THE AGENT INVOLVED WITH THE GOVERNING AGENCY HAVING JURISDICTION. IT IS UNDERSTOOD THE "FIELD INSPECTOR" FOR SUCH AGENCY HAS FINAL AUTHORITY TO APPROVE/ DISAPPROVE PROJECT CONSTRUCTION AND CORRECTNESS OF ALL CODE RELATED ITEMS.
- J. CONTRACTOR AND APPLICABLE SUB-CONTRACTORS ARE RESPONSIBLE FOR APPROPRIATE HOOK-UP OF ALL UTILITIES REQUIRED TO SUPPORT THE WORK, INCLUDING TEMPORARY AND FINAL.
- K. CONTRACTOR SHALL DETERMINE LOCATIONS OF UTILITY SERVICES IN THE AREA, PRIOR TO ANY EXCAVATION FOR WORK. CONTRACTOR SHALL ALSO VERIFY ANY AND ALL UTILITY LOCATIONS SPECIFIED OR OTHERWISE NOTED ON THE DRAWINGS.
- L. TRADE NAMES AND MANUFACTURERS REFERRED TO ARE PRIMARILY TO ESTABLISH QUALITY STANDARDS AND CHARACTER OF MATERIAL. SUBSTITUTIONS/ ALTERNATIVES MAY BE PERMITTED WHEN APPROVED BY THE OWNER AND ARCHITECT.
- M. WHERE THE WORK "PROVIDE" IS USED, IT SHALL MEAN THAT SUCH ITEM OR SERVICE REFERRED TO SHALL BE FURNISHED AND INSTALLED OR THAT THE OWNER AND PROJECT ARCHITECT SHALL BE FURNISHED AN ALTERNATIVE FOR THEIR APPROVAL PRIOR TO PURCHASE, FABRICATION OR CONSTRUCTION.
- N. MISCELLANEOUS ITEMS OR WORK AND MATERIALS NECESSARY TO COMPLETE THE PROJECT, WHETHER OR NOT MENTIONED OR DESCRIBED IN THESE SPECIFICATIONS AND ALLIED DOCUMENTS, SHALL BE PROVIDED.
- O. REALIZING DELIVERY ON SOME ITEMS MAY BE SLOW, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS TO ORDER MATERIALS, EQUIPMENT, ETC. SUFFICIENTLY IN ADVANCE TO ASSURE TIMELY CONSTRUCTION FOR INSTALLATION.
- P. CONTRACTORS AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR RESPECTIVE MATERIALS DELIVERED TO SITE. ALL MATERIALS SHALL BE SECURELY STORED AND KEPT DRY BEFORE INSTALLATION.
- Q. CONTRACTOR IS RESPONSIBLE FOR SITE AND STRUCTURE(S) CLEAN-UP, UNLESS OWNER AGREES TO OTHER ARRANGEMENTS.
- R. CONTRACTOR AND APPLICABLE SUB-CONTRACTORS ARE RESPONSIBLE FOR AND REPLACEMENT OF ANY DAMAGED OR DEFECTIVE EQUIPMENT OR WORK, BEFORE FINAL ACCEPTANCE BY OWNER.
- S. PROJECT PLAN CHECK FEE AND INITIAL PERMIT FEE IS THE RESPONSIBILITY OF THE OWNER. SUBSEQUENT PERMITS, TESTS AND INSPECTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- T. ALL CONTRACTORS/ SUB-CONTRACTORS SHALL PERFORM ALL WORK ON THIS PROJECT IN COMPLIANCE WITH THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT. ANY NON-CONFORMING ITEMS FOUND OR NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- U. ALL SIGNIFICANT CONSTRUCTION CHANGES, ALTERATIONS OR DIVIATIONS FROM THE PROJECT CONSTRUCTION DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT BY THE CONTRACTOR. SUCH REVISIONS ARE THOSE WHICH SIGNIFICANTLY ALTER THE DESIGN, STRUCTURE OR UTILITIES AS DETAILED AND SPECIFIED AMONG THE DOCUMENTS. RECORD SUCH ITEMS ON A SET OF RECORD DRAWINGS AND SUBMIT SUCH TO ARCHITECT AT END OF CONSTRUCTION.
- V. WHERE SHOP DRAWINGS ARE REQUESTED, THERE SHALL BE SUBMITTED TO THE ARCHITECT COPIES FOR HIS RECORD AND THE OWNER'S RECORD.
1. BY APPROVING AND SUBMITTING SHOP DRAWINGS AND SAMPLES, THE CONTRACTOR THEREBY REPRESENTS THAT HE HAS DETERMINED AND VERIFIED ALL FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MATERIALS, CATALOG NUMBERS AND SIMILAR DATA, OR WILL DO SO, AND THAT HE HAS CHECKED AND COORDINATED EACH SHOP DRAWING AND SAMPLE WITH THE REQUIREMENTS OF THE WORK AND THE CONTRACT DOCUMENTS.
- W. CONTRACTOR/ SUBCONTRACTOR SHALL VERIFY WITH OWNER ANY MODIFICATIONS OR ADDITIONS TO THE FOLLOWING MINIMUM INSURANCE REQUIREMENTS:
1. THE LIABILITY INSURANCE REQUIRED FOR ALL CONTRACTORS/ SUB-CONTRACTORS SHALL BE WRITTEN FOR NOT LESS THAN THE LIMITS SPECIFIED BELOW, OR REQUIRED BY LAW, WHICHEVER IS THE GREATER, AND SHALL INCLUDE CONTRACTUAL LIABILITY INSURANCE.
- a. NOT LESS THAN \$500,000 FOR BODILY INJURY TO OR DEATH OF ONE PERSON IN ONE ACCIDENT, AND NOT LESS THAN \$1,000,000 FOR BODILY INJURY OR DEATH OF MORE THAN ONE PERSON IN ONE ACCIDENT.
- b. PROPERTY DAMAGE LIABILITY: (AUTOMOBILE) OR NOT LESS THAN \$250,000 FOR EACH ACCIDENT.
- c. PROPERTY DAMAGE LIABILITY: (EXCEPT AUTOMOBILE) OF NOT LESS THAN \$250,000 FOR EACH ACCIDENT. \$250,000 AGGREGATE PROTECTION, AND \$250,000 AGGREGATE CONTRACTUAL.
2. WORK SHALL NOT COMMENCE UNDER THIS CONTRACT UNTIL INSURANCE HAS BEEN OBTAINED AND SUCH INSURANCE HAS BEEN APPROVED BY THE OWNER.
3. IF CONTRACTOR, OR ANY SUB-CONTRACTOR, FAILS TO FURNISH SUCH REQUIRED INSURANCE, THE OWNER MAY SECURE INSURANCE AND RETAIN AND DEDUCT THE AMOUNT OF PREMIUMS FOR SUCH INSURANCE FROM ANY AMOUNTS DUE UNDER THE CONTRACT.
4. THE OWNER WILL MAINTAIN HIS OWN LIABILITY INSURANCE. THE OWNER WILL ALSO MAINTAIN PROPERTY INSURANCE TO THE FULL INSURABLE VALUE THEREOF. HOWEVER, THERE SHALL BE NO DUTY ON THE PART OF THE OWNER TO PROCURE SUCH INSURANCE UNTIL FIVE DAYS AFTER RECEIPT OF WRITTEN NOTICE BY THE CONTRACTOR TO THE OWNER OF THE AMOUNT OF INSURANCE REQUIRED. THE POLICY SHALL COVER ALL WORK INCORPORATED IN THE BUILDING, AND ALL MATERIALS FOR INCORPORATION INTO THE BUILDING WHICH MAY BE IN OR ABOUT THE PREMISES, AND SHALL BE MADE PAYABLE TO THE PARTIES AS THEIR RESPECTIVE INTEREST MAY APPEAR. FIRE INSURANCE FOR THE PROTECTION OF THE CONTRACTOR'S BUILDINGS, MATERIALS NOT OTHERWISE COVERED BY THE INSURANCE OF THE OWNER, TOOLS AND EQUIPMENT OF THE CONTRACTOR AND ALL SIMILAR ITEMS NOT OTHERWISE COVERED, SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS.
- X. CONTRACTOR SHALL PROVIDE DUST CONTROL THROUGHOUT ENTIRE CONSTRUCTION PERIOD CONSISTING OF INTERMITTENT WATERING AND SPRINKLING AS NECESSARY TO LAY THE DUST DURING CONSTRUCTION.
- Y. WHERE APPLICABLE, CONTRACTOR SHALL FURNISH AND MAINTAIN PROTECTION FENCING AND ALL OTHER REQUIRED BARRICADES, GUARDRAILS, WARNING SIGNS, STEPS, LIGHTS AND ALL OTHER FORMS OF PROTECTION FOR LIFE, LIMB AND PROPERTY AS MAY BE NECESSARY AND AS REQUIRED BY LOCAL ORDINANCES INCLUDING C.B.C., LATEST EDITION.

2. SITE WORK:

- A. DEMOLITION, WHERE INDICATED ON THE DRAWINGS, SHALL BE PERFORMED IN ACCORDANCE WITH REQUIREMENTS SHOWN THEREON.
- B. REMOVE ALL ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS FROM THE SITE. BURNING IS STRICTLY PROHIBITED.
- C. A SOILS INVESTIGATION REPORT DATED AND PREPARED BY SHALL GOVERN ALL EXCAVATING, FILLING AND GRADING. OBTAIN COPY OF THIS REPORT FROM ARCHITECT OR ENGINEER PRIOR TO GRADING.
- D. UNLESS SHOWN OR SPECIFIED GREATER, ALL FINISH GRADES SHALL PROVIDE A MINIMUM 1% SLOPE AWAY FROM ALL STRUCTURAL FOOTINGS FOR A MINIMUM OF 6 (SIX) FEET.
- E. IN THE EVENT ANY LOOSE FILL, EXPANSIVE SOIL, GROUND WATER OR OTHER DANGEROUS CONDITIONS ARE ENCOUNTERED, DURING EXCAVATION FOR ANY NEW FOUNDATION(S), ALL FOUNDATION WORK AND GRADING SHALL CEASE IMMEDIATELY AND THE ARCHITECT IMMEDIATELY NOTIFIED.
- F. FENCES OVER 6 FEET IN HEIGHT AND RETAINING WALLS OVER 4 FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING SHALL REQUIRE SEPARATE BUILDING PERMITS.
- G. ASPHALTIC CONCRETE PAVING (A.C. PAVING):
1. UNLESS OTHERWISE SPECIFIED IN THE SOILS INSPECTION REPORT, SCARIFY AND RECOMPACT THE UPPER 6 INCHES OF SUB-GRADE SOIL TO A MINIMUM OF 95% DENSITY PRIOR TO PLACING THE BASE.
2. STERILIZE SOIL WITH A BORATE-CHLORATE COMPOUND FOR WEED CONTROL.
3. PLACE 4 INCHES CLASS II AGGREGATE BASE WITH MINIMUM R VALUE EQUAL TO 18.
4. UNLESS OTHERWISE SHOWN OR SPECIFIED PLACE 2 INCHES TYPE "A" ASPHALTIC CONCRETE.
5. APPLY 2 COATS OF SINO SATIN SEAL COAT PER MANUFACTURER'S SPECIFICATION.
6. PAVING STRIPES, ARROWS, LETTERING, ETC. SHALL BE APPLIED WITH 2 COATS (24 HOURS APART) OF QUICK DRYING STRIPING PAINT COMPLYING WITH CALIFORNIA STATE HIGHWAY DEPARTMENT SPECIFICATIONS.
- H. UNLESS OTHERWISE NOTED ALL CONCRETE FLATWORK (WALKS) SHALL HAVE MEDIUM BROOM FINISH. PROVIDE EXPANSION JOINTS MIN. 60 FT. O.C., WEAKENED PLANE JOINTS AT 15 FT. O.C., AND TOOLED JOINTS AT 5 FT. O.C. SALT FOR SALT-TEXTURED CONCRETE TO BE BURKE CO. NO. 2 ROCK SALT. ROCK SALT SHALL NOT BE WASHED OR SWEPT INTO AREAS TO BE LANDSCAPED.

3. CONCRETE:

- A. CONCRETE FOR FOOTING AND SLABS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS AND SHALL BE COMPOSED OF 1 PART PORTLAND CEMENT, 2 1/2 PARTS SAND, 3 1/2 PARTS OF 3/4" MAXIMUM SIZE ROC, AND NOT MORE THAN 1 GALLONS OF WATER PER BAG OF CEMENT. VERIFY WITH SOILS REPORT. SEE FOUNDATION DETAILS. SEE CBC TABLE 18-1 FOR FOUNDATION REQUIREMENTS.
- CONCRETE SHALL HAVE A MINIMUM CEMENT CONTENT OF 500#/CY AND A MAXIMUM SLUMP OF 4 INCHES. AGGREGATE SHALL CONFORM TO ASTM C 33. PORTLAND CEMENT SHALL CONFORM TO ASTM C 150 (TYPE I OR II).
- UNLESS NOTED OTHERWISE, INTERIOR CONCRETE SLABS ON GRADE SHALL HAVE:
1. A MINIMUM THICKNESS OF 3 1/2". SEE CBC SECTION 1202.4.4.
2. A LAYER OF 6x6 - 1/4" x 1/4" x 1/4" J.
3. A TWO INCH THICK LAYER OF SAND ON SUB-GRADE, OVERLAP WITH A 6 MIL THICK POLYETHYLENE VAPOR BARRIER, COVERED BY ONE INCH THICK SAND LAYER.
- THE POLYETHYLENE SHEETS SHALL HAVE A MINIMUM 6" LAP WITH ALL JOINTS SEALED.
- B. REINFORCEMENT SHALL CONFORM TO ASTM A 615, INCLUDING SUPPLEMENT S1, GRADE 40 FOR 34 AND SMALLER, GRADE 60 FOR 35 AND LARGER. WELDED STEEL WIRE FABRIC (WAF) SHALL CONFORM TO ASTM A 185.
- C. LAP SPICE CONTINUOUS REINFORCING STEEL (3 TO 5) A MINIMUM OF 30 DIAMETERS OF 1'-9" UNLESS NOTED OTHERWISE. MINIMUM COVER FOR REINFORCING STEEL, FOOTINGS-3", WALLS-1 1/2" (EXPOSED SIDE), 2" (AGAINST EARTH), 3/4" (INTERIOR SIDE).
- D. REINFORCING STEEL SHALL BE SECURELY SUPPORTED IN POSITION IN ACCORDANCE WITH THE RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS' LATEST EDITION OF CRSI, PRIOR TO PLACING CONCRETE.
- E. PIPES OR DUCTS SHALL NOT BE PLACED IN CONCRETE COLUMNS, WALLS OR SLABS UNLESS SPECIFICALLY DETAILED.
- F. WALLS AND COLUMNS SHALL BE DOWELED FROM SUPPORTS WITH BARS OF THE SAME SIZE AND SPACING.

- G. LIGHT WEIGHT CONCRETE TO BE STANDARD 2000 PSI MIX WITH 115#/CU.FT. DRY WT. DENSITY. LIGHT WEIGHT AGGREGATE SHALL CONFORM TO ASTM C 330. SUBMIT MIX DESIGN TO ARCHITECT PRIOR TO INSTALLATION. INSTALL OVER ONE LAYER 15# HOT MOPPED FELT UNLESS NOTED OTHERWISE.
- H. ALL FRAMING ANCHORS, HOLD-DOWNS, BOLTS, ETC., SHALL BE LOCATED, SET AND TIED IN PLACE IN COORDINATION WITH FRAMING AND PLUMBING CONTRACTORS AND INSPECTED PRIOR TO PLACING CONCRETE. SEE CBC SECTION 1206.6.1 (2)

4. MASONRY:

- A. REINFORCED CONCRETE BLOCK:
1. CONCRETE BLOCK UNITS SHALL CONFORM TO ASTM C 90, GRADE NI, MEDIUM WEIGHT. SEE CBC SECTION 2102.2, (5).
2. RETAINING WALLS SHALL BE GROUTED SOLID.
3. ALL CELLS CONTAINING REINFORCEMENT SHALL BE GROUTED SOLID. UNITS MAY BE LAID TO A HEIGHT NOT TO EXCEED 8 FEET. CLEANOUT HOLES SHALL BE PROVIDED AT THE BASE OF ALL GROUTED CELLS FOR LIFTS OVER 4'-0" HIGH.
4. GROUT SHALL BE MECHANICALLY VIBRATED.
5. HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE GROUT FOUR 1 1/2" BELOW THE TOP OF THE UPPERMOST UNIT.
6. MORTAR SHALL BE TYPE "S" PER THE UNIFORM BUILDING CODE, LATEST ADOPTED EDITION. MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS. GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS AND BE IN CONFORMANCE WITH SECTION 2102.1 (7) OF THE C.B.C.
7. REINFORCEMENT SHALL CONFORM TO ASTM A 615 INCLUDING SUPPLEMENT S1, GRADE 40 (OR 60).
- B. BRICK MASONRY
1. BRICK, WHERE OCCURS, SHALL CONFORM TO ASTM C-62.
2. MORTAR SHALL BE TYPE "S" AND CONFORM TO C.B.C. REQUIREMENTS: MINIMUM 1800 PSI AT 28 DAYS: 1 PART CEMENT, 1/4 PART MINIMUM TO 1/2 PART MAXIMUM HYDRATED LIME OR LIME PUTTY AND SAND EQUAL TO 2 1/2 TO 3 TIMES THE SUM OF THE VOLUME OF CEMENT AND LIME USED.
3. RETEMPERING OF MORTAR OR GROUT SHALL NOT BE PERMITTED. MIX NO MORE THAN WILL BE USED IN ANY ONE (1) HOUR PERIOD, THAT WHICH IS UNUSED ONE HOUR AFTER MIXING SHALL BE REMOVED FROM THE SITE.
- C. WATERPROOFING SHALL BE PROVIDED ON SIDE ADJACENT TO EARTH WHERE INDICATED ON THE DRAWINGS. SEE ALSO SPECIFICATIONS, SECTION 1 - "THERMAL AND MOISTURE PROTECTION".

5. METALS:

- A. STRUCTURAL STEEL SHAPES, PLATES AND BARS: ASTM A 36.
- B. STEEL PIPE: ASTM A 53, GRADE B SINGLE UNSPLICED LENGTHS.
- C. STRUCTURAL STEEL TUBING: ASTM A 500, GRADE B, COLD-FORMED WELDED, OR SEAMLESS, SHAPED, SEE CBC SECTION 2204.
- D. SHEET STEEL AND STRIP: ASTM A 570 STRUCTURAL QUALITY, GRADE 36 FOR 3/16" OR LESS IN THICKNESS.
- E. CAST IRON: ASTM A 48 FOR GRAY IRON CASTINGS AND ASTM A 21 FOR CARBON STEEL CASTINGS.
- F. MACHINE BOLTS: ASTM 307 UNLESS OTHERWISE NOTED.
- G. NUTS: ASTM A 563, HEX GRADE A.
- H. CONNECTED MEMBERS SHALL BEAR ONLY UPON THE UNTHREADED PORTION OF BOLTS.
- I. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH A.I.S.C. "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", LATEST EDITION.
- J. ALL WELDING SHALL CONFORM TO THE PROVISIONS OF AWS D1.1 FILLER METAL USED IN ARC WELDING SHALL BE IN ACCORDANCE WITH TABLE 4.1 OF AWS D1.1 PROVIDE CONTINUOUS INSPECTION OF FIELD WELDING WHERE REQUIRED.
- K. GRIND SMOOTH ALL WELD, CUT EDGES AND HOLES AT ALL EXPOSED METAL ITEMS. FULLY GALVANIZE ALL EXPOSED FERROUS METAL ITEMS AFTER ALL FABRICATION IS COMPLETE. GALVANIZED COATING SHALL CONFORM TO ASTM A 123 WITH A MINIMUM OF 2.5 OUNCES OF ZINC PER SQ. FT. PRIME ALL GALVANIZED ITEMS TO BE PAINTED WITH ZINC-BASED GALVANIZED IRON PRIMER.
- L. WHERE DISSIMILAR METALS COME IN CONTACT, OR WHERE ALUMINUM CONTACTS CONCRETE, PAINT THE CONNECTION WITH AN APPROPRIATE PROTECTIVE EMULSION APPROVED BY THE ARCHITECT.
- M. PROVIDE SHOP DRAWINGS OF ALL METAL FABRICATIONS PER SPECIFICATIONS, SECTION 1: "GENERAL NOTES AND CONDITIONS".

6. LUMBER, CARPENTRY AND CABINETWORK:

- A. ROUGH CARPENTRY
1. UNLESS NOTED OTHERWISE, ALL FRAMING LUMBER SHALL BE D.F. LARCH, GRADE MARKED AS FOLLOWS:
- STUDS/ LIGHT FRAMING, (2x4, 3x4 & 4x4)- "STANDARD" OR "STUD" POSTS, BEAMS AND GIRDERS- "NO. 1".
- JOISTS, RAFTERS AND PLANKS "NO. 2".
2. NAILING SHALL CONFORM TO, LATEST EDITION C.B.C.

NAILING SCHEDULE (U.O.N.)

DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.

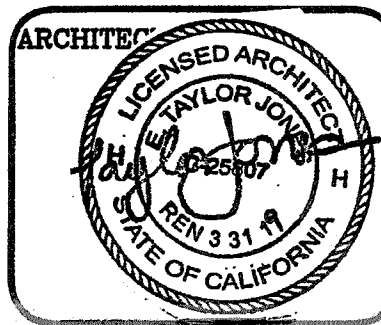
CONNECTION	NAILING 1
1. JOISTS TO BILL OR GIRDER, TOENAIL	3-8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2-8d
3. 1x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
4. WIDER THAN 1x6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d AT 16" O.C.
7. TOP PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	3-16d PER 16"
8. STUD TO SOLE PLATE	2-16d
9. DOUBLE STUDS, FACE NAIL	4-8d, TOE NAIL OR 2-16d, END NAIL
10. DOUBLED TOP PLATES, TYPICAL FACE NAIL	16d AT 24" O.C.
11. DOUBLED TOP PLATES, LAP SPICE	16d AT 16" O.C.
12. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	8-16d AT 16"
13. RIM JOIST TO TOP PLATE, TOENAIL	3-8d
14. TOP PLATES, LAPs AND INTERSECTIONS, FACE NAIL	8d AT 6"
15. CONTINUOUS HEADER, TWO PIECES	2-16d
16. CEILING JOISTS TO PLATE, TOENAIL	16d @ 16" ALONG EDGE
	3-8d

NAILING SCHEDULE (U.O.N.) CONT.

CONNECTION	NAILING 1
16. CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
17. CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL	3-16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
19. RAFTER TO PLATE, TOENAIL	3-8d
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
21. 1x6" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	3-8d
22. WIDER THAN 1x6" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
23. BUILT-UP CORNER STUDS	16d AT 24" O.C.
24. BUILT-UP GIRDER AND BEAMS	20d AT 36" O.C. AT TOP AND BOTTOM AND STAGGERED 2-20d AT ENDS AND AT EACH SPICE
25. 2" PLANKS	3-16d AT EA. BEARING
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING):	
1/2" AND LESS	8d OR 6d
3/4" AND LESS	8d OR 6d
1/2" AND LESS	10d OR 8d
3/4" AND LESS	10d OR 8d
1/2" AND LESS	6d OR 4d
3/4" AND LESS	6d OR 4d
1/2" AND LESS	10d OR 8d
3/4" AND LESS	10d OR 8d
27. PANEL SIDING (TO FRAMING):	6d OR 4d
1/2" OR LESS	8d
3/4" OR LESS	8d
28. FIBERBOARD SHEATHING:	
1/2"	NO. 11 GA. 8d
3/4"	NO. 11 GA. 8d
1"	NO. 11 GA. 8d
25/32"	NO. 11 GA. 8d
29. INTERIOR PANELING:	
1/2"	4d 10d
3/4"	6d 11

1. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.
2. NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORT, EXCEPT 6 INCHES AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEARWALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.
3. COMMON OR DEFORMED SHANK.
4. CORNERS.
5. DEFORMED SHANK.
6. CORROSION-RESISTANT SIDING OR CASTING NAILS CONFORMING TO THE REQUIREMENTS OF SECTION 2305.
7. FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORT.
8. CORROSION-RESISTANT ROOFING NAILS WITH 1/16 INCH DIAMETER HEAD AND 1 1/2 INCH LENGTH FOR 1/2 INCH SHEATHING AND 1 3/4 INCH LENGTH FOR 25/32 INCH SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2305.
9. CORROSION-RESISTANT STAPLES WITH NOMINAL 1/16 INCH CROWN AND 1 1/2 INCH LENGTH FOR 1/2 INCH SHEATHING AND 1 3/4 INCH LENGTH FOR 25/32 INCH SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2305.
10. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED). CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
11. PANEL SUPPORTS ARE 24" CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
12. TOP PLATES OF ALL STUDWALLS SHALL BE DOUBLED, SAME SIZE AS STUDS. LAP PLATES 4'-0" MIN. WITH 12-16d NAILS AT 4" MAX. O.C. UNLESS OTHERWISE NOTED.
13. SOLID BLOCK STUDS AT VERTICAL INTERVALS NOT EXCEEDING 10'-0" DOUBLE STUD WALLS TO BE BLOCKED AT VERTICAL AND HORIZONTAL INTERVALS NOT EXCEEDING 10'-0".
14. PLACE SOLID BLOCKING, SAME SIZE AS FRAMING, BETWEEN ALL JOISTS AND RAFTERS AT SUPPORTS AND UNDER ALL PARTITIONS.
15. USE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS UNLESS NOTED OTHERWISE.
16. CROSS BRIDGE BETWEEN JOISTS AND RAFTERS WITH A DEPTH-THICKNESS RATIO OF 6 TO 1 AT 8 FT. MAX. INTERVAL.
17. BOLTS SHALL HAVE 1 DIA. MIN. END DISTANCE AND 4 DIA. MIN. DISTANCE BETWEEN BOLTS.
18. ALL BOLT HEADS AND NUTS SHALL BE FITTED WITH CUT STEEL WASHERS. HOLES IN WOOD SHALL BE DRILLED 1/32" LARGER THAN THE BOLT DIAMETER.
19. STEEL FRAMING CONNECTORS SHALL BE MANUFACTURED BY THE SIMPSON COMPANY UNLESS ALTERNATE CONNECTORS HAVE BEEN APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
20. SILL PLATES SHALL HAVE MINIMUM OF 3 ANCHOR BOLTS PER SILL LENGTH WITH BOLTS NOT CLOSER THAN 9" FROM ENDS OF SILL.
21. UNLESS OTHERWISE NOTED, SILL PLATES SHALL BE PRESSURE TREATED DOUGLAS FIR, ANCHORED AS FOLLOWS:
22. FRAMER SHALL VERIFY ALL "HOLD-DOWN" LOCATIONS WITH CONCRETE CONTRACTOR WHERE ANCHORS INTERFERE WITH ROOM FINISH MATERIAL OR SIMILAR CONDITION. BOLTS AND NUTS SHALL BE COUNTER SUNK, PROVIDING MIN. THICKNESS OF WOOD REMAINS (AS NOTED IN ANCHOR MANUFACTURERS TABLE) BETWEEN FACE OF HOLD-DOWN AND BOLT HEAD.
23. UNDER-FLOOR AREAS SHALL BE VENTILATED BY OPENINGS IN EXTERIOR FOUNDATION WALLS PROVIDING NOT LESS THAN 1 S.F. FOR EACH 150 SQ. FT. OR UNDER-FLOOR AREA. LOCATE VENTS AS CLOSE TO CORNERS AS PRACTICABLE PROVIDING CROSS VENTILATION ON OPPOSITE SIDES. COVER VENTS WITH CORROSION-RESISTANT WIRE MESH OF 1/4" OPENING DIMENSION.
24. WOOD JOIST/FLOORS CLOSER THAN 18" OR WOOD GIRDERS CLOSER THAN 12" TO EARTH AND THEIR SUPPORTS, SHALL BE PRESSURE TREATED DOUGLAS FIR (P.T.D.F.) ACCESSIBLE UNDER-FLOOR AREAS SHALL HAVE MIN. 18"x24" ACCESS CRAWL HOLE.
25. UNLESS OTHERWISE NOTED, ALL EXPOSED BEAMS SHALL BE ROUGH-SAWN (RO.S.) OR RE-SAWN (RE.S.) AND SELECTED FOR ARCHITECTURAL APPEARANCE.
26. ALL STUDS SHALL BE CONTINUOUS FOR ENTIRE FULL HEIGHT OF WALLS.
27. SIZE, SPACING AND HEIGHT OF STUDS SHALL BE AS FOLLOWS:
- BEARING WALLS:
- (NOTE: 2x3 SHALL NOT BE USED IN EXTERIOR WALLS)
- 2x4, 3x4 OR 2x6 @ 24" = 10'-0" SUPPORTING ROOF AND CEILING ONLY
- 2x4 @ 16", 3x4 OR 2x6 @ 24" = 10'-0" SUPPORTING ONE FLOOR, ROOF & CEILING
- 3x4 OR 2x6 @ 16" = 10'-0" SUPPORTING TWO FLOORS, ROOF & CEILING
- NON-BEARING WALLS:
- 2x3 @ 16" = 10'-0"
- 2x4 OR 3x4 @ 24" = 14'-0"
- 2x6 @ 24" = 20'-0"
28. FIREBLOCK ALL WALLS, FLOORS, FURRED AREAS, SHAFTS, CHASES, ETC., SO THAT MAXIMUM CONCEALED SPACE DOES NOT EXCEED 10'-0". HORIZONTALLY AND VERTICALLY.

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CANDELA RESIDENCE
ADDITION/REMODEL
2345 PASEO DORADO
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PROJECT:

SHEET TITLE: scheme A

CONSTRUCTION GENERAL
NOTES, SPECIFICATIONS &
PROJECT REQUIREMENTS

No. REVISIONS: BY:

REVISED.

DATE: 12-21-17

SCALE:

DRAWN: M.R.

JOB: CANDELA

SHEET:

A11

GENERAL NOTES

21. PROVIDE 1/4" LET-IN DIAG. BRACE AT ENDS AND EVERY 25 L.F. OF EXTERIOR WALLS AND INTERIOR MAIN CROSS PARTITIONS, AT 60 DEGREES MAX. TO 45 DEGREES MIN. FROM HORIZONTAL. BRACE NOT REQUIRED WHERE WALL HAS SOLID SHEATHING/SLIDING (I.E. PLYWOOD), BUT, SHOULD BE USED FOR WALL SET-UP WHERE NECESSARY.
22. PROVIDE MIN. 1/2" CLEARANCE BETWEEN JOISTS OR BOTTOM CHORD OF TRUSSES AND DOUBLE TOP PLATES OF ALL NON-BEARING PARTITIONS. SECURE WALL WITH 20D SPIKES @ 12" O.C. INTO JOISTS OR BLOCKING OR USE "SIMPFON TRUSS CLIPS" @ 48" O.C.
23. ATTIC AREAS SHALL BE ACCESSIBLE BY AN OPENING (SCUTTLE) NOT LESS THAN 30" SQUARE. SCUTTLE(S) SHALL BE LOCATED IN A PLACE WHERE MIN. 30" ATTIC HEADROOM IS PROVIDED.
24. ATTIC DRAFT STOPS CONSTRUCTED OF 1/2" GYPSUM BOARD, 1" NOM. THICK TIGHT FITTING WOOD OR 3/4" THICK PLYWOOD PARTITIONS FROM CEILING TO ROOF SHALL DIVIDE ATTIC SPACES INTO HORIZONTAL AREAS NOT EXCEEDING 3,000 SQ. FT.
25. ATTIC CROSS VENTILATION SHALL BE PROVIDED IN ENCLOSED ATTIC SPACES AT THE RATE OF 1/80 NET FREE VENTILATING SPACE OF THE AREA TO BE VENTILATED.
26. ALL EXTERIOR WALL FRAMING AND INTERIOR WALL FRAMING AT WET AREAS SHALL HAVE 1/8" ASPHALT SATURATED FELT UNDER FINISH MATERIAL. PAPER-BACKED METAL LATH APPLIED DIRECTLY OVER PLYWOOD SHEATHING SHALL HAVE ONE LAYER OF GRADE D BUILDING PAPER APPLIED BETWEEN PLYWOOD AND PAPER-BACKED LATH, AS PER SECTION 4106 (DO OF TH UBC. TILE OR OTHER APPROVED MATERIALS SHALL BE ATTACHED TO A BACKING WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE (I.E., AT TUBS AND SHOWERS).
27. ALL ROOF CRICKETS SHALL BE CONSTRUCTED USING MIN. 3/4" PLYWOOD, MIN. INDEX 24/0, BONDED WITH EXT. GLUE.
28. ALL PLYWOOD SHALL COMPLY WITH "PS 1-83" OR THE LATEST EDITION OF SAME.
29. GLUED LAMINATED TIMBERS SHALL BE MARKED WITH A QUALITY MARK AND, IN ADDITION, A CERTIFICATE OF CONFORMANCE SHALL BE PROVIDED TO THE ARCHITECT AND BUILDING INSPECTOR PRIOR TO ITS INSTALLATION TO INDICATE CONFORMANCE WITH ANSI/APTC A182.1-1983, "STRUCTURAL GLUED LAMINATED TIMBER". SEE CBC SECTION 2304.1.
30. WHERE SHOP-BUILT/ PRE-FABRICATED TRUSSES ARE CALLED FOR AND NO ADDITIONAL TRUSS SPECIFICATION IS NOTED, THE CONTRACTOR SHALL FURNISH THE PROJECT ARCHITECT WITH 3 COPIES/ SETS OF TRUSS DESIGN DRAWINGS AND CALCULATIONS AS PREPARED BY THE TRUSS MANUFACTURER. THE GOVERNING AGENCY SHALL ALSO BE FURNISHED WITH SUCH DOCUMENTS, PRIOR TO THE APPROVAL FOR PERMIT ISSUANCE.
31. ROOF TRUSSES, WHERE SPECIFIED, SHALL BE MANUFACTURED BY A LICENSED FABRICATOR.
32. WHERE PLYWOOD PANELS ARE USED AS SIDING, PROVIDE BLOCKING AT ALL HORIZONTAL JOINTS BETWEEN SILL PLATE AND TOP PLATES.
33. ROOFS SHALL BE CONSTRUCTED/ BRACED TO SUPPORT WEIGHT OF ANY ROOF TOP EQUIPMENT, WITHOUT DEFLECTION.
34. STRUTS, WHERE OCCUR, SHALL NOT BE LESS IN SIZE THAN 2x4. THEIR UNBRACED LENGTH SHALL NOT EXCEED 8'-0". THE MIN. SLOPE OF STRUTS SHALL BE NOT LESS THAN 45 DEGREES FROM THE HORIZONTAL.
35. ALL PLUMBING AND ELECTRICAL LINES IN WALLS SHALL BE PROTECTED BY "SIMPFON 66" OR "18".
36. FRAMER SHALL PROVIDE BACKING REQUIRED FOR ALL LIGHT FIXTURES, CABINETS, HANDROBES, ETC.
37. WHERE WALL HUNG TOILETS, LAVATORIES AND LIKE EQUIPMENT OCCUR, THE PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL NECESSARY SUPPORT BRACKETS.
38. WHERE A PARTITION CONTAINING PLUMBING, HEATING, ELECTRICAL OR OTHER SYSTEMS RUN PARALLEL TO THE FLOOR JOISTS, PROVIDE DOUBLE JOISTS SPACED AND BRIDGED TO PERMIT THE PASSAGE OF SUCH SYSTEMS. WHERE SUCH SYSTEMS ARE PARTIALLY OR WHOLLY WITHIN THE PARTITION AND REQUIRE CUTTING OF SOLE/ BASE OR TOP PLATES, PROVIDE A METAL TIE (1/2" THICK x 1 1/2" WIDE) SECURED TO PLATES ACROSS AND TO EACH SIDE OF OPENING WITH NOT LESS THAN 4-16d NAILS.
39. CUTTING, NOTCHING OR DRILLING OF BEAMS OR JOISTS TO BE PERMITTED ONLY AS DETAILED OR APPROVED BY ARCHITECT.
40. POSTS OR COLUMNS RESTING ON CONCRETE PIERS SURROUNDED BY EXISTING GRADE SHALL BE A MINIMUM OF 6" ABOVE ADJACENT GRADE.
41. WHERE BEAMS FRAME INTO STUD WALLS AND WHERE OPEN BEAM CEILINGS OCCUR, PROVIDE 16 GAUGE GALVANIZED IRON STRAP TIE ACROSS TOPS.
42. PROVIDE 2-2x4 OR 1-4x4 WOOD POST UNDER ALL 4" WIDE BEAMS OR HEADERS, UNLESS NOTED OTHERWISE.
43. NOT LESS THAN THREE (3) STUDS SHALL BE INSTALLED AT EVERY CORNER OF AN EXTERIOR WALL.
44. PROVIDE WEATHERTIGHT FLASHING AS REQUIRED AROUND ALL EXTERIOR OPENINGS.
45. WHERE STUD PARTITIONS JOIN MASONRY OR CONCRETE WALLS, THE END STUD SHALL BE ANCHORED WITH 1/2" DIA. ANCHOR BOLTS NEAR THE TOP AND BOTTOM AND AT 4'-0" O.C.
46. PROVIDE MINIMUM 1/4" RAFTER CROSS TIES AT 48" MAXIMUM O.C. WHERE CEILING JOIST ARE PERPENDICULAR TO RAFTERS.
47. ALL JOISTS, HEADERS, BEAMS AND RAFTERS SHALL HAVE A MINIMUM SOLID BEARING OF 1 1/2" AT EACH END.
48. EXTERIOR WOOD POSTS AND COLUMNS SUPPORTED BY A CONCRETE SLAB SHALL BE INSTALLED AT MINIMUM 1" ABOVE ADJACENT CONCRETE SURFACE ON METAL POST BASE, AND MINIMUM 6" ABOVE ADJACENT SOIL GRADE. (EXCEPTION: POSTS OR COLUMNS OF TREATED WOOD OR FOUNDATION GRADE REDWOOD OR CEDAR MAY REST DIRECTLY UPON CONCRETE, SOLID MASONRY OR GROUTED MASONRY).
- B. FINISH CARPENTRY:
 1. ALL INTERIOR/ EXTERIOR MILLWORK SHALL CONFORM TO THE STANDARDS ESTABLISHED IN THE "MANUAL OF MILLWORK" BY THE "WOODWORK INSTITUTE OF CALIFORNIA" LATEST EDITION. (ALL REDWOOD SHALL COMPLY WITH THE STANDARDS OF THE "CALIFORNIA REDWOOD ASSOCIATION".)
 2. EXTERIOR MILLWORK:
 - A. PREMIUM GRADE HARDWOOD FOR TRANSPARENT STAIN FINISH.
 - B. CUSTOM GRADE FOR PAINT OR SOLID STAIN FINISH.
 - C. BACKPRIME ALL WOODWORK WITH OIL-BASE WOOD PRIMER ON SURFACES TO BE CONCEALED AFTER INSTALLATION.
 3. INTERIOR MILLWORK:
 - A. PREMIUM GRADE HARDWOOD FOR TRANSPARENT FINISH.
 - B. CUSTOM GRADE FOR PAINT FINISH.

- C. CABINETWORK:
 1. ALL CABINETWORK SHALL CONFORM TO THE STANDARDS OF THE "MANUAL OF MILLWORK" BY THE "WOODWORK INSTITUTE OF CALIFORNIA" LATEST EDITION.
 - A. PREMIUM GRADE HARDWOOD RIFT SAW LUMBER AND SLIP MATCHED VENEERS FOR TRANSPARENT FINISH.
 - B. PROVIDE COUNTER TOPS AND EDGES OF GRADE MATCHING CABINETWORK WHERE REQUIRED.
 - C. CUSTOM GRADE MAY BE USED WHERE PLASTIC LAMINATE COVERS EXPOSED CABINETWORK. COUNTER TOP EDGES SHALL HAVE SELF-EDGING PLASTIC LAMINATE OR HARDWOOD EDGING PER ABOVE AS INDICATED ON DRAWINGS.
 - D. CABINETWORK MANUFACTURER/ CONTRACTOR SHALL VERIFY ALL APPLIANCES, ETC. THAT ARE INTEGRAL WITH THE CABINETWORK OR THAT DEPEND UPON PROPER CABINETWORK DESIGN TO ENSURE THEIR NORMAL OPERATION. CABINETWORK MANUFACTURER/ CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF APPLIANCES AND CABINETWORK PRIOR TO FABRICATION OR INSTALLATION TO ENSURE THAT ALL ITEMS FIT PROPERLY AND THAT NORMAL OPERATION OF ALL DRAWERS, DOORS, ETC. IS MAINTAINED. CABINETWORK MANUFACTURER/ CONTRACTOR SHALL NOTIFY THE ARCHITECT OR OWNER OF ANY CHANGES REQUIRED IN THE CABINETWORK DESIGN PRIOR TO FABRICATION OR INSTALLATION OF CABINETS. CABINETWORK TO BE STAIN GRADE UNO.
 - E. ALL WARDROBE CLOSETS TO BE PROVIDED WITH MINIMUM 1x12 WOOD SHELF @ 12" ABOVE FINISH FLOOR AND 1/4" DIA. HANGING POLE @ 64" ABOVE FINISH FLOOR.
 - F. OWNER AND ARCHITECT TO APPROVE FINISH AND STYLE OF ALL CABINET HARDWARE.

7. THERMAL & MOISTURE PROTECTION

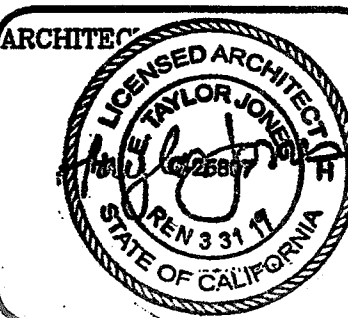
- A. FLUID APPLIED WATERPROOFING:
 1. WATERPROOFING, WHERE INDICATED ON THE DRAWINGS, SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS UNLESS OTHERWISE NOTED OR SITE CONDITIONS DEEM IT NECESSARY FOR A HEAVIER WATERPROOFING APPLICATION. NOTIFY ARCHITECT IF LATER CONDITION OCCURS.
 2. SURFACES TO RECEIVE WATERPROOFING SHALL HAVE FITS, HOLES AND CRACKS FILLED SOLID AND SHALL BE DRY AND SMOOTH FOR APPLICATION. ALL BELOW GRADE CONCRETE BLACK TO HAVE FLUSH JOINTS. CUT OUT AND REPOINT ALL DEFECTIVE JOINTS.
 3. PRODUCTS (OR APPROVED EQUAL):
 - A. ONE COMPONENT POLYURETHAN COMPOUND, MULTITHAN 3000 MANUFACTURED BY MULTI-CHEMICAL PRODUCTS, INC. 80. E. MONTE, CALIFORNIA, (ASTM C-836-16).
 1. HORIZONTAL: MULTITHANE 3000 SL
 2. VERTICAL: MULTITHANE 3000 HB
 - B. CURED MEMBRANE CHARACTERISTICS:

PROPERTIES	TEST METHOD	RESULTS
TENSILE STRENGTH	ASTM D412	200 PSI
ELONGATION (ULTIMATE)	ASTM D412	650%
HARDNESS	ASTM D2240	40
MOISTURE VAPOR PERM (0.060")	ASTM E96	2.5
ADHESION	ASTM 903	15
WATER RESISTANCES	ASTM 411	2.2
 - C. ELASTIC FLASHING AND JOINT COVER: 60 MIL AS RECOMMENDED BY THE WATERPROOFING MEMBRANE MANUFACTURER.
 - D. JOINT AND CRACK SEALANT: AS RECOMMENDED BY WATERPROOFING MEMBRANE MANUFACTURER. MULTICHEMICAL PRODUCTS MC-283 OR MC-284 POLYURETHANE SEALANT.
 - E. PROTECTION BOARD: W.R. MEADOWS SEALTIGHT FC-2 PROTECTION COURSE CORE BOARD, OR APPROVED EQUAL.
 - F. BACK-UP MATERIAL: BUTYL ROD OR OTHER SUITABLE SUPPORT MATERIAL AS RECOMMENDED BY WATERPROOFING MEMBRANE MANUFACTURER.
- B. PREPARATION
 - A. ENSURE THAT SLEEVES, CURBS AND OTHER ITEMS WHICH PASS THROUGH SURFACES TO RECEIVE WATERPROOFING ARE PROPERLY AND RIGIDLY INSTALLED.
 - B. ENSURE SURFACES ARE FREE OF CRACKS, DEPRESSIONS, WAVES OR PROJECTIONS WHICH MAY BE DETRIMENTAL TO PROPER INSTALLATION OF WATERPROOFING MEMBRANE. REPAIR SURFACES AS REQUIRED.
 - C. SEAL CRACKS AND EXPANSION JOINTS WITH RECOMMENDED BACKUP MATERIAL AND SEALANT. ENSURE PROPER DEPTH-WIDTH RATIO AS RECOMMENDED BY SEALANT MANUFACTURER.
 - D. ENSURE EXPANSION JOINTS ARE SHARPLY FORMED, FREE OF BROKEN EDGES OR LOOSE AGGREGATES.
 - E. CLEAN SURFACES OF DUST, DIRT AND OTHER FOREIGN MATTER DETRIMENTAL TO PROPER INSTALLATION OF WATERPROOFING MEMBRANE.
- C. APPLICATION
 - A. APPLY WATERPROOFING MEMBRANE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND PRINTED INSTRUCTIONS.
 - B. PRIOR TO APPLICATION, CONCRETE SURFACES SHOULD BE SOUND AND HAVE CURED A MINIMUM OF 28 DAYS WITHOUT THE USE OF CURING COMPOUNDS. SMOOTH WOOD FLOAT OR STEEL TROWEL FINISHED CONCRETE IS PREFERRED.
 - C. CONTINUE MEMBRANE UP VERTICAL SURFACES AS INDICATED ON DRAWINGS. SEAL ITEMS PROJECTING THROUGH MEMBRANE. INSTALL MEMBRANE FLASHING AND SEAL INTO MEMBRANE. REINFORCE MEMBRANE OVER JOINTS, WEATHER THEY BE STATIC OR MOVING. INSTALL PROTECTION SHEETING AFTER FLOOR TESTING HAS BEEN COMPLETED.
 - D. DO NOT APPLY WATERPROOFING MEMBRANE DURING INCLEMENT WEATHER OR WHEN AIR TEMPERATURE IS BELOW 40 DEGREES F.
 - E. DO NOT APPLY WATERPROOFING MEMBRANE TO DAMP, DIRTY, DUSTY, OR UNSUITABLE DECK SURFACES. CONCRETE SURFACES MUST BE CURED FOR 28 DAYS.
- D. WARRANTY SHALL PROVIDE FOR MAKING GOOD, WITHIN PERIOD OF 3 YEARS, AT NO COST TO OWNER, FAILURES OF WATERPROOFING TO RESIST PENETRATION OF WATER, EXCEPT WHERE SUCH FAILURES ARE RESULT OF STRUCTURAL FAILURES. HAIRLINE CRACKING DUE TO TEMPERATURE OR SHRINKAGE IS NOT CONSIDERED AS STRUCTURAL FAILURE. REPAIR AND MAKE GOOD WATERPROOFING MEMBRANE AND PAY FOR AND REPAIR OR REPLACE ALL AFFECTED OR DAMAGED MATERIALS OR SURFACES AT NO COST TO OWNER.

- B. INSULATION:
 1. SOUND AND THERMAL INSULATION SHALL BE INSTALLED WHERE INDICATED ON THE DRAWINGS AS FOLLOWS:
 - A. SOUND INSULATION: UNITED STATES GYPSUM THERMAFIBER SOUND ATTENUATION BLANKETS OR EQUAL, 3" THICKNESS.
 - B. ROOF INSULATION: KRAFT-FACED BATT, BLANKET, OR FRICTION FIT THERMAL INSULATION, "R" RATING FOR MATERIAL ONLY AS INDICATED ON DRAWINGS.
 - C. EXTERIOR WALL INSULATION: KRAFT-FACED BATT, BLANKET, OR FRICTION-FIT THERMAL INSULATION, "R" RATING FOR MATERIAL ONLY AS INDICATED ON DRAWINGS.
 2. EXERCISE EXTREME CARE WITH INTEGRAL VAPOR BARRIER TO MAINTAIN THE VAPOR BARRIER CONTINUOUSLY.
 3. FULLY INSULATE ALL SMALL AREAS BETWEEN CLOSELY SPACED FRAMING MEMBRANES.
 4. PERFORM ALL END MATCHING NEATLY WITH ALL ENDS FITTING SNUGLY OR OVERLAPPED.
 5. CUT AND FIT INSULATION MATERIAL AROUND PIPES, CONDUITS AND OUTLET BOXES AS NECESSARY TO MAINTAIN THE INTEGRITY OF THE INSULATION.
 6. WHERE PIPES ARE LOCATED INSIDE SPACES TO RECEIVE INSULATION, PLACE INSULATION BETWEEN EXTERIOR WALL AND THE PIPE, COMPRESSING INSULATION IF NECESSARY.
 7. SECURELY FASTEN FLANGES OF INSULATION TO SIDES OF STUDS AND JOISTS WITH INSULATION FITTING SNUGLY AND TIGHTLY AGAINST FRAMING MEMBERS, USING STAPLES OR NAILS.
- C. ROOFING:
 1. ALL ROOFING MATERIALS (SYSTEMS) SHALL BE AS NOTED ON THE DRAWINGS, APPLIED IN STRICT CONFORMANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS AND IN ACCORDANCE WITH THE FOLLOWING MINIMUM REQUIREMENTS.
 2. ALL MATERIAL SHALL BE DELIVERED IN PACKAGES BEARING MANUFACTURER NAME AND U.L. LABEL WHERE APPLICABLE.
 3. METAL ROOFING:
 - A. ALL METAL ROOFING SHALL BE FERROUS SHEETS/ SELECTIONS CONFORMING TO C.B.C. STANDARDS SECTION 1501.A OR NON-FERROUS SHEETS/ SELECTIONS CONFORMING TO C.B.C. STANDARDS SECTION 1501.B.
 - B. APPLY OVER SOLID SHEATHING WITH APPROVED UNDERLAYMENT.
 4. BUILT-UP ROOFING:
 - A. ALL BUILT-UP ROOFING SHALL CONFORM TO C.B.C. SECTION 1501.10 AND C.B.C. TABLE NO. 1501.10.2 LATEST EDITION
 5. SHINGLE, SHAKE AND TILE ROOFING:
 - A. APPLICATION SHALL CONFORM TO C.B.C., SECTION 1504 AND C.B.C. TABLE NO. 1501.3.1 & 1501.8 LATEST EDITION.
 - B. ROOF AND VALLEY FLASHINGS SHALL BE IN CONFORMANCE WITH C.B.C. SECTION 1501.2.92.
 - C. AT JUNCTURE OF ROOF AND VERTICAL SURFACE, FLASHING AND COUNTERFLASHING SHALL BE INSTALLED PER C.B.C. SECTION 1501.2.9. SEE ALSO SPECIFICATIONS, SECTION 1-D.
 6. FIRE RETARDANT ROOFS:
 - A. WHERE INDICATED ON THE DRAWINGS, CLASS "A", CLASS "B" OR CLASS "C" ROOFS SHALL CONFORM TO C.B.C. SECTION 1505.
 7. MISCELLANEOUS ROOFING REQUIREMENTS:
 - A. FLASHING, PITCH POCKET, OUTLET, SUMP BOX OR OUTLET FLANGES: SET ON TOP OF THE FINAL LAYER OF FELT IN A 1/2-INCH THICK LAYER OF BLACK PLASTIC CEMENT THE FULL WIDTH OF THE FLANGES. NAIL THE FLANGES IN PLACE WITH NAILS ON 9-INCH CENTERS. MOP IN ONE 3-INCH WIDE LAYER FOLLOWED BY ONE 18-INCH WIDE LAYER OF ASBESTOS FELT OVER THE FLANGE AND OUT TO THE ROOF.
 - B. PITCH POCKETS: FILL WITH ROOFING ASPHALT TO WITHIN 1/2-INCH OF THE TOP. FILL FINAL 1/2-INCH WITH BLACK PLASTIC CEMENT. APPLY CAREFULLY AND FINISH TO A SMOOTH SURFACE.
 - C. WOODEN SUPPORTS FOR THE MECHANICAL EQUIPMENT: IN ADDITION TO THE SPECIFIED ROOFING APPLY TWO LAYERS OF ASBESTOS FELT UNDER THE SUPPORTS, MOPPED IN WITH 180 ASPHALT, SET THE SUPPORTS IN BLACK PLASTIC CEMENT. SUPPORTS TO BE PRESSURE-TREATED FIR OR REDWOOD HEARTWOOD.
 - D. FLASHING AND SHEET METAL:
 1. FABRICATE AND INSTALL FLASHING AND SHEET METAL IN ACCORDANCE WITH LATEST SMACNA STANDARDS WHERE APPLICABLE.
 2. PITCH POCKETS, COUNTERFLASHINGS, CAP AND COPING FLASHINGS, SPLASHPANS, GRAVEL STOPS, FASCIA FLASHINGS, ETC.: MINIMUM 24 GAUGE GALVANIZED STEEL, OR AS NOTED ON THE DRAWINGS.
 3. DRIP FLASHINGS: 22 GAUGE GALVANIZED STEEL OR AS NOTED ON THE DRAWINGS.
 4. BUTYL SEALER: WHERE IT IS IMPRACTICABLE TO USE A SOLDER AT JOINTS, CORNER, ETC., SEAL WITH "DAP BUTYL GUTTER AND LAP SEALER", "CUSHION-LOCK CL-50 BUTYL SEALER", "HAPCO 600", OR APPROVED EQUAL, IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
 5. GALVANIZED SHEET METAL: GALVANIZED IRON OR STEEL SHEET, CONFORMING TO ASTM A525-61 OR A446-61, AS REQUIRED WITH MINIMUM ZINC COATING OF 1.25 OZ/ SQ. FT. AND 0.2% COPPER WIRING.
 6. DISSIMILAR METALS: WHERE SHEET METAL COMES IN CONTACT WITH DISSIMILAR METALS OR CEMENTITIOUS MATERIALS, COATS SHEET METAL SURFACE WITH HEAVY BITUMINOUS PAINT OR COVER WITH 20 MIL CORROSION PROTECTION TAPE.
 7. FLASHING FOR SURFACE MOUNTED METAL FRAME WINDOWS OR DOORS SHALL BE INSTALLED PER CITY OF SAN DIEGO BUILDING INSPECTION DEPARTMENT BUILDING NEWSLETTER 11.2. FLASHING FOR WOOD WINDOWS AND DOORS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
 - E. ROOF ACCESSORIES:
 1. SKYLIGHTS
 - A. SIZES AND SHAPES AS INDICATED ON THE DRAWINGS.
 - B. 1/2" NOMINAL THICKNESS TINTED ACRYLIC, SINGLE OR DUAL GLAZING AS INDICATED ON THE DRAWINGS.
 - C. SKYLIGHTS SHALL BE MOUNTED AS DETAILED AND IN ANODIZED ALUMINUM FRAME IN COLOR AS INDICATED ON DRAWINGS.
 - D. ALL SKYLIGHTS MUST HAVE I.C.B.O. APPROVAL AND COPY OF SAME MUST BE ON JOB SITE FOR BUILDING INSPECTOR APPROVAL.

2. ROOF HATCHES:
 - A. MANUFACTURER'S STANDARD UNITS OF THE SIZES INDICATED, COMPLETE WITH DOUBLE-WALL CURBS AND DOOR, INSULATED WITH 1" THICK POLYSTYRENE, POLYURETHANE OR GLASS FIBER BOARD. EQUIP DOORS WITH SELF-LIFTING MECHANISM, AUTOMATIC HOLD-OPEN DEVICE, HINGES, LATCH WITH INSIDE AND OUTSIDE LEVERS, PADLOCK HASP (INSIDE), AND GASKETING OF TUBULAR OR FINGERED NEOPRENE OR VINYL, OR MOLDED SPONGE NEOPRENE.
 - B. PROVIDE INTEGRAL COUNTER-FLASHING BASES, READY TO INSTALL ON CURB UNITS AS INDICATED.
 - C. FABRICATE UNITS OF COPPER-BEARING, ZINC-COATED STEEL, 125 OZ. HOT-DIP AND MILL PHOSPHATIZED, SHOP PRIMED WITH 2 MIL DRY FIL THICKNESS OR ZINC-CHROMATE BASE METAL PRIMER PAINT.
 3. ANCHOR ROOF ACCESSORIES SECURELY IN PLACE AS INDICATED AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS IN A MANNER WHICH WILL PERMIT ROOFING AND FLASHING WORK TO ACHIEVE A WATERTIGHT AND WEATHERPROOF INSTALLATION.
 - F. SEALANTS:
 1. VULKEM ONE PART URETHAN SEALANT, MAMECO INTERNATIONAL, CLEVELAND, OHIO, SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, WHERE NOTED ON DRAWINGS AS FOLLOWS:
 - A. SEALANT NO. 45 (FOURABLE) IN HORIZONTAL JOINTS IN CONCRETE SLABS, WALLS AND CURBS. COLOR MATCH ADJACENT SURFACE.
 - B. SEALANT NO. 116 (NON-FLOW) IN VERTICAL JOINTS AT DOOR/ WINDOW JAMBES/ FRAMES, LOUVERS, DRINKING FOUNTAINS, BETWEEN WALLS OF DIFFERENT MATERIALS, FLASHING AND COUNTERFLASHING JOINTS, BETWEEN WALLS AND PLUMBING FIXTURES, PIPES, ETC. COLOR TO MATCH ADJACENT FRAME OR FIXTURE.
 - C. JOINT FILLER AND BACKING OF CLOSED CELL NEOPRENE OR COMPRESSIBLE PREFOLDED POLYETHYLENE FOAM STRIPS OR ROPE SHALL BE INSTALLED AS REQUIRED.
 2. CAULKING (MASTIC) EQUAL TO HORNSEAL, W.R. GRACE AND COMPANY, INSTALL PER MANUFACTURER'S INSTRUCTIONS UNDER EXTERIOR METAL THRESHOLDS, UNDER WINDOW WALL SILLS AND JAMBES.
- ## 8. DOORS AND WINDOWS
- A. WOOD DOORS:
 1. PROVIDE WOOD DOORS CONFORMING TO THE "WOODWORK INSTITUTE OF CALIFORNIA" STANDARDS FOR CUSTOM GRADE, AND NAMA INDUSTRY STANDARDS 1.8.
 2. NON-LABELED EXTERIOR WOOD DOORS: EQUAL TO W.I.C. CUSTOM GRADE, FLUSH CONSTRUCTION, SOLID CORE, OVERLAY FACE VENEER FOR FINISH PER DOOR SCHEDULE. SIZE AND THICKNESS AS NOTED ON THE DRAWINGS.
 3. HOLLOW CORE DOORS: EQUAL TO STANDARD HONEYCOMB CORE, OVERLAY FACE VENEER FOR FINISH PER DOOR SCHEDULE. SIZE AND THICKNESS AS NOTED ON DRAWINGS.
 4. LABELED DOORS SHALL BEAR U.L. LABEL AS INDICATED ON DRAWINGS.
 5. WHERE DRAWINGS OR SCHEDULE INDICATE CUSTOM DOOR, SUBMIT SHOP DRAWINGS FOR APPROVAL.
 - B. ALUMINUM WINDOWS/ SLIDING GLASS DOORS:
 1. ALUMINUM SLIDING, SINGLE-HUNG AND FIXED WINDOWS, IN SIZES AS INDICATED ON THE WINDOW SCHEDULE, SHALL MEET AAMA SPECIFICATIONS FOR HS-B1 AND HS-B2 WINDOWS AND REQUIREMENTS:
 - A. FULL LENGTH SLOPED SILL WITH DRIP.
 - B. OPERATING SASH ON NYLON ROLLING WHEELS AND TOP NYLON GUIDE.
 - C. ADAPTERS FOR MASONRY INSTALLATION.
 - D. FULL WEATHERSTRIPPING OF VIRGIN EXTRUDED VINYL ON ALL OPERATING SASH.
 - E. SINGLE GLAZING OF 1/4" GLASS PER SCHEDULE, DUAL GLAZING OF 1/2" INSULATING GLASS PER SCHEDULE.
 - F. LOCKING HARDWARE COMPLYING WITH AAMA 1902 "SPECIFICATIONS FOR FORCED ENTRY" AND ANSI A194.1. PROVIDE SECONDARY SECURITY LOCKS.
 - G. SCREENS IN ALUMINUM FRAMES TO MATCH WINDOW, OF FIBERGLASS MESH, REMOVABLE FROM INSIDE WITHOUT TOOLS.
 2. ALUMINUM SLIDING GLASS DOORS, SIZES AS INDICATED ON THE WINDOW SCHEDULE SHALL MEET OR EXCEED THE STANDARDS OF ANSI/ AAMA 302.9-1971, SGP-A2 AND THE FOLLOWING REQUIREMENTS:
 - A. FRAME SHALL BE 3/8" OR 1/2" AS REQUIRED, FIELD ASSEMBLED.
 - B. SLIDING PANEL ON SELF-CONTAINED BALL BEARING ROLLERS, ADJUSTABLE.
 - C. SLIDING PANEL TO BE FULLY WEATHERSTRIPPED, INCLUDING INTERLOCKING RAILS.
 - D. SINGLE 3/16" TEMPERED GLASS OR TWO LITES OF 3/16" TEMPERED GLASS WITH 1/4" AIR SPACE, FOR DUAL GLAZING, TESTED IN ACCORDANCE WITH SIGMA/ ASTM E6-93 SPECIFICATIONS.
 - E. WHERE INDICATED, PROVIDE 5 PIN TUMBLER KEY CYLINDER LOCK.
 - F. SLIDING SCREEN, IN ALUMINUM FRAME TO MATCH DOOR, OF FIBERGLASS MESH OPERATING ON TOP AND BOTTOM ADJUSTABLE NYLON ROLLERS.
 3. ALUMINUM EXTRUSIONS TO HAVE ANODIZED FINISH OR BAKED ACRYLIC ENAMEL FINISH IN COLORS AS SELECTED BY ARCHITECT.
 - C. WOOD WINDOW & VINYL WINDOWS:
 1. ALL WINDOWS SHALL BE MANUFACTURER AS NOTED IN DRAWINGS.
 2. ALL WINDOW FRAMES AND SASHES TO BE WATER REPELLANT PRESERVATIVE TREATED WESTERN PONDROSA PINE. FACTORY ASSEMBLED WITH OPERATING HARDWARE INSTALLED. ALL WINDOWS TO COMPLY WITH NAMA 1.5.2-4 STANDARDS AND ANSI 184.1 AIR INFILTRATION STANDARDS.
 3. ALL GLAZING TO BE OF SELECT QUALITY AND GLAZED WITH REMOVABLE WOOD STOPS. GLAZING OPTIONS, SUCH AS TINTING, SINGLE, DOUBLE OR TRIPLE GLAZING, DIVIDED LIGHTS OR REMOVABLE GRIDS, TO BE NOTED OR SHOWN AS DRAWINGS.
 4. ALL WOOD WINDOWS TO BE FULLY WEATHER STRIPPED WITH FACTORY INSTALLED WEATHER STRIPPING AROUND PERIMETER OF FRAME OF FRAME AND SASH EXTERIOR FLASHING TO COMPLY WITH C.B.C. SECTION 1405.3 MINIMUM OR WITH LOCAL ORDINANCES WHICH SUPERCEDE MINIMUM REQUIREMENTS.
 5. ALL WOOD FRAMES AND SASHES TO BE FACTORY PRIMED ON ALL EXTERIOR SURFACES. EXTERIOR SURFACES SHALL BE FINISHED AS NOTED OR SHOWN IN DRAWINGS. EXTERIOR SURFACES SHALL NOT BE FINISHED WITH TRANSPARENT STAINS OR VANISHES. INTERIOR SURFACES TO BE LEFT TREATED BARE WOOD FROM FACTORY. INTERIOR SURFACES SHALL BE FINISHED AS NOTED OR SHOWN IN DRAWINGS.

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2345 PASEO DORADO
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PROJECT:

SHEET TITLE: scheme A

CONSTRUCTION GENERAL
NOTES, SPECIFICATIONS &
PROJECT REQUIREMENTS

No. REVISIONS: BY:

REVISED:

DATE: 12-21-17

SCALE: —

DRAWN: M.R.

JOB: CANDELA

SHEET:

A1.2

GENERAL NOTES

2016 CAL GREEN CODE NOTES & PROJECT REQUIREMENTS:

- D. **HARDWARE:**
ALL HARDWARE TO BE APPROVED BY OWNER AND ARCHITECT. ALL BIDS SHALL BE ACCOMPANIED WITH COMPLETE FINISH HARDWARE LIST, CATALOG CUT SHEETS AND MANUFACTURERS NO.
- E. **TUB/ SHOWER ENCLOSURES:**
1. DOORS AND PANELS TO BE OF SHATTER-RESISTANT MATERIALS.
2. HINGED SHOWER DOORS SHALL OPEN OUTWARD.
3. GLAZING IN DOORS AND PANELS SHALL BE MINIMUM 1/2" FULLY TEMPERED, 1/2" LAMINATED SAFETY GLASS OR APPROVED SHATTER-RESISTANT PLASTIC.
- F. **GLAZING:**
1. ALL GLAZING SHALL COMPLY WITH "GLAZING MANUAL OF THE FLAT GLASS JOBBERS ASSOCIATION".
2. C.B.C., CHAPTER 1 & 11 & 24 SHALL GOVERN GLASS AND GLAZING WORK.
- G. **MIRRORS:**
1. 1/2" NO. 1 QUALITY CONFORMING TO C8-21-36 WITH 15 YEAR GUARANTEE AGAINST SILVER SPOILAGE. SIZES AND SHAPES PER DRAWINGS.
- H. **METAL DOORS:**
1. FRAMES SHALL BE FULL WELDED UNIT TYPE, INTEGRAL STOPS NOT LESS THAN 3/8" INCH IN DEPTH. CORNERS SHALL BE MITERED, CONTINUOUSLY ARC WELDED, AND GROUND SMOOTH.
2. FRAMES SHALL BE 16 GAUGE COLD-ROLLED, STRETCHER LEVELED, WITH CLEAN, SMOOTH SURFACES. REINFORCEMENTS FOR HARDWARE SHALL NOT BE LESS THAN 1 GAUGE FOR MORTISED HARDWARE, AND 12 GAUGE FOR SURFACE-APPLIED HARDWARE.
3. FRAMES SHALL BE FACTORY PREPARED FOR INSTALLATIONS OF TEMPLATE HARDWARE. ALL TEMPLATE HARDWARE SHALL FIT THE DOORS AND FRAMES WITHOUT REQUIRING ANY ADDITIONAL FIELD CUTTING, FITTING, DRILLING OR TAPPING. FRAMES SHALL BE CUT, REINFORCED, DRILLED, AND TAPPED TO AFFILIATES TO RECEIVE ALL HARDWARE. PROVIDE RUBBER GLIENCERS (3) ON STRIKE JAMBS.
4. ANCHORS ON JAMBS OF FRAMES SHALL BE FORMED TO SHAPES AND SIZES NECESSARY FOR THE ADJOINING TYPE OF WALL CONSTRUCTION. THE DESIGN OF ANCHORS SHALL BE STANDARD WITH THE MANUFACTURER AND SHALL BE FORMED FROM METAL OF THE SAME GAUGE AS THE FRAME. JAMB ANCHORS SHALL BE LOCATED NEAR THE TOP AND BOTTOM OF EACH JAMB AND AT INTERMEDIATE POINTS NOT OVER 24 INCHES APART. FLOOR CLIPS SHALL BE FORMED FROM 12 GAUGE STEEL, AND SHALL BE ADJUSTABLE TO PERMIT LEVELING OF FRAME.
5. FRAMES SHALL BE THOROUGHLY CLEANED, BONDERIZED FOR FERROUS METAL SURFACES, AND GIVEN A FACTORY DIP OR SPRAY COAT OF RUST-INHIBITIVE METALLIC OXIDE OR SYNTHETIC RESIN PRIMER ON ALL CONCEALED AND EXPOSED SURFACES. EXPOSED SURFACES OF ALL DOORS AND FRAMES SHALL BE Sanded AND GIVEN A SECOND PRIME COAT.
6. WHEN NOTED OR REQUIRED, PROVIDE FOR UNDERWRITER'S LABORATORIES, INC. LABELS FOR THE CLASS OF OPENING INDICATED. CONSTRUCTION DETAILS AND HARDWARE APPLICATIONS AUTHORIZED BY THE UNDERWRITER'S LABORATORIES SHALL TAKE PRECEDENCE OVER PROJECT DETAILS OR SPECIFICATIONS.
- C. **ENTRANCES AND STOREFRONTS:**
1. ALUMINUM ENTRANCE DOORS SHALL BE AS MANUFACTURED BY KAWNEER IN STYLE AS INDICATED ON DOOR SCHEDULE WITH THE FOLLOWING:
A. WEATHER STRIPPING: METAL BACKED PILE CLOTH ON THREE SIDES INSTALLED IN DOOR OR FRAME AND A PILE SWEEP STIP NO. 38-168 APPLIED TO THE BOTTOM RAIL.
B. DOOR CLOSERS: EQUAL TO KAWNEER CONCEALED SINGLE-ACTING OVERHEAD CLOSERS, RACK AND FINISH CONSTRUCTION WITH FULLY ENCLOSED SPRING, BUILT-IN 125 DEGREES HOLD OPEN DEVICE, AND WITH A POSITIVE ADJUSTABLE TWO-SPEED CLOSING ACTION EASILY REGULATED AFTER INSTALLATION.
C. LOCK: THREE-POINT CYLINDER LOCK DESIGN WITH TOP, BOTTOM AND CENTER BOLTS WITH EXIT INDICATOR.
D. DOOR PULLS AND MAIL SLOT IN EACH DOOR AS INDICATED ON THE DOOR SCHEDULE.
E. THRESHOLD SHALL BE BRONZE MODIFIED FOR CARPET AS INDICATED ON DRAWINGS.
2. ALUMINUM WINDOW AND DOOR FRAMES SHALL BE EQUAL TO KAWNEER TRI-FAB 450 STUD FRAMING SYSTEM FOR 1/4" GLAZING (INSUL-GLAZING WHERE SHOWN OR REQUIRED) WITH THE FOLLOWING REQUIREMENTS:
A. DO NOT USE ANY SCREWS, MISCELLANEOUS FASTENING DEVICES OR INTERNAL COMPONENTS THAT ARE NOT CORROSION-RESISTANT.
B. INSURE THAT ALL EXPOSED SURFACES HAVE AN ANODIZED FINISH AS SPECIFIED.
C. PROVIDE MATERIALS OF SUFFICIENT STRENGTH TO PERFORM FUNCTION FOR WHICH THEY ARE USED.
D. PROVIDE STEEL REINFORCING WHERE REQUIRED.
3. FINISH: PROVIDE DOORS, DOOR FRAMES AND WINDOW FRAMES WITH A FINISH EQUAL TO KAWNEER PERMANODIC ARCHITECTURAL CLASS 1 ANODIC COATING WITH INTEGRAL COLOR (AA-AA2) AS INDICATED ON DRAWINGS.
9. **FINISHES**
A. **LATH AND PLASTER:**
1. CONFORM TO LATEST EDITION OF C.B.C. CHAPTERS 25 AND "CALIFORNIA LATHING AND PLASTERING CONTRACTORS ASSOCIATION" REFERENCE SPECIFICATION.
2. EXTERIOR CEMENT PLASTER (STUCCO).
A. PORTLAND CEMENT PLASTER MIXED IN PROPORTIONS PER ABOVE REFERENCED SPECIFICATIONS, FOR MACHINE APPLICATION, WITH INTRINSICALLY COLORED STUCCO FINISH AS SELECTED BY ARCHITECT. THICKNESS 1/2".
B. VERTICAL SURFACES-K-LATH "STUCCO-RITE", PROVIDE 2 LAYERS OF GRADE D PAPER BACKED METAL LATH (SEC. 2512).
C. HORIZONTAL SURFACES-WESTERN METAL LATH 2.5 LB. PAINTED DIAMOND MESH SPRAY LATH.
D. MASONRY OR CONCRETE SURFACES SHALL BE CLEANED WITH 10% MURIATIC ACID TO WATER AND RECEIVE PLASTER BONDING AGENT EQUAL TO "WELD-CRETE". APPLY BASE COAT OF PLASTER OVER BONDING AGENT, TWO (2) MACHINE APPLIED COATS WITH FINISH STUCCO COAT AS SELECTED BY ARCHITECT. TOTAL THICKNESS 1/2".

3. **ACCESSORIES:**
A. CASING BEADS, EQUAL TO MILCOR OR U.S.G. NO. 66, TO BE INSTALLED AT ALL LOCATIONS WHERE SHOWN ON DRAWINGS.
B. EXPANSION JOINTS, EQUAL TO MILCOR OR U.S.G. NO. 15, LOCATED PER DRAWINGS, FULL ONE PIECE LENGTHS.
C. REMOVABLE GROUNDS OR SCREEDS AS REQUIRED TO MAINTAIN EXACT PLASTER THICKNESSES AND FLARE SURFACES.
D. FOUNDATION WEEP SCREED: FRY REGLET FWS-875.
- B. **GYPSPUM WALL BOARD:**
1. CONFORM TO LATEST EDITION OF C.B.C. CHAPTERS 25 AND "GYPSUM ASSOCIATION" RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSPUM WALLBOARD". (GA-216-82)
2. REGULAR 1/2" OR 5/8" THICK EQUAL TO U.S.G. TAPERED EDGE SHEETROCK WHERE TYPE "X" OR H/R WALLBOARD IS NOT REQUIRED.
3. TYPE "X" 1/2" OR 5/8" THICK EQUAL TO U.S.G. TAPERED EDGE FIRECODE "C" PANELS WHERE TYPE "X" WALLBOARD IS REQUIRED.
A. REGULAR AND TYPE "X" SINGLE LAYER WALLBOARD SHALL BE INSTALLED HORIZONTALLY STAGGERING END JOINTS. NAIL WITH 5d COOLER NAILS (1/2" WALLBOARD) 6d COOLER NAILS (5/8" WALLBOARD) AT 6" O.C. FOR CEILINGS AND 1" O.C. FOR WALLS. (MULTI-LAYERED APPLICATIONS) PER DRAWINGS AND AFFILIABLE SECTIONS C.B.C. CHAPTER 25.
4. H/R (WATER RESISTANT) 1/2" OR 5/8" THICK EQUAL TO U.S.G. TAPERED EDGE SHEETROCK (REGULAR PANELS) OR FIRE-CODE "C" (TYPE "X" PANELS) AS REQUIRED.
A. APPLY SINGLE LAYER OF WALLBOARD HORIZONTALLY WITH FACTORY EDGE (PAPER BOUND) ABUTTING TOP EDGE OF SPACER, STAGGERING END JOINTS. NAILING PER REGULAR AND TYPE "X" WALLBOARD.
B. ALL CUT EDGES, HOLES AND JOINTS SHALL BE TREATED WITH SHEETROCK BRAND OF WATER RESISTANT SEALANT PRIOR TO INSTALLATION.
C. FLOAT ALL CEILING END JOINTS. (EXCEPT AT PERIMETER OF ROOM).
5. **ACCESSORIES:**
A. METAL TRIM EQUAL TO U.S.G. NO. 402 WHERE WALLBOARD ABUTS WITH OTHER MATERIAL OR TERMINATES.
B. CORNER BEADS EQUAL TO INRYCO/ MILCOR 10 EXPANSION BULLNOSE CORNER BEADS • ALL EXTERNAL CORNERS.
C. JOINT TAPE, BEDDING, FINISHING CEMENT, ADHESIVES AND LAMINATING COMPOUND TO BE AS RECOMMENDED BY SHEETROCK MANUFACTURER AND COMPLIANCE WITH U.L. INC. FOR FIRE RESISTIVE RATINGS.
D. ACCESS PANELS WHERE INDICATED OR REQUIRED TO BE EQUAL TO MILCOR "STYLE DW", 24"x36" UNLESS NOTED OTHERWISE.
6. GYPSPUM SHEATHING SHALL BE EQUAL TO 1/2" THICK U.S.G. GYPSPUM SHEATHING (TRADEMARK GIUPLAF) ENCASED WITH WATER-REPELLENT PAPER ON BOTH FACES AND LONG SIDES, IN COMPLIANCE WITH C.B.C.
7. TEXTURE: VERIFY FINISH TEXTURE WITH ARCHITECT.
C. **CERAMIC TILE:**
1. ALL CERAMIC TILE SHALL BE AS SELECTED BY ARCHITECT. INSTALLATION SHALL CONFORM TO THE LATEST EDITION OF THE "HANDBOOK FOR CERAMIC TILE INSTALLATION" BY THE "TILE COUNCIL OF AMERICA".
2. BATHTUB WALL TILE SHALL BE INSTALLED OVER AN APPROVED "WATER-RESISTANT" BACKERBOARD EQUAL TO "WONDER-BOARD" WITH ORGANIC ADHESIVES IN ACCORDANCE WITH METHOD B513 OR ON LATEX CEMENT MORTAR IN ACCORDANCE WITH METHOD B512.
3. SHOWER RECEPTORS/ WALLS SHALL BE INSTALLED WITH ORGANIC ADHESIVES OVER "WATER-RESISTANT" BACKERBOARD EQUAL TO "WONDER-BOARD" IN ACCORDANCE WITH METHOD B513 OR ON LATEX CEMENT MORTAR IN ACCORDANCE WITH METHOD B514.
4. TILE TUBS SHALL BE INSTALLED IN ACCORDANCE WITH METHOD B411.
5. TILE COUNTERTOPS SHALL BE INSTALLED IN ACCORDANCE WITH METHOD C611.
6. WATERPROOFING LINER AT SHOWER: CHLORALLOY 240 40 MIL. MEMBRANE SHOWER PAN.
D. **ACOUSTICAL CEILINGS:**
1. COMPLY WITH LATEST EDITION C.B.C. CHAPTER 25 TABLE 2506.2 AND C.B.C. STANDARD FOR ALL SUSPENDED ACOUSTICAL CEILING SYSTEMS.
E. **FLOORING:**
1. UNLESS SPECIFICALLY NOTED ON THE "ROOM FINISH SCHEDULE" ALL FLOOR COVERINGS SHALL BE SELECTED BY OWNER/ DEVELOPER.
F. **PAINTING:**
1. ALL SURFACES TO BE FINISHED SHALL BE CLEAN, SMOOTH AND DRY AS REQUIRED BY MANUFACTURER'S INSTRUCTIONS FOR FINISH BEING APPLIED.
2. BACK PAINT ALL EXTERIOR AND INTERIOR FINISH LINER AND MILLWORK, INCLUDING DOOR AND WINDOW FRAMES, TRIM, CABINETWORK, ETC., ON ALL SURFACES TO BE CONCEALED AFTER INSTALLATION.
A. PAINTED OR ENAMELED ITEMS SHALL BE BACKPAINTED WITH PRIMING COAT.
B. STAIN OR CLEAR FINISH ITEMS SHALL BE BACKPAINTED WITH ONE COAT OF SPAR VARNISH.
3. PRIME OR STAIN AND SEAL ALL INTERIOR AND EXTERIOR WOOD SCHEDULE FOR OPAQUE FINISH. APPLY TO ALL EDGES, ENDS, FACE, UNDERSIDE AND BACKSIDE OF ITEMS TO BE EXPOSED.
4. SURFACES OF MISCELLANEOUS IRON AND STEEL NOT EMBEDDED IN CONCRETE, AND ALL SURFACES OF UNPRIMED PLAIN SHEET METAL WORK (NOT GALVANIZED) SHALL BE PRIMED WITH FERROUS METAL PRIMER.
5. GALVANIZED (ZINC) METAL WORK SHALL BE PRIME WITH ZINC CHROMATE PRIMER.
6. METAL DOORS AND FRAMES (SHOP PRIMED). ABRATED SURFACES SHALL BE TOUCHED UP WITH AN APPROVED RUST-INHIBITIVE PRIMER COMPATIBLE WITH SHOP PRIMER AND SUBSEQUENT COATS OF FINISH.
7. FINISH ALL FOUR EDGES OF DOORS WITH THE SAME NUMBER AND KIND OF COATING AS SPECIFIED FOR THEIR MAIN SURFACES.
8. DO NOT PAINT FACTORY FINISHED ITEMS UNLESS SPECIFICALLY DIRECTED.
9. PAINT VISIBLE SURFACES OF METAL DUCTS AND VENTS, AS DIRECTED BY ARCHITECT. PAINT FRAMING VISIBLE INSIDE EAVE VENTS FLAT BLACK.
10. FINISH MILL OR SHOP PRIMED ITEMS WITH MATERIALS COMPATIBLE WITH PRIME COAT.
11. MISCELLANEOUS PAINTING: SURFACES TO BE PAINTED AND NOT SPECIFICALLY DESCRIBED HEREIN, SHALL BE PAINTED WITH A PRODUCT SPECIFICALLY MANUFACTURED OR PREPARED FOR THE MATERIAL AND SURFACE: PRIME COAT AND TWO FINISH COATS.
12. ALL MATERIALS NECESSARY TO COMPLETE THE PAINTING AS INDICATED ON THE DRAWINGS, FINISH SCHEDULE AND SPECIFIED HEREIN ARE REFERENCED TO STOCK PRODUCTS AND MANUFACTURERS AS MANUFACTURED BY THE SINCLAIR PAINT COMPANY. OTHER MANUFACTURERS MAY BE USED PROVIDED PRODUCT SAMPLE AND COLOR MATCH IS SUBMITTED AND APPROVED BY ARCHITECT.

10. SPECIALTIES:

- A. **FABRICATED METAL FIREPLACES:**
1. WHERE INDICATED ON THE DRAWINGS, SHALL INCLUDE ALL NECESSARY MATERIALS FOR A COMPLETE OPERATING FIRE PLACE INCLUDING COMPATIBLE FABRICATED METAL CHIMNEY (PRIMED FOR PAINT FINISH WHERE INDICATED), GAS AND LOG LIGHTER WITH LOOSE KEY VALVE. FIREPLACES SHALL BE AS NOTED IN DRAWINGS.
2. FIREPLACES SHALL HAVE THE FOLLOWING:
TIGHT-FITTING CLOSEABLE METAL OR GLASS DOORS COMBUSTION AIR INTAKE (91X SQUARE INCHES) WITH DAMPER (INTAKE NOT REQUIRED FOR FIREPLACE NOT ON EXT. WALL) TIGHT-FITTING FLUE DAMPER.

11. EQUIPMENT:

ALL APPLIANCES, EQUIPMENT, ETC., SHOWN/ SPECIFIED ON THE DRAWINGS WILL BE AS SPECIFIED/ SELECTED BY THE DEVELOPER.

15. MECHANICAL:

- A. **PLUMBING:**
1. ALL PLUMBING WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE CALIFORNIA PLUMBING CODE AND ANY OTHER ADOPTED GOVERNING CODES.
2. PLUMBING CONTRACTOR SHALL COORDINATE WITH CONCRETE AND FRAMING CONTRACTORS FOR EXACT ROUGH-IN LOCATIONS.
3. PLUMBING CONTRACTOR SHALL SUBMIT TO OWNER/ DEVELOPER/ ARCHITECT AS AFFILIABLE WITH HIS BID, A COMPLETE LIST OF EQUIPMENT AND FIXTURES WITH MANUFACTURER, CATALOG NO. AND DESCRIPTION PROPOSED FOR A COMPLETE JOB.
4. PLUMBING CONTRACTOR SHALL PROVIDE NECESSARY CALCULATIONS, SIZING, DIAGRAMS, ETC. WHICH MAY BE REQUIRED FOR PERMITS AND CONSTRUCTION. (VERIFY WITH OWNER/ DEVELOPER FOR AS-BUILD DRAWING REQUIREMENTS).
5. COORDINATE WITH LANDSCAPE CONTRACTOR FOR IRRIGATION REQUIREMENTS AND CONNECTIONS.
6. ROOF DRAIN LINES (AND OVERFLOW) INDICATED ON THE DRAWINGS SHALL BE SIZED AS REQUIRED AND SHALL BE CONTINUOUS TO EXTERIOR AND CONNECT TO SUB-SURFACE DRAINAGE SYSTEM WHERE OCCURS OR TERMINATE AT MAXIMUM 6" ABOVE CONCRETE FLASH BLOCK AT FINISH GRADE.
7. ALL PIPES AND FITTINGS WHICH PENETRATE 2 HOUR FIRE RATED WALLS SHALL BE NON PLASTIC.
8. TANK TYPE WATER CLOSETS SHALL BE C.E.C. APPROVED LOW FLUSH TYPE, 1.6 G.L.S.
9. ALL SHOWERS, LAUNDRY FAUCETS AND SINK FAUCETS SHALL HAVE CONTROL DEVICES AND/ OR FLOW RESTRICTORS LIMITING THEIR TOTAL WATER FLOW TO MAXIMUM 22 GPM.
10. PROVIDE AND INSTALL WATER PRESSURE REGULATOR WHERE SERVING PRESSURE EXCEEDS 80 P.S.I.
11. ALL HOSE BIBBS SHALL HAVE NON-REMOVABLE VACUUM BREAKER.
12. WATER HEATERS SHALL BE C.E.C. APPROVED, AND SHALL BE WRAPPED WITH AN R-12 EXTERNAL BLANKET. HOT WATER HEATER INLET AND OUTLET PIPES SHALL BE INSULATED TO R-3 OR GREATER FOR THE FIRST FIVE FEET IN UNCONDITIONED SPACE.
13. ALL VENTS THROUGH ROOF SHALL BE LOCATED TOWARD REAR OF OR THE LOWER SIDE OF ROOF HIGH POINT WHERE POSSIBLE.
14. WHERE GAS FIRED WATER HEATER OCCURS IN A GARAGE WHICH HAS A DOOR FROM THE GARAGE INTO A DWELLING, PROVIDE MIN. 1 SQ. IN. OF OUTSIDE COMBUSTION AIR PER 1000 B.T.U. WITH VENTS 1/2" HIGH AND 1/2" LOW, AND INSTALL WATER HEATER ON PERMANENT PLATFORM 18" MINIMUM ABOVE GARAGE FLOOR. WHERE WATER HEATER IS IN LINE OF VEHICLE TRAVE, PROVIDE A PROTECTIVE PIPE BARRIER PER C.P.C.
B. **HEATING, VENTILATING AND AIR CONDITIONING:**
1. SHALL BE IN COMPLIANCE WITH THE LATEST ADOPTED EDITION OF THE CALIFORNIA MECHANICAL CODE AND ANY OTHER GOVERNING MECHANICAL CODES.
2. H.V.A.C. CONTRACTOR SHALL COORDINATE WITH CONCRETE AND FRAMING CONTRACTOR FOR EXACT LOCATION/ SIZE OF OPENINGS, DUCTS, ETC.
3. H.V.A.C. CONTRACTOR SHALL SUBMIT WITH HIS BID, A COMPLETE LIST OF EQUIPMENT WITH MANUFACTURER, CATALOG NO. AND DESCRIPTION PROPOSED FOR A COMPLETE JOB TO OWNER/ DEVELOPER/ ARCHITECT AS AFFILIABLE FOR APPROVAL.
4. H.V.A.C. CONTRACTOR SHALL PROVIDE NECESSARY DRAWINGS, CALCULATIONS, SIZING, DIAGRAMS, ETC., WHICH MAY BE REQUIRED FOR PERMITS AND CONSTRUCTION.
5. WHERE GAS-FIRED APPLIANCES OCCUR IN GARAGE, THEY SHALL BE INSTALLED ON PLATFORM 18" MINIMUM ABOVE FLOOR.
6. WHERE ROOF MOUNTED EQUIPMENT OCCURS, COORDINATE WITH ROOFING CONTRACTOR FOR INSTALLATION OF CURBS, FLASHING, ETC.
7. EXHAUST FANS SHALL PROVIDE A MINIMUM OF 5 AIR CHANGES PER HOUR.
8. A NIGHT SETBACK THERMOSTAT SHALL BE INSTALLED THAT CAN AUTOMATICALLY SETBACK THE THERMOSTAT SETPOINTS FOR AT LEAST 2 PERIODS IN 24 HOURS AND THAT COMPLY WITH TITLE 24 REQUIREMENTS.
9. ALL EXHAUST AIR DUCTS SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS.
10. VERIFY WITH OWNER/ DEVELOPER AS TO REQUIREMENTS FOR "AS-BUILT" DRAWINGS.

16. ELECTRICAL:

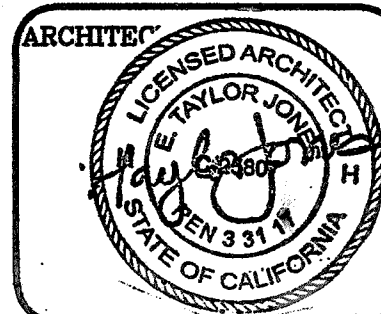
- A. **BASIC REQUIREMENTS:**
1. ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE CALIFORNIA ELECTRICAL CODE AND ANY OTHER GOVERNING ELECTRICAL CODES.
2. CONTRACTOR SHALL VERIFY, WITH MANUFACTURERS OF EQUIPMENT ITEMS, ALL POWER OR OTHER ENERGY LOADS WHICH MAY BE SPECIFIED AS REQUIRED FOR EQUIPMENT ITEMS.
3. ALL APPLIANCES SHALL BE ON SEPARATE CIRCUIT.
4. CONTRACTOR SHALL COORDINATE, WITH TELEPHONE COMPANY TO PREWIRE SYSTEM PHONE JACKS.
5. TELEVISION PREWIRE SHALL BE OF CO-AX CABLE.
6. CONTRACTOR SHALL COORDINATE THE PREWIRE OF ALL T.V. JACKS, WITH T.V. CABLE COMPANY/ SUPPLIER, OR FOR POSSIBLE FUTURE TELEVISION CABLE COMPANY.

Green Building Standards Code (CalGreen) Requirements

1. **Applicability.** CalGreen residential mandatory measures shall apply to every newly constructed building or structure and within any addition or alteration increasing a building's conditioned area, volume, or size. (CalGreen 101.3, CalGreen 301.1.1)
Exception: All residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures per CalGreen 301.1.1 and CalGreen 4.303.1.
2. **Water conserving plumbing fixtures and fittings.** Plumbing fixtures and fittings shall comply with the following per CalGreen 4.303.1:
a. Water closets: Maximum 1.28 gallons per flush
b. Urinals: Maximum 0.5 gallons per flush
c. Single showerheads: Maximum flow rate of 2.0 gallons per minute at 80 psi
d. Multiple showerheads serving one shower: Maximum combined flow rate of 2.0 gallons per minute at 80 psi
e. Lavatory faucets: Maximum flow rate of 1.2 gallons per minute at 80 psi, minimum flow rate of 0.8 gallons per minute at 20 psi
f. Kitchen faucets: Maximum flow rate of 1.8 gallons per minute at 80 psi
Exception: Temporary increase allowed to maximum 2.2 gallons per minute at 80 psi if faucet defaults back to maximum 1.8 gallons per minute at 80 psi
3. **Irrigation controllers.** Automatic irrigation system controllers for landscaping shall comply with the following (CalGreen 4.304.1):
a. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
b. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.
c. Joints and openings. Openings in the building envelope separating conditioned space from unconditioned space needed to accommodate utility and other penetrations must be sealed in compliance with the California Energy Code. (CalGreen 4.408.1)
Exception: Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such opening with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
d. Construction waste reduction, disposal, and recycling. Reduce and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition debris. (CalGreen 4.408.1)
Exception: Excavated soil and land-clearing debris.
Exception: Alternate waste reduction methods developed by working with local agencies if diversion facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
The County of San Diego, Department of Public Works, Construction & Demolition (C&D) Facilities Guide is online at: http://www.sdcgov.org/cpd/pw/recycling/Files/Construction_Guide_S18_Pgs_1-27.pdf
Exception: 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.
e. Construction waste management plan. A construction waste management plan shall be prepared and available on site during construction. Documentation demonstrating compliance with the plan shall be accessible during construction for the enforcing agency. (CalGreen 4.408.2) The plan:
a. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
b. Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream)
c. Identify diversion facilities where the construction and demolition waste materials will be taken
d. Identify construction methods employed to reduce the amount of construction and demolition waste generated
e. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both
f. Operation and maintenance manual. Prior to final inspection, a manual, compact disc, web-based reference, or other acceptable media which includes all of the following shall be placed in the building. (CalGreen 4.410.1)
a. Directions to owner or occupant that manual shall remain with the building throughout the life cycle of the structure.
11. **Resilient flooring systems.** At least 80 percent of the floor area receiving resilient flooring shall comply with one of or more of the following (CalGreen 4.504.1):
a. VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database
b. Products compliant with CHPS criteria certified under the Greenguard Children & Schools program
c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
d. 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)
12. **Composite wood products.** 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 ASHRAE 62.2-2006 Control Measure for Composite Wood (17 CFR 93120 et seq.) by or before the dates specified in those sections, as shown in CalGreen Table 4.504.5. The following limits are in parts per million (CalGreen 4.504.5):
a. Hardwood plywood veneer core 0.05
b. Hardwood plywood composite core 0.05
c. Particleboard 0.09
d. Medium-density fiberboard (MDF) 0.11
e. Thin MDF (5/16 inch or less) 0.13
13. **Moisture content of building materials.** Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following (CalGreen 4.505.3):
a. Moisture content shall be determined with either a probe-type or contact-type moisture meter.
b. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified.
c. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.
Insulation products which are visibly wet or have high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers drying recommendations prior to enclosure.
14. **Bathrooms with a bathtub and/or shower** shall be mechanically ventilated per the following (CalGreen 4.506.1):
a. Fans shall be ENERGY STAR compliant and ducted to terminate outside building
b. Unless functioning as a component of a whole-house ventilation system, fans shall have humidity control.
Humidity controls shall be capable of adjustment between a relative humidity range of <= 50% to a maximum of 80%.
A humidity control may utilize manual or automatic means of adjustment.
i. A humidity control may be a separate component to the exhaust fan and is not required to be integral
15. **Heating and air-conditioning system design.** Heating and air-conditioning systems shall be sized, designed, and have their equipment selected using the following methods (CalGreen 4.507.2):
a. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J 2011, ASHRAE handbooks, or other equivalent design software or methods.
b. Duct systems are sized according to ANSI/ACCA 1 Manual D 2014, ASHRAE handbooks, or other equivalent design software or methods.
c. Select heating and cooling equipment according to ACCA 36-S Manual S 2014 or other equivalent design software or methods

16. Note on the plans that prior to final inspection the licensed contractor, architect or engineer in responsible charge of the overall construction must provide to the building department official written verification that all applicable provisions from the Green Building Standards Code have been implemented as part of the construction. CGC 102.3.

TAYLOR JONES ARCHITECTS INC.
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SAN DIEGO, CA TEL: (858) 513 2533



CANDELA RESIDENCE
ADDITION/REMODEL
2345 PASEO DORADO
LA JOLLA, CA 92037

PROJECT:

SHEET TITLE: scheme A

CAL GREEN
CODE NOTES
CONSTRUCTION GENERAL
NOTES, SPECIFICATIONS &
PROJECT REQUIREMENTS

No.	REVISIONS:	BY:

REVISED.

DATE: 12-21-17

SCALE:

DRAWN: M.R.

JOB: CANDELA

SHEET:

A13

STORM WATER QUALITY NOTES
CONSTRUCTION BMP'S. 2016

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 200101 NPDES NO. CAG010875 (HTTP://WWW.CGCA.GOV/IRMSCB/PROGRAMS/SD_STORM-WATER.JTML) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.

NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
2. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

STORMWATER MANAGEMENT NOTES:

DURING THE RAINY SEASON FROM OCTOBER 1ST TO APRIL 30TH, THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH IS ADEQUATELY PROTECTED WITHIN 48 HOURS OF PREDICTED RAIN.

125% OF ALL NEEDED BMP MATERIALS SHALL BE STORED ON SITE YEAR-ROUND TO ALLOW FULL DEPLOYMENT AND INSTALLATION WITHIN 48 HOURS OF PREDICTED RAIN.

THE PROPERTY OWNER SHALL COMPLY WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMP'S THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT ON-SITE EROSION AND TO PREVENT DISCHARGES OF POLLUTANTS FROM LEAVING THE SITE. MAINTENANCE OF BMP'S IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMP'S MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF SAN DIEGO OR OTHERS. IF INSTALLED BMP'S FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE AS SOON AS IT IS SAFE TO DO SO.

PERIMETER SEDIMENT CONTROL BMP'S SHALL BE INSTALLED IMMEDIATELY AFTER THE AREA TO BE GRADED IS BRUSHED OR CLEARED, BUT PRIOR TO THE START OF GRADING OPERATIONS.

EROSION CONTROL BMP'S USED FOR SLOPE STABILIZATION SHALL BE INSTALLED AS SOON AS THE FINISHED SLOPES ARE EXPOSED TO EROSION.

A PERIMETER BMP INSPECTION IS REQUIRED ON THE FIRST DAY OF GRADING.

CAL-GREEN CODE SITE NOTES:

30. STORM WATER DRAINAGE/RETENTION DURING CONSTRUCTION: PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A) RETENTION BASINS B) WHERE STORMWATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE, OR OTHER APPROVED METHOD. CGC4.106.2
31. GRADING AND PAVING. SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS (SWALES, WATER COLLECTION, FRENCH DRAINS, ETC.). CGC 4.106.3. EXCEPTION: ADDITIONS NOT ALTERING THE EXISTING DRAINAGE PATH.
32. AUTOMATIC IRRIGATION SYSTEM. CONTROLLERS SHALL COMPLY WITH THE CGC SECTION 4.304.2 AS FOLLOWS: A) CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE BASED THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO NEEDS AS WEATHER CONDITIONS CHANGE. B) WEATHER BASED CONTROLLERS SHALL HAVE SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSORS, TYP.

SITE PLAN CONSTRUCTION NOTES:

1. NO GRADING IS REQUIRED FOR THIS CONVENTIONAL ONE-STORY CONCRETE FOUNDATION PROJECT. ALL ALL PROPOSED ADDITION SLABS & NEW FOOTINGS WILL BE CONSTRUCTED ON EXISTING LEVEL HOUSE PAD.
2. SLOPE FINISH GRADE TO DRAIN AWAY FROM ADDITION FOUNDATION SLAB EDGES AT 5% WITHIN 10 FEET FROM ADDITION & SLOPE FINISH GRADE 1 PERCENT TO DRAIN FROM 10 FEET BEYOND THE EDGES OF ALL ADDITIONS & NEW STRUCTURE FOUNDATIONS TYPICAL FOR ALL FINISH GRADES.
3. MAINTAIN EXISTING SITE DRAINAGE PATTERN. REFER TO STORMWATER QUALITY NOTES & BMP NOTES & REQUIREMENTS LISTED ON THIS SITE PLAN.
4. PROJECT GENERAL CONTRACTOR/OWNER SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UNDERGROUND SITE UTILITIES THAT MAY HAVE TO BE RELOCATED PRIOR TO STARTING ANY FOUNDATION EXCAVATION FOR PROJECT ADDITIONS. CONTACT DIGALERT AND SEE ADDITION FOUNDATION AND PROJECT FOUNDATION DETAILS FOR INFORMATION OF LOCATIONS OF NEW FOOTINGS AND PROJECT REQUIREMENTS. RELOCATE EXISTING SITE UTILITIES AS NEEDED AND AS PER ALL CODE REQUIREMENTS.
5. GRADING AND PAVING CONTRACTOR SHALL LOCATE EXISTING ON SITE SEWER LATERAL AND DETERMINE BEST LOCATION TO CONNECT NEW TOILET WASTE LINE INTO EXISTING ON SITE SEWER LATERAL BY FIELD VERIFICATION, TYP.
6. ALL CITY OF SAN DIEGO BEST MANAGEMENT PRACTICES AND EROSION CONTROL MEASURES SHALL BE MAINTAINED CONTINUOUSLY DURING CONSTRUCTION BY GENERAL CONTRACTOR AND PROPERTY OWNER, TYPICAL AND NO EXCEPTION.

LOT COVERAGE NOTE:

EXISTING SITE APN#: 346-422-12-00
EXISTING SITE AREA: .47 ACRES = 20,413 SF.

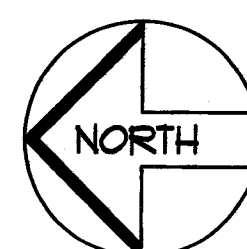
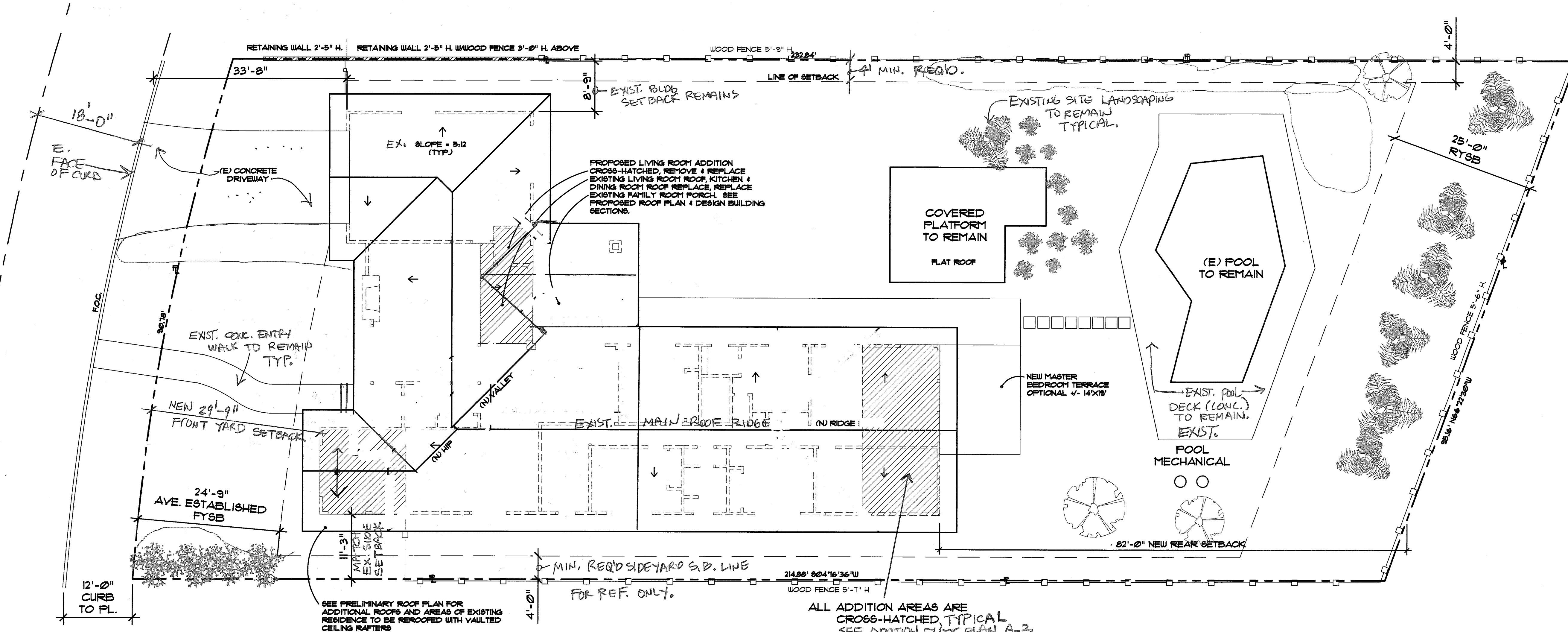
EXISTING LOT COVERAGE = 7378 G.S.F.
GARAGE (730 G.S.F.) + HOUSE (2042 G.S.F.)

EXISTING LOT COVERAGE = 16.5% (INCL. GARAGE)

PROPOSED LOT COVERAGE = 4193 SF. = 20 OK ✓

MAX. LOT COVERAGE ALLOWED = 60% = 12,283 MAX.

PASEO DORADO



1
A-2

ARCHITECTURAL EXISTING SITE/ROOF PLAN

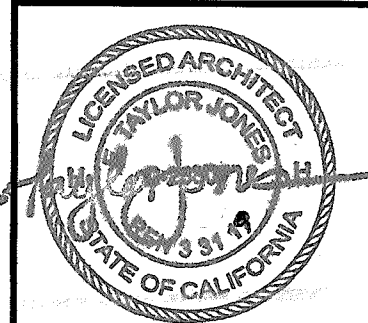
SCALE: 1"=10'-0"

REVISIONS:



TAYLOR JONES ARCHITECTS, INC.
& ASSOCIATES ARCHITECTURE PLANNING

POWAY, CALIFORNIA (858) 513-2533



CONSTRUCTION DOCUMENTS FOR:
CANDELA RESIDENCE
ADDITION/REMODEL
2345 PASEO DORADO
LA JOLLA, CA 92037

TITLE
ARCHITECTURAL (N)
SITE/ROOF PLAN

CHECKED TJA

DATE 12-21-17

SCALE AS SHOWN

DRAWN DA

JOB NO. CANDELA

DWG. NO.

A-2

CANDELA ADDITION SDP #573185
TABLE OF EXISTING AND PROPOSED SITE FAR
AND EXISTING AND PROPOSED BUILDING AREAS,
AND EXISTING AND PROPOSED SITE SETBACKS:

EXISTING LOT AREA = 47 ACRES = 20,473 S.F.
EXISTING SITE FAR = 16.5 %
PROPOSED SITE FAR = 20.4 %

1. EXISTING ONE -STORY HOME LIVING AREA GFA = 2642 S.F.
2. PROPOSED ROOM ADDITION LIVING AREA GFA = 810 S.F.
3. PROPOSED REAR PORCH ADDITION AREA = 280 S.F.
4. PROPOSED INTERIOR REMODEL AREA = 1550 S.F.
5. TOTAL REVISED LIVING AREA GROSS FLOOR AREA = 3452 S.F.
5. EXISTING 2-CAR GARAGE AREA TO REMAIN = 736 S.F.
EXISTING FRONT YARD SETBACK (FYSB) = 33'-8"
PROPOSED FYSB = 29'-9"
EXISTING GARAGE SIDE YARD SETBACK TO REMAIN = 8'-9"
ADDITION TO MATCH EXISTING SIDE YARD SETBACK = 11'-3"

SEE PDFs OF PLANS for proposed site plan, floor plans, proposed elevations

Taylor Jones A.I.A., President
12463 RANCHO BERNARDO RD., #265 • SAN DIEGO, CA 92128 • 858-513-2533
www.taylorjonesarchitects.com • tjonesarch@gmail.com

ACTION ITEMS INFORMATION LIST FOR:
LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD MEETING FEB 26, 2018:

CANDELA ADDITION AND REMODEL SDP DSD Project # 573185
PROJECT ADDRESS: 2345 PASEO DORADO,
LA JOLLA SHORES, CA 92037
SITE APN # 346-422-12-00

APPLICANT CONTACT INFORMATION:

TAYLOR JONES ARCHITECTS
TAYLOR JONES, 16611 ORCHARD BEND RD., POWAY, CA 92064
CELL: 858-513-2533 EMAIL: tjonesarchitectsinc@hotmail.com

PROJECT DESCRIPTION: SEE BELOW

PROPOSED PROJECT SCOPE OF WORK:

CONSTRUCT A ONE STORY HEATED ROOM ADDITION OF 810 S.F.
ATTACHE ADDITIONS TO EXISTING ONE STORY HOME OF 2642 S.F.
EXISTING 736 S.F. GARAGE TO REMAIN. REVISED GFA = 3452 S.F.
REPLACE 1284 S.F. OF EXISTING ROOF AREA WITH NEW ROOF
TRUSSES AND VAULTED CEILINGS IN LIVING ROOM AND
REMODELED KITCHEN AREAS. PROPOSED INTERIOR REMODEL
AREA OF 1550 S.F. REPLACE EXISTING ATTACHED REAR PORCH
OF 280 S.F. ATTACHED REAR PORCH. INSTALL NEW UPDATED
ELECTRICAL AND NEW LIGHTING FOR ENTIRE EXISTING HOME
AND ADDITION. SEE ELECTRIC LIGHTING PLAN. REPLACE
EXISTING CRAWL SPACE NAT. GAS FURNACE WITH NEW
140,000 BTU NAT. GAS FURNACE IN EXISTING CRAWL SPACE.
REPLACE ENTIRE EXISTING DUCTWORK WITH NEW DUCTWORK
TO HEAT EXISTING RESIDENCE PLUS ADDITION AREA.

SEE SITE DEVELOPMENT PERMIT PLANS FOR PROPOSED DETAILED
SCOPE OF WORK. NO GRADING IS REQUIRED FOR PROJECT
MAINTAIN EXISTING SITE DRAINAGE PATTERNS, TYPICAL.

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The City of San Diego
City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 445-5000

Storm Water Requirements Applicability Checklist

FORM DS-560

Project Address: 2345 PASEO DORADO, LA JOLLA, 92037 Project Number (for City Use Only):

SECTION 1. Construction Storm Water BMP Requirements:
All construction sites are required to implement construction BMPs in accordance with the performance standards in the Storm Water Standards Manual. Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP), which is administered by the State Water Resources Control Board.

For all project complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.

PART A: Determine Construction Phase Storm Water Requirements.

1. Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)
☐ Yes; SWPPP required, skip questions 2-4 ☒ No; next question

2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity that results in ground disturbance and contact with storm water runoff?
☒ Yes; WPCP required, skip 3-4 ☐ No; next question

3. Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)
☐ Yes; WPCP required, skip 4 ☒ No; next question

4. Does the project only include the following Permit types listed below?
• Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit.
• Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.
• Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, pot holing, curb and gutter replacement, and retaining wall encroachments.
• Yes; no document required

Check one of the boxes to the right, and continue to PART B:

☐ If you checked "Yes" for question 1, a SWPPP is REQUIRED. Continue to PART B

☒ If you checked "No" for question 1, and checked "Yes" for question 2 or 3, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to PART B.

☐ If you checked "No" for all questions 1-3, and checked "Yes" for question 4, PART B does not apply and no document is required. Continue to Section 2.

1. More information on the City's construction BMP requirements as well as CGP requirements can be found at: www.sandiego.gov/development-services

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.
DS-560 (2-16) PWPS-9

Page 2 of 4 City of San Diego • Development Services Department • Storm Water Requirements Applicability Checklist

PART B: Determine Construction Site Priority

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The City reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. NOTE: The construction priority does NOT change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

Complete PART B and continued to Section 2

1. ☐ ASBS
a. Projects located in the ASBS watershed.

2. ☐ High Priority
a. Projects 1 acre or more determined to be Risk Level 2 or Risk Level 3 per the Construction General Permit and not located in the ASBS watershed.
b. Projects 1 acre or more determined to be LUP Type 2 or LUP Type 3 per the Construction General Permit and not located in the ASBS watershed.

3. ☐ Medium Priority
a. Projects 1 acre or more but not subject to an ASBS or high priority designation.
b. Projects determined to be Risk Level 1 or LUP Type 1 per the Construction General Permit and not located in the ASBS watershed.

4. ☒ Low Priority
a. Projects requiring a Water Pollution Control Plan but not subject to ASBS, high, or medium priority designation.

SECTION 2. Permanent Storm Water BMP Requirements.

Additional information for determining the requirements is found in the Storm Water Standards Manual.

PART C: Determine if Not Subject to Permanent Storm Water Requirements.
Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Storm Water Standards Manual are not subject to Permanent Storm Water BMPs.

If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".

If "no" is checked for all of the numbers in Part C continue to Part D.

1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water? ☐ Yes ☒ No

2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces? ☐ Yes ☒ No

3. Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair). ☐ Yes ☒ No

City of San Diego • Development Services Department • Storm Water Requirements Applicability Checklist Page 3 of 4

PART D: PDP Exempt Requirements.

PDP Exempt projects are required to implement site design and source control BMPs.

If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt".

If "no" was checked for all questions in Part D, continue to Part E.

1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:
• Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;
• Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;
• Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards Manual?
☐ Yes; PDP exempt requirements apply ☒ No; next question

2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Storm Water Standards Manual?
☐ Yes; PDP exempt requirements apply ☒ No; project not exempt. PDP requirements apply

PART E: Determine if Project is a Priority Development Project (PDP).
Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP).

If "yes" is checked for any number in PART E, continue to PART F.

If "no" is checked for every number in PART E, continue to PART F and check the box labeled "Standard Development Project".

1. New Development that creates 10,000 square feet or more of impervious surfaces collectively over the project site. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ☐ Yes ☒ No

2. Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ☐ Yes ☒ No

3. New development or redevelopment of a restaurant. Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC 5812), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface. ☐ Yes ☒ No

4. New development or redevelopment on a hillside. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. ☐ Yes ☒ No

5. New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). ☐ Yes ☒ No

6. New development or redevelopment of streets, roads, highways, freeways, and driveways. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). ☐ Yes ☒ No

Page 4 of 4 City of San Diego • Development Services Department • Storm Water Requirements Applicability Checklist

7. New development or redevelopment discharging directly to an Environmentally Sensitive Area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flow from adjacent lands). ☐ Yes ☒ No

8. New development or redevelopment projects of a retail gasoline outlet (RGO) that creates and/or replaces 5,000 square feet of impervious surface. The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. ☐ Yes ☒ No

9. New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surface. Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539. ☐ Yes ☒ No

10. Other Pollutant Generating Project. The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sq ft of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces or if they sheet flow to surrounding pervious surfaces. ☐ Yes ☒ No

PART F: Select the appropriate category based on the outcomes of PART C through PART E.

1. The project is NOT SUBJECT TO STORM WATER REQUIREMENTS. ☒

2. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. ☒

3. The project is PDP EXEMPT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. ☐

4. The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control, and structural pollutant control BMP requirements apply. See the Storm Water Standards Manual for guidance on determining if project requires a hydromodification plan management. ☐

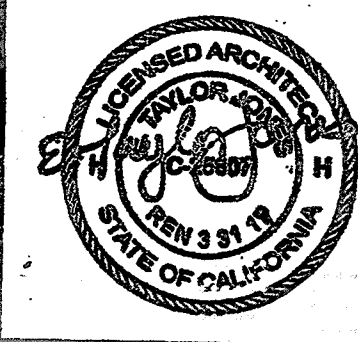
Name of Owner or Agent (Please Print): PROJECT ARCHITECT.
Signature: [Signature] Date: 8/26/2017

REVISIONS:



TAYLOR JONES ARCHITECTS, INC.
& ASSOCIATES ARCHITECTURE PLANNING

POWAY, CALIFORNIA (858) 513-2533



CONSTRUCTION DOCUMENTS FOR:
CANDELA RESIDENCE
ADDITION/REMODEL
2345 PASEO DORADO
LA JOLLA, CA 92037

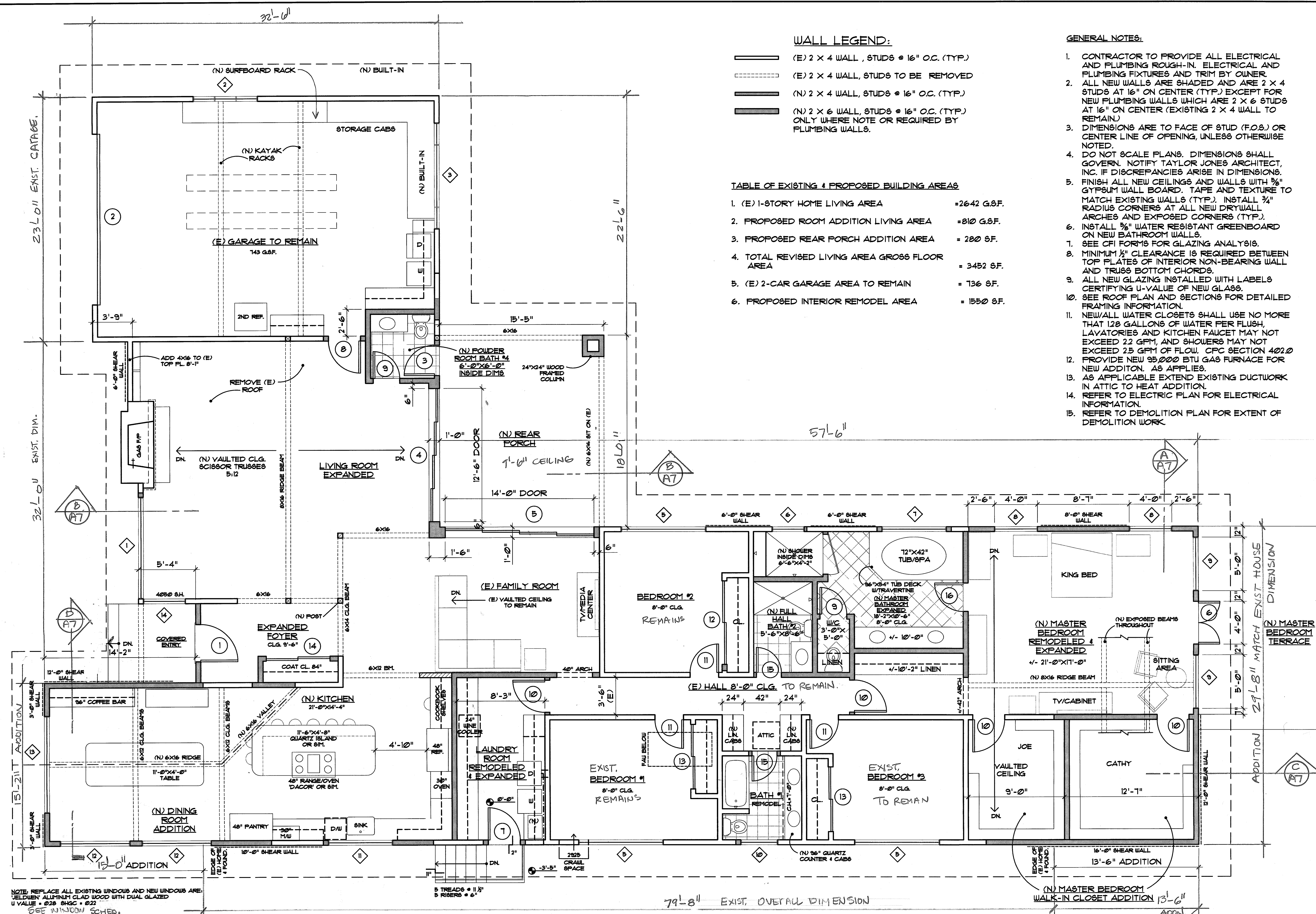
FORM DS-560

STORM WATER
REQUIREMENTS
APPLICABILITY

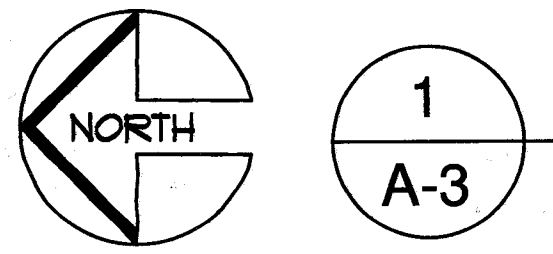
CHECKLIST

CHECKED TJA
DATE 12-21-17
SCALE AS SHOWN
DRAWN TJA
JOB NO. CANDELA
DWG. NO.

A-2.1



NOTE: REPLACE ALL EXISTING WINDOWS AND NEW WINDOWS ARE:
VELUX® ALUMINUM CLAD WOOD WITH DUAL GLAZED
U VALUE = .028 SHGC = .022
SEE WINDOW SCHED.



PROPOSED ADDITION & REMODEL AREAS FLOOR PLAN
SCALE: 1/4"=1'-0"

WALL LEGEND:

- (E) 2 X 4 WALL, STUDS @ 16" O.C. (TYP.)
- (E) 2 X 4 WALL, STUDS TO BE REMOVED
- (N) 2 X 4 WALL, STUDS @ 16" O.C. (TYP.)
- (N) 2 X 6 WALL, STUDS @ 16" O.C. (TYP.) ONLY WHERE NOTE OR REQUIRED BY PLUMBING WALLS.

TABLE OF EXISTING & PROPOSED BUILDING AREAS

1. (E) 1-STORY HOME LIVING AREA	= 2642 G.S.F.
2. PROPOSED ROOM ADDITION LIVING AREA	= 810 G.S.F.
3. PROPOSED REAR PORCH ADDITION AREA	= 280 S.F.
4. TOTAL REVISED LIVING AREA GROSS FLOOR AREA	= 3452 S.F.
5. (E) 2-CAR GARAGE AREA TO REMAIN	= 136 S.F.
6. PROPOSED INTERIOR REMODEL AREA	= 1550 S.F.

GENERAL NOTES:

- CONTRACTOR TO PROVIDE ALL ELECTRICAL AND PLUMBING ROUGH-IN. ELECTRICAL AND PLUMBING FIXTURES AND TRIM BY OWNER.
- ALL NEW WALLS ARE SHADED AND ARE 2 X 4 STUDS AT 16" ON CENTER (TYP.) EXCEPT FOR NEW PLUMBING WALLS WHICH ARE 2 X 6 STUDS AT 16" ON CENTER (EXISTING 2 X 4 WALL TO REMAIN).
- DIMENSIONS ARE TO FACE OF STUD (F.O.S.) OR CENTER LINE OF OPENING, UNLESS OTHERWISE NOTED.
- DO NOT SCALE PLANS. DIMENSIONS SHALL GOVERN. NOTIFY TAYLOR JONES ARCHITECT, INC. IF DISCREPANCIES ARISE IN DIMENSIONS.
- FINISH ALL NEW CEILINGS AND WALLS WITH 5/8" GYPSUM WALL BOARD. TAPE AND TEXTURE TO MATCH EXISTING WALLS (TYP.). INSTALL 3/4" RADIUS CORNERS AT ALL NEW DRYWALL ARCHES AND EXPOSED CORNERS (TYP.).
- INSTALL 5/8" WATER RESISTANT GREENBOARD ON NEW BATHROOM WALLS.
- SEE CFI FORMS FOR GLAZING ANALYSIS.
- MINIMUM 1/2" CLEARANCE IS REQUIRED BETWEEN TOP PLATES OF INTERIOR NON-BEARING WALL AND TRUSS BOTTOM CHORDS.
- ALL NEW GLAZING INSTALLED WITH LABELS CERTIFYING U-VALUE OF NEW GLASS.
- SEE ROOF PLAN AND SECTIONS FOR DETAILED FRAMING INFORMATION.
- NEW/ALL WATER CLOSETS SHALL USE NO MORE THAN 128 GALLONS OF WATER PER FLUSH. LAVATORIES AND KITCHEN FAUCET MAY NOT EXCEED 2.2 GPM, AND SHOWERS MAY NOT EXCEED 2.5 GPM OF FLOW. CPC SECTION 402.0
- PROVIDE NEW 95,000 BTU GAS FURNACE FOR NEW ADDITION. AS APPLIES.
- AS APPLICABLE EXTEND EXISTING DUCTWORK IN ATTIC TO HEAT ADDITION.
- REFER TO ELECTRIC PLAN FOR ELECTRICAL INFORMATION.
- REFER TO DEMOLITION PLAN FOR EXTENT OF DEMOLITION WORK.

WALL LEGEND:

- (E) 2 X 4 WALL, STUDS @ 16" O.C. (TYP.)
- (N) 2 X 4 WALL

REVISIONS:

TAYLOR JONES ARCHITECTS, INC.
& ASSOCIATES ARCHITECTURE PLANNING
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CONSTRUCTION DOCUMENTS FOR:
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PROPOSED FLOOR
PLAN

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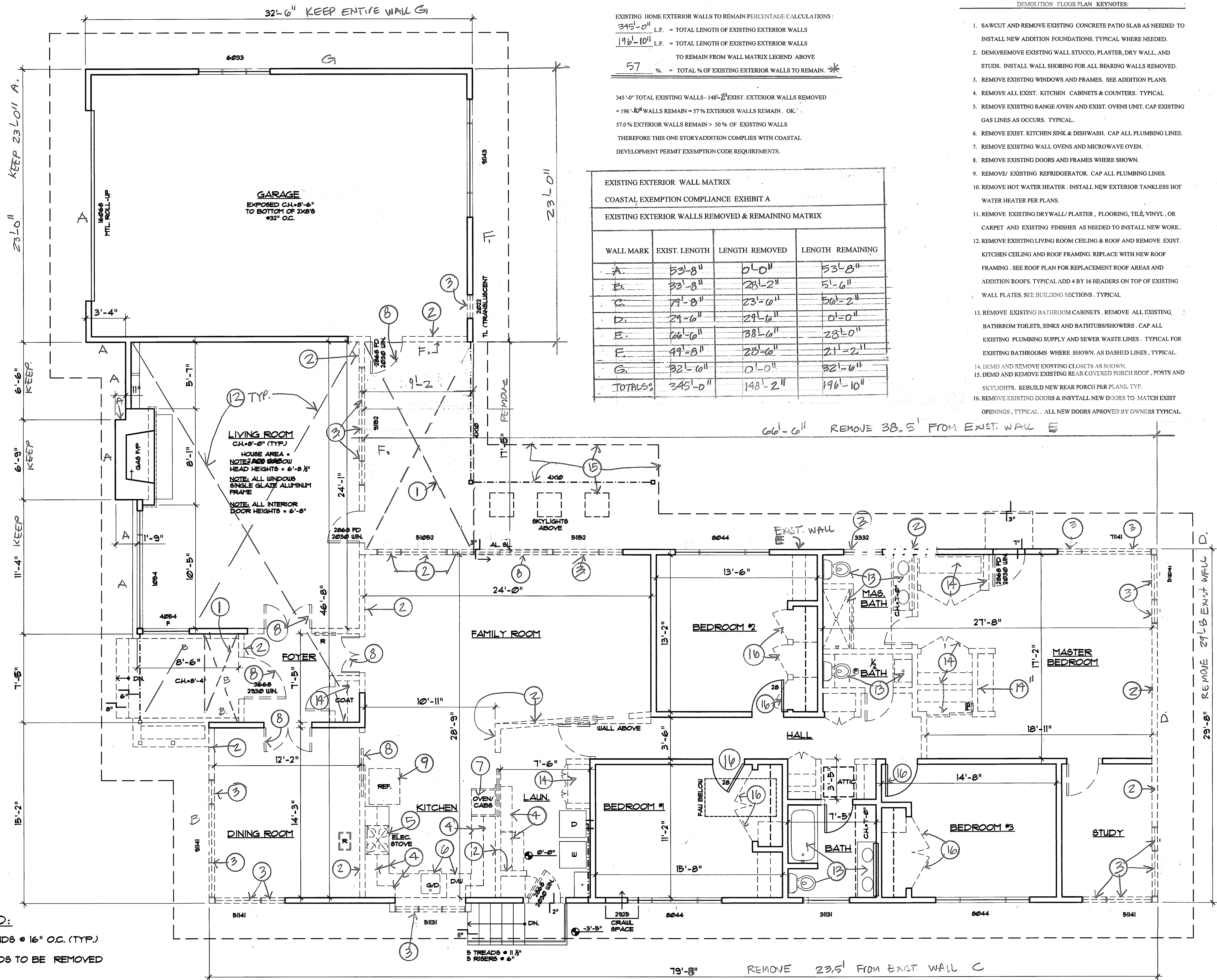
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JOB NO. CANDELA

DWG. NO. A-3

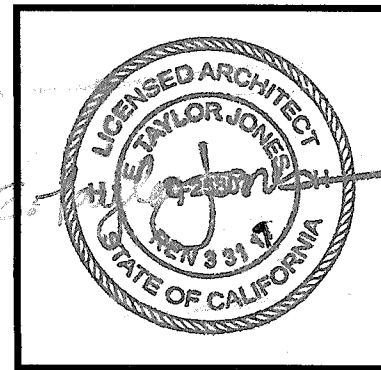
SHEET 2 OF 3



- DEMOLITION FLOOR PLAN KEYNOTES:
1. SAWCUT AND REMOVE EXISTING CONCRETE PATIO SLAB AS NEEDED TO INSTALL NEW ADDITION FOUNDATIONS. TYPICAL WHERE NEEDED.
 2. DEMO/REMOVE EXISTING WALL STUCCO, PLASTER, DRY WALL, AND STUDS. INSTALL WALL SHORING FOR ALL BEARING WALLS REMOVED.
 3. REMOVE EXISTING WINDOWS AND FRAMES. SEE ADDITION PLANS.
 4. REMOVE ALL EXIST. KITCHEN CABINETS & COUNTERS. TYPICAL
 5. REMOVE EXISTING RANGE/OVEN AND EXIST. OVENS UNIT. CAP EXISTING GAS LINES AS OCCURS. TYPICAL.
 6. REMOVE EXIST. KITCHEN SINK & DISHWASH. CAP ALL PLUMBING LINES.
 7. REMOVE EXISTING WALL OVENS AND MICROWAVE OVEN.
 8. REMOVE EXISTING DOORS AND FRAMES WHERE SHOWN.
 9. REMOVE/ EXISTING REFRIGERATOR. CAP ALL PLUMBING LINES.
 10. REMOVE HOT WATER HEATER. INSTALL NEW EXTERIOR TANKLESS HOT WATER HEATER PER PLANS.
 11. REMOVE EXISTING DRYWALL/ PLASTER, FLOORING, TILE, VINYL, OR CARPET AND EXISTING FINISHES AS NEEDED TO INSTALL NEW WORK.
 12. REMOVE EXISTING LIVING ROOM CEILING & ROOF AND REMOVE EXIST. KITCHEN CEILING AND ROOF FRAMING. REPLACE WITH NEW ROOF FRAMING. SEE ROOF PLAN FOR REPLACEMENT ROOF AREAS AND ADDITION ROOFS. TYPICAL ADD 4 BY 16 HEADERS ON TOP OF EXISTING WALL PLATES. SEE BUILDING SECTIONS. TYPICAL
 13. REMOVE EXISTING BATHROOM CABINETS. REMOVE ALL EXISTING BATHROOM TOILETS, SINKS AND BATHTUBS/SHOWERS. CAP ALL EXISTING PLUMBING SUPPLY AND SEWER WASTE LINES. TYPICAL FOR EXISTING BATHROOMS WHERE SHOWN. AS DASHED LINES. TYPICAL.
 14. DEMO AND REMOVE EXISTING CLOSETS AS SHOWN.
 15. DEMO AND REMOVE EXISTING REAR COVERED PORCH ROOF, POSTS AND SKYLIGHTS. REBUILD NEW REAR PORCH PER PLANS. TYP.
 16. REMOVE EXISTING DOORS & INSTALL NEW DOORS TO MATCH EXIST OPENINGS. TYPICAL. ALL NEW DOORS APPROVED BY OWNERS TYPICAL.

REVISIONS:

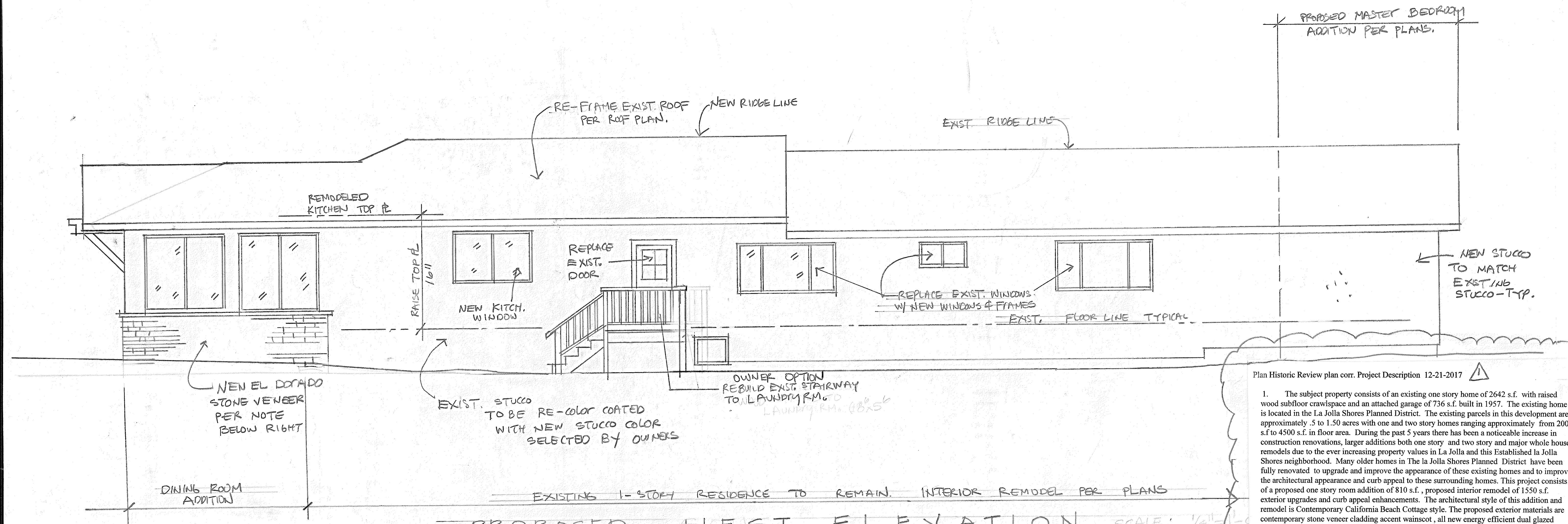
TAYLOR JONES ARCHITECTS, INC.
 & ASSOCIATES ARCHITECTURE PLANNING
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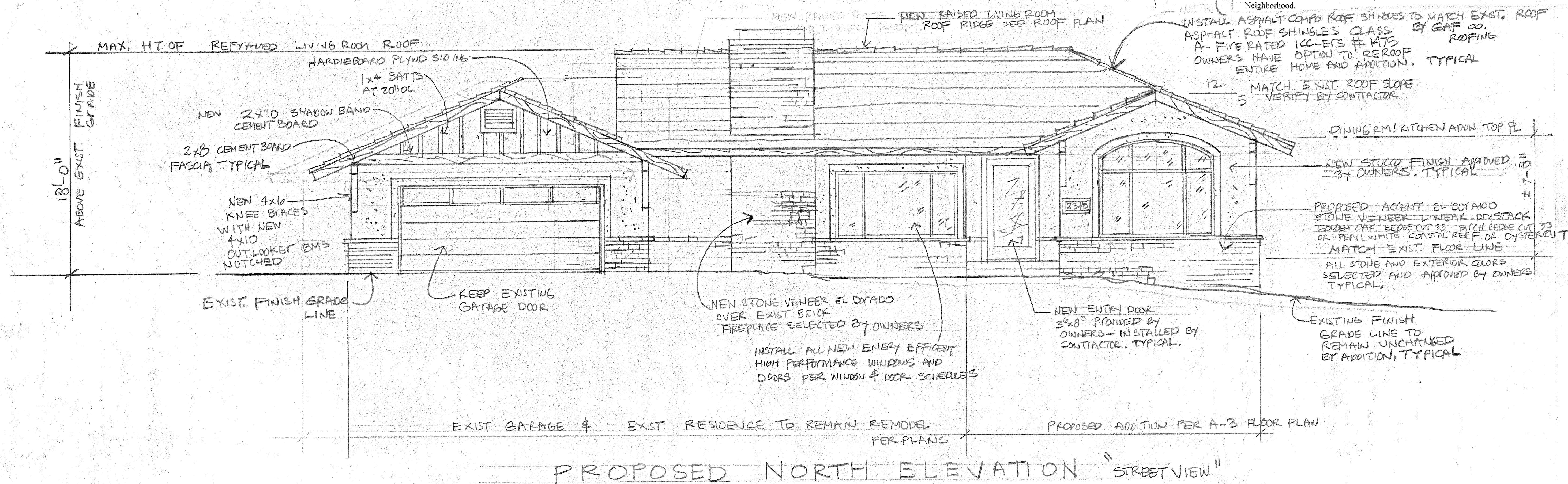
CONSTRUCTION DOCUMENTS FOR:
CANDELA RESIDENCE
 ADDITION/REMODEL
 2345 PASSEO DORADO
 LA JOLLA, CA 92037

TITLE
 (E) FLOOR PLAN / DEMOLITION FLOOR PLAN

CHECKED	TJA
DATE	12-21-17
SCALE	AS SHOWN
DRAWN	DA
JOB NO.	CANDELA
DWG. NO.	A-4
SHEET 9 OF 9	

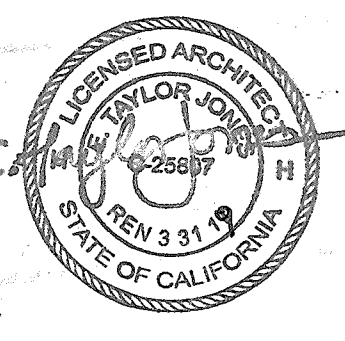
Plan Historic Review plan corr. Project Description 12-21-2017 

1. The subject property consists of an existing one story home of 2642 s.f. with raised wood subfloor crawspace and an attached garage of 736 s.f. built in 1957. The existing home is located in the La Jolla Shores Planned District. The existing parcels in this development are approximately .5 to 1.50 acres with one and two story homes ranging approximately from 2000 s.f to 4500 s.f. in floor area. During the past two years there has been a noticeable increase in construction renovations, larger additions both one story and two story and major whole house remodels due to the ever increasing property values in La Jolla and this Established La Jolla Shores neighborhood. Many older homes in The La Jolla Shores Planned District have been fully renovated to upgrade and improve the appearance of these existing homes and to improve the architectural appearance and curb appeal to these surrounding homes. This project consists of a proposed one story room addition of 810 s.f., proposed interior remodel of 1550 s.f. exterior upgrades and curb appeal enhancements. The architectural style of this addition and remodel is Contemporary California Beach Cottage style. The proposed exterior materials are contemporary stone veneer cladding adjacent wainscot, all new energy efficient dual glazed windows, low maintenance stucco walls, Accent wood siding above garage gable roof. All proposed addition roofs will match existing asphalt composition shingle roof to remain on existing roof. The existing brick chimney will be covered with stone veneer to match. The fully renovated and updated exterior materials and Contemporary Beach Cottage Architectural Style of this project will match many of the recently remodeled contemporary beach cottage style homes in this neighborhood and this project will enhance and help improve the property values in the Immediate La Jolla Shores Planned District and thereby be beneficial to the residents in the neighbor hood. Updating and improving this existing home it will be consistent with the many recently fully remodeled homes in this La Jolla Shores Neighborhood.



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CONSTRUCTION DOCUMENTS FOR:

CANDELA RESIDENCE
ADDITION/REMODEL

2345 PASEO DORADO
LA JOLLA, CA 92037

12-21-17
SDP

PLAN HISTORIC
PLAN CORR. A

TITLE

PROPOSED
BUILDING
ELEVATIONS
SCHEME 'D'

CHECKED TJA

DATE 12-21-17

SCALE AS SHOWN

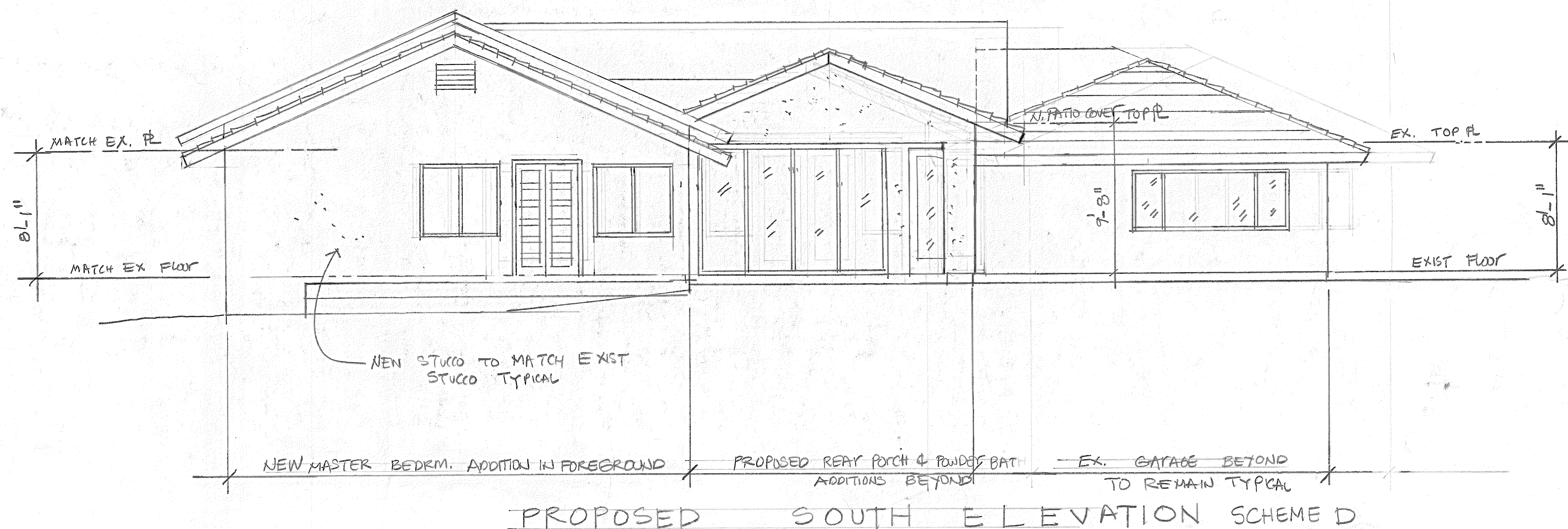
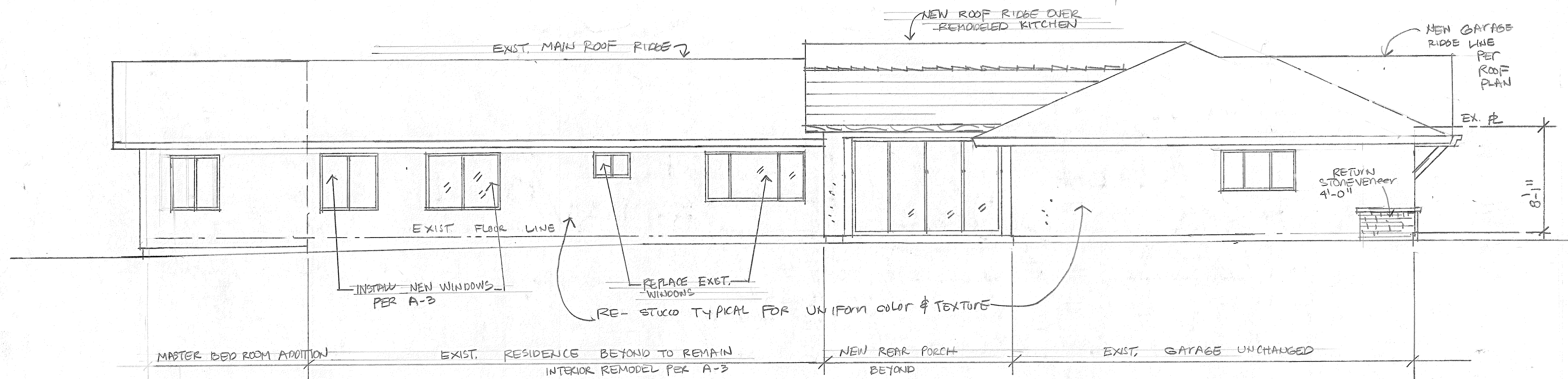
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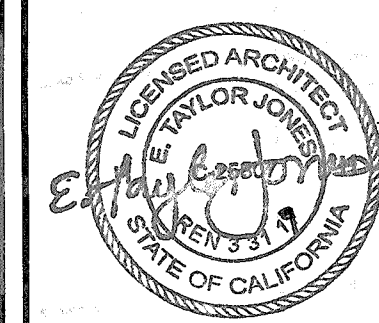


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CONSTRUCTION DOCUMENTS FOR:
CANDELA RESIDENCE
ADDITION/REMODEL
2345 PASEO DORADO
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TITLE
PROPOSED
BUILDING
ELEVATIONS

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DATE 12-21-17

SCALE AS SHOWN

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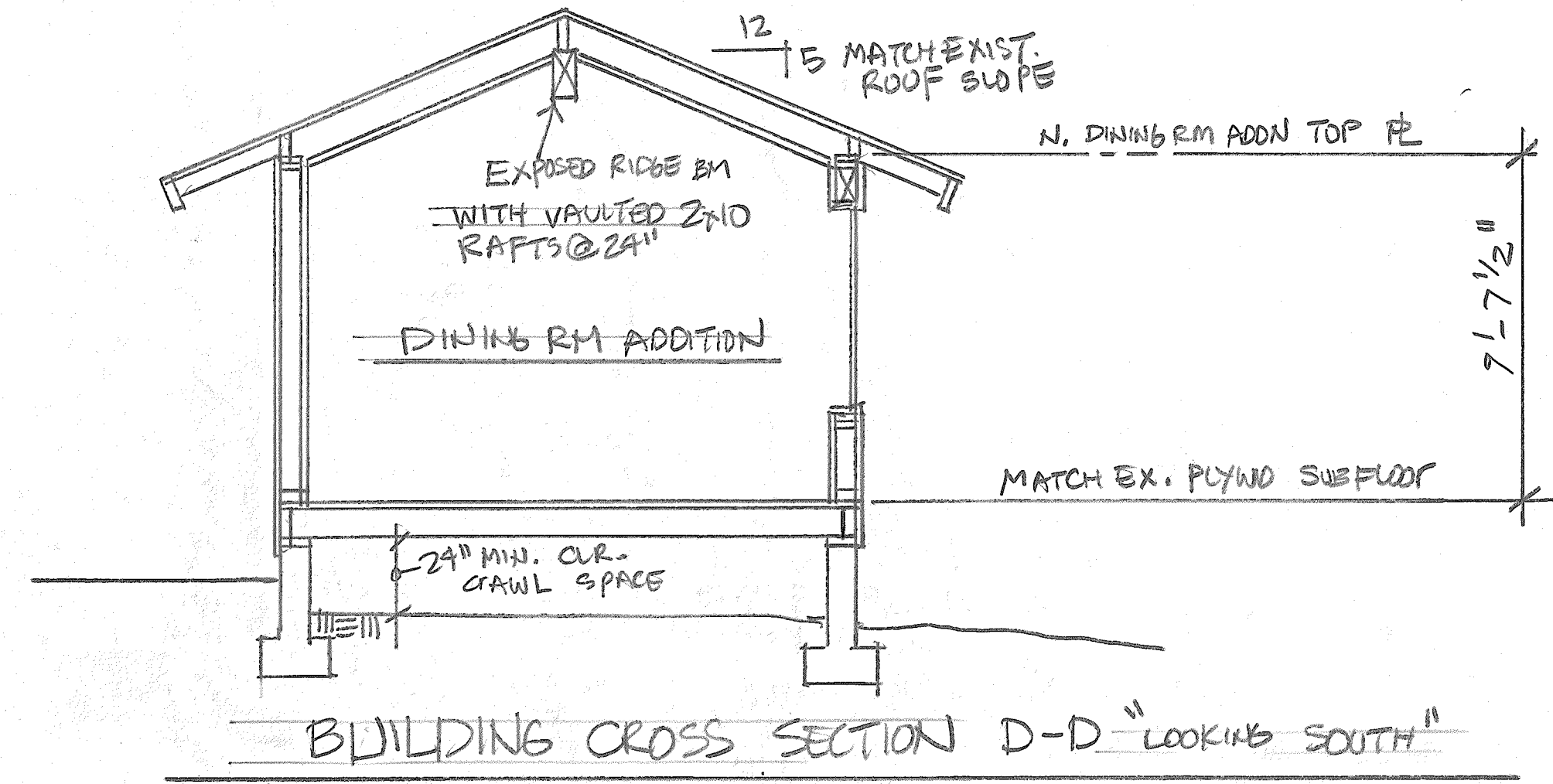
JOB NO. CANDELA

DWG. NO.

A-6

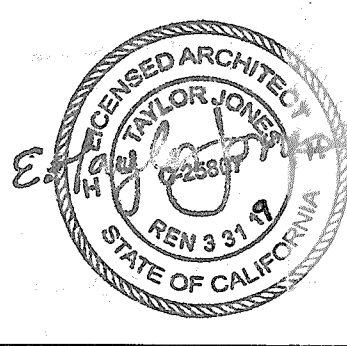
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AND ALL DAY.



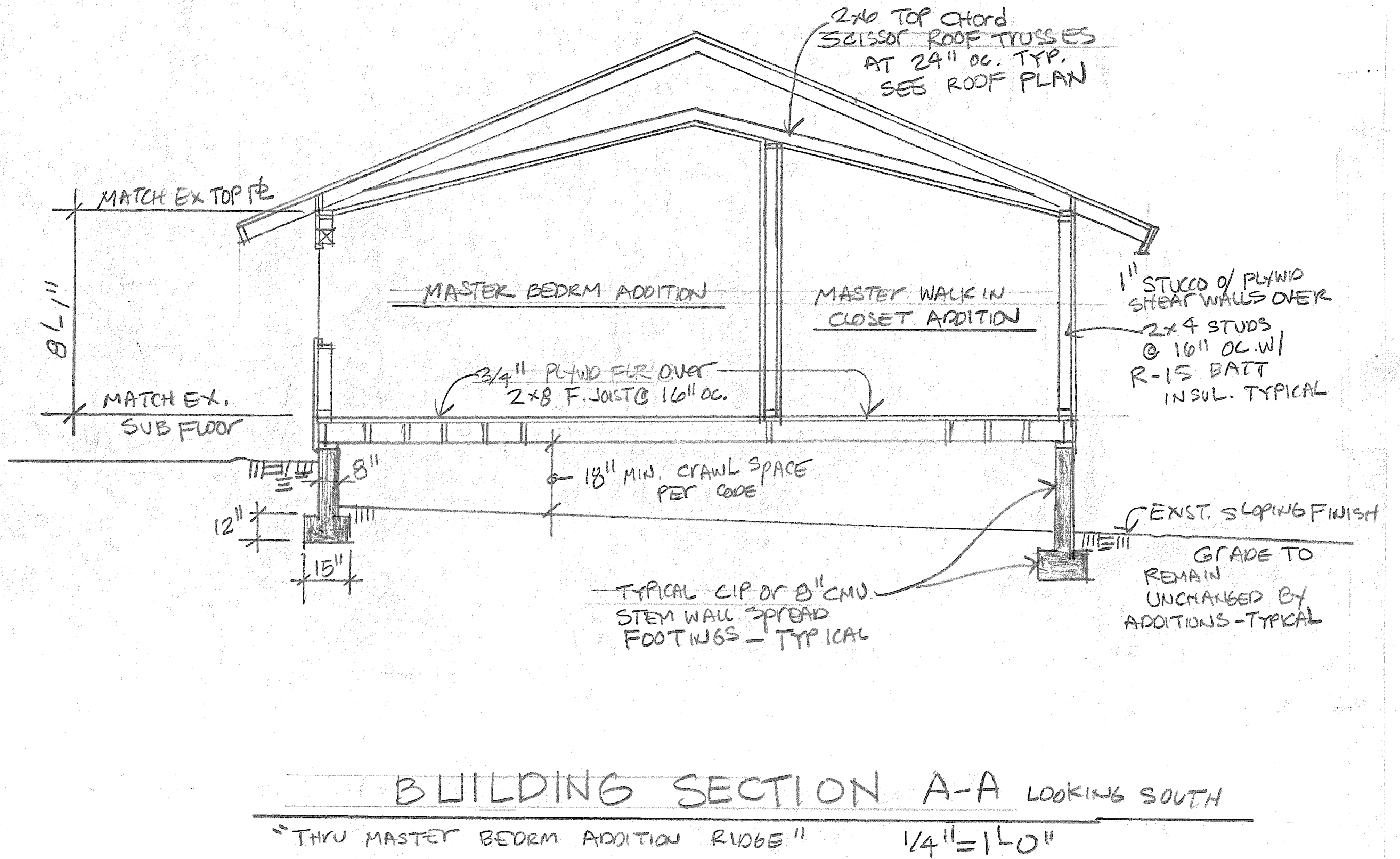
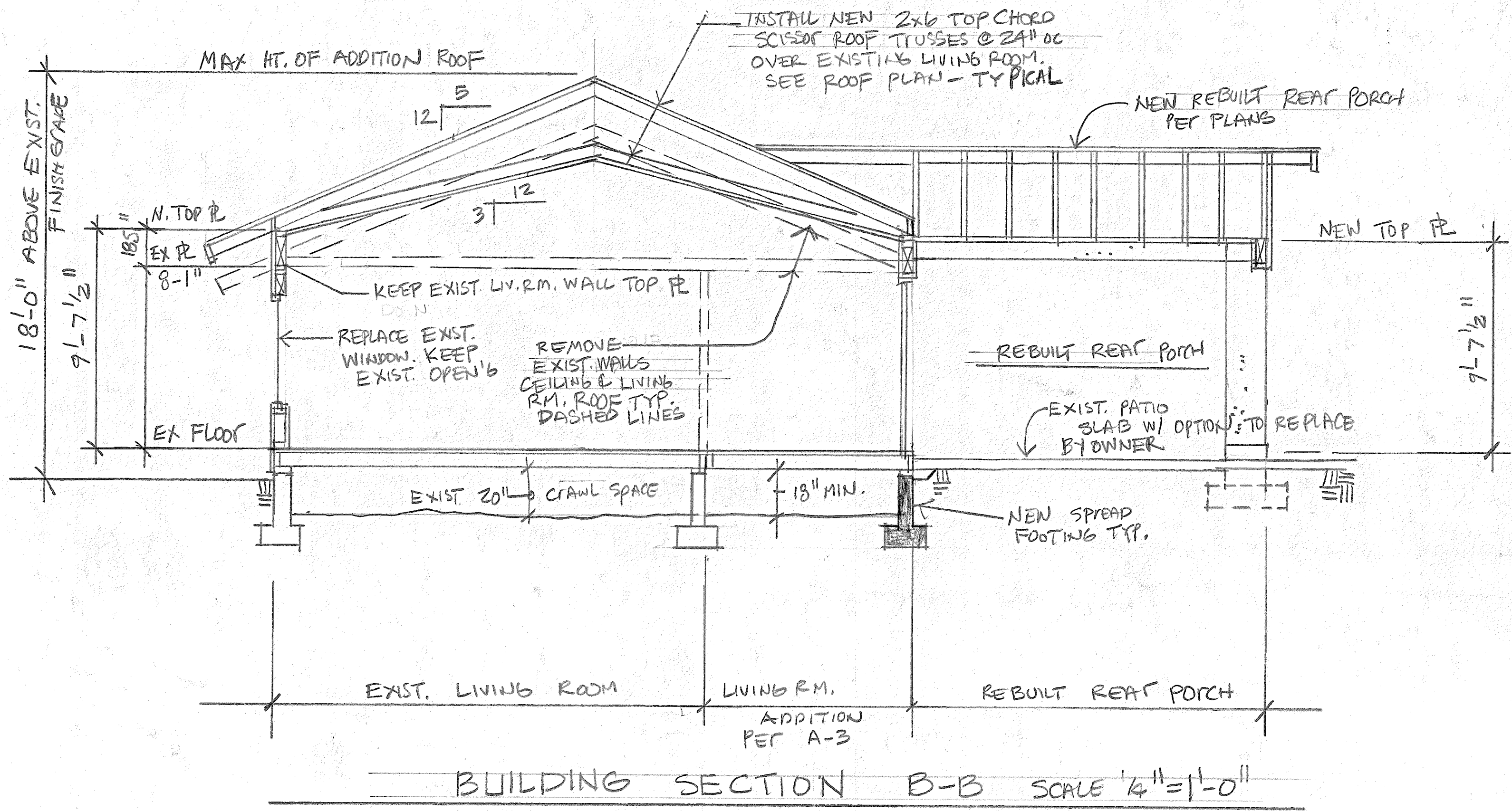
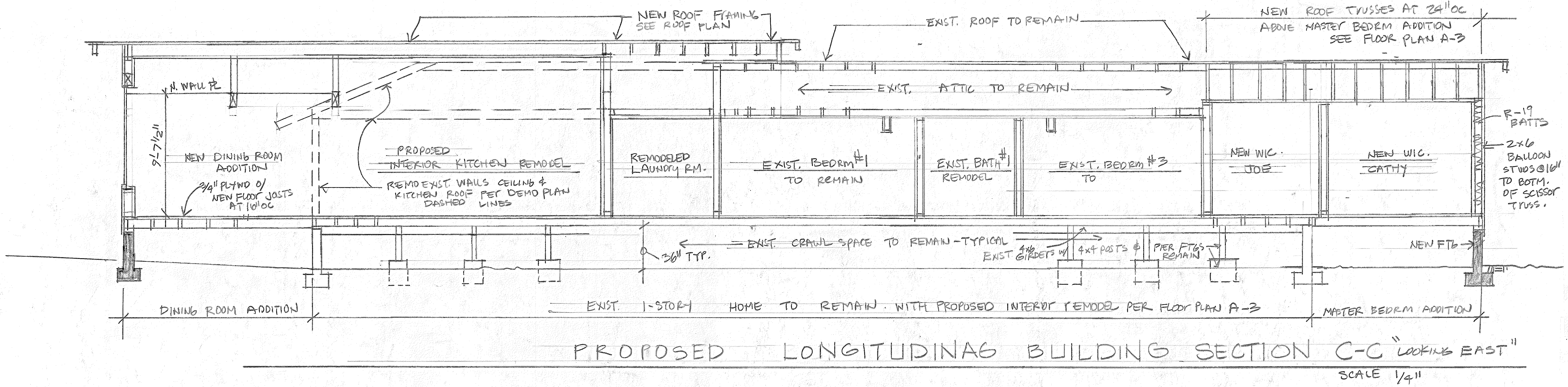
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CONSTRUCTION DOCUMENTS FOR:
CANDELA RESIDENCE
ADDITION/REMODEL
2345 PASEO DORADO
LA JOLLA, CA 92037

TITLE	
BUILDING SECTIONS	
CHECKED	TJA
DATE	12-21-17
SCALE	AS SHOWN
DRAWN	TJA
JOB NO.	CANDELA
DRWG. NO.	A-7
SHEET	



"THRU MASTER BEDRM ADDITION RIDGE" 1/4" = 1'-0"

DOOR SCHEDULE								
SYMB.	SIZE/TYPE	QTY.	COMMENTS/FIRE RATING	STATUS	GLAZING AREA	U-VALUE	SHGC	SYMB.
1	42" X 96"	1	EXTERIOR DOOR	NEW				1
2	16'-0" X 6'-8"	1	METAL ROLL-UP DOOR	EXIST.				2
3	34" X 80"	1	EXTERIOR DOOR	NEW				3
4	12'-0" X 8'-0" (4-3'X8') ROLLING JELD WEN DOORS	1	JELD WEN ALUM. CLAD WOOD ROLLING DRs.	NEW		.32	.25	4
5	14'-0" X 8'-0" 4-3'-6"X8'-0" ROLLING DOORS	1	'JELDWEN' ALUM/CLAD WD. ROLLING DOORS	NEW		.32	.25	5
6	4'-0" X 7'-6" ANTIQUE FRENCH DOORS	1	DOUBLE WOOD DOORS EXTERIOR PROVIDE BY OWNER INSTALLED BY CONTRACTOR	NEW		.32	.25	6
7	36" X 80"	1	EXTERIOR DOOR W/COMBUSTION VENT	NEW				7
8	36" X 96"	1	SOLID CORE GARAGE DOOR	NEW				8
9	30" X 80"	1		NEW				9
10	36" X 80"	3	INTERIOR DOORS	NEW				10
11	EXISTING DIMENSIONS	3		EXIST.				11
12	7'-10" X 6'-8"	1	DOUBLE SLIDING CLOSET DOORS	NEW				12
13	6'-0" X 6'-8"	2	DOUBLE SLIDING CLOSET DOORS	NEW				13
14	5'-0" X 6'-8"	1	DOUBLE SLIDING COAT CLOSET DOORS	NEW				14
15	28" X 80"	2		NEW				15
16	32" X 80"	1		NEW				16
		TOTAL PROPOSED GLAZING AREA =			-			

WINDOW SCHEDULE								
SYMB.	SIZE/TYPE	QTY.	COMMENTS/FIRE RATING	STATUS	GLAZING AREA	U-VALUE	SHGC	SYMB.
1	3'-6" X 5'-0" XOx	1	REPLACE	EXIST.	17.5 SF.	.32	.25	1
2	6'-0" X 3'-3" FIXED	1	REPLACE	EXIST.	19.5 SF.			2
3	10'-0" X 4'-3" CASE/FIXED/CASE	1	REPLACE	EXIST.	42.5 SF.			3
4	3'-0" X 6'-0" S.H.	1	LIVING ROOM	NEW	36 SF.			4
5	8'-0" X 4'-0" XOx	3	REPLACE BEDROOM WINDOWS	EXIST.	96 SF.			5
6	3'-0" X 2'-0" XO	1	SHOWER, TEMPERED	NEW	6 SF.			6
7	6'-0" X 4'-6" XO	1	TUB/SPA, TEMPERED	NEW	27 SF.			7
8	5'-0" X 4'-6" XO	2	MASTER BEDROOM	NEW	45 SF.			8
9	5'-0" X 4'-6" XO	2	MASTER BEDROOM, TEMPERED	NEW	45 SF.			9
10	3'-6" X 2'-0" XO	1	REPLACE	EXIST.	7 SF.			10
11	6'-0" X 4'-6" XO	1	KITCHEN, TEMPERED	NEW	27 SF.			11
12	6'-6" X 7'-0" FIXED	2	DINING ROOM	NEW	91 SF.			12
13	9'-0" X 7'-0" XOx	1	DINING ROOM	NEW	63 SF.	↓	↓	13
14	4'-0" X 5'-0" S.H.	1	REPLACE	EXIST.	20 SF.	.32	.25	14
			TOTAL PROPOSED GLAZING AREA =		542.5 SF.			

WINDOW & DOOR NOTES/SPECIFICATIONS

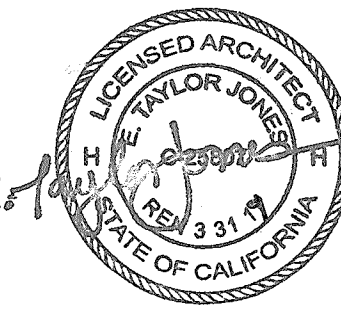
1. ALL PROJECT WINDOWS AND SLIDING DOORS ARE DUAL GLAZED "TUSCANY LINE VINYL WINDOWS AND VINYL SLIDING DOORS BY MILGARD WINDOW CO." CONTRACTOR SHALL CONFIRM.
2. OWNERS SHALL REVIEW AND APPROVE WINDOW ORDER IN WRITING FOR SIZE, TYPES, GRIDS, QUANTITY AND GLASS TYPE PRIOR TO CONTRACTOR PLACING ORDER WITH SUPPLIER.
3. INSTALL IMPROVED WINDOW FLASHING AT ALL EXTERIOR WINDOW AND DOOR OPENINGS. WEATHERSTRIP AND SEAL ALL WINDOW AND DOOR OPENINGS PER TITLE-24 REQUIREMENTS.
4. CONTRACTOR SHALL INSTALL ALL WINDOWS AND DOORS PER MANUFACTURER INSTRUCTIONS AND SPECIFICATIONS.
5. VERIFY SIZE OF ALL WINDOW GRIDS AND CONFIRM WINDOWS WITH GRIDS PER EXTERIOR ELEVATIONS PRIOR TO ORDERING WINDOWS.
6. OWNERS SHALL REVIEW DOOR ORDERS CAREFULLY AND APPROVE IN WRITING PRIOR TO CONTRACTOR PLACING ORDER WITH SUPPLIER.
7. CONTRACTOR SHALL PROVIDE AND INSTALL ALL DOOR HARDWARE.
8. CONTRACTOR TO PRIME AND PAINT WITH SEMI-GLOSS ENAMEL OR EGGSHELL OR STAIN/SEALER SELECTED BY OWNER. STAIN OR PAINT FINISH ALL DOORS.
9. CONTRACTOR TO PROVIDE AND INSTALL 4 1/2" (111) PAINT GRADE COLONIAL DOOR CASING AT ALL DOOR FRAMES OR MATCH EXISTING DOOR CASING.
10. ALL COLORS AND DOOR FINISHES SELECTED BY OWNERS.
11. CONTRACTOR SHALL INSTALL APPROVED WINDOW FLASHING AND WEATHERSTRIPPING TO ALL EXTERIOR WINDOW AND DOOR OPENINGS.
12. ALL EXTERIOR DOORS TO BE 1 3/4" THICK, PRE-HUNG METAL OR WOOD AND MATCHING PRE-FRIMED FRAMES PER SCHEDULE.
13. ALL PROJECT WINDOWS AND SLIDING GLASS DOORS SHALL BE FULLY TEMPERED PER VERY HIGH FIRE HAZARD SEVERITY NOTES AND FIRE CODE REQUIREMENTS ON EXTERIOR BUILDING ELEVATIONS, TYPICAL.

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CONSTRUCTION DOCUMENTS FOR:
CANDELA RESIDENCE
ADDITION/REMODEL
2345 PASEO DORADO
LA JOLLA, CA 92037

TITLE

DOOR & WINDOW
SCHEDULES

CHECKED TJA

DATE 12-21-17

SCALE AS SHOWN

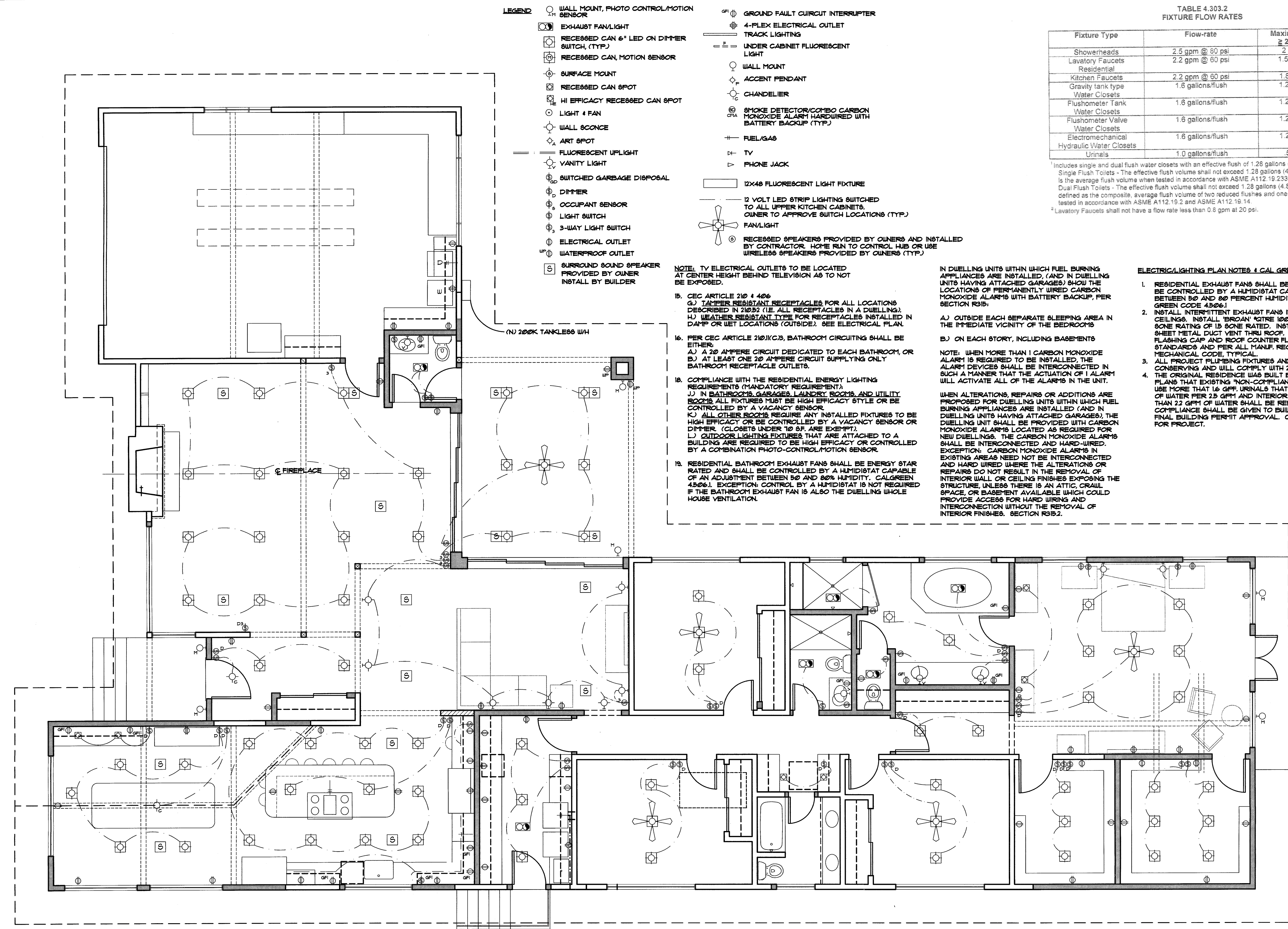
DRAWN DA

JOB NO. CANDELA

DWG. NO.

A-9

SHEET - OF -



- LEGEND**
- WALL MOUNT, PHOTO CONTROL/MOTION SENSOR
 - EXHAUST FAN/LIGHT
 - RECESSED CAN 6" LED ON DIMMER SWITCH, (TYP.)
 - RECESSED CAN, MOTION SENSOR
 - SURFACE MOUNT
 - RECESSED CAN SPOT
 - HI EFFICACY RECESSED CAN SPOT
 - LIGHT & FAN
 - WALL SCONCE
 - ART SPOT
 - FLUORESCENT UPLIGHT
 - VANITY LIGHT
 - SWITCHED GARBAGE DISPOSAL
 - DIMMER
 - OCCUPANT SENSOR
 - LIGHT SWITCH
 - 3-WAY LIGHT SWITCH
 - ELECTRICAL OUTLET
 - WATERPROOF OUTLET
 - SURROUND SOUND SPEAKER PROVIDED BY OWNER INSTALL BY BUILDER
 - GROUND FAULT CIRCUIT INTERRUPTER
 - 4-PLEX ELECTRICAL OUTLET
 - TRACK LIGHTING
 - UNDER CABINET FLUORESCENT LIGHT
 - WALL MOUNT
 - ACCENT PENDANT
 - CHANDELIER
 - SMOKE DETECTOR/COMBO CARBON MONOXIDE ALARM W/ BATTERY BACKUP (TYP.)
 - FUEL/GAS
 - TV
 - PHONE JACK
 - 12X48 FLUORESCENT LIGHT FIXTURE
 - 12 VOLT LED STRIP LIGHTING SWITCHED TO ALL UPPER KITCHEN CABINETS, OWNER TO APPROVE SWITCH LOCATIONS (TYP.)
 - FAN/LIGHT
 - RECESSED SPEAKERS PROVIDED BY OWNERS AND INSTALLED BY CONTRACTOR. HOME RUN TO CONTROL HUB OR USE WIRELESS SPEAKERS PROVIDED BY OWNERS (TYP.)

NOTE: TV ELECTRICAL OUTLETS TO BE LOCATED AT CENTER HEIGHT BEHIND TELEVISION AS TO NOT BE EXPOSED.

15. CEC ARTICLE 210 & 406
G) TAMPER RESISTANT RECEPTACLES FOR ALL LOCATIONS DESCRIBED IN 210.52 (I.E. ALL RECEPTACLES IN A DWELLING).
H) WEATHER RESISTANT TYPE FOR RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE). SEE ELECTRICAL PLAN.

16. PER CEC ARTICLE 210.11(C)(3), BATHROOM CIRCUITING SHALL BE EITHER:
A) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM, OR
B) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS.

18. COMPLIANCE WITH THE RESIDENTIAL ENERGY LIGHTING REQUIREMENTS (MANDATORY REQUIREMENTS):
J) IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, ALL FIXTURES MUST BE HIGH EFFICACY STYLE OR BE CONTROLLED BY A VACANCY SENSOR.
K) ALL OTHER ROOMS REQUIRE ANY INSTALLED FIXTURES TO BE HIGH EFFICACY OR BE CONTROLLED BY A VACANCY SENSOR OR DIMMER. (CLOSETS UNDER 10 SF. ARE EXEMPT).
L) OUTDOOR LIGHTING FIXTURES THAT ARE ATTACHED TO A BUILDING ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTO-CONTROL/MOTION SENSOR.

19. RESIDENTIAL BATHROOM EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROLLED BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50% AND 80% HUMIDITY. CALGREEN 4506.1. EXCEPTION: CONTROL BY A HUMIDISTAT IS NOT REQUIRED IF THE BATHROOM EXHAUST FAN IS ALSO THE DWELLING WHOLE HOUSE VENTILATION.

IN DWELLING UNITS WITHIN WHICH FUEL BURNING APPLIANCES ARE INSTALLED, (AND IN DWELLING UNITS HAVING ATTACHED GARAGES) SHOW THE LOCATIONS OF PERMANENTLY WIRED CARBON MONOXIDE ALARMS WITH BATTERY BACKUP, PER SECTION R315.

A) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS

B) ON EACH STORY, INCLUDING BASEMENTS

NOTE: WHEN MORE THAN 1 CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF 1 ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT.

WHEN ALTERATIONS, REPAIRS OR ADDITIONS ARE PROPOSED FOR DWELLING UNITS WITHIN WHICH FUEL BURNING APPLIANCES ARE INSTALLED (AND IN DWELLING UNITS HAVING ATTACHED GARAGES), THE DWELLING UNIT SHALL BE PROVIDED WITH CARBON MONOXIDE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. THE CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED AND HARD WIRED. EXCEPTION: CARBON MONOXIDE ALARMS IN EXISTING AREAS NEED NOT BE INTERCONNECTED AND HARD WIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR HARD WIRING AND INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES. SECTION R315.2.

ELECTRIC/LIGHTING PLAN NOTES & CAL GREEN PLUMBING CODE NOTES:

- RESIDENTIAL EXHAUST FANS SHALL BE ENERGY STAR RATED AND BE CONTROLLED BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50% AND 80% PERCENT HUMIDITY. TYPICAL PER CAL GREEN CODE 4506.1
- INSTALL INTERMITTENT EXHAUST FANS IN ALL NEW BATHROOM CEILING. INSTALL "BROAN" TYPE 100% WITH 100 CFM AND MAX. SOUND RATING OF 15 SONE RATED. INSTALL 4 INCH GALVANIZED SHEET METAL DUCT VENT THRU ROOF. 5 FEET. INSTALL VENT FLASHING CAP AND ROOF COUNTER FLASHING PER ROOF INDUSTRY STANDARDS AND PER ALL MANUF. REQUIREMENTS PER MECHANICAL CODE, TYPICAL.
- ALL PROJECT PLUMBING FIXTURES AND FITTINGS SHALL BE WATER CONSERVING AND WILL COMPLY WITH 2016 CECSC, TYPICAL
- THE ORIGINAL RESIDENCE WAS BUILT BEFORE 1994. NOTE ON PLANS THAT EXISTING "NON-COMPLIANT" FIXTURES, TOILETS THAT USE MORE THAN 1.6 GPF, URINALS THAT USE MORE THAN 1 GALLON OF WATER PER 25 GPM AND INTERIOR FAUCETS THAT EMIT MORE THAN 2.2 GPM OF WATER SHALL BE REPLACED. CERTIFICATION OF COMPLIANCE SHALL BE GIVEN TO BUILDING INSPECTOR PRIOR TO FINAL BUILDING PERMIT APPROVAL. CALIFORNIA 9B407, TYPICAL FOR PROJECT.

TABLE 4.303.2
FIXTURE FLOW RATES

Fixture Type	Flow-rate	Maximum flow rate at ± 20% Reduction
Showerheads	2.5 gpm @ 80 psi	2 gpm @ 80 psi
Lavatory Faucets Residential	2.2 gpm @ 80 psi	1.5 gpm @ 80 psi
Kitchen Faucets	2.2 gpm @ 60 psi	1.8 gpm @ 80 psi
Gravity tank type Water Closets	1.6 gallons/flush	1.28 gallons/flush
Flushometer Tank Water Closets	1.6 gallons/flush	1.28 gallons/flush
Flushometer Valve Water Closets	1.6 gallons/flush	1.28 gallons/flush
Electromechanical Hydraulic Water Closets	1.6 gallons/flush	1.28 gallons/flush
Urinals	1.0 gallons/flush	.5 gallons/flush

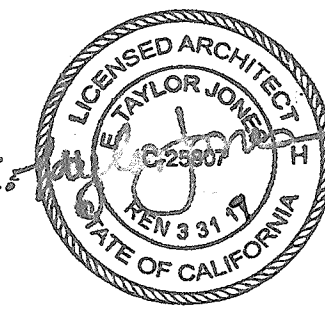
¹Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.2/33.2.
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.
²Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.

REVISIONS:



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CONSTRUCTION DOCUMENTS FOR:
CANDELA RESIDENCE
ADDITION/REMODEL
2345 PASEO DORADO
LA JOLLA, CA 92037

TITLE

ELECTRICAL/
LIGHTING PLAN

CHECKED TJA

DATE 12-21-17

SCALE AS SHOWN

DRAWN DA

JOB NO. CANDELA

DWG. NO.

E-1

SHEET - OF -

1

E-1

ELECTRICAL/LIGHTING PLAN

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

