### ADMINISTRATIVE DETERMINATION AD-2021-0009

## ADMINISTRATIVE DETERMINATION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF ROCKLIN APPROVING A BARRO ZONE ENTITLEMENT (Costa Building / BZ-2021-0002)

The Community Development Director of the City of Rocklin does resolve as follows:

<u>Section 1</u>. The Community Development Director of the City of Rocklin finds and determines that:

A. This project is an administrative entitlement approval pursuant to the Business Attraction Retention and Revitalization Overlay (BARRO) zone to allow for the construction of an approximately 4,100 square foot two-story multi-tenant office building, including site improvements such as on-site parking and landscaping, on a 0.16-acre parcel at 4855 Pacific Street in the City of Rocklin (APN# 010-091-018).

B. Section 17.59.050 (A) of the Rocklin Municipal Code authorizes the Community Development Director of the City of Rocklin to issue design review approvals in conformance with Chapter 17.59 of the Rocklin Municipal Code in the BARRO Zone area. A Design Review to construct one multi-tenant office building and associated site improvements is within that scope of authorization.

C. A Notice of Exemption has been approved for this project by the Community Development Director of the City of Rocklin.

D. The Architectural Review Committee (ARC) reviewed the project on September 16, 2021. Pursuant to direction from the ARC, the project was revised and brought back to the ARC for review on October 7, 2021. The ARC recommended approval of the Design Review application based on compatibility with the Quarry Architectural District.

E. The design of the site is compatible with surrounding development, natural features and constraints. The architectural design, colors and materials, and landscaping of the proposed office building is consistent with those of surrounding structures, with the Quarry Architectural District, and with the Citywide Design Guidelines. The architectural design of the building will have no impact on traffic flow.

F. The height, bulk, area, color scheme and materials of the building is compatible with surrounding development. The proposed building is two stories in height. This is consistent with many of the buildings which are located within the

proximity of this site. The color scheme is consistent with those of adjacent buildings and surrounding development.

G. The building has been oriented with consideration given to minimizing energy consumption and maximizing use of natural lighting. The proposed building has large windows to maximize natural lighting. The project shall be consistent with all California Building Code requirements.

H. The landscaping design is compatible with surrounding development and has been designed with provisions for minimizing water usage and maintenance needs. The landscaping is consistent with the requirements of the BARRO Zone and is consistent with the surrounding area. The landscaping shall meet the requirements of the Water Conservation in Landscaping Act.

I. The parking design, including ingress and egress traffic patterns, is compatible with the surrounding development and the existing street patterns. The project includes 12 onsite parking spaces. In addition, there is street parking within approximately 100 feet of the property, as well as a public parking lot located within 600 feet. Pursuant to the Rocklin Municipal Code, parking requirements in the BARRO Zone shall be determined on a project specific basis by the community development director after consideration of the on-site parking standards listed in the Rocklin Zoning Code for the type of development proposed, the physical constraints of the property in question, the availability of nearby on-street parking and public parking facilities, and other potential mitigating factors. The proposed on-site parking, combined with available off-site parking, has been determined to be adequate for the project site. Ingress and egress shall be provided by a public alley in the rear of the property. This access has been reviewed by Engineering and Fire and has been determined to be acceptable for the project design.

J. The design of the site and building is consistent with the goals, policies, and land use designations in the General Plan and with all zoning standards, regulations, and restrictions applicable to the property. The project is consistent with the requirements of the BARRO Zone, the Citywide Design Guidelines, and the Quarry Architectural District.

<u>Section 2</u>. The BARRO Zone Entitlement for <u>Costa Building / BZ-2021-0002</u> as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby approved subject to the conditions listed below.

The approved Exhibit A shall govern the operation and circulation/parking of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the condition for approval. Unless

expressly stated otherwise, the applicant is solely responsible for satisfying each condition prior to occupancy of the structure.

## A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

## B. <u>Conditions</u>

- 1. <u>Utilities</u>
  - a. All utilities, including but not limited to water, sewer, telephone, gas, and electricity shall be provided to the project in compliance with all applicable standards and requirements of the applicable provider. (APPLICABLE UTILITY)
  - b. Prior to issuance of improvement plans, the project shall obtain necessary easements, on- and off-site, as required to accommodate water services, to the satisfaction of the Placer County Water Agency ("PCWA"). (PCWA)
  - c. Prior to issuance of improvement plans, the project shall obtain necessary easements, on- and off-site, as required to accommodate sewer services, to the satisfaction of the South Placer Municipal Utility District ("SPMUD"). (SPMUD)
  - d. Prior to issuance of a Building Permit, the project shall be included in the appropriate City financing districts, as needed, to most efficiently provide for public maintenance of public landscaping, improvements such as sound walls, and provision of new or enhanced services such as street lighting to the satisfaction of the City Financial Officer, or his or her designee. It is anticipated that the project would be required to annex into Community Facilities District ("CFD") #1 and CFD #5 and detach from LMD #1. (FINANCE, ENGINEERING, PUBLIC SERVICES WORKS)

## 2. <u>Schools</u>

The following conditions shall be satisfied to mitigate the impact of the proposed development on school facilities (ROCKLIN UNIFIED SCHOOL DISTRICT, BUILDING):

- a. At the time of issuance of a Building Permit, the developer shall pay to the Rocklin Unified School District all fees required under Education Code section 17620 and Government Code Section 65995. (ROCKLIN UNIFIED SCHOOL DISTRICT, BUILDING)
- 3. <u>Fire</u>
  - a. Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Rocklin Fire Chief and PCWA. (PCWA, ENGINEERING, FIRE)

### 4. <u>Improvements / Improvement Plans</u>

Prior to any grading, site improvements, or other construction activities associated with this project, improvement plans shall be prepared consistent with the exhibits and conditions incorporated as a part of this entitlement, and in compliance with all applicable city standards, for the review and approval of the City Engineer.

Improvement plans shall be valid for a period of two years from date of approval by the City Engineer. If substantial work has not been commenced within that time, or if the work is not diligently pursued to completion thereafter, the City Engineer may require the improvement plans to be resubmitted and/or modified to reflect changes in the standard specifications or other circumstances.

The project improvement plans shall include the following: (ENGINEERING, PLANNING)

- a. A detailed grading and drainage plan prepared by a registered civil engineer, in substantial compliance with the approved project exhibit(s) and in accord with the City of Rocklin Post-Construction Manual. The grading and drainage plan shall include the following:
  - 1) Stormwater Management
    - a. Prior to issuance of improvement plans, to ensure compliance with the City of Rocklin Post-Construction Manual, the project shall include an on-site stormwater treatment system or facility to the satisfaction of the City

Engineer and Environmental Services Manager. (ENGINEERING, PUBLIC SERVICES)

- b. Prior to issuance of improvement plans, to ensure compliance with the National Pollutant Discharge Elimination System MS4s General Permit and the regulations and orders of the State Water Resources Control Board, the applicant shall prepare and implement a Stormwater Management Facility Operation and Maintenance Plan for the on-site treatment systems and hydromodification controls (if any, or acceptable alternative to the satisfaction of the City Engineer and Environmental Services Manager). All specified treatment systems and hydromodification controls shall be privately owned and maintained. (BUILDING, PUBLIC SERVICES)
- Prior to issuance of improvement plans (or building permit c. if no improvement plans), unless waived by the City Engineer and Environmental Services Manager, the developer shall grant a Stormwater Management Compliance Easement over the project site to the City of Rocklin, in a form acceptable to the City Attorney. The Stormwater Management Compliance Easement shall be recorded with the County Clerk's office and a copy of the recorded document shall be provided to the Environmental Services division. Said easement shall provide for the following: (CITY ATTORNEY, BUILDING, PUBLIC SERVICES)
  - Grant site access to City employees for the purpose of performing operations and maintenance inspections of the installed treatment system(s) and hydromodification control(s) (if any).
  - ii. Grant site access to City employees for the purpose of performing operations and maintenance work on the installed treatment system(s) and hydromodification control(s) (if any) in the event that that the Director of Public Services determines, based upon the inspection results, that said work is not being performed adequately and has or will compromise the system's ability to function as required.

- iii. A statement that the City may, at its option, cause the operational and maintenance responsibilities set forth in the Stormwater Management Facility Operation and Maintenance Plan to be performed and place a special assessment against the project site to recover the costs to the City in the event the project is not operated and maintained in accord with the approved Stormwater Management Facility Operation and Maintenance Plan. (RMC §8.30.150).
- c. All storm drainage inlets shall be stamped with City Engineer approved wording indicating that dumping of waste is prohibited and identifying that the inlets drain into the creek system.
- d. Site design measures for detaining run off at predevelopment levels, including location and specifications of on-site or off-site detention basins, if any.
- e. Individual lot drainage management areas including individual drainage features, such as lined drainage swales.
- f. The developer shall prepare a Storm Water Pollutant Protection Plan ("SWPPP") for review and approval by the State Regional Water Quality Control Board as part of the project's drainage improvement plans.
- 2) Prior to the commencement of grading operations, and if the project site will not balance with respect to grading, the contractor shall identify the site where any excess earthen material shall be deposited. If the deposit site is within the City of Rocklin, the contractor shall submit a report issued by a technical engineer to verify that the exported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified. If the site requires importing of earthen material, then prior to the commencement of grading operations, the contractor shall identify the site where the imported earthen material is coming from and the contractor shall submit a report issued by a technical engineer to verify that the imported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified.

- 3) If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features or any evidence of soil and/or groundwater contamination with hazardous material is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature(s) (and/or contamination, the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and / or remediation of the feature or contamination. At the discretion of the City Engineer and at the applicant's expense, a gualified consultant(s) shall be retained to assess and characterize the feature or contamination and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, and the Central Valley Regional Water Quality Control Board, prior to completion of grading / construction in the affected area.
- b. All on-site standard improvements, including but not limited to:
  - i. All access and grading improvements as shown on Exhibit A. Said improvements shall be designed and installed in accord with adopted City Construction Standards.
  - ii. Paving, curbs (including concrete curbs to contain all landscape areas adjacent to vehicle parking areas or travel lanes), gutters, sidewalks, drainage improvements, irrigation improvements (main lines and distribution where located under paved areas), utility improvements, parking lot lights, fire hydrants, retaining walls, fences, pilasters, enhanced pavement treatments, trash enclosures, etc.
  - iii. All necessary easements for drainage, access, utilities, etc. shall be shown and offered for dedication (or Irrevocable Offer of Dedication provided) with the improvement plans.
  - To the extent possible underground facilities such as, but not limited to, electrical, gas, water, drainage, and irrigation lines shall be located outside of or to the edge of areas designated for

landscaping so as to minimize impacts to the viability of these areas.

- c. The following off-site improvements:
  - i. Prior to construction of the building, the existing driveway curb cut to the site from Pacific Street shall be removed and replaced with standard curb and gutter and the pedestrian sidewalk shall be extended across the entire parcel frontage, consistent with the surrounding right-of-way, to the satisfaction of the City Engineer. (PLANNING, ENGINEERING)
- d. A detailed parking lot striping plan designed per City standards that indicates all parking spaces, aisles, entrances, and exits, including any required offsite signage in the public right-of-way. (PLANNING, ENGINEERING)
- e. Provisions for dust control, re-vegetation of disturbed areas, and erosion control, in conformance with the requirements of the City of Rocklin shall be included in the project notes on the improvement plans, including but not limited to the following:
  - i. The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and onsite foreman.
  - ii. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators to minimize the use of temporary diesel power generators.
  - iii. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.

- v. All grading operations shall be suspended when fugitive dust emissions exceed District Rule 228-Fugitive Dust limitations. The prime contractor shall be responsible for having an individual who is California Air Resource Board (CARB)-certified to perform Visible Emissions Evaluations ("VEE"). This individual shall evaluate compliance with Rule 228 on a weekly basis.
- vi. Fugitive dust emissions shall not exceed 40% opacity and shall not go beyond the property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas, the developer shall ensure such agents are controlled so as not to exceed District Rule 228-Fugitive Dust limitations.
- vii. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt mud or debris is carried over to adjacent public thoroughfares.
- viii. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- ix. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- x. All construction equipment shall be maintained in clean condition.
- xi. Chemical soil stabilizers, vegetative mats, or other appropriate best management practices, in accordance with manufacturers' specifications, shall be applied to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).
- xii. All exposed surfaces disturbed by project grading but not developed shall be revegetated as quickly as feasible with, at minimum, hydroseeding (with a drought tolerant mix of wild flowers and grasses), as deemed appropriate by the City Engineer.
- xiii. If fill dirt is brought to or exported from the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.

- xiv. Processes that discharge 2 pounds per day or more of air contaminants, as defined by California State Health and Safety Code Section 39013, to the atmosphere may require a permit. Developers / Contractors should contact the PCAPCD prior to construction or use of equipment and obtain any necessary permits.
- xv. Construction equipment exhaust emissions shall not exceed Placer County Air Pollution Control District ("APCD") Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
- xvi. Open burning of any kind shall be prohibited. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
- xvii. Any diesel powered equipment used during project construction shall be Air Resources Board ("ARB") certified.
- g. The following shall be included in the project notes on the improvement plans:

If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist, the Environmental Services Manager and the Native American Heritage Commission shall be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per the California Environmental Quality Act ("CEQA") (i.e., whether it is a historical resource, a unique archaeological resource, or a unique paleontological resource) and shall develop specific measures to ensure preservation of the resource or to mitigate impacts to the resource if it cannot feasibly be preserved in light of costs, logistics, technological considerations, the location of the find, and the extent to which avoidance and/or preservation of the find is consistent or inconsistent with the design and objectives of the project. Specific measures for significant or potentially significant resources would include, but are not necessarily limited to, preservation in place, in-field documentation, archival research, subsurface testing, and excavation. The specific type of measure necessary would be determined

according to evidence indicating degrees of resource integrity, spatial and temporal extent, and cultural associations, and would be developed in a manner consistent with CEQA guidelines for preserving or otherwise mitigating impacts to archaeological and cultural artifacts.

In the event of the accidental discovery or recognition of any human remains, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains, until compliance with the provisions of Sections 15064.5 (e)(1) and (2) of the CEQA Guidelines, as well as Public Resources Code Section 5097.98, has occurred. If any human remains are discovered, all work shall stop in the immediate vicinity of the find and the County Coroner shall be notified, according to Section 7050.5 of the California Health and Safety Code. The City's Environmental Services Manager shall also be notified. If the remains are Native American, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the land-owner appropriate disposition of the remains and any grave goods, and the landowner shall comply with the requirements of AB 2641 (2006).

- h. The following shall be included in the project notes on the improvement plans:
  - i) The discharge of fuels, oils, or other petroleum products, chemicals, detergents, cleaners, or similar chemicals to the surface of the ground or to drainage ways on, or adjacent to, the site is prohibited. (ENGINEERING, PUBLIC SERVICES, PLACER COUNTY ENVIRONMENTAL HEALTH )
  - If Best Management Practices are required for control of urban runoff pollutants, then any hazardous materials collected shall be disposed of in accordance with all applicable hazardous materials laws and regulations. (ENGINEERING, PUBLIC SERVICES, PLACER COUNTY ENVIRONMENTAL HEALTH)

### 5. Improvements in the Public Right-of-Way

The applicant shall obtain an encroachment permit for all improvements within the public right-of-way. Applicant shall post a performance bond and labor and materials payment bond (or other equivalent financial security) in the amount of 100% of the cost of the improvements to be constructed in the public right-ofway as improvement security to ensure the faithful performance of all duties and obligations required of applicant in the construction of the improvements. Such improvement security shall be in a form acceptable to the City Attorney. Such security shall be either a corporate surety bond, a letter of credit, or other instrument of credit issued by a banking institution subject to regulation by the State or Federal government and pledging that the funds necessary to carry out this Agreement are on deposit and guaranteed for payment, or a cash deposit made either directly with the City or deposited with a recognized escrow agent for the benefit of the City. (PUBLIC SERVICES)

### 6. <u>Landscaping</u>

- a. Final landscape plans shall be provided by the developer and approved by the Community Development Director. The landscape plans shall comply with the following requirements (PLANNING):
  - i. The landscaping plan shall be prepared by a landscape architect and shall include:
    - 1. A legend of the common and botanical names of specific plant materials to be used. The legend shall indicate the size of plant materials and appropriate numbers of plants and spacing for groundcovers.

Shrubs shall be a minimum 5 gallon and trees a minimum of 15 gallon and meet the minimum height specified by the American Standards for Nursery Stock.

- 2. A section diagram of proposed tree staking. All tree stakes shall be constructed of metal.
- 3. An irrigation plan including an automatic irrigation system. The plan shall include drip irrigation wherever possible.
- ii. The plan shall be certified by the landscape architect that the landscape plan meets the requirements of the Water Conservation in Landscaping Act. Government Code §65591, et seq.
- c. All landscaping shall be installed and the landscape architect shall certify, in writing, that the landscaping and irrigation system have been installed in full compliance with the approved plans prior to issuance of a Certificate of Occupancy. (PLANNING)
- 7. <u>Walls, Fencing, and Gates</u>

Walls and fencing shall be consistent with Exhibit A, to the satisfaction of the Community Development Director and the Fire Chief. (PLANNING, FIRE)

### 8. <u>Lighting</u>

The lighting design plan shall comply with the following and be approved by the Community Development Director. (PLANNING)

- a. All exterior lighting shall be designed and installed to avoid adverse glare on adjacent properties. Cut-off decorative lighting fixtures, or equivalent, shall be used and mounted such that all light is projected directly toward the ground.
- b. Light poles shall be a maximum of 20 feet in height as measured from adjacent finish grade to the top of the light.
- c. Building-mounted lighting shall be decorative, down-lit, and to the satisfaction of the Community Development Director.

### 9. <u>Signs</u>

All signs shall conform to the Sign Ordinance of the City of Rocklin and the sign designs and locations as shown on Exhibit A, except as modified herein. (PLANNING, ENGINEERING, FIRE)

a. Building mounted signage is allowed and shall consist of individual internally illuminated or non-illuminated letters & logos.

### 10. <u>Screening of Mechanical Equipment</u>

- a. All mechanical equipment, whether ground- or roof-mounted shall be screened from view from all public rights of way to the satisfaction of the Community Development Director. The design of the screening shall be in harmony with the architectural design of the building. (PLANNING)
- b. The appearance of large utility features such as double detector check valves shall be minimized through the use of utility blankets or other acceptable screening methods. The developer shall also demonstrate that these facilities have been moved as far as possible from the public right-of-way. (PLANNING)
- 11. <u>Air Quality</u>

- a. Electrical receptacles shall be installed in the exterior walls of the building(s) in this project to promote the use of electrical landscaping equipment. (BULDING, PLANNING)
- b. Low nitrous oxide (NO<sub>x</sub>) natural gas hot water heaters shall be installed if gas hot water heaters are to be used in this project. (BUILDING, PLANNING)

### 12. <u>Noise</u>

- a. All "self-powered" construction equipment and stationary noise sources (i.e. pumps, electrical generators, etc.) shall be equipped with noise control devices (e.g., mufflers). (ENGINEERING, BUILDING)
- b. Equipment "warm-up" areas, water storage tanks, equipment storage areas, and stationary noise-generating machinery (i.e. pumps, electrical generators, etc.) shall be located away from existing residences and other sensitive noise receptors to the extent feasible. (ENGINEERING, BUILDING)
- c. All phases of project development shall be subject to the City of Rocklin Construction Noise Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on weekends. The Economic and Community Development Director may grant exceptions to the Construction Noise Guidelines if, in the opinion of the Economic and Community Development Director, special and unusual circumstances exist that make strict adherence to the Construction Noise Guidelines infeasible. (ENGINEERING, BUILDING)

### 13. Indemnification and Duty to Defend

Within 30 days of approval of this entitlement by the City, the applicant/property owner shall execute an Indemnity Agreement, approved by the City Attorney's Office, to indemnify, defend, reimburse, and hold harmless the City of Rocklin and its agents, officers and employees from any claim, action, or proceeding against the City of Rocklin to set aside, void or annul an approval of the entitlement by the City's Planning Commission or City Council, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the applicant of any such claim, action or proceeding, and the City will cooperate in the defense of the claim, action or proceeding. Unless waived by the City, no further processing, permitting, implementation, plan checking or inspections related to the

entitlement shall be performed by the City if the Indemnity Agreement has not been fully executed within 30 days. (CITY ATTORNEY)

- 15. <u>Validity</u>
  - a. This entitlement shall expire three years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)

APPROVED AND ADOPTED this \_\_\_\_ day of October, 2021, by the Community Development Director of the City of Rocklin as authorized by Rocklin Municipal Code Section 17.59.

David Mohlenbrok Community Development Director

## EXHIBIT A Project Plans



355 PACIFIC CALFO	CIAL BUILDING STREET, ROCKLIN, RNIA 95677 Th commercial on the lower floor econd floor.	39TH ST PROPERTIES COMMERCIAL BUILDNING 4855 PACIHO STREET, ROCKLIN, CALIFORNIA 95677
ENERGY COMPLIA	COMPLY WITH 2019, CRC, CMC, CPC, CEC, NCE OF TITLE 24. CALIFORNIA BUILDING CODE & 2019 N BUILDING STANDARDS CODE	NINTH ST E R T I E S 306-588, 5746
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#### **GENERAL NOTES**

1. PROVDE EACH BEDROOM, BASEMERT, AND HABITABLE ATTICS WITH A NUMIMUM OF ONE EXTERICR WINDOW WITH A 44" MAXIMUM CLEAR OPENING HEIGHT, 5.7 S0. FT. MINIMUM CLEAR OPENABLE AREA (MINIMUM 5.0 S0. FT. AT GRADE FLOOR OPENINGS), 24" MINIMUM CLEAR OPENABLE HEIGHT AND 20" MINIMUM CLEAR WIDTH, OR AN OPENABLE EXTERIOR EXTO DOOR. (CRC 3310.2.1 AND CRC R310.2.2) WINDOW WELLS, LADDERS, AND STEPS SHALL COMPLY WITH CRC R310.2.3 BARS, GRILLES COVERS, ANDS SCREENS SHALL BE RELEASABLE OR REMOVABLE FROM THE MIDS WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR FORCE GREATER THAN 15LBS TO OPER-ATE THE EMERGENCY ESCAPE AND RESCUE OPENINGS. (CRC R310.4) PHOTWOLTAIC PAVELS & MODULES SHALL NOT BE BELOW AN EMERGENCY ESCAPE AND RESCUE OPENING WITHIN 36". (R3246.2.2)

2. EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE NECHANICALLY VENTILATED WITH ENERGY STAR APPROVED EQUIPMENT (MINIMUM 50CFM) WITH AN INTEGRAL HUMIDISTAT INSTALLED. (CRC R303.3.1)

3. PROVIDE ATTIC CROSS VENTILATION: 1/150 OF ATTIC AREA OR 1/300 WITH AT LEAST 40% BUT NO" MORE THAN 50% OF VENTS ARE A MAXIMUM 3 FT. BELOW THE RIDGE OR HIGHEST SPACE IN THE ATTIC AND THE BALANCE IS PROVIDED IN THE LOWER THIRD OF THE ATTIC SPACE (NOT LIMITED TO EXANS OR CORNICE VENTS). AS AN ALTERNATTE IN CLAMATE ZONE 16 (TRUCKEE RE-GION), THE NET AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS IN-STALLED ON THE WARM-IN-WINTER SIDE OF THE CELLUNG. BAFFLES ARE REQUIRED AT VENTS FOR INSU-LATION. PROVIDE MINIMUM OF 1" INCH OF AN SPACE BETWEEN INSULATION AND ROOP SHEATHING. (CRC REOG)

4. ENCLOSED RAFTER SPACES SHALL HAVE A 1-INCH CLEAR CROSS VENTILATION. (PROPERLY SIZED RAFT-ERS FOR INSULATION) (CRC 3806.3)

5. UNDER FLOOR CROSS VENTILATION: MINIMUM 1.0 SQ. FT. FOR EACH 150 SQ. FT. OF UNDER FLOOR AREA. WHEN A CLASS 1 VAPOR RETARDER IS INSTALLED ON THE GROUND SURFACE THE MINIMUM AREA OF VENTILATION MAY BE LIMITED TO 130.FT FOR EACH 1.500 SQUARE FEET OF UNDERF-LOOR SPACE. ON EVENTILATION OPENING SHALL BE WITHIN THREE (3) FEET OF FACH CORNER OF THE BUILDING (CRC R408.1). UNVENTED CRAWL SPACES SHALL COMPLY WITH CRC R408.3. UN-VENTED CRAWL SPACE ADDED OPTION FOR DEHUMIDIFICATION OF 70 PINTS MOISTURE PER DAY PER 1,000 SF TO REQUIREMENT FOR EXEMPTION. (R408.3)

6. EXTERIOR BALCONIES AND ELEVATED WALKING SUPFACES EXPOSED TO WATER, WHERE STRUCTUFAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER REQUIRE CONSTRUCTION DOCUMENTS WITH MANAFCTURER'S INSTALLATION INSTRUCTIONS (106.1.5), MUST DE INSPECTED AND APPROVED BOFCE CONCEALING BARRIER, (R1(s).5.3)

7. ENCLOSED FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES EX-POSED TO RAIN, SNOW OR DRAINAGE FROM IRRIGATION SHALL BE PROVIDED WITH CROSS-VENTILATION AREA OF AT LEAST 1/150. (R317.1.5)

8. PROVIDE LANDINGS AND A PORCH LIGHT AT ALL EXTERIOR DOORS. LANDINGS ARE TO BE MINIMUM 3 FT DEEP X WIDTH OF DOOR LANDINGS AT REQUIRED EGRESS DOORS MAY STEP DOWN A MAXIMUM OF 7.75 INCHES WHEN THE DOOR DOES NOT SWING OVER THE LANDING AND 1.5 INCHES WHEN DOOR SWINGS ONTO THE LANDING. OTHER THAN REQUIRED EXTERIOR EXT DOORS MAY HAVE A THRESHOLD OF 7.75 INCHES MAXIMUM; A LANDING IS NOT REQUIRED IF A STATE WITH TWO DO R FEW-ER RISERS IS LOCATED ON THE EXTERIOR SIDE AND THE DOOR DOORS DOT SWING OVER THE STAIRWAY. [CR R311.3.R311.3.2]

9. MEZZANINES SHALL NOT BE GREATER THAN 1/3 OF THE STORY UNLESS FIRE SPRINKLERS ARE INSTALLED THEN THE AREA CAN BE ½ OF THE STORY. (R325.3)

10. THE FOLLOWING WINDOWS SHALL BE FULLY TEMPERED: (CRC R308.4)

SLIDING/SWINGING GLASS DOORS

GLAZING IN WALLS AND ENCLOSURES FACING HOT TUBS, SPAS, WHIRLPOLLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND SWIMMING POOLS WHERE THE GLAZING IS LESS THAN 60 INCH-ES ABOYENTHE STANDING SURFACE WITHIN THE COMFARTMENT AND WITHIN GUNCHES HORIZON-TALLY OF THE WATER'S EDE (CR 2084.5)

 GLAZING WITHIN A 24" ARC OF A DOOR THAT IS LESS THAN 60 INCHES ABOVE THE FLOOR. SAFETY GLAZING REQUIRED ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF HINGE SIDE OF AN IN-SNING DOOR. (R308.4.2)

GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 9SQ.FT, BOTTOM IS LESS THAN 18 IN. AND AT LEAST 36 IN. ABOVE THE
FLOOR, AND ADJACENT TO A WALKING SURFACE

• WITHIN 60IN. OF THE BOTTOM TREAD OF A STAIRWAY AND LESS THAN 36IN. ABOVE THE LANDING

GLAZING IN GUARDS AND RAILINGS

GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36IN. HORIZONTALLY OF THE WALKING SURFACE LESS
THAN 36IN. ABOVE THE WALKING SURFACE

#### FOUNDATIONS & CONCRETE SLABS

1. SLOPE DRAINAGE 6" WITHIN THE FIRST 10FT. FROM THE FOUNDATION WALL. IF PHYSICAL OBSTRUC-TIONS OR LOT LINES PROHBIT THE 10FT DISTANCE, A 2-5 PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTEMATIVE METHOD OF DIVERTING THE WATER AWAY FROM THE FOUNDATION. IMPER-VIOUS SURFACES SHALL ALSO BE SLOPED A MINIMUM OF 2 PERCENT FOR ITAWAY FROM STRUC-TURES TO AN APPROVED DRAINAGE WAY. (CRC RR01.3)

2. FOOTINGS SHALL EXTEND AT LEAST 12 INCHES INTO THE UNDISTURBED GROUND SURFACE. (CRC R403.1.4) UNLESS ERECTED ON SQLD ROCK, TO PROTECT AGAINST FROST AND FREEZNG, THE MIN-MUM FOUNDATION DEPTH IS 18 INCHES BELOW GRADE IF BETWEEN 4,000-7,000 FOOT ELEVATION AND 24 INCHES BELOW GRADE FOR 7,000 FOOT ELEVATION AND ABOVE. EXCEPTION: INTEROR FOOTINGS SHALL BE A MINIMUM OF 12 INCHES BELOW GRADE. (L-V 3.14)

3. STEPPED FOOTINGS SHALL BE USED WHEN SLOPE OF FOOTING BOTTOM IS GREATER THAN 1 IN 10 (V: H). STEP FOOTING DETAL SHALL BE SHOWN ON BUILDING ELEVATIONS AND FOUNDATION PLAN. (CRC R403.1.5)

4. CONCRETE SLABS: 3 V<sup>+</sup> MINIMUM (GRC R506.1), SLABS UNDER LVING AREAS AND GARAGES SHALL BE REINFORCED WITH WIRE 5' X 6', 10 GAUGE X 10 GAUGE WELDED MESH OR EQUIVALENT STEEL REINFORCEMENT AND 4' THICKNESS OF 3/8 MINIMUM GRAVEL UNDER THE CONCRETE SLAB. SEPARATE ROMS SOLI WITH A 6 MIL POLYETHYLENK VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES IN LIVING AREAS. A CAPILLARY BREAK SHALL BE INSTALLED WHEN A VAPOR RETARD-ER IS REQUIRED.

5. PROVIDE AN 18" X 24" UNDER-FLOOR ACCESS, UNOBSTRUCTED BY PIPES OR DUCTS AND WITHIN5" OF EACH UNDER-FLOOR PLUMBING CLEANOUT AND NOT LOCATED UNDER A DOOR TO THE RESIDENCE, IS REQUIRED. PROVIDE A SOLID COVER OR SCREHX. (CRC 408, 4 & QCP C70, 9)

6. MINIMUM SILL BOLTING: ½" ANCHOR BOLTS OR APPROVED ANCHORS AT 6 FT. O.C. MAXIMUM FOR ONE-STORY, (CRC R403.16) USE ANCHOR BOLTS AT 4 FT. O.C. MAXIMUM FOR THREE STORY CON-STRUCTION. EMBED BOLTS 7" ANCHOR BOLTS SHALL BE FLACED IN THE MIDDLE THRID OF THE WOTH 6"THE PUTE. LOCATE END BOLTS NOT LESS THAN 7 BOLT JUANETERS, NOR MORE THAN 12" FROM ENDS OF SILL MEMBERS. IN SOC DO AND ABOVE: PRCVIDE 3"X3"X0.229 PLATE WASHERS ON EACH BOLT AT BRACED OR SHEAR WALL LOCATIONS, STANDARD CUT WASHERS SHALL BE PERMITTED FOR ANCHOR BOLTS NOT LOCATED IN BRACED/SHEAR WALL LINES. (CRC R403.1.6.1 & R602.11.1)

#### CLEARANCES AND TREATMENT FOR WOOD FRAMING

1. WEATHER EXPOSED GLU-LAM, BEAMS AND POSTS SHALL BE PRESSURE TREATED OR SHALL BE WOOD OF NATURAL RESISTANCE TO DECAY (CRC R317.1.3 & 5)

2. COLUMNS EXPOSED TO THE WEATHER OR IN BASEMENTS WHEN SUPPORTED ON CONCRETE PIER OR METAL PEDESTALS SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE PIER/PEDESTALS PROJECT 1\* ABOVE CONCRETE OR 6\* ABOVE EARTH AND THE EARTH IS COVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER. (CRC R317.1.4 EXC. 1)

3. COLUMNS IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE COL-UMN IS SUPPORTED 3Y A CONCRETE PIER OR METAL PEDESTAL OF A HEIGHT 8" OR MORE AND THE EARTH IS COVERED BY AN IMPERVIOUS MOISTURE BARRIER. (CRC R317.1.4 EXC. 2)

4. DECK POSTS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1" ABOVE A CONCRETE FLOOR OR 6" ABOVE EXPOSED EARTH. (CRC R317.1.4 EXC. 3)

#### FLOOR

1. UNDER-FLOOR AREAS WITH STORAGE, FUEL-FIRED EQUIPMENT OR ELECTRIC-POWERED EQUIPMENT WITH LESS THAN 2X10 SOLID JOISTS SHALL BE PROTECTED ON THE UNDERSIDE BY HALF-INCH SHEET-ROCK OR A SPRINKLER SYSTEM. (R302.13

#### 2. BALCONIES MUST BE DESIGNED FOR A MINIMUM LIVE LOAD OF 60LBS PER SQUARE FOOT. (CRC T-R301.5)

#### WALLS

1. POSITIVE CONNECTION SHALL BE PROVIDED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT. (CRC R502.9 & CBC 2304.10.7)

2. ALL FASTENERS USED FOR ATTACHMENT OF SIDING & INTO PRESSURE TREATED LUMBER SHALL BE OF A CORROSION RESISTANT TYPE. (CRC R317.3)

 FIRE-BLOCK IN CONCEALED SPACES OF STUD WALLS/PRATITIONS, VERTICALLY AT CELING/FLOOR LEVELS, & HORIZONTALLY AT 10FT. INTERVALS. FIRE BLOCK AT SOFFTIS, DROP CELINGS/SIMILAR LOCATIONS & IN CONCEALED SPACES AT THE TOP/BOTTOM OF STAR STIMIGERS. (CRC R302-L1)

4. PROVIDE APPROVED BULDING PAPER UNDER THE BUILDING SIDING AND APPROVED FLASHING AT EXTERIOR OPENINGS. (CRC R703.2) SPECIFY A MINIMUM OF 2 LAYERS OF GRADE D PAPER UN-DER STUCCO AND 2 LAYERS OF 15LB FELT (OR EQUIVALENT) UNDER STONE VENEER.

5. STUCCO SHALL HAVE A MINIMUM CLEARANCE TO EARTH OF 4 INCHES AND 2 INCHES TO PAVED SURFACES WITH AN APPROVED WEEP SCREED (CRC R703.7.2.1) MASONRY STONE VENEER SHALL BE FLASHED BENEATH THE FIRST COURSE OF MASONRY AND PROVIDED WITH WEEP HOLES IMMEDI-ATELY ABOVE THE FLASHING. (CRC R703.8.5 AND R703.8.6)

### ROOF

1. ROOF SHEATHING CAN ONLY CANTILEVER 9 INCHES BEYOND A GABLE END WALL UNLESS SUPPORTED BY OVERHANG FRAMING. (R802.5.2.1)

2. PROVIDE A MINIMUM 22" X 30" ACCESS OPENING TO ATTIC (CRC R807); MAY BE REQUIRED TO BE 30"X30" TO REMOVE THE LARGEST PIECE OF MECHANICAL EQUIPMENT PER THE CALIFORNIA MECHANICAL CODE.

3. ROOF DRAINS/GUTTERS REQUIRED TO BE INSTALLED PER THE CALIFORNIA PLUMBING CODE WITH LEAF/DEBRIS PROTECTION ALSO INSTALLED.

4. ROOF CONSTRUCTION AND COVERINGS SHALL COMPLY WITH CRC CHAPTERS 8, 9 AND LOCAL ORDI-NANCE. ALL ROOFING SHALL BE TESTED/LISTED CLASS A MINIMUM.

5. ASPHALT SHINGLES WITH SLOPED ROOFS 2/12 TO <4/12 SHALL HAVE TWO LAYERS OF UNDERLAY-MENT APPLIED PER CRC R905.2.2.

#### GARAGE AND CARPORT

1. GARAGE SHALL BE SEPRATED FROM THE OWELLING UNIT & ATTIC AREA BY ½ MOH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BEVEATH HABITABLE ROOMS SHALL BE SEPARAT-ED BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD STRUCTURE SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR RECURED SEPARATIONS SHALL HAVE ½" GYPSUM BOARD INSTALLED MIN-MUM. DOOR OPENINGS FROM THE GARAGE TO THE OWELLING SHALL BE SOLD WOOD/STELL DOORS OF HONEYCOMES STELL DOORS NOT LESS THAN 13/8" THICK OR A 20-MINUTE RATED FINE DOOR DOORS SHALL DE SELF-CLOSING & SELF-LATCHING. NO OPENINGS DIRECTLY INTO A SLEEPING ROOM FROM THE GARAGE. WHEN THE DWELLING AND GARAGE HAS FIRE SPRINKLERS INSTALLED FER R306 & AND R313, DOORS INTO THE DWELLING UNIT FROM THE GARAGE ONLY NED TO BE SELF-CLOSING AND SELF-LATCHING. (CRC R302 6.1 N TA302 6.1)

2. DUCTS PENETRATING THE GARAGE TO DWELLING SEPARATION SHALL BE A MINIMUM OF 26 GAUGE WITH NO OPENINGS INTO THE GARAGE. (CRC R302.5.2)

3. PENETRATIONS THROUGH THE GARAGE TO DWELLING SEPARATION WALL (OTHER THAN DUCTS AS LISTED ABOVE) SHALL BE FIRE-BLOCKED PER CRC SECTION R302.11, ITEM #4.

4. GARAGE AND CARPORTFLOOR SURFACES SHALL BE NON-COMBUSTIBLE MATERIAL AND SLOPE TO DRAIN TOWARDS THE GARAGE DOOR OPENING. (CRC R309.1)

5. APPLIANCES AND RECEPTACLES INSTALLED IN GARAGE GENERATING A GLOW, SPARK OR FLAME SHALL BE LOCATED 18" ABOVE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. (CMC 305.1) PROVIDE PROTECTIVE POST OR OTHER IMPACT BARRIER FROM VEHICLES. (DKG 305.1)

6. APPLIANCES IN PRIVATE GARAGES AND CARPORTS SHALL BE INSTALLED WITH A MINI-MUM CLEARANCE OF 6FT ABOVE THE FLOOR UNLESS THEY ARE PROTECTED FROM VEHIC-ULAR IMPACT. (CBC 406.2.9.3)

#### STAIRWAYS & RAMPS

1. STAIR LANDINGS REQUIRED EVERY 12'7" OF VERTICAL RISE. (CRC R311.7.3)

2. EXTERIOR STAIR STRINGERS MUST BE NATURALLY RESISTANT TO DECAY OR PRESSURE TREATED. (CRC R317.1)

3. RISE SHALL BE MAXIMUM 7.75"; RUN SHALL BE 10" MINIMUM; HEADROOM 6'-8" MINIMUM; WIDTH 36" MINIMUM, 31.5" BETWEEN A HANDRAIL ON ONE SIDE AND 27" WITH HANDRAILS ON TWO SIDES. VARIATION BETWEEN RISEH HIGHIS 3/8" MAXIMUM. A NOSING NOT LESS THAN .75 INCHES BUT NOT MORE THAN 1.25 INCHES SHALL BE PROVIDED ON STAIFWAYS WITH SOLD RISERS WHERE THE TREAD DEPTH IS LESS THAN 11 INCHES. THE LEADING EDDE OF TREADS SHALL PROJECT NOT MORE THAN 1.25 INCHES BEYOND THE TREAD BELOW. OPEN RISERS ARE PERMITTED, PROVIDED THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" SPHERE. (OPENINGS ARE NOT LIMITED WHEN THE STAIR HAS A RISE OF 30" OR LESS). (CRE R311.7)

4. STAIRWAYS WITH 4 OR MORE RISERS SHALL HAVE A HANDRAIL ON ONE SIDE 34" TO 38" ABOVE THE TREAD NOSING. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF 1.25"-2"; IF NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF 4"-6.25" WITH A MAXIMUM CROSS-SECTIONAL DIMENSION OF 2.25". SEE R311.7.8.3 ITEM# 2 FOR TYPE I HANDRAILS WITH A PARAMETER OVER 6.25". A MINIMUM CLEARANCE OF 1.5" SHALL BE MAINTAINED FROM THE WALL OR OTHER SURFACE. HANDRAILS BE RETURNED, TERMINATE IN NEWEL POSTS, OR SAFE-TY TERMINALS. (CRC R311.7.8.2)

5. GUARDS SHALL BE 42" VINIMUM HEIGHT (UNLESS ACTING AS A HANDRAIL/GUARD FOR A STAIR-WAY, THE GUARD HEIGHT MAY BE 34"-38" IN HEIGHT), WITH OPENINGS LESS THAN 4" INCHES CLEAR (GUARDS ON THE OPEN SIDES OF STAIRS MAY HAVE 4 3/8" OPENINGS). (CRC R312)

6. PROVIDE LANDINGS AT THE TOP/BOTTOM OF THE STAIRWAY THE WIDTH OF THE STAIRWAY. THE DEPTH OF THE LANDING SHALL BE 36" MINIMUM. (SEE CRC R311.7.6 FOR EXCEPTIONS).

7. USABLE SPACES UNDEFNEATH ENCLOSED/UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY A MINIMUM OF ½" GYPSUM BOARD. (CRC R302.7)

8. RAMPS SERVING THE EGRESS DOOR SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3-PERCENT SLOPE). ALL OTHER RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5-PERCENT SLOPE). SCEPTION WHERE ITS TECHNICALLY INFERSIBLE TO COMPUT VECAUSE OF STE CONSTRAINTS, RAMPS SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5-PERCENT SLOPE) (CRC R311.6.1). PROVIDE 3'XS' LANDINGS AT THE TOP AND BOTTOM OF RAMPS, WHERE DOORS OPEN ONTO RAMPS, AND WHERE RAMPS CHANGE DIRECTIONS. (CRC R311.8.2)

#### DECKS

1. GUARDS ARE REQUIRED IF DECK OR FLOOR IS OVER 30" ABOVE GRADE, MINIMUM 42" HIGH, WITH OPENINGS LESS THAN 4" (CRC R312). GUARDRAILS SHALL BE DESIGNED AND DETAILED FOR LAT-ERAL FORCES ACCORDING TO CRC TABLE 301.5.

2. PROVIDE DECK LATERAL LOAD CONNECTIONS AT EACH END OF THE DECK AND AT DECK INTERSECTIONS PER ORC PS0/9.2. SPECIFY CONNECTORS WITH A MINIMUM ALLOWABLE STRESS DESIGN CAPACITY OF 1,500LBS AND INSTALL WITH 24" OF THE END OF THE DECK 750LB ATED DEVICES ARE ALLOWED (DTTL'A S EXAMPLE) IF LOCATED AT 4 POINTS ALONG THE DECK

3. POSTS/COLUMNS SHALL BE RETRAINED AT THE BOTTOM END TO PREVENT LATERAL DISPLACEMENT; CLEARLY SHOW APPROVED POST BASES, STRAPS, ETC TO ACHIEVE THIS PER CRC R407.3

4. JOISTS, GIRDERS, STRUCTURAL BLOCKING AND SUPPORT POSTS SHALL BE WOOD OF NAT-URAL RESISTANCE TO DECAY OR PRESSURE-TREATED LUMEER WHEN EXPOSED TO THE WEATHER. (CRC R317.1.3)

#### ELECTRICAL

1. NO ELECTRICAL PANELS IN CLOSETS OF BATHROOMS. MAINTAIN A CLEARANCE OF 36" INCHES IN FRONT OF PANELS, 30" WIDE OR WIDTH OF ECUIPMENT AND 6'-6" HIGH FOR HEADROOM. (CEC 110.26)

2. PROVIDE A MINIMUM 3 LUG INTERSYSTEM BONDING BUSBAR AT THE MAIN ELECTRICAL SERVICE. (CEC 250.94)

3. ALL AUTOMATIC GARAGE DOOR OPENERS THAT ARE INSTALLED IN A RESIDENCE SHALL HAVE A BATTERY BACKUP FUNCTION THAT IS DESIGNED TO OPERATE WHEN ACTIVATED BECAUSE OF AN ELECTRICAL OUTAGE. (CBC 406.2.1)

4. A CONCRETE-ENCASED ELECTRODE (UFER) CONSISTING OF 20' OF REBAR OR #4 COPPER WIRE PLACED IN THE BOTTOM OF A FOOTING IS REQUIRED FOR ALL NEW CONSTRUCTION. (CEC 250.52(A)(3)) BOND ALL METAL GAS AND WATER PIPES TO GROUND. ALL GROUND CAMPS SHALL BE ACCES-SIBLE AND OF AN APPROVED TYPE, (CEC 250.104)

5. ALL 15/20 AMPERE RECEPTACLES INSTALLED PER CEC 210.52 SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC 406.12)

6. ALL BRANCH CIRCUITS SUPPLYING 15/20 AMPERE OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARES, DENS, BEDROOMS, SUNROOMS, RICREATION ROOMS, CLOSETS, HALLWAYS, NITOHENS, LAUNDRY ROOM OR SIMILAR ROOMS/AREAS SHALL BE PROTECTED BY A LISTE COMBINATION TYPE ARC-FAULT CIRCUIT INTERPRIPTER, (CEC 210.12)

7. PROVIDE A MINIMUM OF ONE 20A CIRCUIT TO BE USED FOR THE LAUNDRY RECEPTACLE. (CEC 210.11(C)(2)) PROVIDE A MINIMUM OF ONE 20A CIRCUIT FOR BATHROOM RECEPTACLE OUTLETS. (CEC 210.11(C)(3)

8. PROVIDE AT \_EAST 1 OUTLET IN BASEMENTS, GARAGES, LAUNDRY ROOMS, DECKS, BALCONIES, PORCHES AND WITHIN 3' OF THE OUTSIDE CF EACH BATHROOM BASIN, (CE2 210.52 (D), (F) & (G))

9. FURNACES INSTALLED IN ATTICS AND CRAWL SPACES SHALL HAVE AN ACCESS PLATFORM (CATWALK IN ATTICS), LIGHT SWITCH AND RECEPTACLE IN THE SPACE. PRO/IDE A SERVICE RECEPTACLE FOR THE FURNACE. (CEC 210.63)

10. ALL DWELLINGS MUST HAVE ONE EXTERIOR OUTLET AT THE FRONT AND THE BACK OF THE DWELLING. (CEC 210.52(E))

11. GARAGE RECEPTACLES SHALL NOT SERVE JUTLETS OUTSIDE THE GARAGE. EXCEPTION: GARAGE CIRCUIT MAY SERVE READLY ACCESSIBLE OUTDOOR RECEPTACLE CUTLETS. ((CEC 210.11 (C)(4)) A MINIMUM OF 1 RECEPTACLE SHALL BE PROVIDED FOR EACH CARS PACE. (210.52(6)(1))

12. AT LEAST ONE WALL SWITCHED LIGHTING OUTLET OR FIXTURE SHALL BE INSTALLED IN EVERY HABITA-BLE ROOM, BAITROOM, HALLWAYS, STAIRWAYS, ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRICAL POWER, EQUIPMENT SPACES (ATTOS. BASSEMENTS: ETC). (CEC 211070)

13. KITCHENS, DINING ROOMS, PANTRIES, BREAKFAST NOOKS, AND SIMILAR AREAS MUST HAVE A MINIMUM OF TWO 20A CIRCUTS. KITCHEN, PANTRY, BREAKFAST NOOKS, DINING ROOMS, WORK SURFACES AND SIMILAR AREAS COUNTER OUTLETS MUST BE, INSTALLED IN EVERY COUNTER SPACE. 21" INCHES OR MOREN, NOT GREATER THAN 40.C., WITHIN 24" INCHES OF THE END OF ANY COUNTER SPACE AND NOT HIGHER THAN 20" ABOVE COUNTER, (ECE 210.52 (c)) ISLAND COUN-TER SPACES SHALL HAVE AT LEAST 1 RECEPTACLE OUTLET UNLESS A RANGE TOP OR SINK IS IN-STALLED THAN 2.C., WITHIN 24" INCHES OF RUN I RECEPTACLE IS REDUIRED FOR FENNSULAR COUNTER SPACES. RECEPTACLES SHALL BE LOCATED BEHIND NITCHEN SINKS IF THE COUNTER AREA DEPTH BEHIND THE SINK S MORE THAN 12" FOR STRAIGHT COUNTERS AND 18" FOR CORNER IN-STALLATION, (ECE FIGURE 210.520(1)")

14. RECEPTACIES SHALL BE INSTALLED AT 12° O.C. MAXIMUM IN WALLS STARTING AT 6' MAXIMUM FROM THE WALL END. WALLS LONGER THAN TWO FEET SHALL HAVE A RECEPTACLE. HALLWAY WALLS LONGER THAN 10 FT SHALL HAVE A RECEPTACLE IN HALLWAYS. (CE 210.52(A))

15. RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. (CEC 406.9(C) LIGHT PENDANTS, CELING FANS, LIGHTING TRACKS, ETC SHALL NOT BE LOCATED WITHIN SFT HORIZONTALLY AND 8FT VERTICALLY AROVE A SHOWER AND/OR BATHTIN THRESHOL (CFC 410 1001))

16. ALL LIGHTING/FAN FIXTURES LOCATED IN WET OR DAMP LOCATIONS SHALL BE RATED FOR THE APPLI-CATION. (CEC 410.10)

17. GFCI OUTLETS ARE REQUIRED: FOR ALL KITHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUN-TERTOP SURFACES, DISHWASHERS BATHROOMS, IN UNDER-LOOR SPACES OR BELOW GRADE LEVEL, IN UNFINISHED BASEMENTS, CARWL SPACE LIGHTING OUTLETS, IN EXTERIOR OUTLETS, WITHIN 6' OF A LAUNDRY/UTLITY/WET BAR SINKS, LAUNDRY AREAS, AND IN ALL GRAAGE OUTLETS INCLUDING OUT-LETS DEDICATED TO A SINGLE DEVICE OR GRAAGE DOOR OPENER, (CEC 210.8)

18. CARBON-MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS WITH FUEL-BURNING APPLI-ANCES OR WITH ATTACHED GARAGES (CRC R315):

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

ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS

ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING 1,000 DOLLARS (MAY BE BATTERY OPERATED)
 SMOKE ALARMS SHALL BE INSTALLED (CRC (R314):

IN EACH ROCM USED FOR SLEEPING PURPOSES.

OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.

• IN EACH STORY, INCLUDING BASEMENTS

20. AT THE TOF OF STAIRWAYS BETWEEN HABITABLE FLOORS WHERE AN INTERVENING DOOR OR OBSTRUCTION PREVENTS SMOKE FROM REACHING THE SMOKE DETECTOR.

21. SHALL NOT BE INSTALLED WITHIN 20FT HCRIZONTALLY OF COOKING APPLANCES AND NO CLOSER THAN 3FT TO MECHANICAL REGISTERS, CELING FANS AND BATHROOM DOORS WITH A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE DETECTOR (31.4.34).

22. ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING 1,000 DOLLARS. (MAY BE BATTERY OPERAT-ED.)

23. ALL SMOKE AND CARBON-MONOXIDE ALARMS SHALL BE HARDWIRED WITH A BATTERY BACKUP (SMOKE ALARMS SHALL HAVE A 10-YEAR SEALED BATTERY). (CRC R314.4 & R315.1.2)

24. SMOKE DETECTORS WITHIN 10 FEET TO 20 FEET OF THE STOVE SHALL BE IONIZATION TYPE WITH ALARM SILENCING SWITCH. CRC R314.3.3.

25. ALL 15/20 XMPERE RECEPTACLES IN WET LOCATIONS SHALL HAVE IN-USE (BUBBLE) COVERS IN-STALLED. ALL RECEPTACLES IN WET LOCATIONS SHALL ALSO BE LISTED WEATHER-RESISTANT TYPE. (CEC 406.9(B)(1))

### PLUMBING

1. UNDERFLOOR CLEANOUTS SHALL NOT BE MORE THAN 5' FROM AN UNDERFLOOR ACCESS, ACCESS DOOR OR TRAP DOOR. (CPC 707.9)

2. ABS PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINTS. (CPC 312.13) 3. PVC PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINT.

5. THE ADJACENT SPACE NEXT TO SHOWERS WITHOUT THRESHOLDS SHALL BE CONSIDERED A "WET LOCATION" WHEN USING

6. SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SOLIARE INCHES

70° ABOVE THE SHOWER DRAIN OUTLET. (CPC 408 6) PROVIDE CURTAIN ROD OR DOOR A MINIMUM OF 22" IN WIDTH. (CPC

7. SHOW LOCATION AND SIZE OF THE WATER HEATER ON PLANS. PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER. (CPC 504.6) PROVIDE SEISMIC STRAPPING IN THE UPPER & LOWER THIRD OF THE WATER HEATER A

MINIMUM OF 4" ABOVE CONTROLS. (CPC 507.2) THE WATER HEATER SHALL BE OF AN INSTANTANEOUS TYPE OR THE

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408.5) SHOWERS AND TUBS WITH SHOWERS REQUIRE A NON-ABSORBENT SURFACE UP TO 6' ABOVE THE FLOOR. (CRC R307.2)

.04" THICK WRAP OR OTHERWISE PROTECTED FROM UV DEGRADATION. (CPC 312.14)

THE CRC, CBC AND THE CEC. (CPC 408.5)

A 120V RECEPTACI ES PROVIDED WITHIN 3ET

MINIMUM SHOWER RE-CEPTOR SLOPE IS 1/8" PER FOOT. (408.5)

FOLLOWING SHALL BE PROVIDED (NEW CONSTRUCTION ONLY) (CEC 150(N)):

4. UNDERGROUND WATER SUPPLY LINES SHALL HAVE A 14 AWG BLUE TRACER WIRE. (CPC 604.10.1)

• A CATEGORY III OR IV VENT, OR A STRAIGHT (WITHOUT BENDS) TYPE B VENT • CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE WATER HEATER GAS SUPPLY LINE WITH A MINIMUM 200,000 BTU/HR DEDICATEC CAPACITY FOR THE WATER HEATER SI KE A DEDICATED 120/240. 3 WIRE CIRCUIT WITH 10AWG WIRE TO A FECEPTACLE OUT-LET WITHIN 3' OF THE WATER HEATER. THE ST UNUSED CONDUCTOR SHALL BE ELECTRI-CALLY ISOLATED AND HAVE A RESERVED CIRCUIT BREAKER SPACE. BOTH ENDS OF THI CONDUCTOR SHALL BE LABELED "SPARE" AND BE ELECTRICALLY ISOLATED. A RESERVE SINGLE-POLE CIRCUIT BREAKER SPACE 39TH COM NEAR THIS CIRCUIT LABELED "FUTURE 240V USE." (CEC 150.0(N)) 8. DOMESTIC HOT WATER LINES SHALL BE INSULATED. INSULATION SHALL BE THE THICKNESS OF THE PIPE DIAMETER UP TO 2" IN SIZE AND MINIMUM 2" THICKNESS FOR PIPES LARGER THAN 2" IN DIAMETER. (CPC 609.11) 9. A 3-INCH GRAVITY DRAIN SHALL BE PROVIDED AT THE LOW POINT OF THE SPACE, INSTALLED WHICH PROVIDES 1/4-INCH PER FOOT GRADE AND TERMINATE AT AN EXTERIOR POINT OF THE BUILDING PROTECTED FROM BLOCKAGE. THE OPENING SHALL BE SCREENED WITH A COPROSION-RESISTANT WITH MESH WITH MESH OPENINGS OF 114-INCH ID MICHING NUCL BUT OF THE GRAVITY DRAINS OVER 10 FEET IN LENGTH SHALL BE FIRST APPROVED BY THE BUILDING OFFICIAL. (L-V 8.8) PROPERTIES 10. WATER HEATERS LOCATED IN ATTICS, CEILING ASSEMBLIES AND RAISED FLOOR ASSEMBLIES SHALL SHOW A WATER-TIGHT CORROSION RESISTANT MINIMUM 1 ½" DEEP PAN UNDER THE WATER HEATER WITH A MINIMUM ½ INCH DRAIN TO THE EXTERIOR OF THE BUILDING. (CPC 507.5) 1. WATER CLOSET SHALL BE LOCATED IN A SPACE NOT LESS THAN 30" IN WIDTH (15" ON EACH SIDE) AND 24" MINIMUM CLEARANCE IN FRONT, (CPC 402.5) 12. INDICATE ON THE PLANS THAT THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM A BATHTUB OR WHIRLPOOL BATHTUB FILLER SHALL NOT EXCEED 120 DEGREES F. (CPC 408.3) <u>-</u> 13. PROVIDE ANTI-SIPHON VALVES ON ALL HOSE BIBS. (CPC 603.57) 14. FLOOR DRAINS SHALL BE PROVIDED WITH A TRAP PRIMER. (CPC 1007) REVISIONS 15. CLEARLY LABEL ON THE PLANS THE MAXIMUM WATER FLOW RATES PER THE (CGBSC 4.303.1) WATER CLOSETS: 1.28GPE URINALS: .125GPF KITCHEN FAUCETS: 1.8GPM @ 60PSI LAVATORY FAUCETS: 1.2GPM @ 60PSI SHOWERHEADS: 1.8GPM MECHANICA 1. ALL NEWLY INSTALLED GAS FIREPLACES SHALL BE DIRECT VENT AND SEALED-COMBUSTION TYPE. (CMC 912.2) 2. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL MEET THE U.S. EPA NEW SOURCE PER-FORMANCE STANDARD SSION LIMITS AND SHALL HAVE A PERMANENT LABEL CERTIFYING EMISSION LIMIT CUM 3. TOP CHIMNEY MUST EXTEND A MINIMUM OF 2 FT. ABOVE ANY PART OF THE BUILDING WITHIN 10 FT. (CMC 802.5.4) 4. FIREPLACES SHALL HAVE CLOSABLE METAL OR GLASS DOORS, HAVE COMBUSTION AIR INTAKE DRAWN FROM THE OUTSIDE AND HAVE A READILY ACCESSIBLE FLUE DAMPENER CONTROL. CON-TINUOUS BURNING PILOT LIGHTS ARE PROHIBITED. (CEC 150.0(E))  $\square$ 5. PROVIDE COMBUSTION AIR FOR ALL GAS FIRED APPLIANCES PER CMC CHAPTER 7. ZO 6. GAS VENTS PASSING THROUGH AN INSULATED ASSEMBLY SHALL HAVE A METAL INSULATION SHIELD A MINIMUM 2" ABOVE INSULATION. (CMC 509.6.2.7) Ó 7. GAS WATER HEATER AND FURNACE ARE NOT ALLOWED IN AREAS OPENING INTO BATHROOMS, CLOSETS OR BEDROOMS UNLESS INSTALLED IN A CLOSET EQUIPPED WITH A LISTED GASKETED DOOR ASSEMBLY AND A LISTED SELF-CLOSING DEVICE ñ WITH ALL COMBUSTION AIR OBTAINED FROM THE OUTDOORS. (CPC 504) Ś 8. ROOF TOP EQUIPMENT ON ROOFS WITH OVER 4/12 SLOPE SHALL HAVE A LEVEL 30"X30" WORK-ING PLATFORM. (CMC 304.2)  $\overline{\Box}$ 9. EXHAUST OPENINGS TERMINATING TO THE OUTDOORS SHALL BE COVERED WITH A CORROSION RESISTANT SCREEN 1/4"-1/2" IN OPENING SZE (NOT REQUIRED FOR CLOTHES DRYERS). (CMC 502.1) 10. VENT DRYER TO OLITSIDE OF BUILDING (NOT TO LINDER-FLOOR AREA). VENT LENGTH SHALL BE 14 FT. MAXIMUM, SHALL TERMINATE A MINIMUM OF 3' FROM THE PROPERTY LINE AND ANY OPENING INTO THE BUILDING. (CMC 504.4.2) 11. ENVIRONMENTAL AIR DUCTS SHALL NOT TERMINATE LESS THAN 3' TO A PROPERTY LINE. 10' TO A FORCED AIR INLET. 3' TO OPENINGS INTO THE BUILDING AND SHALL NOT DISCHARGE ON TO A PUB-LIC WAY. (CMC 502.2.1) 12. PROVIDE MINIMUM 100 SQUARE INCHES MAKE-UP AIR FOR CLOTHES DRYERS INSTALLED IN CLOS-ETS. (CMC 504.4.1(1)) 13. HEATING SYSTEM IS REQUIRED TO MAINTAIN 68 DEGREES AT 3 FT. ABOVE FLOOR LEVEL AND 2FT FROM EXTERIOR WALLS IN BUILDING ALL HABITABLE ROOMS. (CRC R303.10) 14. WOOD BURNING APPLIANCES SHALL NOT BE INSTALLED IN A NEW OR EXISTING PROJECT THAT IS NOT ONE OF THE FOLLOWING A PELLET-FUELED WOOD BURNING HEATER. 926 A U.S. EPA PHASE II CERTIFIED WOOD BURNING HEATER. AN APPLIANCE OR FIREPLACE DEFERMINED TO MEET THE U.S. EPA PARTICULATE MATTER EMIS-SION STANDARD OF LESS
THAN 7.5 GRAMS PER HOUR FOR A NON-CATALYTIC WOOD FIRED APPLI-ANCE OR 4.1 GRAMS PER HOUR FOR A CATALYTIC CIAL  $\triangleleft$ WOOD FIRED APPLIANCE AND IS APPROVED IN WRITING BY THE APCO. C SI MMER 4855 4855 2019 GENERAL NOTES SHEET THE GENERAL NOTES SHEET IS BASED ON THE 2019 CALIFORNIA BUILDING STANDARD CODES. THIS IS NOT AN ALL INCLUSIVE LIST OF CODE REQUIREMENTS SPECIFIC TO THE PROJECT, REFERENCE APPLICABLE SHEETS AND SPECIFIC AREAS OF THE PLANS FOR LOCATIONS OF FIXTURES/EQUIPMENT, STRUCTURAL COMPONENTS, STRUCTURAL DESIGN CRITERIA, BUILDING FINISHES AND OTHER SEPT. 9, 20 COMPONENTS SPECIFIC TO THE PROJECT CONSTRUCTION. CODE REQUIREMENTS AS NOTE IN BOLD ARE NEW IN THE 2019 CODE

#### TITLE 24 ENERGY

1. ALL DUCTS IN CONDITIONED SPACES MUST INCLUDE R-4.2 INSULATION. (150.1(C)9) MINIMUM HEATING AND COOLING FILTER RATINGS SHALL BE MRV 13 (150.0(M)12).

2: ISOLATION WATER VALVES REQUIRED FOR INSTANTANEOUS WATER HEATER 6 & KETU/HR AND ABOVE. VALVES SHALL BE INSTALLED ON BOTH COLD AND HOT WATER ILNES. EACH VALVE WILL NEED A HOSE BIB OR OTHER FITTING ALLOWING FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED. (C&C 110.3(C)6)

3. ALL LUMINAIRES MUST BE HIGH EFFICACY (150.0(K)1A)

• LUMINARIES RECESSED IN INSULATED CEILINGS MUST MEET FIVE REQUIREMENTS (150.0(K)1C):

THEY MUST BE RATED FOR DIRECT INSULATION CONTACT (IC).

• THEY MUST BE CERTIFIED AS AIRTIGHT (AT) CONSTRUCTION.

THEY MUST HAVE A SEALED GASKET OR CAULKING BETWEEN THE HOUSING AND CEILING TO PREVENT FLOW OF HEATED OR
COOLED AIR OUT OF LIVING AREAS AND INTO THE CEILING CAVITY.

• THEY WAY NOT CONTAIN A SCREW BASE SOCKETS

THEY SHALL CONTAIN A JA8 COMPLIANT LIGHT SOURCE

5. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ON LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR OR OCCUPANT SENSOR PROVIDED THE OCCUPANT SENSOR IS INITIALLY PROGRAMMED LIKE A VACANCY SEN-SOR (MANUAL-ON OPERATION), (15.0.(K)2)

6. JOINT APPENDIX A (JA8) CERTIFIED LAMPS SHALL BE CONSIDERED HIGH EFFICACY. JA8 COMPLI-ANT LIGHT SOURCES SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER. (EXCEPTION: <70SF CLOSETS AND HALLWAY) (150.0(K)2K)

7. UNDER-CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS. (150.0(K)2L)

8. ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY, BE CONTROLLED BY A MANUAL ON/OFF SWITCH AND HAVE ONE OF THE FOLLOWING CONTROLS (THE MANUAL SWITCH SHALL NOT OVERRIDE THE AUTOMATIC CONTROL DEVICE): (150.0(K)3A)

PHOT0-CONTROL AND MOTION SENSOR

PHOT0-CONTROL AND AUTOMATIC TIME SWITCH CONTROL

ASTRONOMICAL TIME CLOCK CONTROL TURNING LIGHTS OFF DURING THE DAY

9. ALL HIGH EFFICACY LIGHT FIXTURES SHALL BE CERTIFIED AS "HIGH-EFFICACY" LIGHT FIXTURES BY THE CALIFORNIA ENERGY COMMISSION.

10. CONTRACTOR SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE GIVING THE LAMPS USED IN THE LUMINAIRES INSTALLED. (10-103(B))

11. THE NUMBER OF BLANK ELECTRICAL BOXES MORE THAN 5 FEET ABOVE THE FINISHED FLOOR SHALL NOT BE GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL. (150(K)18)

12. PROVIDE A GASKET/ INSULATION ON ALL INTERIOR ATTIC/UNDER-FLOOR ACCESSES. (110.7)

13. PROVIDE VERIFICATION ON THE PLANS HOW THE BUILDING WILL MEET THE MINIMUM VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY REQUIREMENTS PER ASHRAE STANDARD 62.2. WIN-DOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE BUILDING VENTILA-TION AIRFLOW REQUIRED. THIS IS SUBJECT TO HERS TESTING. THE FOLLOWING LABEL MUST BE ATTACHED TO THE FAN SWITCH: "TO MAINTAIN MINIMUM LEVELS OF OUTSIDE AIR VENTILATION REQUIRED FOR GOOD HEALTH, THE FAIL CONTROL. SHOULD BE ON AT ALL TIMES WHEN THE BUILD-ING IS OCCUPIED, UNLESS THERE S SEVERE OUTDOOR AIR CONTAMINATION." (CALIFORNIA ENER-GY CODE 150.0(0)) A MINIMUM 100 CFM INDOOR AIR OUALITY FAN IS REQUIRED IN THE KITCHEN AND SHALL BE HERS VERIFIED.

### GREEN BUILDING

1. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COM-MON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALLE BIMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE (CGBSC 4.106.2):

• RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON SITE

 WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUT-TER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.

2. ALL NEW RESIDENTIAL CONSTRUCTION WITH ATTACHED PRIVATE GARAGES SHALL HAVE THE FOLLOW-ING FOR ELECTRIC VEHICLE (EV) CHARGING STATIONS (CGBSC 4.106.4):

3. INSTALL A MINIMUM 1-INCH CONDUIT CAPABLE OF SUPPLYING A 208/240V BRANCH CIRCUIT TO A SUITABLE BOX LOCATION FOR EV CHARGING. THE OTHER END SHALL TERMINATE TO THE MAIN SERVICE AND/OR SUBPANEL.

4. THE MAIN PANEL AND/OR SUBPANEL SHALL BE OF SUFFICIENT SIZE TO INSTALL A 40-AMPERE DEDICATED BRANCH CIRCUIT THE DEDICATED OVERCURRENT PROTECTION SPACE SHALL BE LA-BELED "EV CAPABLE".

5. MULTIPLE SHOWER HEADS SERVING A SINGLE SHOWER SHALL HAVE A COMBINED FLOW RATE OF 18 GPM OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. (CGBSC 4.303.1.3.2)

6. RESIDENTIAL PROJECTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 500 SQUARE FEET SHALL COMPLY WITH EITHER A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (WITE), WHICHEVER IS NORES STRUBENT. AUTOMATIC IRRIGATION SYS-TEM CONTROLLERS INSTALLED AT TIME OF FINAL INSPECTION SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS AND/OR WEATHER BASED CONTROLLERS WITH RAIN SENSORS. SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT. (CGBSC 4.304)

7. RECYCLE AND/OR REUSE A MINIMUM OF 65 PERCENT OF NON HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE. (CGBSC 4.408.2)

8. (CLEARLY NOTE ON THE PLANS) AT TIME OF FINAL INSPECTION, A BUILDING OPERATION AND MAINTENANCE MANUAL, COMPACT DISC, ETC SHALL BE PROVIDED CONTAINING THE FOLLOWING: (CGBSC 4.410)

• DIRECTIONS THAT MANUAL SHALL REMAIN ONSITE FOR THE LIFE OF THE BUILDING

• OPERATION AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENT, APPLIANCES, ROOF/YARD DRAIN-A3E, IRRIGATION SYSTEMS,

. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS

• PUBLIC TRANSPORTATION AND CARPOOL OPTIONS

MATERIAL REGARDING IMPORTANCE OF KEEPING HUMIDITY LEVELS BETWEEN 30-60 PERCENT

INFORMATION REGARDING ROUTINE MAINTENANCE PROCEDURES

STATE SOLAR ENERGY INCENTIVE PROGRAM INFORMATION

• A COFY OF ANY REQUIRED SPECIAL INSPECTION VERIFICATIONS THAT WERE REQUIRED (IF ANY)

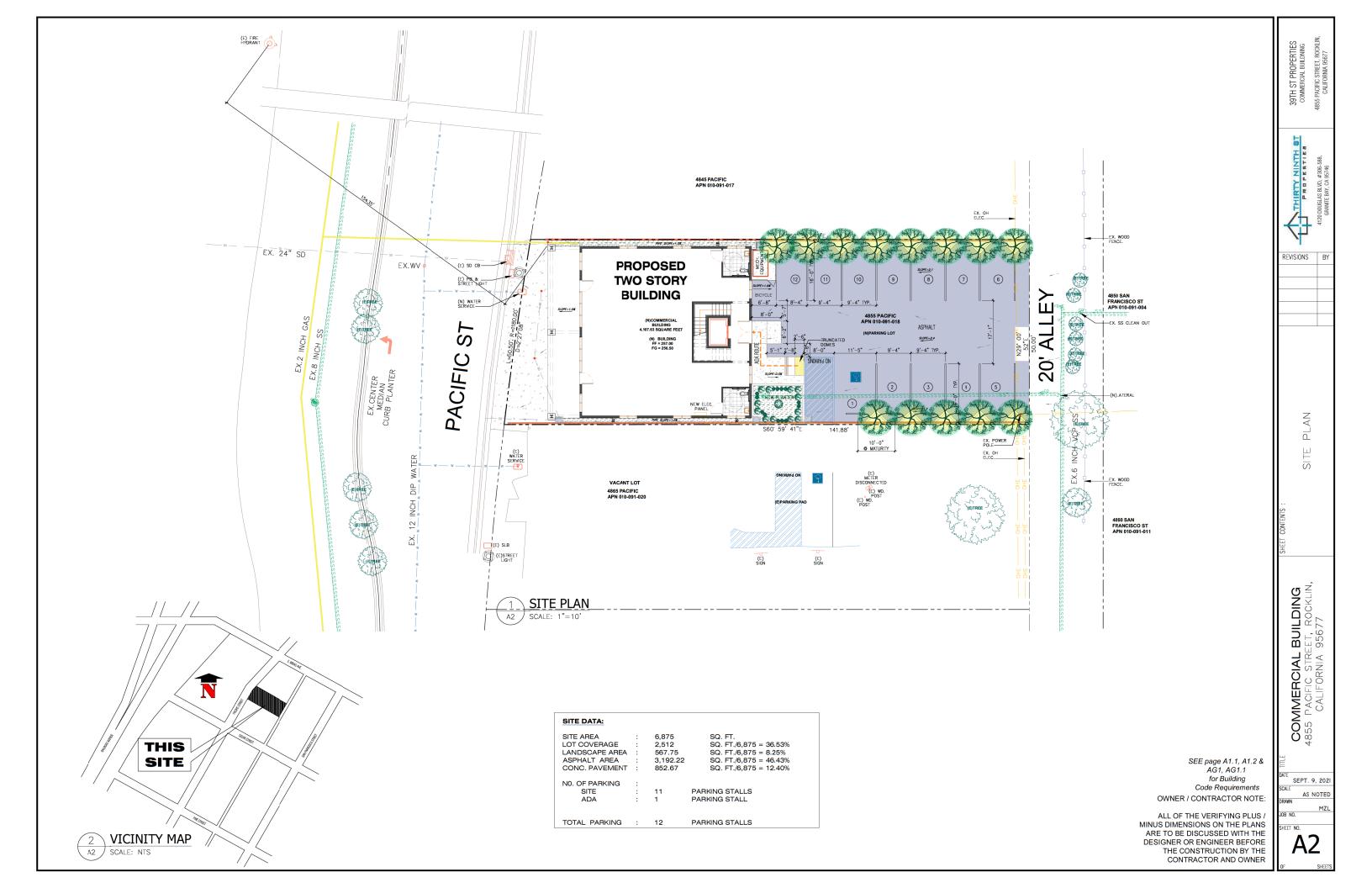
9. THE PROJECT SHALL MEET MINIMUM POLLUTANT CONTROL REQUIREMENTS FOR ADHESIVES, SEAL-ANTS, CAULKS, PAINTS, CARPET, RESILIENT FLOORING SYSTEMS, ETC. (CGBSC 4.504)

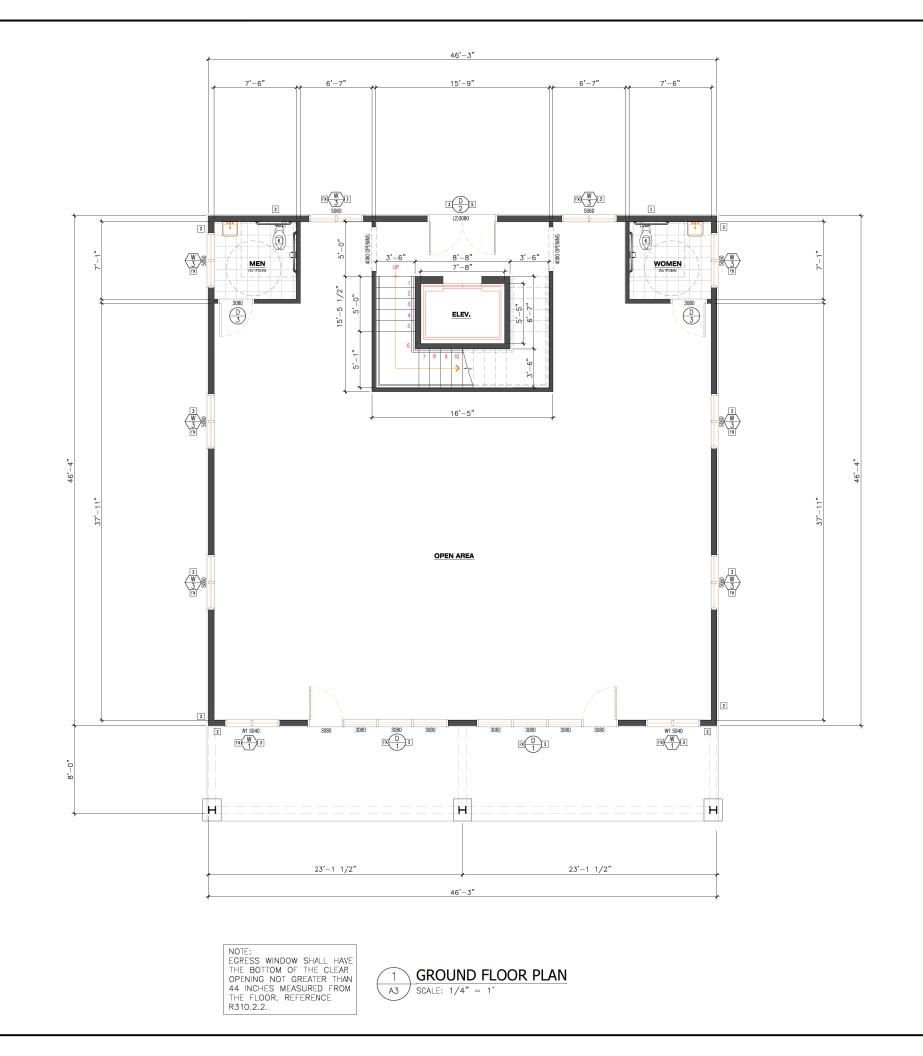
10. DUCT OPENINGS RELATED TO HVAC SYSTEMS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS WHICH MAY ENTER THE SYSTEM. (CGBSC 4.5)4.1)

### 2019 GENERAL NOTES SHEET

THE GENERAL NOTES SHEET IS BASED ON THE 2019 CALIFORNIA BUILDING STANDARD CODES. THIS IS NOT AN ALL INCLUSIVE LIST OF CODE REQUIRENTIS SPECIFIC TO THE PROJECT. REFERENCE APPLICABLE SHEETS AND SPECIFIC AREAS OF THE PLANS FOF LOCATIONS OF FIXTURES/EQUIPMENT, STRUCTURAL COMPONENTS, STRUCTURAL DESIGN CATIETIA, BUILDING FINISHES AND OTHER COMPONENTS SPECIFIC TO THE PROJECT CONSTRUCTION. CODE REQUIREMENTS IN BOLD ARE NEW IN THE 2019 CODE

39TH ST PROPERTIES COMMERCIAL BUILDNING 4855 PACIFIC STREET, ROCKUN, CALFORNA 95677
4120 DOUGLAS BLVD. # 386-588. GRANTE BAY, CA 95746
REVISIONS BY
SHEET CONTENTS : CONSTRUCTION DOCUMENT
COMMERCIAL BUILDING 1855 PACIFIC STREET, ROCKLIN, CALIFORNIA 95677
DATE SEPT. 9, 2021 SCALE AS NOTED DRWN MZL JOB NO. SHEET NO.
TIME COMMERCIAL BUILDING 1855 PACIFIC STREET, ROCKLIN, 1855 PACIFIC STREET, ROCKLIN, 1855 PACIFIC STREET, ROCKLIN, 1800 CALIFORNIA 95677





FX FIX WINDOW SL SLIDER TYPE

### **KEY NOTES:**

- 1 CEILING UP TO 10'-0" TYP.

### WINDOW ABBREVIATIONS:

2 2X6 STUDS @ 16" O.C. EXTERIOR WALLS - TYP.

 GLAZING WINDOWS OR DOORS TO BE AT LEAST ONE TEMPERED PANE REQUIRED.

 SAFETY (TEMPERED) GLAZING. [CRC \$R308.4.2]

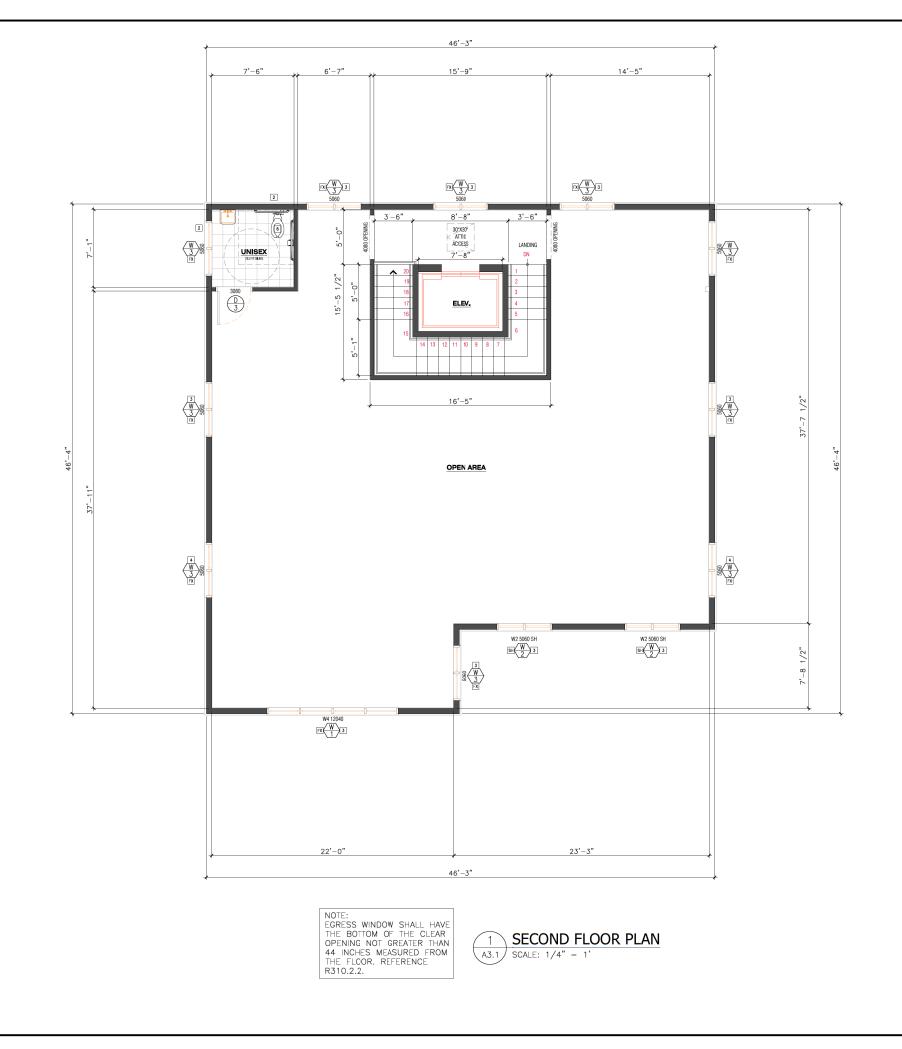
EGRESS WINDOWS WITH MIN OF 5.7 SF OPENING, MIN. OF 24: HEIGHT CLEAR, AND 20" WIDE CLEAR IS REQUIRED. MAX. OF 44" FROM FINISH FLOOR TO THE SILL PLATE BOTTOM OF WINDOWS.

6 TOILETS SHALL NOT BE INSTALL CLOSER THAN 15" FROM THE CENTER TO ANY FINISH WALL OR OBSTRUCTION AND ALSO WITH A MINIMUM OF 24" CLEAR FLOOR SPACE IN FRONT OF THE TOILET.

39TH ST PROPERTIES COMMERCIAL BUILDNING 4855 PACHO STREET, ROCKUN, CALIFORNIA 96677
4120 DOUGLAS BLVD. #306-588. 69ANUTE BLVD. #306-588.
REVISIONS BY
SHEET CONTENTS : GROUND FLOOR PLAN
COMMERCIAL BUILDING 4855 PACIFIC STREET, ROCKLIN, CALIFORNIA 95677
DATE SEPT. 9, 2021 SCALE DRAWN MZL JOB NO.
SHEET NO.
OF SHEETS

SEE page A1.1, A1.2 & AG1, AG1.1 for Building Code Requirements OWNER / CONTRACTOR NOTE:

ALL OF THE VERIFYING PLUS / MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE CONTRACTOR AND OWNER



## WINDOW ABBREVIATIONS:

FX FIX WINDOW SL SLIDER TYPE

### KEY NOTES:

1	CEILING UP TO 10'-0" -
2	2X6 STUDS @ 16" O.C. EXT
3	GLAZING WINDOWS OR DOOR SAFETY (TEMPERED) GLA
4	EGRESS WINDOWS WITH MIN 20" WIDE CLEAR IS REQUIRE BOTTOM OF WINDOWS.
5	MINIMUM 36" DEEP LANDING SHALL NOT BE MORE THAN ENTRANCE IN-SWING DOOR,

TYP.

TERIOR WALLS - TYP.

DRS TO BE AT LEAST ONE TEMPERED PANE REQUIRED. AZING. [CRC \$F308.4.2]

N OF 5.7 SF OPENING, MIN. OF 24: HEIGHT CLEAR, AND RED. MAX. OF 44" FROM FINISH FLOOR TO THE SILL PLATE

IG OUTSIDE THE MAIN EXTERIOR EGRESS DOOR, THE LANDING N 7.75" LOWER THAN THE THRESHOLD FOR THE MAIN R, (1-1/2" FOR OUT SWINGING).

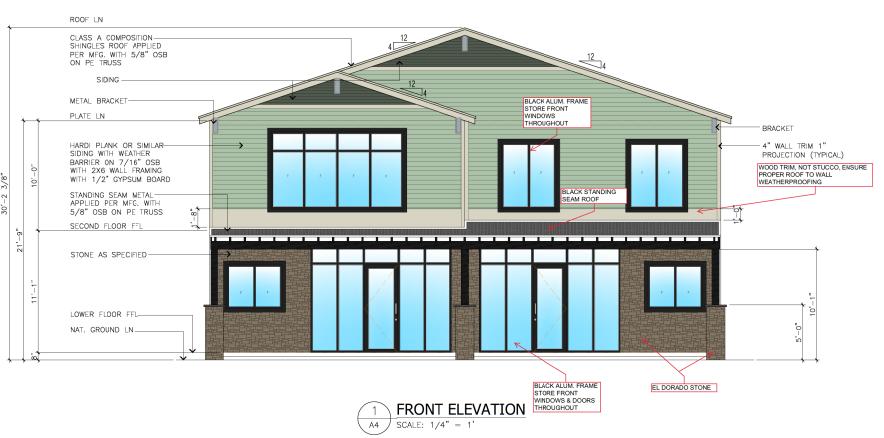
6 TOILETS SHALL NOT BE INSTALL CLOSER THAN 15" FROM THE CENTER TO ANY FINISH WALL OR OBSTRUCTION AND ALSO WITH A MINIMUM OF 24" CLEAR F.OOR SPACE IN FRONT OF THE TOILET.

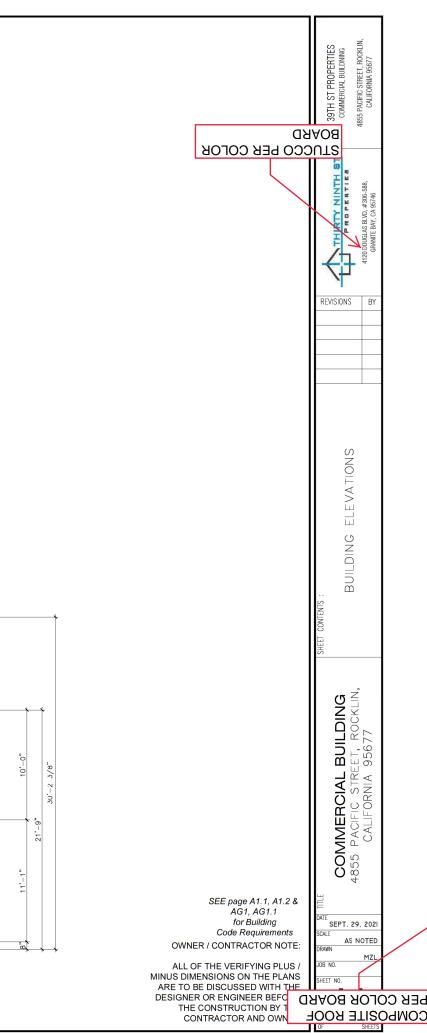
39TH ST PROPERTIES COMMERCIAL BUILDNING 4855 PACIFIC STRFET ROCKLIN	CALIFORNIA 95677
FROPERTIES	4120 DOUGLAS BLVD, #306-588, GRANITE BAY, CA 95746
REVISIONS	BY
SHEET CONTENTS : SECOND FLOOR PLAN	
COMMERCIAL BUILDING 4855 PACIFIC STREET, ROCKLIN,	CALIFORNIA 95677
DATE SEPT. 9, SCALE AS NO DRAWN JOB NO.	
A3.	1

SEE page A1.1, A1.2 & AG1, AG1.1 for Building Code Requirements OWNER / CONTRACTOR NOTE:

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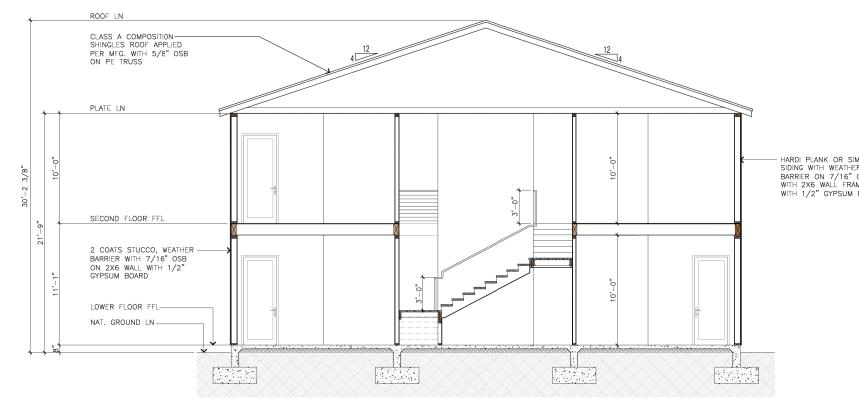


A4.1 SCALE: 1/4" = 1'

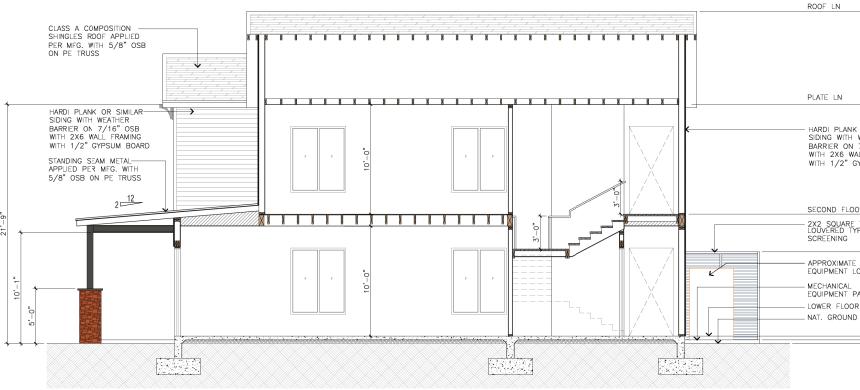




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	SHEET CONTENTS : BUILDING ELEVATIONS
SEE nore 41.1.41.2.8	LE COMMERCIAL BUILDING 4855 PACIFIC STREET, ROCKLIN, CALIFORNIA 95677
SEE page A1.1, A1.2 & AG1, AG1.1 for Building Code Requirements OWNER / CONTRACTOR NOTE: ALL OF THE VERIFYING PLUS / MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE CONTRACTOR AND OWNER	DATE           DATE           SCALE           AS NOTED           DRAWN           MZL           JOB NO.           SHEET NO.           SHEET NO.           OF           SHEETS







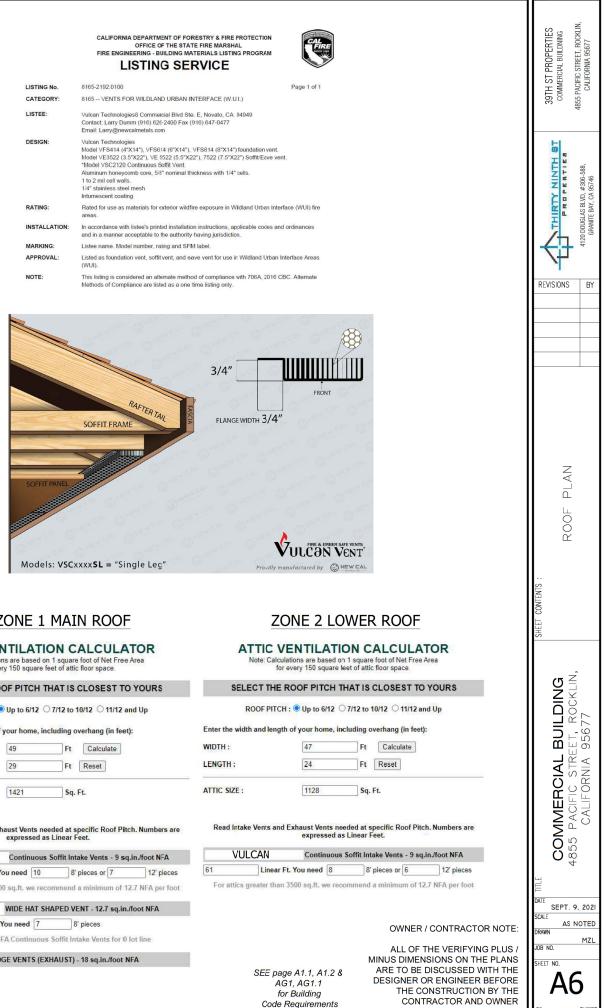


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					SHEET CONTENTS : BUILDING SECTION	
NK OR SIMILAR H WEATHER N 7/16° OSB WALL FRAMING GYPSUM BOARD	10,-0"	<b>,</b> ,	30'-2 3/8"			
RE TUBE TYPE MECHANICAL TE MECHANICAL LOCATION	8 -0 11'-1"	21'-9"			E COMMERCIAL BUILDING 4855 PACIFIC STREET, ROCKLIN CALIFORNIA 95677	
				SEE page A1.1, A1.2 & AG1, AG1.1 for Building Code Requirements OWNER / CONTRACTOR NOTE: ALL OF THE VERIFYING PLUS / MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE CONTRACTOR AND OWNER	DATE SEPT. 9, 20 SCALE AS NOTE DRWN MZ JOB NO. SHEET NO. SHEET NO. OF SHEE	ED

	39TH ST PROPERTIES COMMERCIAL BUILDNING 4855 PACIFIC STREET, ROCKLIN, CALIFORNIA 95677
	4120 DOUGLAS BLVD. # 306-588. GRANTE BLVD. # 306-588.
	REVISIONS BY
	SHEET CONTENTS : BUILDING SECTION
	COMMERCIAL BUILDING 4855 PACIFIC STREET, ROCKLIN, CALIFORNIA 95677
	DATE SEPT. 9, 2021
	SCALE AS NOTED DRAWN
/	JOB NO. SHEET NO.
	A5
ł	OF SHEETS

LISTING No.	8165-2192:0100
CATEGORY:	8165 VENTS FOR WILDLAND URBAN INTERFA
LISTEE:	Vulcan Technologies8 Commercial Blvd Ste. E, Nov Contact: Larry Dumm (916) 626-2400 Fax (916) 647 Email: Larry@newcalmetals.com
DESIGN:	Vulcan Technologies Model VFS414 (47X147), VFS614 (6*X147), VFS814 Model VFS52 (5.5*X227), VE 5522 (5.5*X227), 7522 *Model VSC2120 Continuous Soffit Vent. Aluminum honeycomb core, 5/6* nominal thickness of 1 to 2 mil cell walls. 1/4* stainless steel mesh intumescent coating
RATING:	Rated for use as materials for exterior wildfire expos areas.
INSTALLATION:	In accordance with listee's printed installation instruct and in a manner acceptable to the authority having ju
MARKING:	Listee name. Model number, rating and SFM label.
APPROVAL:	Listed as foundation vent, soffit vent, and eave vent (WUI).
NOTE:	This listing is considered an alternate method of con Methods of Compliance are listed as a one time listing



### ZONE 1 MAIN ROOF

ATTIC VENTILATION CALCULATOR Note: Calculations are based on 1 square foot of Net Free Area for every 150 square feet of attic floor space.

### SELECT THE ROOF PITCH THAT IS CLOSEST TO YOURS

ROOF PITCH : O Up to 6/12 7/12 to 10/12 11/12 and Up

WIDTH :	49	Ft Calculate
LENGTH:	29	Ft Reset

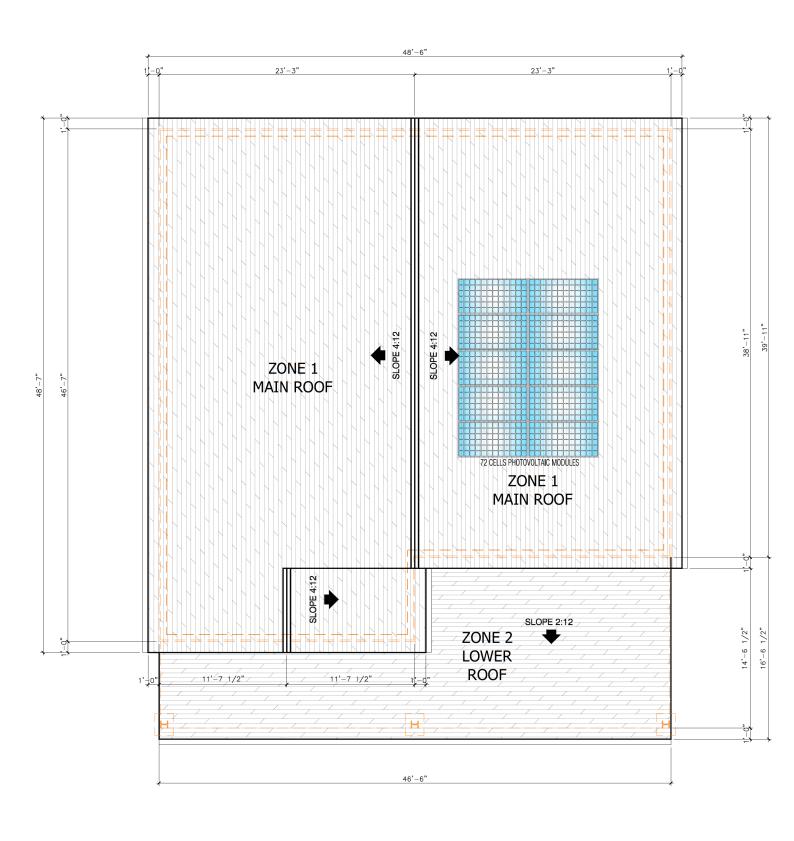
Read Intake Vents and Exhaust Vents needed at specific Roof Pitch. Numbers are
expressed as Linear Feet.

77

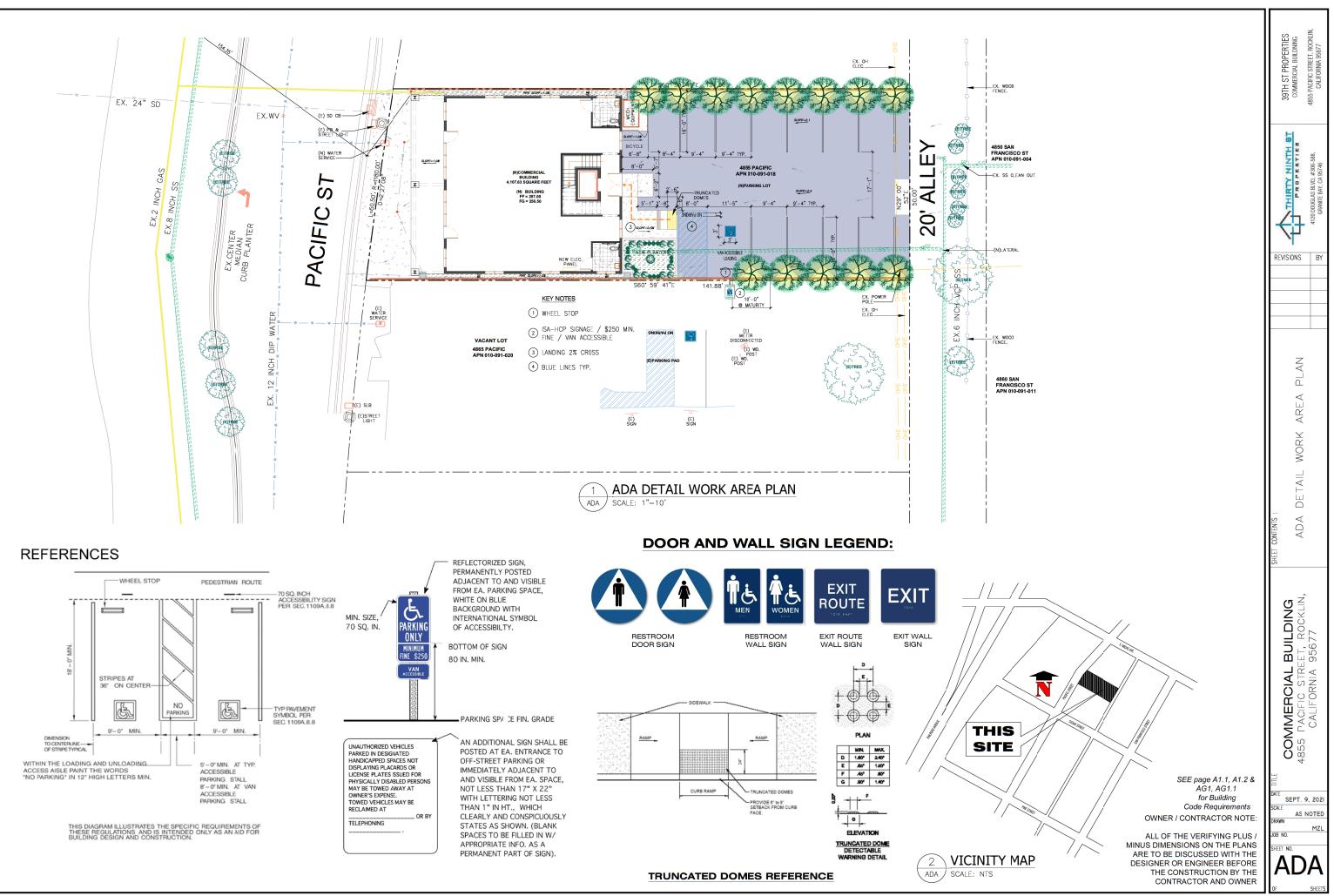
Linear Ft.

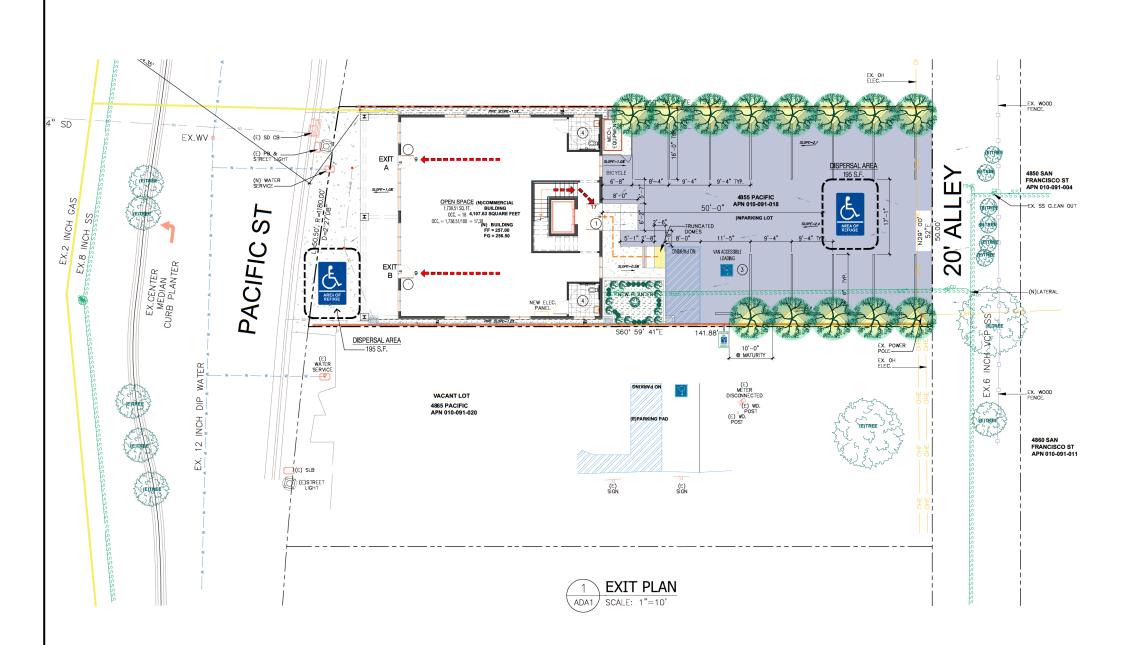
	Constant of the second se	C****			
7	Linear Ft. You need	10	8' pieces or	7	12' pieces

VULCAN	WIDE HA	AT SHA	PED VENT - 12.7 sq.in./foot NFA
Linea	r Ft. You need	7	8' pieces
12.7 sq.in./	foot NFA Contin	uous S	offit Intake Vents for 0 lot line
VULCAN	RIDGE VENT	S (EXH	AUST) - 18 sq.in./foot NFA









### FIRE EXIT NOTES:

1010.1.10 PANIC AND FIRE EXIT HARDWARE

DOORS SERVING A GROUP H OCCUPANCY AND DOORS SERVING RO AN OCCUPANT LOAD OF 50 OR MORE IN A GROUP A OCCUPANCY, AS CLASSIFIED AS AN ASSEMBLY OCCUPANCY E, I-2 OR I-2.1 OCCUPAN PROVIDED WITH A LATCH OR LOCK OTHER THAN PANIC HARDWARE HARDWARE. FOR GROUP L OCCUPANCIES SEE SECTION 453.6.3 EXCEPTIONS:

1. A MAIN EXIT OF A GROUP A OCCUPANCY SHALL BE PERMITTED TO ACCORDANCE WITH SECTION 1010.1.9.3, ITEM 2.

2. DOORS SERVING A GROUP A OR E OCCUPANCY SHALL BE PERMITT MAGNETICALLY LOCKED IN ACCORDANCE WITH SECTION 1010.19.9, ELECTRICAL ROOMS WITH EQUIPMENT RATED 800-AMPERES OR MOF (1829 MM) WIDE, AND THAT CONTAIN OVER CURRENT DEVICES, SWIT CONTROL DEVICES WITH EXIT OR EXIT ACCESS DOORS, SHALL BE EQ HARDWARE OR FIRE EXIT HARDWARE. THE DOORS SHALL SWING IN T EGRESS TRAVEL.

### 1010.1.10.1 INSTALLATION

WHERE PANIC OR FIRE EXIT HARDWARE IS INSTALLED, IT SHALL COM FOLLOWING:

- 1. PANIC HARDWARE SHALL BE LISTED IN ACCORDANCE WITH UL 30
- 2. FIRE EXIT HARDWARE SHALL BE LISTED IN ACCORDANCE WITH UL 3. THE ACTUATING PORTION OF THE RELEASING DEVICE SHALL EXTER
- ONE-HALF OF THE DOOR LEAF WIDTH.
- 4. THE MAXIMUM UNLATCHING FORCE SHALL NOT EXCEED 15 POUN

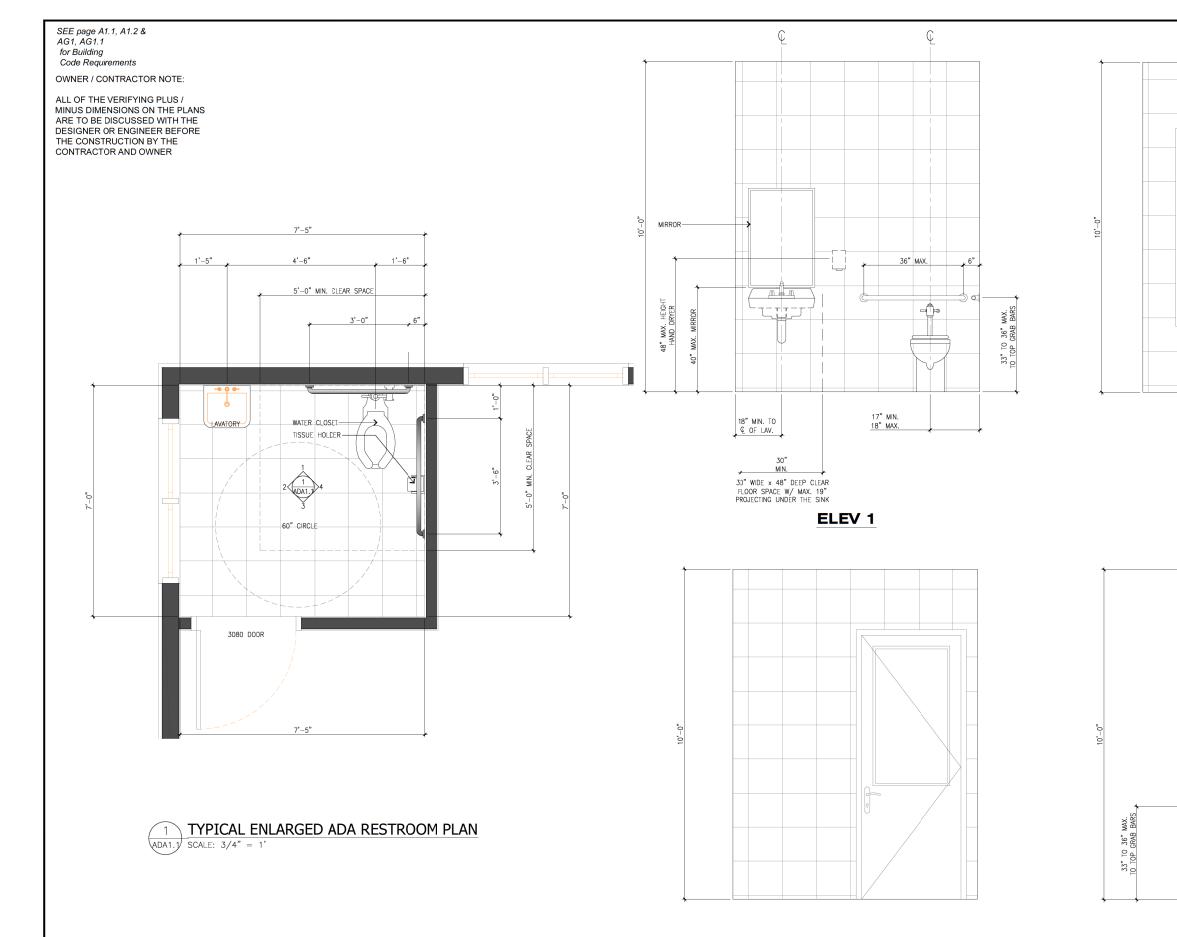
### EXIT PATH LEGEND:

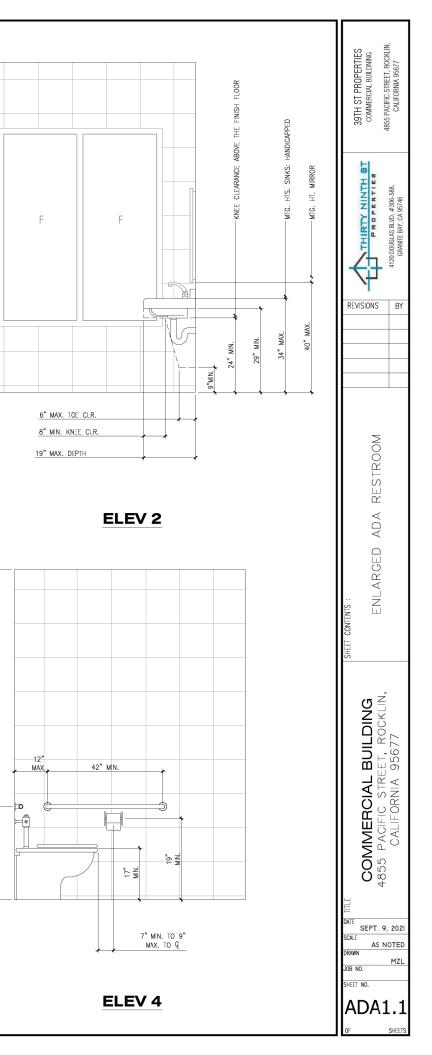
### -----

### **KEY NOTES:**

- 1) EXIT SIGN AT END OF HALLWAY.
- 2) PANIC HARDWARE ALONG PATH OF TRAVEL. AS REQUIRED.
- 3) HC PARKING STALLS. W/ SIGNAGE.4) ADA COMPLIANT TOILET ROOMS.

		39TH ST PROPERTIES COMMERCIAL BUILDNING 4855 PACIFIC STREET, ROCKLIN, CALIFORNIA 95677
		THIRTY NINTH ST FROPERTIES 4120 DOUGLAS BLVD, #306-589, GRANITE BLVD, #306-589,
ССТ – 1613.30100 – 18.19		REVISIONS BY
		EXIT PLAN
		Sheet contents :
OMS ORSPACES WITH SSEMBLY AREA NOT IOFES SHALL NOT BE OR FIRE EXIT		COMMERCIAL BUILDING 855 PACIFIC STREET, ROCKLIN, CALIFORNIA 95677
) BE LOCKING IN		LIFORN
TTED TO BE ELECTRO		CA CA
). DRE AND OVER 6 FEET TCHING DEVICES OR QUIPPED WITH PANIC		<b>CON</b> 4855
QUIPPED WITH PANIC THE DIRECTION OF	SEE page A1.1, A1.2 & AG1, AG1.1 for Building	DATE SEPT. 9, 2021
MPLY WITH THE	Code Requirements OWNER / CONTRACTOR NOTE:	SCALE AS NOTED DRAWN MZL
05. L 10C AND UL 305. IND NOT LESS THAN IDS (67 N).	ALL OF THE VERIFYING PLUS / MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE CONTRACTOR AND OWNER	JOB NO. SHEET NO. ADA1
		OF SHEETS





### SECTION 1210 TOILET AND BATHROOM **REQUIREMENTS:**

#### **[P] 1210.1 REQUIRED FIXTURES**

THE NUMBER AND TYPE OF PLUMBING FIXTURES PROVIDED IN ANY OCCUPANCY SHALL COMPLY WITH THE CALIFORNIA PLUMBING CODE.

### 1210 2 FINISH MATERIALS

WALLS, FLOORS AND PARTITIONS IN TOILET AND BATHROOMS SHALL COMPLY WITH SECTIONS 1210.2.1 THROUGH 1210.2.4.

[OSHPD 1, 2 & 3] FACILITIES SUBJECT TO OSHPD 1, 2, & 3 SHALL ALSO COMPLY WITH SECTION 1224.4.11.

[OSHPD 4] FACILITIES SUBJECT TO OSHPD 4 SHALL ALSO COMPLY WITH SECTION 1227.9

### 1210.2.1 FLOORS AND WALL BASES

IN OTHER THAN DWELLING UNITS, TOILET, BATHING AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH. HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES (102 MM).

1210.2.2 WALLS AND PARTITIONS

WALLS AND PARTITIONS WITHIN 2 FEET (610 MM) OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET (1219 MM) ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

EXCEPTION: THIS SECTION DOES NOT APPLY TO THE FOLLOWING BUILDINGS AND SPACES:

DWELLING UNITS AND SLEEPING UNITS.

TOILET ROOMS THAT ARE NOT ACCESSIBLE TO THE PUBLIC AND WHICH HAVE NOT MORE THAN ONE WATER CLOSET.

ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE

#### 1210.2.3 SHOWERS

SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES (1829 MM) ABOVE THE DRAIN INLET

1210.2.4 WATERPROOF JOINTS

BUILT-IN TUBS WITH SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN THE TUB AND ADJACENT WALL.

[P] 1210.3 PRIVACY

PRIVACY AT WATER CLOSETS AND URINALS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 1210.3.1 AND 1210.3.2.

[P] 1210.3.1 WATER CLOSET COMPARTMENT

EACH WATER CLOSET UTILIZED BY THE PUBLIC OR EMPLOYEES SHALL OCCUPY A SEPARATE COMPARTMENT WITH WALLS OR PARTITIONS AND A DOOR ENCLOSING THE FIXTURES TO ENSURE PRIVACY

#### EXCEPTIONS:

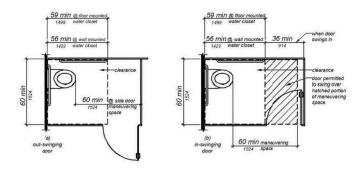
WATER CLOSET COMPARTMENTS SHALL NOT BE REQUIRED IN A SINGLE-OCCUPANT TOILET ROOM WITH A LOCKABLE DOOR. TOILET ROOMS LOCATED IN CHILD DAY CARE FACILITIES AND CONTAINING TWO OR MORE WATER CLOSETS SHALL BE PERMITTED TO HAVE ONE WATER CLOSET WITHOUT AN ENCLOSING COMPARTMENT. THIS PROVISION IS NOT APPLICABLE TO TOILET AREAS LOCATED WITHIN GROUP I-3 OCCUPANCY HOUSING AREAS.

[P] 1210.3.2 URINAL PARTITIONS

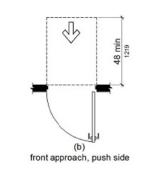
EACH URINAL UTILIZED BY THE PUBLIC OR EMPLOYEES SHALL OCCUPY A SEPARATE AREA WITH WALLS OR PARTITIONS TO PROVIDE PRIVACY. THE WALLS OR PARTITIONS SHALL BEGIN AT A HEIGHT NOT MORE THAN 12 INCHES (305 MM) FROM AND EXTEND NOT LESS THAN 60 INCHES (1524 MM) ABOVE THE FINISHED FLOOR SURFACE. THE WALLS OR PARTITIONS SHALL EXTEND FROM THE WALL SURFACE AT EACH SIDE OF THE URINAL NOT LESS THAN 18 INCHES (457 MM) OR TO A POINT NOT LESS THAN 6 INCHES (152 MM) BEYOND THE OUTERMOST FRONT LIP OF THE URINAL MEASURED FROM THE FINISHED BACKWALL SURFACE, WHICHEVER IS GREATER.

### EXCEPTIONS:

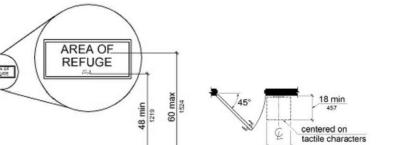
URINAL PARTITIONS SHALL NOT BE REQUIRED IN A SINGLE-OCCUPANT OR FAMILY OR ASSISTED-USE TOILET ROOM WITH A LOCKABLE DOOR. TOILET ROOMS LOCATED IN CHILD DAY CARE FACILITIES AND CONTAINING TWO OR MORE URINALS SHALL BE PERMITTED TO HAVE ONE URINAL WITHOUT PARTITIONS.



### FIGURE 11B-604.8.1.1.2 MANEUVERING SPACE WITH SIDE DOOR



### FOR END OF HALLWAYS





# **INSTALLATION AND HEIGHT OF TACTILE SIGNAGE**



### **REQUIRED SIGNAGE:**

### NOTES:

1. TOILET ROOM FLOORS SHALL HAVE A STABLE, FIRM, SLIP-RESISTANT SURFACE THAT IS SMOOTH, HARD AND NON-ABOSORBENT. THE INTERSECTIONS OF THE FLOOR AND WALLS SHALL HAVE A SMOOTH, HARD AND NON-ABSORBENT VERTICAL BASE A MIN. OF 4" CBC 1210.2.1

2. SEAL THE RESTROOM BASE AT THE FLOOR TO PREVENT MOISTURE FROM PENETRATING WALL

3. WALLS WITHIN 2' OF SINK, URINALS AND WATER CLOSET SHALL HAVE A SMOOTH, HARD AND NON-ABSORBENT SURFACE TO A HEIGHT OF 4' ABOVE THE FLOOR, SPECIFY MOISTURE RESISTANT GYP. BD. ALL THESE WALLS. 2019 CBC 1210.2.2.2509

4. ACCESSORIES PROVIDED ON OR WITHIN RESTROOM WALLS SHALL BE INSTALLED AND SEALED TO PROTECT THE STRUCTURAL ELEMENT FROM MOISTURE. 2019 CBC 1210.2.2

### 11B-604.9 Water closets and toile

sions of Table 11B-604.9 for a single

		SUG
SUGGES	TED DIMENSIONS FOR WATER CL	OSETS SER
	Ages 3 and 4	Ąį
Water Closet Centerline	12 inches (305 mm)	12 to 1
Toilet Seat Height	11 to 12 indies (279 to 305 nm)	12 to 1
Grab Bar Height	18 to 20 in:hes (457 to 508 nm)	20 to 2
Dispenser Height	14 inches (356 mm)	14 to 1

### 11B-604.9.1 Location

The water closet shall be located with a wall or part ninimum and 18 inches (457 nm) maximum from 19 inches (483 mm) maximum 'rom the side wall or Compartments shall be arranged for left-hand or rig

#### 11B-604.9.2 Clearanc

Clearance around a water closet shall comply with Se

11B-604.9.3 Height The height of water closets shall be 11 inches (279 m be sprung to return to a lifted position.

#### 11B-604.9.4 Grab bars Grab bars for water closets shall comply with Section

11B-604.9.5 Flush controls Flush controls shall be hand operated or automatic. installed 36 inches (914 mm) maximum above the fi

## ambulatory accessible compartments complying wit

11B-604.9.6 Dispensers oilet paper dispensers shall comply with Section 11 the water closet measured to the centerline of the o m) maximum above the finish floor. There shall be type that controls delivery or that does not allow co

#### 11B-604.9.7 Toilet compartments Toilet compartments shall comply with Section 118-

### 11B-404.2.4.1 Swinging doors an

Swinging doors and gates shall have

	FUSE	TYPE O
	Door or gate side	Approach direction
1	Pull	From front
1	Push	From front
3	Pull	From hinge side
	Push	From hinge side
	Pull	From latch side
	Push	From latch side

2 Add 4 inches (102 mmLif closer and

3. Beyond hinge side.

4. Add 4 inches (102 mm) if closer is

5. Add 6 inches (152 mm) at exterior

e shall comply with Se ge group shall be appl TABLE 11 GGESTED DIMENSION RVING CHILDREN AGES 3 TH	ied consistently to the in B-604.9 IS FOR CHILDREN'S USE IROUGH 12	n's use ne exception in Section 11B-604.1 is used stallation of a water closet and all associ		39TH ST PROPERTIES COMMERCIAL BUILDNING 4855 PACIFIC STREET, ROCKLIN, CALIFORNIA 95677
Ages 5 through 8 o 15 inches (305 to <i>381</i>	Ages 9 through 12 15 to 18 inches (381 to 457			
mm) o 15 inches (305 to 381	mm) 15 to 17 inches (381 to 432			EL.
mm) 25 inches (508 to 635 mm)	mm) 25 to 27 inches (635 to 686 mm)			0 Tu
o 17 inches (356 to 432 mm)	17 to 19 inches (432 to 483 mm)			<mark>( NINTH</mark> Pertiea ),#306-588, A 95746
ne side wall or partition	n except that the water o atory accessible toilet cor	of the water closet shall be 12 inches (33 closet shall be 17 inches (432 mm) minim npartment specified in <i>Section 11B</i> -604.	num and	HTTURY NINTER SUPPORT
	nches ( <i>432</i> mm) maximu	m measured to the top of the seat. Seat:	s shall not	
<i>11B</i> -604.5.				
		e Sections 11B-309.2 and 11B-309.4 and e open side of the water closet except in		
spenser. The outlet of	the dispenser shall be 1-	um and 9 inches (229 mm) maximum in 4 inches (356 mm) minimum and 19 inch pelow thegrab bar, Dispensers shall not	nes ( <i>483</i>	
504.8.				S
d gates				ADA NOTE
maneuvering clea	arances complying v	with Table 11B-404.2.4.1.		Ż
TABLE 11B-				V V
RANCES AT MAN	UAL SWINGING DO	DORS AND GATES		A[
	IMUM MANEUVER		1	
Perpendicular	to Parallel to	doorway (beyond latch side	-	
doorway		unless noted)	-	FENTS
60 inches (1524 n 48 inches (1219 n		8 inches (457 mm) <sup>5</sup> 0 inches (0 mm) <sup>1</sup>		CON
60 inches (1524 n		36 inches <i>(914</i> mm)		SHEET
44 inches (111: mm) <sup>2</sup>	8 2	2 inches <i>(559</i> mm) <sup>3</sup>		<i></i> 7
60 inches (1524 n		24 inches (610 mm)	-	
44 inches (111. mm) <sup>4</sup>	8 2	24 inches (610 mm)		LDING ROCKLIN 77
d latch are provided.			1	
l latch are provided.				<b>. ВU</b> 956
				AL
rovided.				<b>⊃</b> ທZ
ide of exterior doors.				FOR
				<b>CO</b> 1855
				ч ш
			SEE page A1.1, A1.2 & AG1, AG1.1	TITLE
			for Building	DATE SEPT. 9, 2021
		OWNE	Code Requirements R / CONTRACTOR NOTE:	SCALE AS NOTED DRAWN
				DRAWN MZL JOB NO.
		MINUS DIM	F THE VERIFYING PLUS / ENSIONS ON THE PLANS	SHEET NO.
		DESIGNER	BE DISCUSSED WITH THE R OR ENGINEER BEFORE CONSTRUCTION BY THE	ADA2

CONTRACTOR AND OWNER



# 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE California RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

۷	N/A	RESPON. PARTY	CHAPTER 3
			GREEN BUILDING
			SECTION 301 GENERAL
			301.1 SCOPE. Buildings shall be designed to include the green building measures s the application checklists contained in this code. Voluntary green building measures

- upproximum orientiats contained in this code. Voluntary green building measures are also included in the plication checklists and may be included in the design and construction of structures covered by this code, t are not required unless adopted by a city, county, or city and county as specified in Section 101.7. 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to So it. In Additions and alterations, [http://inefinanado/pip/orsolits/d/chapter 4 share expired additions or alteration of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

ecified as mandatory in

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, o improvements shall replace noncompilant plumbing futures with water-conserving plumbing futures. Plumbing future replacement is required prior to issuance of a certificate of final completion, certificate restrictions of the definition of a noncompilant plumbing fixture, types of residential buildings affected and other monotant enaciment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual actions of CAL Gran may apply to attract and action by the residential buildings high the residential Individual sections of CALCPAC may apply to other low-rise calcivation and the provisional buildings, or both. Individual sections will be designated by barners to indicate where the section applies specifically to unv-rise only (LI) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

#### SECTION 302 MIXED OCCUPANCY BUILDINGS

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

#### **ABBREVIATION DEFINITIONS:**

- \_\_\_\_\_\_\_
   \_\_\_\_\_
   \_\_\_\_\_
   \_\_\_\_\_
   \_\_\_\_\_
   \_\_\_\_\_
   Department of Housing and Community Development California Building Standards Commission Division of the State Architect, Structural Safety Office of Statewide Health Planning and Development Low Rise High Rise Additions and Alterations New

- BSC DSA-SS OSHPD LR HR AA

### CHAPTER 4

### **RESIDENTIAL MANDATORY MEASURES**

### DIVISION 4.1 PLANNING AND DESIGN

SECTION 4.102 DEFINITIONS

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

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

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

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

106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one area is soland are not and at a larger commo plan of evolpment which take its common plan of evolpment which is take its common plan of evolpment which in take its common plan of evolpment which in take its common plan of evolpment which is take its common plan of evolpment property, prevent erosion and retain soil runoff on the site.

- Retention basins of sufficient size shall be utilized to retain storm water on the site.
   Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, watte to or ther method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water\_issues/programs/stormwater/construction.html)

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

- 1. Svales
   2. Water collection and disposal systems
   3. French drains
   7rench drains
   4. Vater retention gardens
   5. Other water measures which keep surface water away from buildings and aid in groundwater

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicles apply equipment (EVSE) shall be installed in accordance with the *Californie Electrical Code*, Article 625.

- 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
  1.1 Where there is no commercial power supply.
  1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility aid cost to the homeowner or the ceveloper by more than \$400.00 per
- dwelling unit. ccessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without addition. within facilities

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/24/-volt branch circuit. The aceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in dose proximity to the revice of subpanel and small terminate into a listed cabinet, box or oner enclosuse in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service parts and/or subpanel shal provide capacity to insult a 40-ampert inimium didicated branch circuit and space(s) eserved to permit installation of a branch circuit or vercurrent

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

4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of 

- 1. Construction documents are intended to demonstrate the project's capability and capacity for
- facilitating future EV charging.
  2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS)	When EV chargers are installed, EV spaces
required by Section 4.106.2.2, Item 3, shall comply with at le	east one of the following options:

- The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
   The EV space shall be located on an accessible route, as defined in the *California Building*
- Code, Chapter 2, to the building
- Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2. Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

- The minimum length of each EV space shall be 18 feet (5486 mm). The minimum width of each EV space shall be 9 feet (2743 mm). One in every 25 V spaces, bluro fless than one EV space, shall have an 8-foot (2438 mm) wide minimum wide should be a state of the top space is 12 feet (3658 mm).
- a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal -i-nch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or shall provide cace the service of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVS spaces and EV chargers. Construction documents including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVS at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be assed upon a 40-ampere minimum branch forcul. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

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

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

- - Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging.
     There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4, 106, 4, 3, 1, Calculations for the required number of EV spaces shall be rcunded up to the according to the sum being spaces.

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

### 1. The minimum length of each EV space shall be 18 feet (5486mm) 2. The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designe n accordance with Section 4 106.4.2.3

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for notels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 118.

### **DIVISION 4.2 ENERGY EFFICIENCY**

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

### 4.303 INDOOR WATER USE +3.33.1 WATER COSE CIVENES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

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

Y N/A RESPON. PARTY

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

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

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

#### 4 303 1 3 Showerheads

N/A RESPON

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

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

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

#### 4.303.1.4 Faucets.

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

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

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

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

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

4.33.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

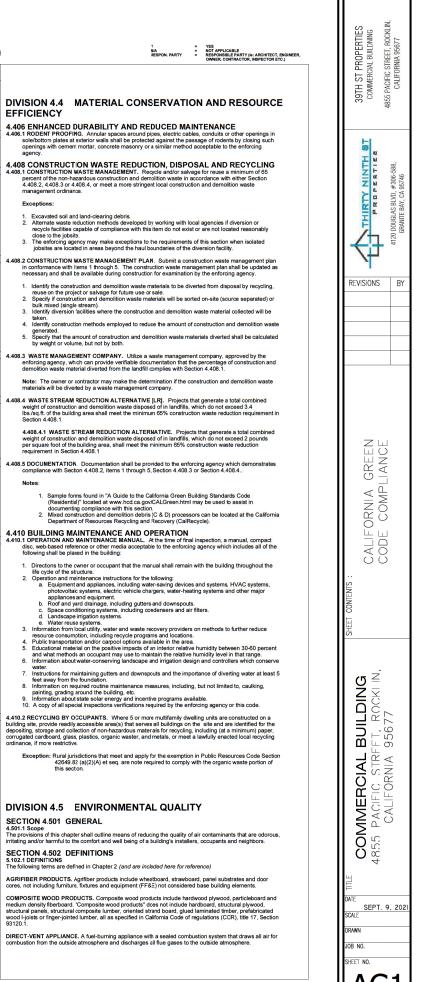
## THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

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

4.304 OUTDOOR WATER USE 4.3041 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELD), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/



DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN, CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURSDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL REDS. THE END USER AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALEREEN, CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURSDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL REDS. THE END USER TO MEET THOSE INTO THE REDS. THE END USER TO MEET THOSE INTO THE REDS. THE END USER TO MEET THOSE INTO THE REDS. THE END USER TO MEET THOSE INTO THE REDS. THE END USER TO MEET THOSE INTO THE REDS. THE END USER TO MEET THOSE INTO THE REDS. THE END USER TO MEET THOSE INTO THE REDS. THE END USER TO MEET THOSE INTO THE REDS. THE END USER TO MEET THOSE INTO THE REDS. THE END USER TO MEET THOSE INTO THE REDS. THE END USER TO MEET TO MEE

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# **2019 CALIFORNIA GREEN BUILDING STANDARDS CODE** California RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y N/A RESPON MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O'/g ROC). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections \$4700 and \$4701. MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood. PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a). REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See COR Title 17. Section 94508(a). 4.503 FIREPLACES 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pelet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pelet stoves and fireplaces shall also comply with applicable colar ordinances. 4.504 POLLUTANT CONTROL 4.504 1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tage, plastic, sheat metal or other related air distribution component openings shall be covered with tage, plastic, sheat metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system. 4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section. 4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulis used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quaity management district rules where applicable or SCAQMD Fule 1168 VOC timits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trickorcethylene), except for aerosol products, as specified in Sussection 2 below. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, incl, prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507. 4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions of the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat. Nonflat or Nonflat-High Goss Coating, Dased on its gloss, as defined in subsections 4.21, 4.38, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat. Nonflat or Nonflat-High Goss VOC limit in Table 4.504.3 shall apply. 4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 9452(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and cozne depleting substances, in Sections 94520(1)(1) and (f)(1) of *California Code* of *Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 6, Rule 49. 4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following: Manufacturer's product specification.
 Field verification of on-site product containers. TABLE 4.504.1 - ADHESIVE VOC LIMIT 1.2 (Less Water and Less Exempt Compounds in Grams per Liter) ARCHITECTURAL APPLICATIONS VOC LIMIT INDOOR CARPET ADHESIVES 50 CARPET PAD ADHESIVES 150 OUTDOOR CARPET ADHESIVES 100 WOOD FLOORING ADHESIVES RUBBER FLOOR ADHESIVES 60 SUBFLOOR ADHESIVES 50 CERAMIC TILE ADHESIVES 65 VCT & ASPHALT TILE ADHESIVES 50 DRYWALL & PANEL ADHESIVES 50 COVE BASE ADHESIVES MULTIPURPOSE CONSTRUCTION ADHESIVE STRUCTURAL GLAZING ADHESIVES 100 SINGLE-PLY ROOF MEMBRANE ADHESIVES 250 OTHER ADHESIVES NOT LISTED 50 SPECIALTY APPLICATIONS PVC WELDING 510 CPVC WELDING 490 325 ABS WELDING 250 PLASTIC CEMENT WELDING 550 ADHESIVE PRIMER FOR PLASTIC CONTACT ADHESIVE 80 SPECIAL PURPOSE CONTACT ADHESIVE 250 STRUCTURAL WOOD MEMBER ADHESIVE 140 TOP & TRIM ADHESIVE 250 SUBSTRATE SPECIFIC APPLICATIONS METAL TO METAL 50 PLASTIC FOAMS POROUS MATERIAL (EXCEPT WOOD) 50 WOOD 30 FIBERGLASS 80 1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER. THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED 2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

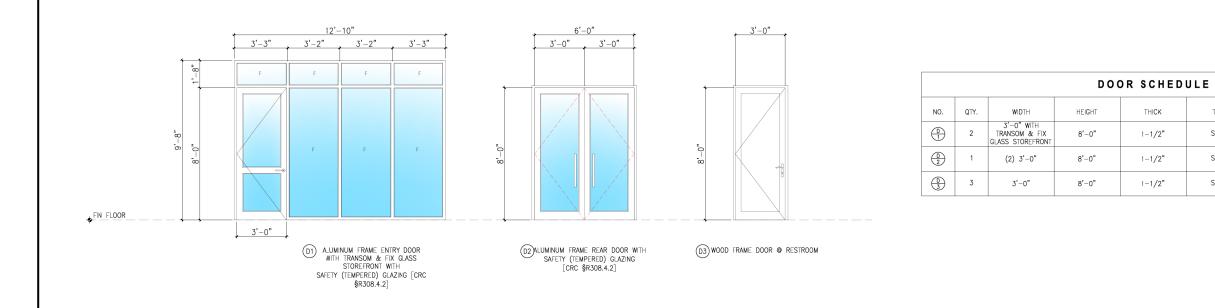
TABLE 4.504.2 - SEALANT VOC L	IMIT
(Less Water and Less Exempt Compounds in	Grams per Liter)
SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LI         ARCHITECTURAL COATINGS2.3	
SRAMS OF VOC PER LITER OF COATING, LE COMPOUNDS	SS WATER & LESS EXEMPT
COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
NDUSTRIAL MAINTENANCE COATINGS	250
OW SOLIDS COATINGS 1	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
DPAQUE	550
SPECIALTY PRIMERS, SEALERS & JNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
RAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340
I. GRAMS OF VOC PER LITER OF COATING, EXEMPT COMPOUNDS	
2. THE SPECIFIED LIMITS REMAIN IN EFFEC ARE LISTED IN SUBSEQUENT COLUMNS IN 1	

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORMA GREEN BUILDING STANDARDS (CALIFORMA GREEN BUILDING STANDARDS (CALIFORMA GREEN BUILDING STANDARDS).

				Y N	A RESPON. PARTY	
	TABLE 4.504.5 - FORMALDEHYDE LI	MITS				
	MAXIMUM FORMALDEHYDE EMISSIONS IN PART					CHAPTER
	PRODUCT	CURRENT LIMIT				
	HARDWOOD PLYWOOD VENEER CORE	0.05	, r			702 QUALII 702.1 INSTAL
	HARDWOOD PLYWOOD COMPOSITE CORE	0.05		+	-	installation of HVAC
	PARTICLE BOARD	0.09				certification program responsibility of a per
	MEDIUM DENSITY FIBERBOARD	0.11				Examples of accept
	THIN MEDIUM DENSITY FIBERBOARD2 1. VALUES IN THIS TABLE ARE DERIVED FROM BY THE CAUE AIR DESCURCES BOARD AIR TO					<ol> <li>State cert</li> <li>Public util</li> <li>Training p</li> <li>Programs</li> </ol>
	BY THE CALIF. AIR RESOURCES BOARD, AIR TO MEASURE FOR COMPOSITE WOOD AS TESTED WITH ASTM E 1333. FOR ADDITIONAL INFORMA CODE OF REGULATIONS, TITLE 17, SECTIONS 9 93120.12.	IN ACCORDANCE TION, SEE CALIF.	ť		3	5. Other pro 702.2 SPECIA responsible entity ad
	2. THIN MEDIUM DENSITY FIBERBOARD HAS A I THICKNESS OF 5/16" (8 MM).	MAXIMUM				other duties necessa to the satisfaction of other certifications of considered by the e
DIVISION 4.504.3 CARPE requirements of	4.5 ENVIRONMENTAL QUAL T SYSTEMS. All carpet installed in the building interior at least one of the following:	ITY (continued) shall meet the testing and product				1. Certificati 2. Certificati performar 3. Successfi
1. Carpe 2. Califor Organ Febru 3. NSF/A	t and Rug Institute's Green Label Plus Program. rnia Department of Public Health, "Standard Method for ic Chemical Emissiors from Indoor Sources Using Envi ary 2010 (also known as Specification 01350). WSI 140 at the Gold Ievel.	the Testing and Evaluation of Volatile ronmental Chambers" Version 1.1,				4. Other pro Notes: 1. Spe pro 2. HE hor
<ol> <li>Scient 4.504.3.1</li> </ol>	ific Certifications Systems Indoor Advantage™ Gold. Carpet cushion. All carpet cushion installed in the buil	ding interior shall meet the				[BSC] When require employ one or more
	nts of the Carpet and Rug Institute's Green Label progr Carpet adhesive. All carpet adhesive shall meet the re					this code. Special i particular type of ins recognized state, na
4.504.4 RESILI resilient flooring	ENT FLOORING SYSTEMS. Where resilient flooring is shall comply with one or more of the following:	installed , at least 80% of floor area r	eceiving			shall be closely rela Note: Specia project they a
Evalua Versio in the 2. Produ 3. Certifi	cts compliant with the California Department of Public H stand Volatile Organic Chemical Emissions from Indo n 1.1, February 2010 (also known as Specification 013) Collaborative for High Performance Schools (CHPS) H icts certified under UL GREENGUARD Gold (formery ih cation under the Resilient Floor Covering Institute (RFC he California Department of Public Health, "Standard M o Organic Chemical Emissions from Indoor Sources Us	or Sources Using Environmental Chan 50), certified as a CHPS Low-Emitting igh Performance Products Database. le Greenguard Children & Schools pro 1) FloorScore program.	nbers," Material gram).	-	2	703 VERIFI 703.1 DOCUM limited to, constructi methods acceptable
Febru 4.504.5 COMPC	ary 2010 (also known as Specification 01350). SITE WOOD PRODUCTS. Hardwood plywood, particle products used on the interior or exterior of the buildings	eboard and medium density fiberboard	ł			documentation or sp the appropriate sec
ormaldehyde as by or before the	specified in ARB's Air Toxics Control Measure for Corr dates specified in those sections, as shown in Table 4.5	nposite Wood (17 CCR 93120 et seq.) 504.5				
4.504.5.1 by the enf	Documentation. Verification of compliance with this se orcing agency. Documentation shall include at least one	ection shall be provided as requested e of the following:				
1.	Product certifications and specifications.					
2. 3.	Chain of custody certifications. Product labeled and invoiced as meeting the Composite	e Wood Products regulation (see				
	CCR, Title 17, Section 93120, et seq.). Exterior grade products marked as meeting the PS-1 or					
	Wood Association, the Australian AS/NZS 2269, Europ 0121, CSA 0151, CSA 0153 and CSA 0325 standards.	ean 636 3S standards, and Canadian	CSA			
5.	Other methods acceptable to the enforcing agency.					
4.505 INTER 4.505.1 General	RIOR MOISTURE CONTROL	California Building Standards Code.				
4.505.2 CONCR Califorria Buildir	ETE SLAB FOUNDATIONS. Concrete slab foundation og Code, Chapter 19, or concrete slab-on-ground floors ential Code, Chapter 5, shall also comply with this section	as required to have a vapor retarder by required to have a vapor retarder by t				
	Capillary break. A capillary break shall be installed in					
1. 2.	A 4-inch (101.6 mm) thick base of 1/2 inch (12.7 mm) or a vapor barrier in direct contact with concrete and a cor shrinkage, and curing, shall be used. For additional in ACI 302.2R-06. Other equivalent methods approved by the enforcing a A slab design specified by a licensed design profession	ncrete mix design, which will address formation, see American Concrete Ins gency.	pleeding,			
4.505.3 MOISTL shall not be insta	JRE CONTENT OF BUILDING MATERIALS. Building alled. Wall and floor framing shall not be enclosed when . Moisture content shall be verified in compliance with the	materials with visible signs of water da the framing members exceed 19 perce	amage ent			
1. Moistu moistu	re content shall be determined with either a probe-type are verification methods may be approved by the enforci	or contact-type moisture meter.Equiva	alent ents			
found 2. Moistu of eac	in Section 101.8 of this code. Jre readings shall be taken at a point 2 feet (610mm) to h piece verified.	4 feet (1219 mm) from the grade star	nped end			
accep	st three random moisture readings shall be performed o table to the enforcing agency provided at the time of ap	proval to enclose the wall and floor fr	aming.			
enclosure in wal recommendation	cts which are visibly wet or have a high moisture content or floor cavities. Wet-applied insulation products shall is prior to enclosure.	follow the manufacturers' drying				
4.506 INDO 4.506.1 Bathroo following:	OR AIR QUALITY AND EXHAUST on exhaust fans. Each bathroom shall be mechanicall	y ventilated and shall comply with the				
2. Unles:	shall be ENERGY STAR compliant and be ducted to terr s functioning as a component of a whole house ventilation ity control.	minate outside the building. on system, fans must be controlled by	a			
	Humidity controls shall be capable of adjustment betwe equal to 50% to a maximum of 80%. A humidity contro adjustment. A humidity control may be a separate component to the integral (i.e., built-in)	I may utilize manual or automatic me	ans of			
b.						
b. Notes:	<b>-</b>	addah anakalan di Martin d	1			
b. Notes: 1.	For the purposes of this section, a bathroom is a room tub/shower combinaton. Lighting integral to bathroom exhaust fans shall comply					
b. Notes: 1. 2. <b>4.507 ENVI</b> 4.507.2 HEATIN	tub/shower combination. Lighting integral to bathroom exhaust fans shall comply <b>CONMENTAL COMFORT</b> G AND AIR-CONDITIONING SYSTEM DESIGN. Heal	with the <i>California Energy Code.</i>	be			
b. Notes: 1. 2. 4.507 ENVII 4.507.2 HEATIN sized, designed	tub/shower combinaton. Lighting integral to bathroom exhaust fans shall comply RONMENTAL COMFORT G AND AIR-CONDITIONING SYSTEM DESIGN. Heal and have their equipment selected using the following n	with the California Energy Code. ting and air conditioning systems shall nethods:				
b. Notes: 1. 2. 4.507.2 HEATIN sized, designed 1. The he Load (	tub/shower combination. Lighting integral to bathroom exhaust fans shall comply <b>COMENTAL COMFORT</b> <b>G AND AIR-CONDITIONING SYSTEM DESIGN</b> . Heal and have their equipment selected using the following n sat loss and heat gain is established according to ANSU calculation), ASHRAE handbooks or other equivalent d	with the <i>California Energy Code</i> . ting and air conditioning systems shall nethods: ACCA 2 Manual J - 2011 (Residential eign software or methods.				
b. Notes: 1. 2. 4.507.2 HEATIN sized, designed 1. The he Load ( 2. Duct e ASHR	tubishower combinaton. Lighting integral to bathroom exhaust fans shall comply <b>COMMENTAL COMFORT</b> G AND AIR-CONDITIONING SYSTEM DESIGN. Heal and have their equipment selected using the following n at loss and heat gain is established according to ANSI Jaculation, ASHRAE handbook or other equivalent dystems are sized according to ANSI/ACCA 1 Manual D & handbooks or other equivalent design adfware or in	with the <i>California Energy Code</i> , ting and air conditioning systems shall nethods: ACCA 2 Manual J - 2011 (Residential acign software or methods. - 2014 (Residential Duct Systems), rethods.				
b. Notes: 1. 2. 4.507 2 FLATIN sized, designed 1. The he Load 4. Duct s ASHR 3. Select	tub/shower combinaton. Lighting integral to bathroom exhaust fans shall comply <b>GONMENTAL COMFORT</b> G AND AIR-CONDITIONING SYSTEM DESIGN. Heat and have their equipment selected using the following n sat loss and heat gain is established according to ANS/ Zaicutaton). ASHRAE handbooks or other equivalent d ystems are sized according to ANSI/ACCA 1 Manual D	with the <i>California Energy Code</i> , ting and air conditioning systems shall nethods: ACCA 2 Manual J - 2011 (Residential esign software or methods, - 2014 (Residential Duck Systems), nethods, - 3 Manual S - 2014 (Residential				

R 7 LER & SPECIAL INSPECTOR QUALIFICATIONS	39TH ST PROPERTIES COMMERCIAL BUILDNING 4855 PACIFIC STREET. ROCKLIN, CALFORNIA 95677
ALLFCATIONS         AALER TRAINING.       HVAC system installers shall be trained and certified in the proper         WAC system including due that and equipment by a nationally or regionally recognized training or         WAC system including due that and equipment by a nationally or regionally recognized training or         If a person trained and certification programs include but are not limited to the following:         capable HVAC taining and certification programs include but are not limited to the following:         is outling training and certification programs.         is programs someored by trade, labor or statewide energy consulting or verification organizations.         rams sponsored by manufacturing organizations.         rams sponsored by manufacturing organizations.         regrams acceptable to the enforcing agency.         CIAL INSPECTION [HCD].         When required by the enforcing agency, the owner or the thy ading as the owner's agent shall employ one or more special inspectors to provide inspection or one or qualificating acceptable to the enforcing agency.         fication by a national acceptable to the enforcing agency.         fication by a statewide energy consulting or verfication organization. such as HERS raters, building manner contractions, and home energy auditors.         sessific completion of a statewide energy acception or task to be performed.         marce contractions.       approver the enforcing agency.         more contractional or regional green building orgaram or standard publishe	BARTING CARLER AN, CA 95746
related to the primary job function, as determined by the local agency. pecial inspectors shall be independent entities with no financial interest in the materials or the ney are inspecting for compliance with this code.	
IFICATIONS UMENTATION. Documentation used to show compliance with this code shall include but is not truction document, plans, specifications, builder or installer certification, inspection reports, or other value to the enforcing agency which demonstrate substantial conformance. When specific or special inspection is necessary to verify compliance, that method of compliance will be specified in s secton or identified applicable checkist.	SHEET CONTENTS : CALIFORNIA GREEN CODE COMPLIANCE
	1855 PACIFIC STREET, ROCKLIN, 1855 PACIFIC STREET, ROCKLIN, CALIFORNIA 95677
Y ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.	AG1.1



DOOR SCHEDULE

DS1 SCALE: 3/8" = 1'

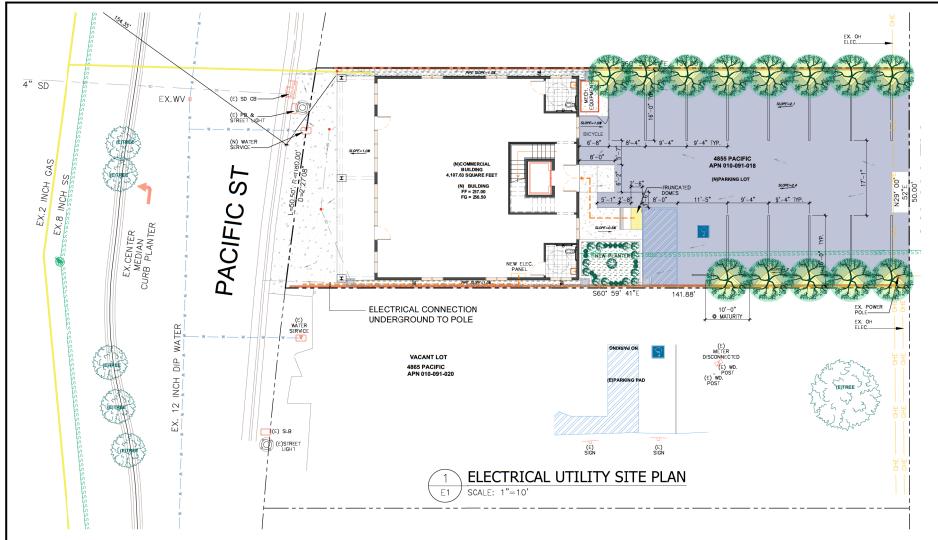
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39TH ST PROPERTIES COMMERCAL BULDNING 4855 PACHC STREET, ROCKLIN, CALFORNA 95677
BE BE FOR FRANKER
SHEFT CONTENTS : DOOR SCHEDULE
COMMERCIAL BUILDING 4855 PACIFIC STREET, ROCKLIN, CALIFORNIA 95677
DATE SEPT. 9, 2021 SCALE AS NOTED DRAWN MZL JOB NO. SHEET NO. SHEET NO. OF SHEETS

# TYPE MATERIAL LOCATION SOLID ALUMINUM FRAME WITH GLASS MAIN ENTRY SOLID ALUMINUM FRAME WITH GLASS REAR DOOR SOLID WOOD FRAME RESTROOM

SEE page A1.1, A1.2 & AG1, AG1.1 for Building Code Requirements OWNER / CONTRACTOR NOTE:

ALL OF THE VERIFYING PLUS / MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE CONTRACTOR AND OWNER



OUNTING	SURFAC	CE .	_	PANEL	A	-			MAIN	200	A						
/OLTS	240			PHASE	1/ø	WIF	RE _4		BUS								
LOCATION	w	ATTA	GE	LTG	REC	MISC	BKR	CIRC	CIRC	BKR	MISC	REC	LTG	W	ATTA	ЗE	LOCATION
OPEN SPACE @	OA	OB	oc											OA	OB	oc	OPEN SPACE (0)
GROUND FLOOR, RR LIGHTING	1153			$\checkmark$			20	1	2	20		$\checkmark$			1260		GROUND FLOOR RECEPT.
OPEN SPACE @ GROUND FLOOR LIGHTING		864		$\checkmark$			20	3	4	20		$\checkmark$		1260			OPEN SPACE (8) GROUND FLOOR RECEPT.
HALLWAY, STAIR LIGHTING	400			$\checkmark$			20	5	6	20		$\checkmark$			1470		HALLWAY, SROUND FLOOR OPEN SPACE RECEPT.
OUTDOOR LIGHTING		300		$\checkmark$			20	7	8	20		$\checkmark$		1260			OPEN SPACE @ GROUND FLOOR RECEPT.
OPEN SPACE @ SECOND FLOOR, RR LIGHTING	1039			$\checkmark$			20	9	10	20		$\checkmark$			1260		OPEN SPACE @ SECOND FLOOR RECEPT.
OPEN SPACE @ SECOND FLOOR LIGHTING		720	П	$\checkmark$			20	11	12	20		$\checkmark$		1260		Π	OPEN SPACE @ SECOND FLOOR RECEPT.
OPEN SPACE @ SECOND FLOOR RECEPT.	1260				$\checkmark$		20	13	14	20		$\checkmark$			1470		HALLWAY, SECOND FLOOR OPEN SPACE RECEPT.
EV CHARGER		7200			$\checkmark$		40	15	16	40	$\checkmark$			3500		T	ACU 1 IN ATTIC
ACU 2 IN ATTIC	3500					$\checkmark$	40	17	18								SPARE
SPARE								19	20								SPARE
SPARE								21	22								SPARE
SPARE								23	24								SPARE
SPARE								25	26								SPARE
SPARE								27	28								SPARE
SPARE								29	30								SPARE
SPARE								31	32								SPARE
SPARE								33	34								SPARE
SPARE								35	36								SPARE
SPARE								37	38								SPARE
SPARE								39	40								SPARE
SPARE								41	42								SPARE
WTG TOTALS ØA + ØB + ØC					4 ØB ≥	<u> </u>	>				4,476				40 -	0.1.04	
ØA + ØB + ØC TOTAL CONNE				70.26A							RGEST N 10.78					2.104	N

### **ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION:**

ALL 15A, OR 20A, 120V BRANCH CIRCUITS ON DWELLING UNITS SUPPLYING OUTLETS OR DEVICES IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR OR SIMILAR ROOMS OR AREAS SHALL BE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTED IN ACCORDANCE WITH 2019 CEC ART.2010.012(A)

### TAMPER-RESISTANT RECEPTACLES

TAMPER-RESISTANT RECEPTACLES IN THE DWELLING. ALL 1257 SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (THROUGHOUT) 2019 CEC ART.406.12.

### **GFCI PROTECTION NOTES:**

GFCI PROTECTION IS REQUIRED FOR ALL 15A, OR 20A 125V RECEPTACLES INSTALLED IN THE FOLLOWING LOCATIONS.

- SINKS GFCI PROTECTION FOR RECEPTACLES IS REQUIRED WITHIN ARE . MEASUREMENT OF 6 FT. OF THE OUTSIDE EDGE OF A SINK.
- BATH TUBS OR SHOWER STALLS GFCI PROTECTION IS REQUIRED FOR RECEPTACLES LOCATED WITHIN 6 FT. OF THE OUTSIDE EDGE OF A BATHTUB OR SHOWER STALL.
- LAUNDRY AREAS RECEPTACLES INSTALLED IN LAUNDRY AREAS OF A DWELLING UNIT SHALL BE GFCI PROTECTED.
- DWELLING UNIT DISHWASHERS OUTLETS SUPPLYING DISHWASHERS IN A DWELLING UNIT MUST BE GFCI PROTECTED PER 2019 CEC ART. CEC210.8.

### FAN NOTES:

KITCHEN AND BATH FANS RATED 3 ONES OR LESS ARE NOW REQUIRED 100CFM PER KITCHEN WITH INTERMITTED OPERATED. 50 CFM PER BATHROOM WITH INTERMITTED OPERATED AND 20 CFM WITH CONTINUOUS OPERATED. DUCT SIZING LIST PER TABLE 7.1

### **CARBON MONOXIDE (CO) REQUIREMENTS:**

- CARBON MONOXIDE (CO) ALARMS SHALL BE INSTALLED ON THE CEILING OR WALL IN EACH AREA/ HALLWAY ADJACENT TO SLEEPING ROOMS.
- CARBON MONOXIDE ALARMS ARE REQUIRED TO BE LISTED BY THE CALIFORNIA 2. STATE FIRE MARSHAL.
- SPECIFY INTERCONNECTED 110V CARBON MONOXIDE DETECTORS WITH A BATTERY 3. BACKUP.

### LIGHTING REQUIREMENTS:

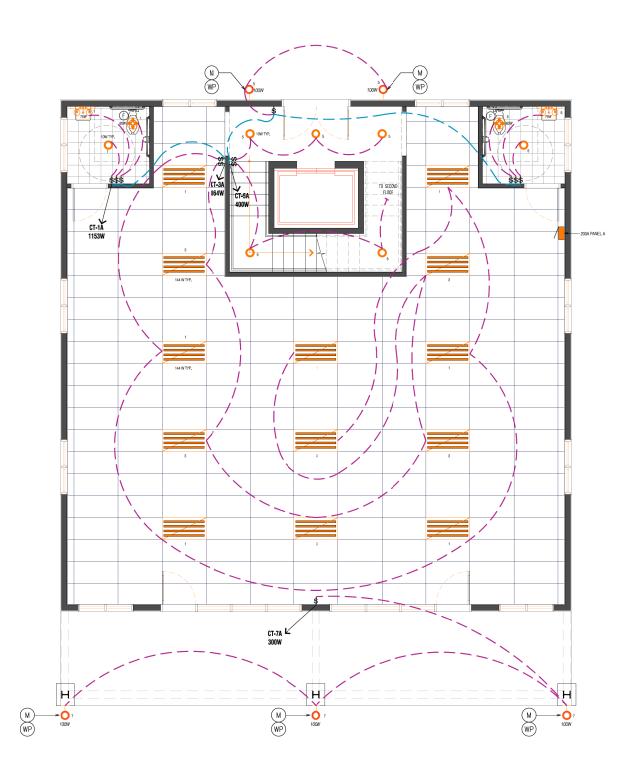
- RECESSED LUMINARIES THAT ARE IC- AND AT- RATED, ACCESSIBLE FROM BELOW THE CEILING, AND JC8-2019 COMPLIANT. CA ENERGY CODE 150.0 (K)1C.
- ALL PERMANENTLY INSTALLED LUMINARIES IN DWELLING UNITS SHALL BE HIGH 2. EFFICACY AND HAVE MANUAL ON/OFF CONTROLS AND VACANCY SEVSORS OR DIMMERS EXCEPT FOR HALLWAYS & CLOSETS LESS THAN 70 SQ. FT..
- EXHAUST FANS MUST BE SWITCHED SEPARATE FROM LIGHTING OR UTILIZE A 3. DEVICE WHERE LIGHTING CAN BE TURN OFF WHILE FAN IS RUNNING. EXCLUDES KITCHEN EXHAUST HOODS.
- UNDER CABINET LIGHTING MUST BE SWITCHED SEPARATE FROM ALL OTHER 4 LIGHTING. PERMANENTLY INSTALLED LIGHTING IN CABINETS MUST BE HIGH EFFICACY.
- ALL LUMINARIES REQUIRED TO HAVE LIGHT SOURCES COMPLIANCE WITH 5 REFERENCE JOINT APPENDIX JA8. EXCEPT HALLWAYS AND CLOSETS OVER 70 SQ. FT., SHALL BE CONTROLLED BY DIMMERS OR VACANCY SENSORS, (THIS APPLIES TO ALL GU-24 LEDS AND RECESSED LUMINARIES.) CBEES 150.0(K)2K.
- LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, & UTILITY ROOMS MUST ALSO HAVE HIGH EFFICACY LIGHTING, OR BE PROVIDED WITH A MANUAL-ON MOTION SENSOR OR DIMMER SWITCH.
- PERMANENTLY INSTALLED OUTDOOR LIGHTING ATTACHED TO RESIDENCE OR OTHER 7. BUILDINGS MUST BE HIGH EFFICACY AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH. 8 AND USE ONE OF THESE CONTROL TYPES:
- -- PHOTO-CONTROL AND MOTION SENSOR OR
- -- PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL OR ASTRONOMICAL TIME CLOCK THAT AUTOMATICALLY TURNS OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS OR
- -- ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK.

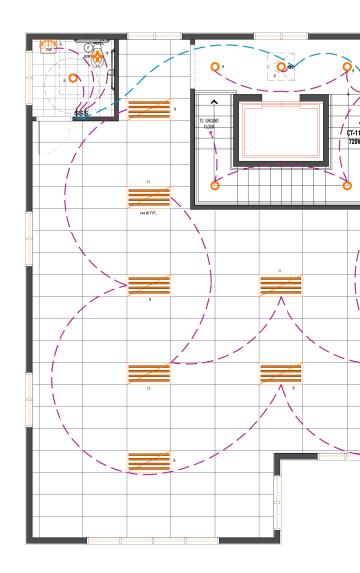
### **EV CHARGERS NOTES:**

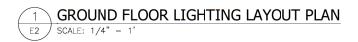
- INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT 1. BRANCH CIRCUIT.
- THE RACEWAY SHALL NOT BE LESS THAN NOMINAL 1-INCH INSIDE DIAMETER.
- THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL 3. TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER.
- THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY 4 MARKED AS "EV CAPABALE".
- THE SERVICE PANEL AND /OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 5. 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO A PERMIT ISTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE 6 RESERVED OVERCURRENT PROTECTIVE DEVICE SPACE(S) AS "EV CAPABLE".

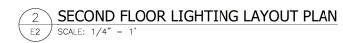
## ELECTRICAL SYMBOLS

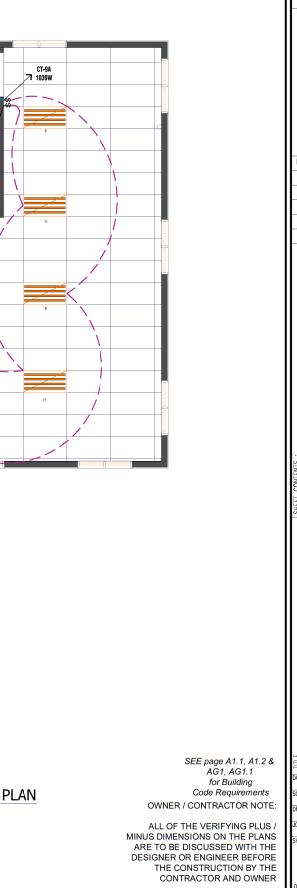
		S.	UIN,
₽	110V 20A TAMPER-RESISTANT RECEPTACLE	ERTIE	4855 PACIFIC STREET, ROCKLIN CALIFORNIA 95677
GFCI	110V OUTLET ON GFI CIRCUIT	PROP IAL BUI	STREET RNIA 9(
+ WP/GFCI	110V GFI OUTLET WITH WEATHER PROOF CASE/PLUG CAPS	H ST F	ACIFIC S
<b>€</b> APP	110V OUTLET APPLIANCE OUTLET WITH TAMPER RESISTANT	39TH COM	855 PA (
<b>+</b>	110V OUTLET CEILING MOUNTED FOR GARAGE OPENER		4
₽₽	110V EXHAUST FAN OUTLET ABOVE OVEN	let 1	
2201	22V OUTLET	0 T 1	
•	FLOOR MOUNTED OUTLET	RTIE	6-588, 16
\$	SWITCH		4120 DOUGLAS BLVD, #306-588 GRANITE BAY, CA 95746
\$ <sub>SEN</sub>	MOTION SENSOR SWITCH	L R L	AS BLV E BAY, (
\$ <sub>ic</sub>	"TIME OF DAY CONTROL SWITCH" AS BELOW	H	) DOUGI GRANIT
\$ <sub>DIS</sub>	GARBAGE DISPOSAL DEVISE SWITCH		4120
÷	30A SWITCH BREAKER		
+ GAS	GAS OUTLET	REVISIONS	BY
<b>O</b> ⊣	WALL MOUNTED FIXTURE		
Ŷ	CEILING HUNG CHANDELIER FIXTURE		
-•	CEILING MOUNTED FIXTURE		_
۲	RECESSED CAN LIGHT		
● <sub>WP</sub>	RECESSED CAN LIGHT THAT IS SUITABLE FOR DAMP AREA		
	RECESSED HIGH EFFICACY LED LIGHT FIXTURE	Z	-
O <sub>HE</sub>	RECESSED HIGH EFFICACY LIGHT FIXTURE THAT BUILD IN WITH ELECTRONIC BALLAST		-
	WALL MOUNT SCONCE LIGHT		_
•	UNDER CABINET FLUORESCENT LIGHT	U	)
	CEILING MOUNTED HIGH EFFICACY FLUORESCENT FIXTURE		-
	RECESS FLUORESCENT FIXTURE	Ē	_
$\left  \right\rangle$	CEILING FAN WITH LIGHT (E13, E14)	TRICAL TI	
РН	PHONE		
$\triangleleft_{\mathbb{N}}$	CABLE TV	·· C	-
٩	EMPTY OUTLET BOX WITH COVER PLATE FOR FUTURE USE		
•	EXHAUST FAN	ET CO	_
<b>⊕</b> \$0.	SMOKE DETECTOR. PROVIDE HARD WIRED, INTERCONNECT SMOK DETECTOR THAT EQUIPPED WITH BACKUP BATTERY	SHEE	
⊠ c.o.	CARBON MONOXIDE DETECTOR THAT EQUIPPED WITH BACKUP BATTERY PROVIDE HARD WIRED, INTERCONNECT		, ,
C\$	FLOOD LIGHT		
e e	ELECTRICAL OUTLET FOR FUTURE ELECTRIC CAR PER PLAN		700
 	TRACK LIGHT		, 1
<u></u>	WALL MOUNTED VANITY LIGHT		10
Ο	EXTENDED LIGHT FROM CEILING		
₩P/DS	WALL MOUNT SCONCE LIGHT DAY TIME SENSOR	ן <u>ס</u> נ	ORI
F	THIS FIXTURE IS THE HIGH EFFICACY TYPE. (FLUORESCENT WITH O SOCKET OR L.E.D.		SALIF
M	THIS FIXTURE HAS MOTION CONTROL DETECT, WITH ASTRONOMIC TIME CLOCK, OR PHOTO CELL CONTROL		
MS	THIS IS THE MOTION CONTROL DETECT SWITCH	Ŭ Õ	0
WP	THIS FIXTURE IS MOISTURE PROOF	ITTLE	
	SEE page A1.1, A1.2 & AG1, AG1.1 for Building Code Requirements OWNER / CONTRACTOR NOTE: ALL OF THE VERIFYING PLUS / IS DIMENSIONS ON THE PLANS	DATE SEPT	9, 2021 NOTED MZL
	E TO BE DISCUSSED WITH THE SIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE CONTRACTOR AND OWNER	OF	<b>1</b> SHEETS



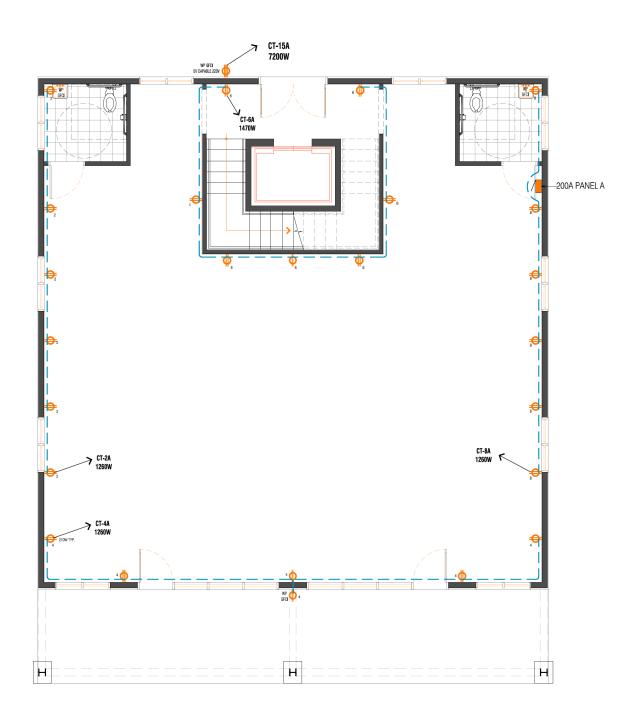


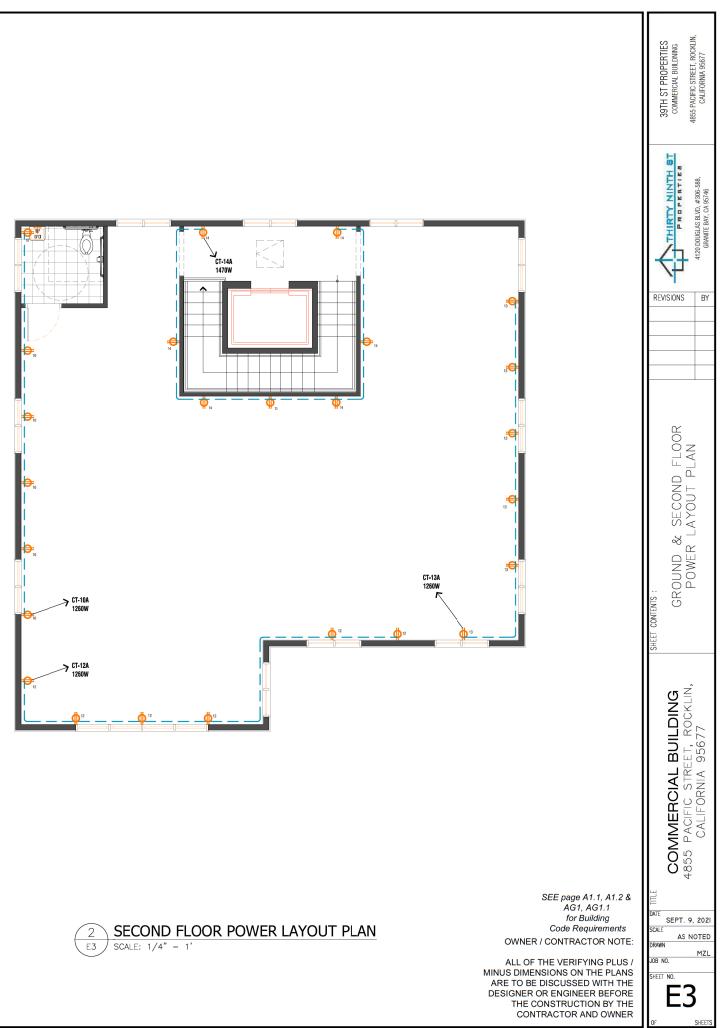


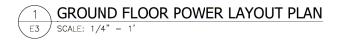


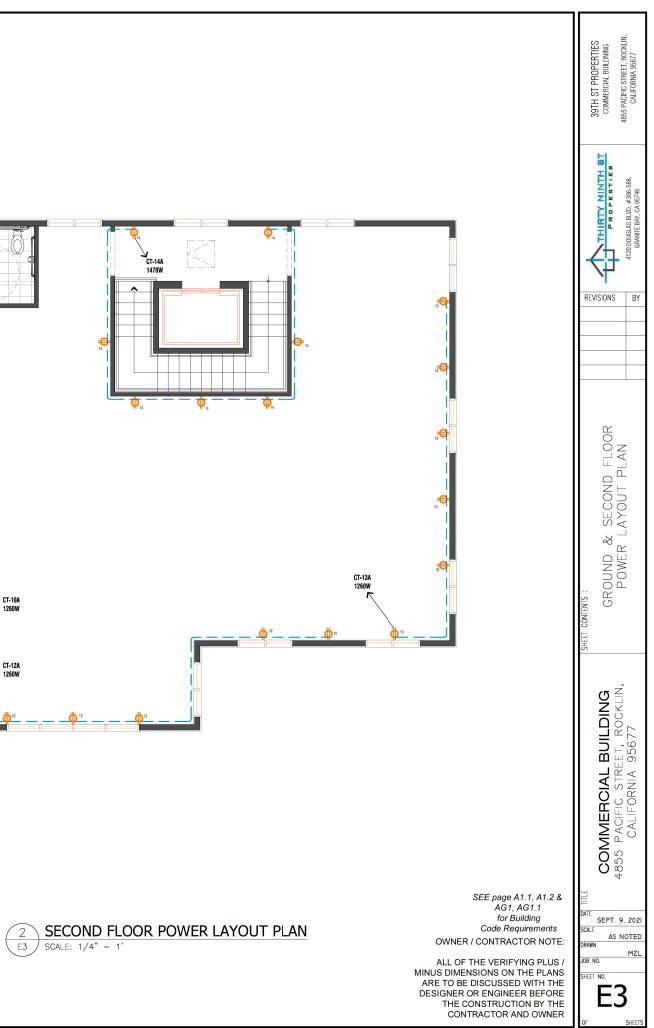


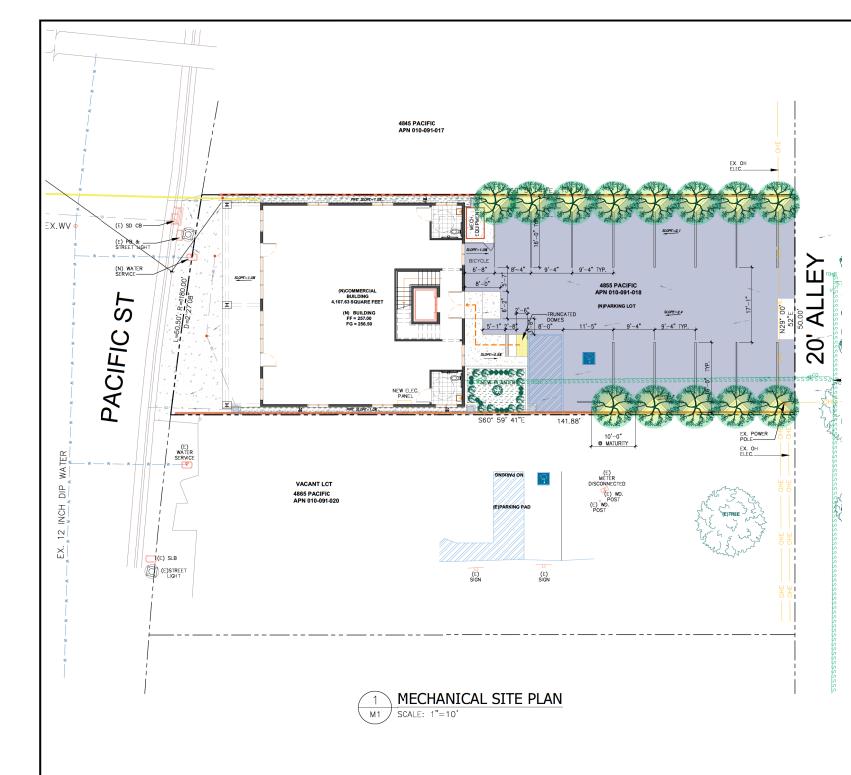












### MECHANICAL NOTES:

- THE WORDS: PROVIDE, FURNISH, INSTALL, CONNECT AND INCLUDE, SHALL BE UNDERSTOOD TO PROVIDE, FURNISH, INSTALL, CONNECT AND INCLUDE BY MECHANICAL CONTRACTOR, UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH CALIFORNIA MECHANICAL CODE , 2019 EDITION, AND ALL APPLICABLE STATE, COUNTY, AND LOCAL CODES AND OSHA REQUIREMENTS APPLYING TO THE PROPOSED CONSTRUCTION. IN THE EVENT OF A CONFLICT BETWEEN THE ABOVE AND THESE PLANS AND SPECIFICATIONS. THE MOST RESTRICTIVE SHALL GOVERN.
- 3. MECHANICAL CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND INSPECTIONS REQUIRED, AND PAY FOR SAME.
- MECHANICAL CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS BEFORE SUBMITTING BID. SUBMITTAL OF BID INDICATES CONTRACTOR IS COONIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
- 5. MECHANICAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, INSTALLATION, ETC., FOR A COMPLETE AND PROPERLY OPERATING SYSTEMS.
- 6. ALL MATERIAL AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED, AND SHALL BE OF THE HIGHEST GRADE AND OF THEN SAME MANUFACTURE FOR EACH CLASS OR GROUP OF EQUIPMENT, AND SHALL BE INSTALLED IN MANNER FOR WHICH THEY ARE DESIGNED AND APPROVED. MATERIAL AND EQUIPMENT SHALL BE LISTED BY THE APPROPRIATED AGENCY.
- MECHANICAL CONTRACTOR SHALL PROVIDE "AS-BUILT" RECORD DRAWINGS FOR ALL WORK UNDER THIS CONTRACT. RECORD DRAWING SHALL SHOW ALL DIFFERENCES BETWEEN THE CONTRACT WORK AS DRAWN AND AS INSTALLED. INCLUDING WORK ADDED TO THE CONTRACT, WHICH IS NOT SHOWN ON THE CONTRACT DRAWINGS. RECORD DRAWING SHALL DELIVERED TO THE OWNER BEFORE FINAL ACCEPTANCE OF THE WORK.
- 8. COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE DATE BY THE OWNER.
- MECHANICAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF PREMISES ON WHICH WORK IS PERFORMED. AND FOR SAFETY OF ALL PERSONS ON THE SITE DURING PERFORMANCE OF CONTRACT UNTIL FINAL ACCEPTANCE BY OWNER.
- 10. MECHANICAL CONTRACTOR SHALL DO ALL BORING, CUTTING, AND PATCHING TO MATCH EXISTING FACILITIES
- MECHANICAL CONTRACTOR SHALL REMOVED AND DISPOSE OF ALL EXISTING HVAC EQUIPMENT, INCLUDING BUT LIMITED TO, PACKAGE ROOFTOP AIR-CONDITIONING UNITS, CONDENSING UNITS, FAN-COLD, EXHAUST FANS, DIFTUSERS, DUCTS, PIPES, AND RELATED ITEMS.
- 12. GENERAL CONTRACTOR SHALL INSTALL ROOF CURBS, PROVIDED BY MECHANICAL CONTRACTOR, FOR MOUNTINGAIR-CONDITIONING UNITS. INSTALLATION SHALL BE PER MANUFACTURER'S INSTRUCTION AND MOUNTING SURFACE SHALL BE PLUMB AND LEVEL MECHANICAL CONTRACTCR SHALL BE RESPONSIBLE FOR VERIFYING CONFORMANCE OF ROOF CURBS.
- 13. ELECTRICAL CONTRACTOR SHALL MAKE POWER CONNECTIONS TO EQUIPMENT INSTALLED BY MECHANICAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL RELAYS, SWITCHES, FUSES, DISCONNECT, CONDUITS AND TRANSFORMERS AS REQUIED. ALL IN ACCORDANCE WITH WINING DIAGRAMMS AND LOCAL CODE REQUIREMENTS. ELECTRICAL CONTRACTOR SHALL PROVIDE 120 VOLTS RECEPTACLES, LOCATED WITH IN 25 FEET OF MECHANICAL EQUIPMENT.
- 14. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL GAS AND CONDENSATE PIPING AS REQUIRED FOR MECHANICAL EQUIPMENT.
- 15. ALL EQUIPMENT IN DAMP LOCATIONS AND ALL EXPOSED TO WEATHER SHALL BE WEATHERPROOF.
- DUCTWORK SHALL BE LOW VELOCITY CONSTRUCTION AS DEFINED BY SMACNA MANUAL, LATEST EDITION, FLEXIBLE DUCT MAY BE USED WHEN CONCEALED FROM VIEW FOR LAST 6' OF RUN.
- 17. IF EXPOSED DUCTWORK IS USED IN THIS PROJECT. PROVIDE MATERIALS WHICH ARE FREE FROM VISUAL IMPERFECTIONS INCLUDING PIPING, SEAM MARKS, ROLLER MARKS, OIL CANNING, STAINS AND DISCOLORATIONS, AND OTHER IMPERFECTIONS, INCLUDING THOSE WHICH WOULD IMPAIR PAINTING. DUCTS AND FITTINGS SHALL BE GALVANIZED STEEL OF SPIRAL CONSTRUCTION AS MANUPACTURED BY UNITED SHEET METAL, OR APPROVED EQUAL. CORRUGATED OR FLEXIBLE METAL DUCTS ARE NOT ACCEPTABLE. IF VISIBLE DURING OPERATING HOURS AT NORMAL ILLUMINATION LEVELS DURING OPERATIONS.
- ALL DUCTWORK SHALL BE INSULATED WITH MINIMUM R = 4.2 INSULATION AND PROVIDED WITH VAPOR BARRIER. ALL TRANSVERSE JOINTS IN DUCTS SHALL BE SEALED WITH APPROVED MASTIC OR TAPE. EXPOSED DUCTS IN CONDITIONED SPACE DO NOT REQUIRE INSULATION.
- INSULATION AND COVERING ON DUCTS AND PIPES SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 25 AND A SMOKE DEVELOPED RATING OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH CALIFORNIA MECHANICAL CODE (1714(b), CBC).
- 20. DIFFUSERS ARE SHOWN DIAGRAMMICALLY FOR CLARITY, COORDINATE EXACT LOCATIONS PER ARCHITECTURAL AND ELECTRICAL REFLECTED CEILING PLANS; DIFFUSED SIZES MAY BE FIELD RE-SIZED TO ACHIEVE FUNCTION INTENDED.
- 21. FLASH AND SEAL ALL ROOF PENETRATION. MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL COMPLETE AUTOMATIC CONTROL SYSTEMS, INCLUDING TIME CLOCKS, BY-PASS TIMERS, WIRING AND CONDUITS. CONTROL WIRING MUST BE U.L. LISTED FOR COMPLIANCE WITH N.E.C.
- MOUNTING HEIGHT OF ALL DEVICES SHALL CONFORM TO ADA REQUIREMENTS AND CALIFORNIA STATE ACCESSIBILITY STANDARDS.
- 23. MECHANICAL CONTRACTOR SHALL NOT BORE, NOTCH, WELD OR IN ANY WAY CUT IN TO ANY STRUCTURAL MEMBER WITHOUT WRITTEN APPROVAL FROM STRUCTURAL ENGINEER OR ARCHITECT.
- ALL MECHANICAL EQUIPMENT, DUCTWORK AND PIPING SHALL BE BRACED OR ANCHORED. ANCHORAGES AND RESTRAINING DEVICES SHALL CONFORM TO C.C.R. TITLE 24, SECTION 2336(b) AND TABLE 23-P, AND INSTALLED PER SMACNA GUIDELINES FOR SEISMIC RESTRAIN, OR PER UBC/MC.
- 25. EQUIPMENT WHCH REQUIRES PREVENTIVE MAINTENANCE FOR EFFICIENT OPERATION SHALL BE FURNISHED WITH COMPLETE NECESSARY MAINTENANCE INFORMATION WHICH SHALL BE CLEARLY STATED AND INCORPORATED ON AN ACCESSIBLE LABEL ON THE EQUIPMENT.
- 26. REFURM AIR PROVISIONS: NO R.A. DUCTS SHALL BE PROVIDED IN RESTROOMS, SMOKING ROOMS, KITCHEN FACILITIES, PARKING GARAGES, OR ROOMS LESS THAN 80 S.F. REFURM AIR IN SMALL FOOMS SHALL BE ACCOMPLISHED WITH A 't GAP AT THE BOTTOM OF THE DOOR. AREAS WITHOUT DOORS WHICH DO NOT PRODUCE DODRS OR GAS MAY / OR MAY NOT BE PROVIDED WITH REFURM AIR LPON EVALUATION BY CONTRACTOR.

AC PACKAGE UNIT SCHEDULE       MANUFACTURER OTY     RATED COOLING MODEL #     COULING COOLING CAPACITY (BTUHR)     SUPPLY Per Unit     SUPPLY BTUR Per Unit     SUPPLY AIR (CFM)     VOLTAGE     Display Figure Figure AIR     Electrical DATA     WT. (LBS)       AIR 1     Day & NIGHT     60,000     14     .     .     .     208     .     .     .     .     218/197								
AC DAY & NIGHT 60,000 14 2 218/107								
AC DAY & NIGHT 60.000 14 2 219/07								

				EXHAU	JST FA	AN SC	HE	DU	LE	SCHEDULE
I	WT. (LBS)			MANUFACTURE	AIR	S.P.	ELECTRICAL DATA			
LRA	(100)		MARK	MODEL #	QUANTITY (CFM)	(IN)	AMP	v	PH	REMARKS
-	218/197		EF1 3'-4' = 3	QTXE080	80	.10/80	1	120	1	CEILING MCUNT
LIEF			EF2 3'-4' = 1	-	113	.10/100	1	120	1	CEILING MCUNT OVERALL HOUSE EXHAUST FAN

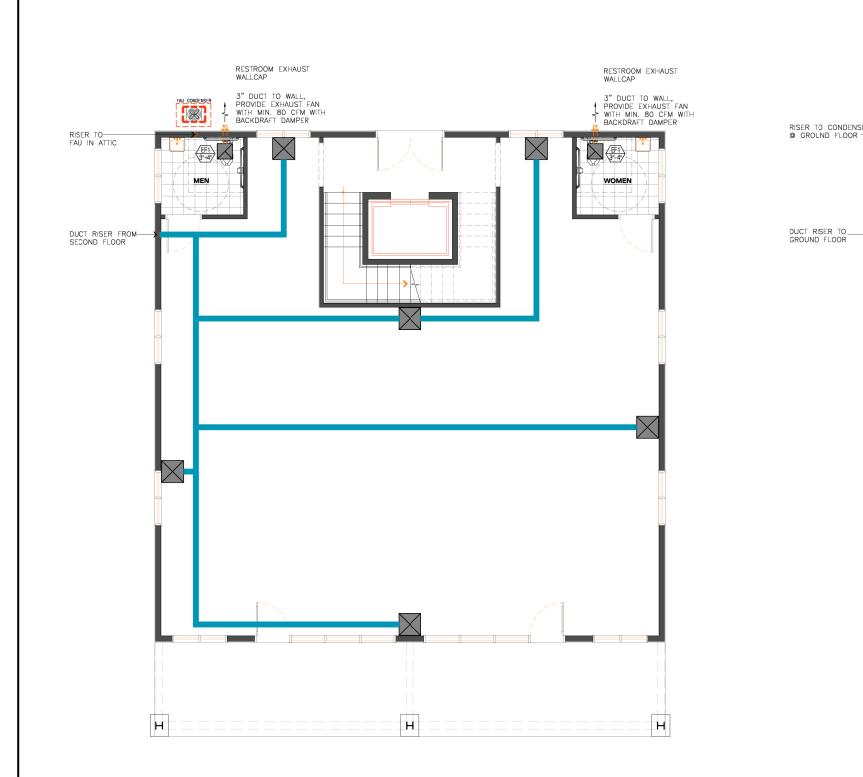
29. 30.	DUCT SYSTEWS USED WITH BLOWER TYPE EQUIPMENT WHICH ARE PORTION OF THE HEATING, COOLING, ABSORPTION, EVAPORATIVE COOLING OR OUTDOOR AIR VENTILATION SYSTEM SHALL BE SIZED IN ACCORDANCE WITH CHAPTER 15, PART II REFERENCE STANDARDS OF THE CALIFORNIA MECHANICAL CODE. EACH MAIN SUPPLY AIR DUCT SHALL BE EQUIPPED WITH AN AUTOMATIC SHUTOFF ACTIVATED BY SMOKE DETECTOR. TRADEMARKED COMPONENTS ON THIS PLAN MAY BE SUBSTITUTED BY CONTRACTOR WITH OWNERS PERMISSION WHEN EQUAL PERFORMANCE IS GUARANTEED. AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL MAKE AVAILABLE TO THE ENFORCEMENT AGENCY OR POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLER SHALL MAKE AVAILABLE	39TH ST PROPERTIES COMMERCIAL BUILDNING 4855 PACIFIC STREET, HOCKLIN, CALIFORNIA 95677
	PLANS AND SFECIFICATIONS DESCRIBED IN SEC. 10-103 (A) 2. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME, MATERIAL IDENTIFICATION, AND THE INSTALLED R-VALUE. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOP THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EX-FILTRATION.	FERTIES FERTIES A 95746
33.	ALL INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE CBC.	<b>▼</b> N D P E 1 VD, #30 CA 9574
34.	ALL AIR DISTRBUTION SYSTEM DUCTS AND PLENUMS, INCLUDING, BUT NOT LIMITED TO, BUILDING CAVITIES, MECHANICAL CLOSETS, AIR-HANDLER BOXES AND SUPPORT PLATFORMS USED AS DUCTS OR PLENUMS, SHALL BE INSTALLED, SEALED AND INSULATED TO MEET THE REQUIREMENTS OF THE 2007 CALIFORNIA MECHANICAL CODE.	THIRTY NINT FROFERTI HISODUGLAS BLVD, #306-588 GRANITE BAY, CA 95746
35.	SUPPLY-AIR AND RETURN AIR DUCTS CONVEYING HEATED OR COOLED AIR SHALL BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-8, UNLESS DUCTS ARE IN CONDITIONED SPACE.	
36. A) B)	THE THERMOSTATIC CONTROLS FOR HVAC SYSTEMS SHALL MEET THE FOLLOWING REQUIREMENTS AS APPLICABLE: EACH SPACE CONDITIONING ZONE SHALL BE CONTROLLED BY AN INDIVIDUAL THERMOSTATIC CONTROL THAT RESPONDS TO TEMPERATURE WITHIN THE ZONE AND MEETS THE APPLICABLE REQUIREMENTS OF SECTION (B). EACH THERMOSTATIC CONTROL REQUIRED BY SECTION (A) SHALL BE CAPABLE OF BEING SET LOCALLY OR REMOTELY BY ADJUSTMENT OR SELECTION OF SENSORS TO CONTROL: 1) COMFORT HEATING DOWN TO 55° OR LOWER. 2) COMFORT COOLING UP TO 55° OR INGHER. 3) BOTH HEATING AND COOLING, THE THERMOSTATIC CONTROLS SHALL BE CAPABLE OF PROVING A TEMPERATURE RANGE OR DEAD BAND OF AT LEAST 5°F WITHIN WHICH THE SUPPLY HEATING AND COOLING ENERGY TO THE ZONE IS SHUT OFF OR REDUCED TO A MINIMUM SEC. 122 (A) 8 (B).	REVISIONS BY
37.	OUTDOOR AIR SUPPLY AND EXHAUST EQUIPMENT SHALL BE INSTALLED WITH DAMPERS THAT AUTOMATICALLY CLOSE UPON FAN SHUTDOWN.	
38.	EACH SPACE-CONDITIONING SYSTEM SHALL BE INSTALLED WITH CONTROLS THAT COMPLY WITH ITEMS 1 AND 2 BELOW:	
A.	ARE CAPABLE OF AUTOMATICALLY SHUTTING OFF THE SYSTEM DURING PERIODS OF NON-USE AND SHALL HAVE: AN AUTOMATIC TIME SWITCH CONTROL DEVICE COMPLYING WITH SEC. 119(C), WITH AN ACCESSIBLE MANUAL OVERRIDE THAT ALLOWS OPERATION OF THE SYSTEM FOR UP TO 4	
В.	HOURS: OR AN OCCUPANCY SENSOR; OR A FOUR-HOUR TIMER THAT CAN BE MANUALLY OPERATED. EXCEPTION: MECHANICAL SYSTEMS SERVING RETAIL STORES AND ASSOCIATED MALLS, RESTAURANTS, GROCERY STORES, CHURCHES, AND THEATRES EQUIPPED WITH 7-DAY PROGRAMMABLE TIMERS. AUTOMATICALUX RESTART AND TEMPORRATILY OPERATE THE SYSTEM SREQUIRED TO MAINTAIN: A SETBACK HEATING THERMOSTAT SET POINT, IF THE SYSTEM SREQUIRED TO MAINTAIN: A SETBACK HEATING THERMOSTAT SET POINT, IF THE SYSTEM PROVIDES MECHANICAL HEATING; AND EXCEPTION: AREA WITH THE DESIGN WINTER OUTDOOR TEMPERATURE OF GREATER THAN 32°F. A SETUP COOLING THERMOSTAT SET POINT, IF THE SYSTEM PROVIDES MECHANICAL COLING, EXCEPTION: AREA WITH THE DESIGN SUMMER OUTDOOR TEMPERATURE OF LESS THAN100°F. EXCEPTION: AREA WITH THE DESIGN SUMMER OUTDOOR TEMPERATURE OF SES THAN100°F. EXCEPTION: AREA WITH THE DESIGN SUMMER OUTDOOR TEMPERATURE OF LESS THAN100°F. EXCEPTION: AREA WITH THE DESIGN SUMMER OUTDOOR TEMPERATURE OF LESS THAN100°F. EXCEPTION: ASSES AND SUMMER OUTDOOR TEMPERATURE OF LESS THAN100°F. EXCEPTION: AREA WITH THE DESIGN WINTEL OUTDOOR TEMPERATURE OF LESS THAN100°F.	NL SITE PLAN
39.	OUTDOOR AIRSUPPLY AND EXHAUST EQUIPMENT SHALL BE INSTALLED WITH DAMPERS THAT AUTOMATICALLY CLOSE UPON FAN SHUTDOWN.	contents : MECHANICA
	LEGEND:	SHEET CON
	AC WALL MOUNTED OUT PUT VENT PER MANUFACTURE DESIGNED	ىت 
	DUCT SIZE PER MANUFACTURE AND INSTALLER THAT TO COMPLIANCE	
	WITH MANUAL D REQUIREMENTS PRIOR TO FRAMING INSPECTION	<u> </u>
	AIR RETURN INTAKE VENT WITH FILTER (CEILING MOUNTED)	
	NOTE: HVAC PROVIDER SHALL PROVIDE THE CUT SHEET WITH VENT	95 95
	AND CUT CALCULATION, THAT COMPLIANCE WITH MANUAL D PER ENERGY STANDARD, PRIOR TO INSTALLATION	
		O 30
		⊢ DATE SEPT. 9, 2021
		SCALE AS NOTED
	OWNER / CONTRACTOR NOTE:	DRAWN MZL JOB NO.
	ALL OF THE VERIFYING PLUS / MINUS DIMENSIONS ON THE PLANS	SHEET NO.
	SEE page A1.1, A1.2 & ARE TO BE DISCUSSED WITH THE AG1, AG1.1 DESIGNER OR ENGINEER BEFORE for Building THE CONSTRUCTION BY THE	M1

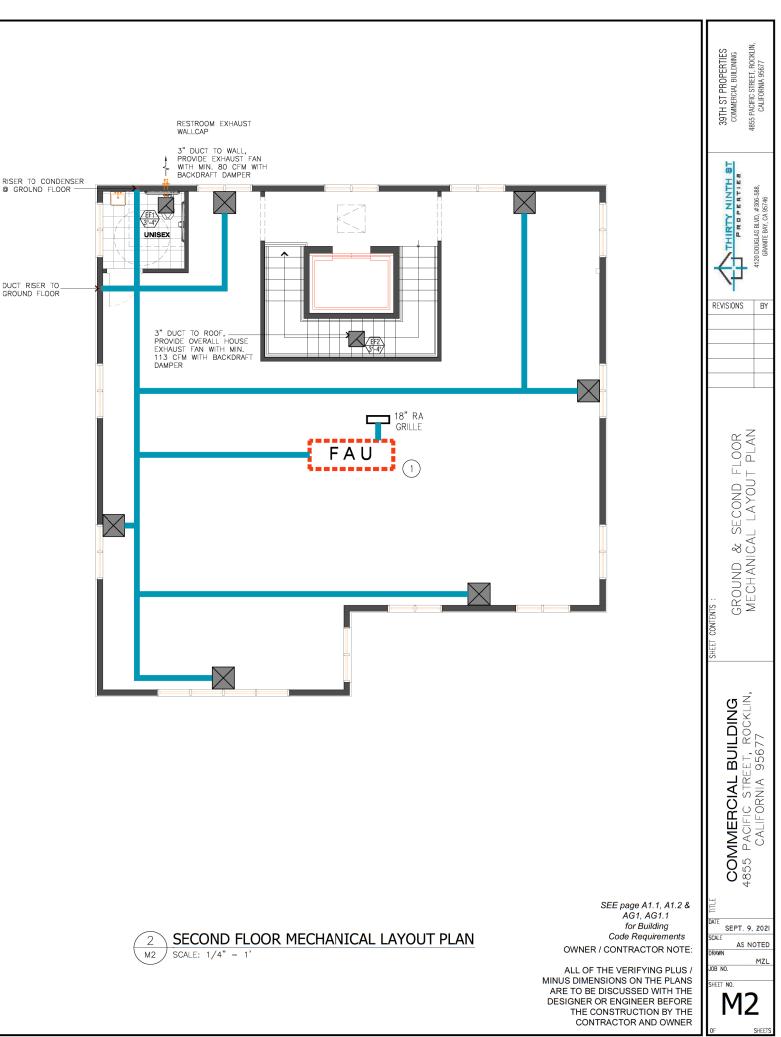
CONTRACTOR AND OWNER

SHEFTS

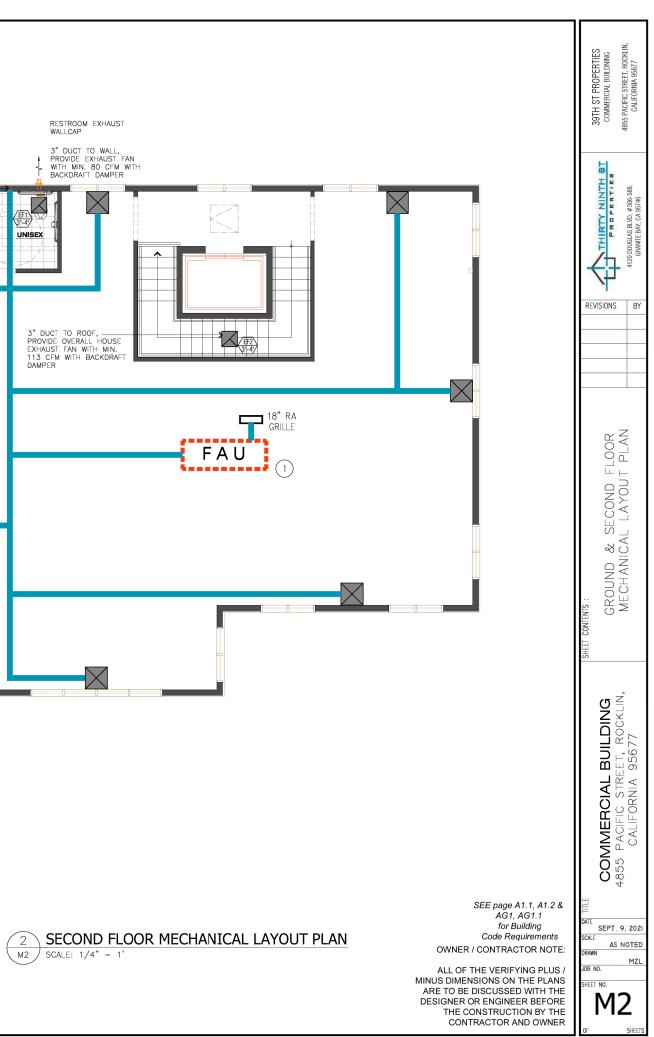
Code Requirements

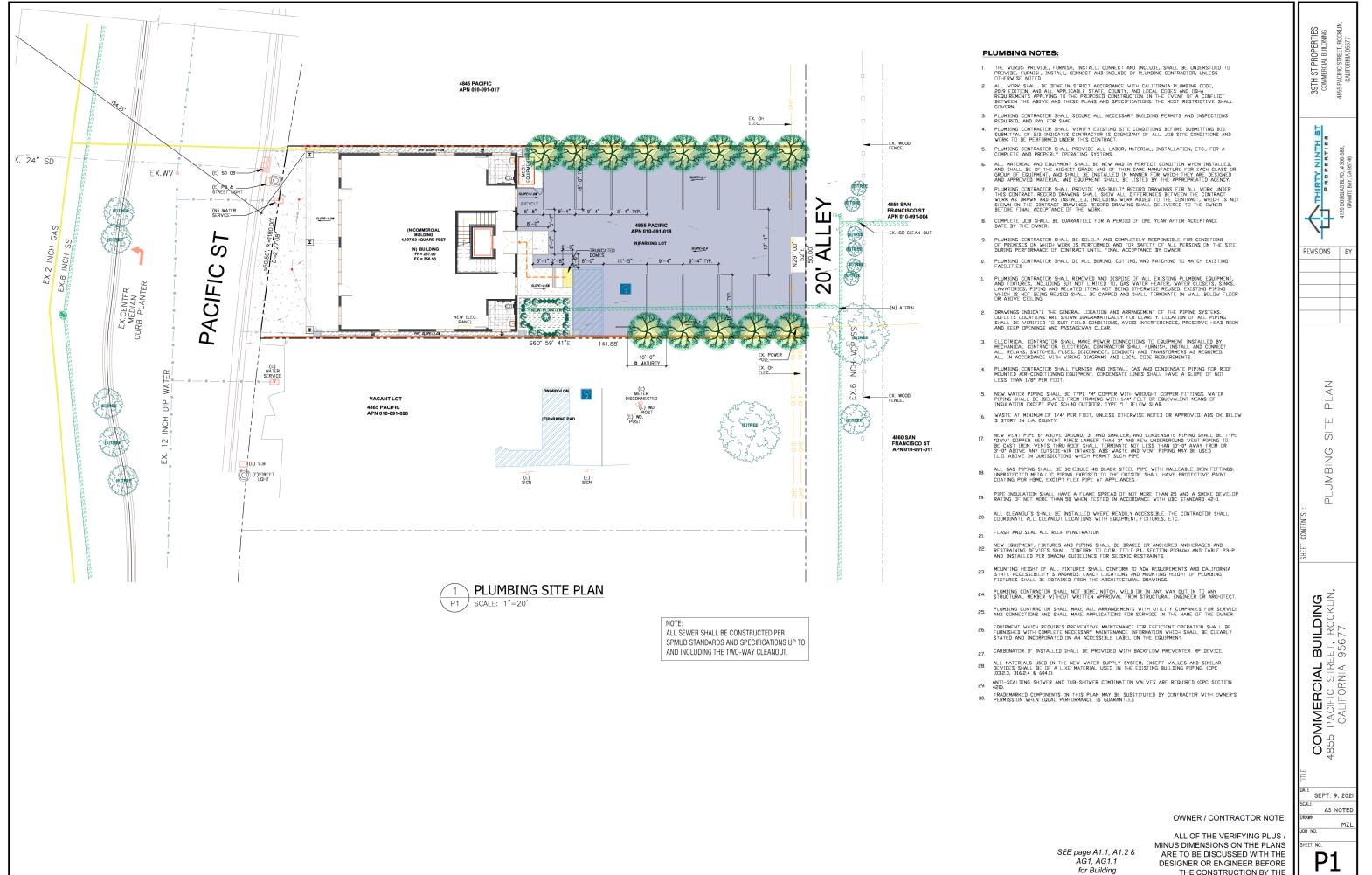
<sup>27.</sup> BALANCE ALL AIR SYSTEMS TO AIR QUANTITIES INDICATED ON THE DRAWING.



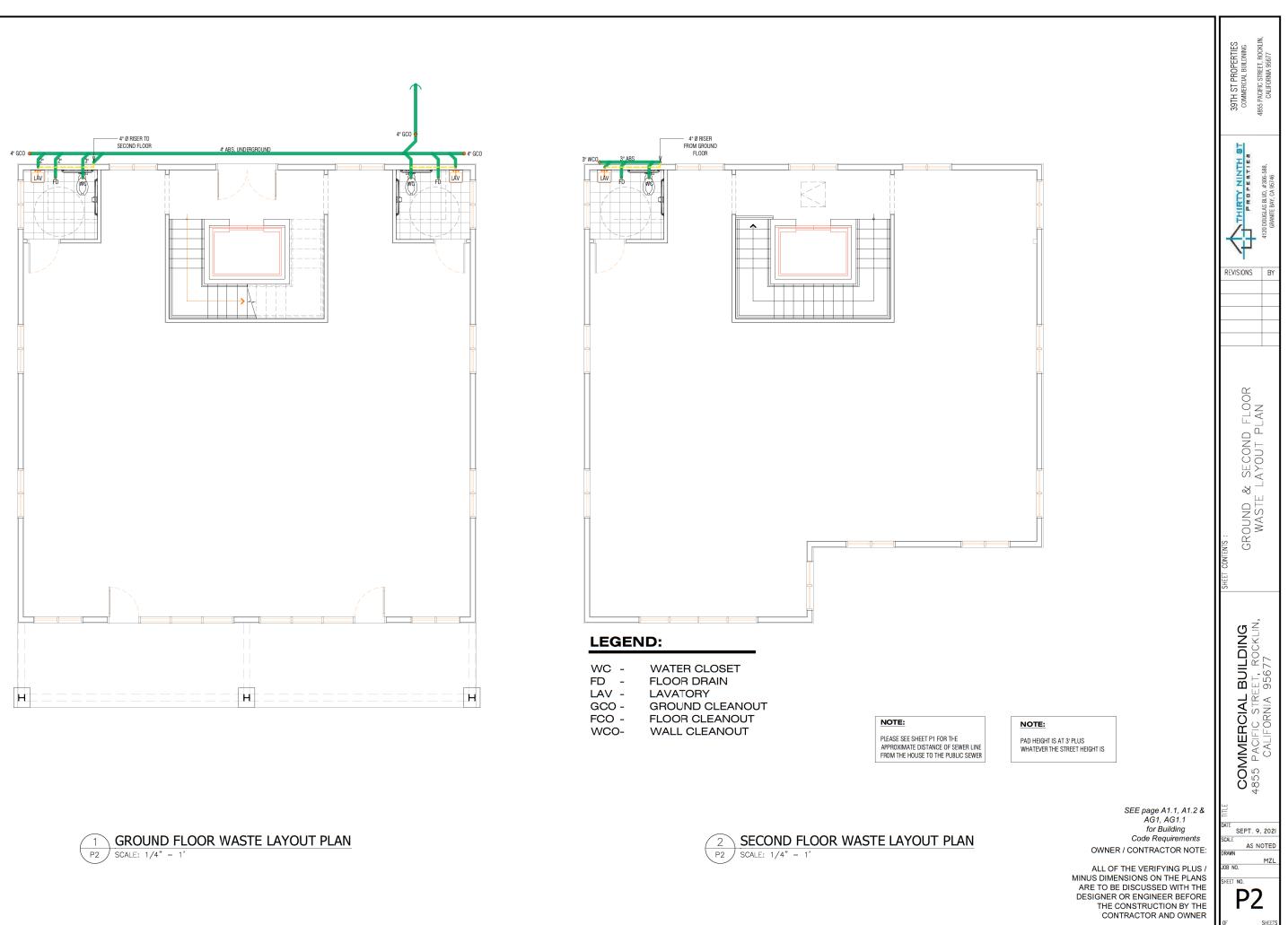




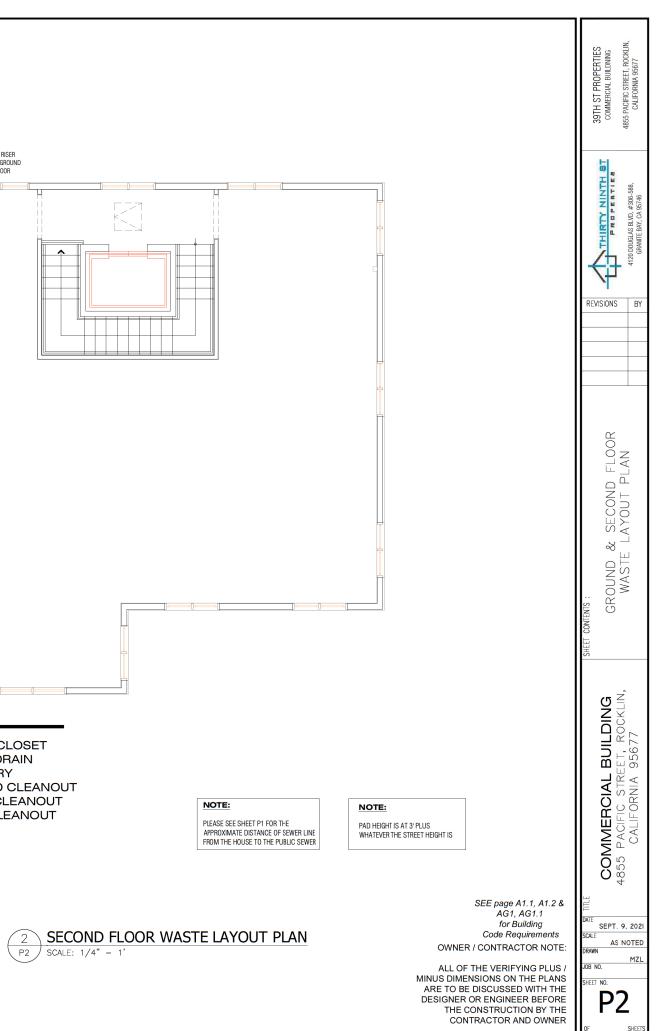


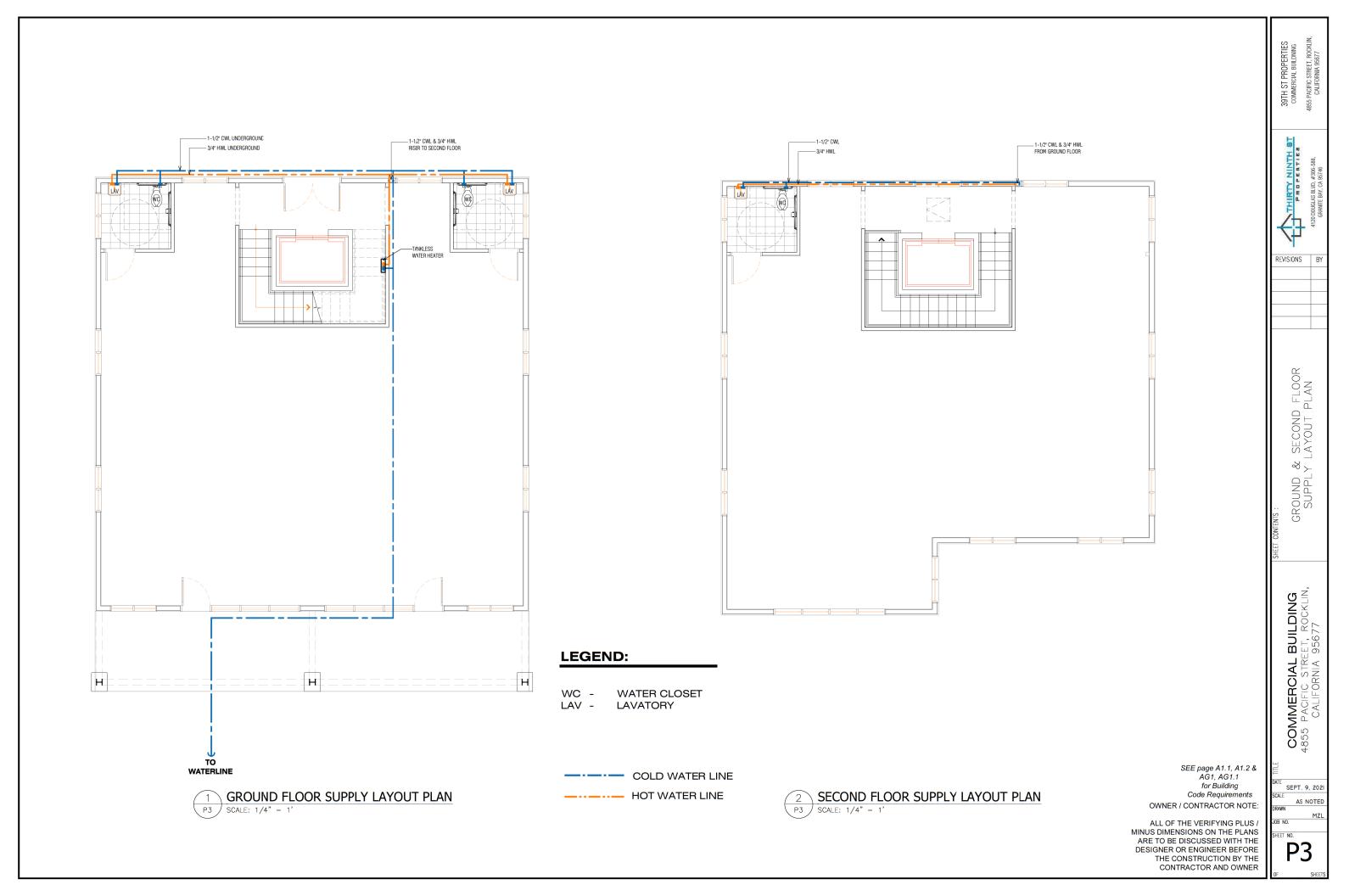


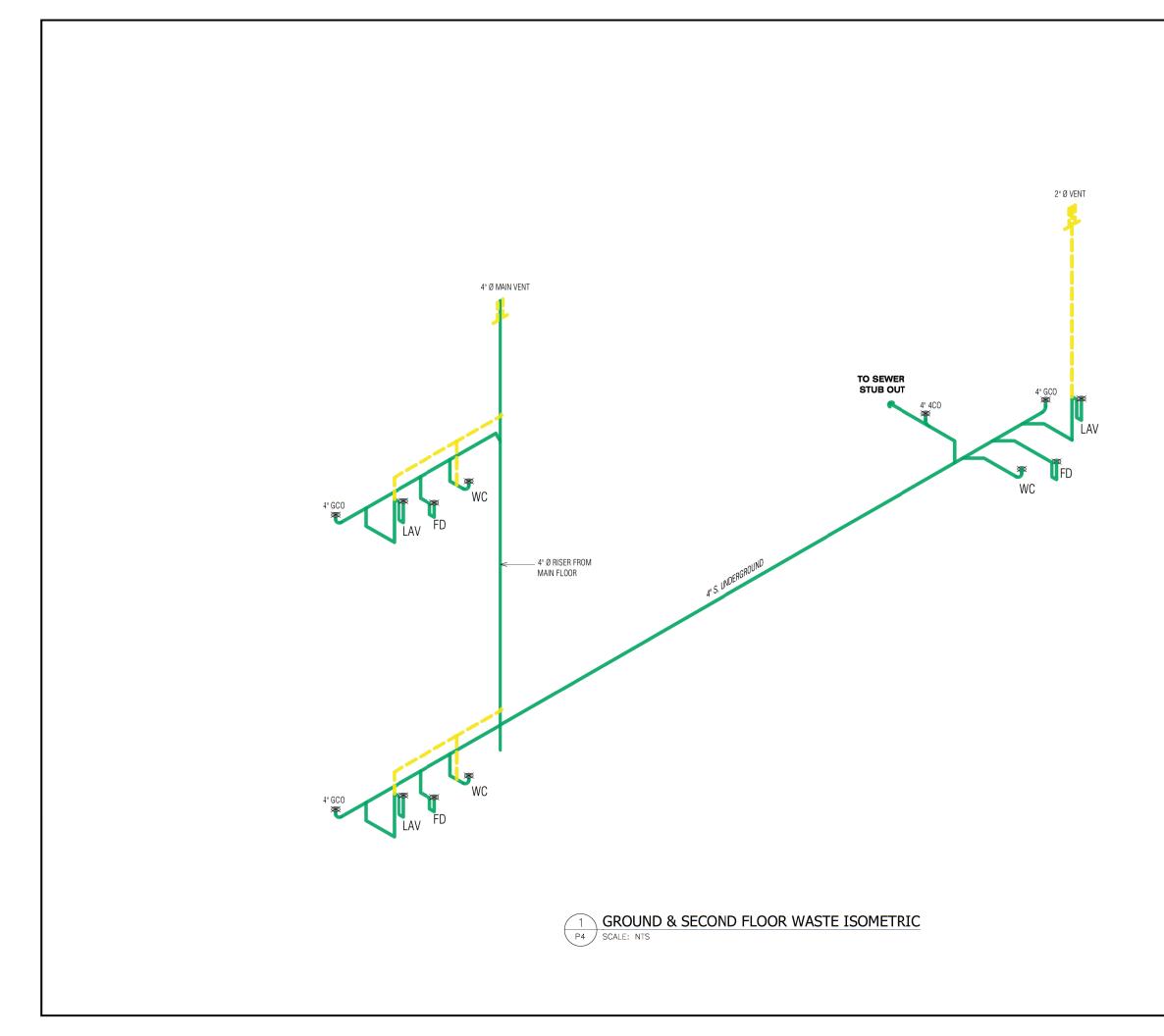
for Building Code Requirements CONTRACTOR AND OWNER







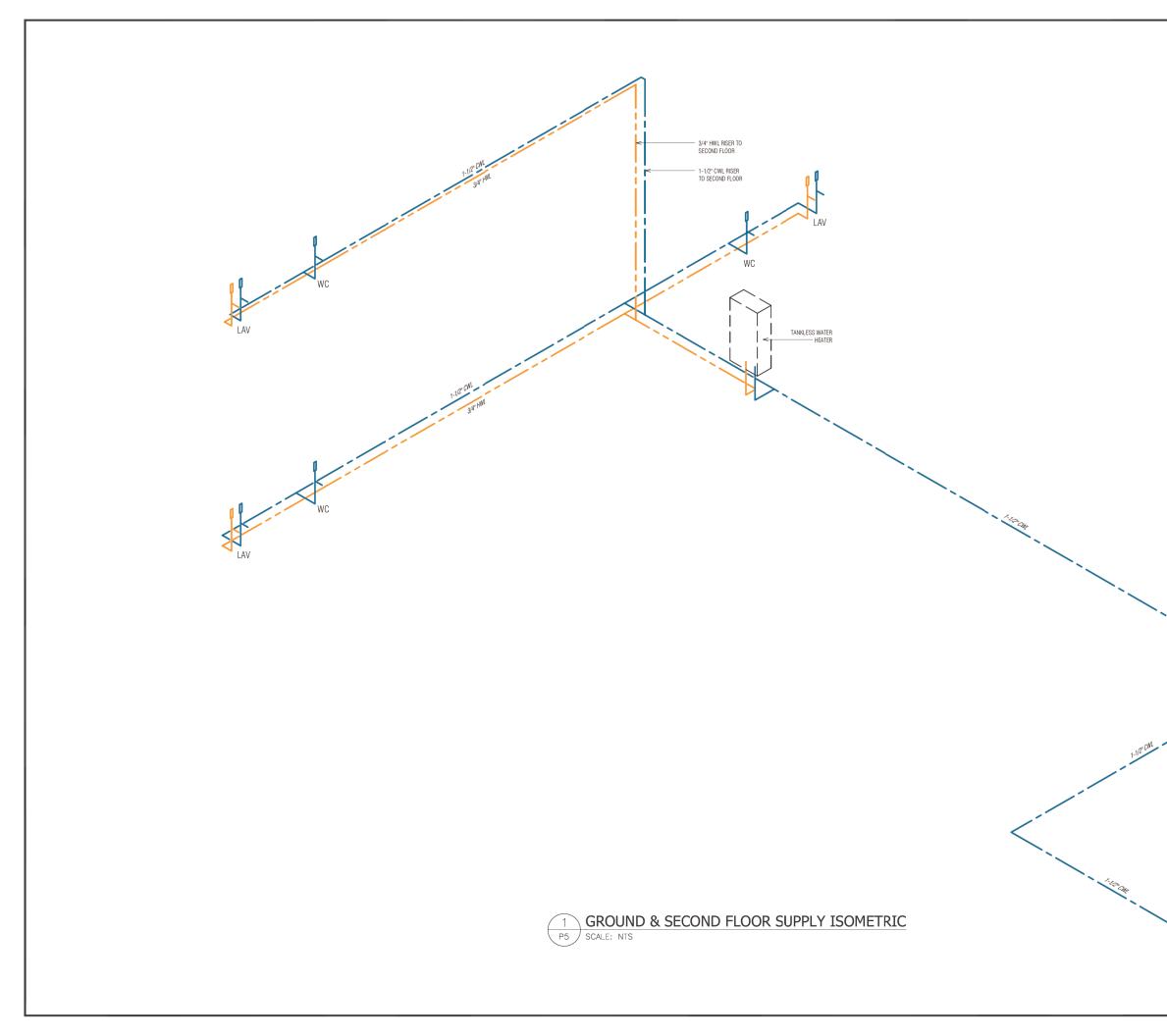




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	COMMERCIAL BUILDING 4855 PACIFIC STREET, ROCKLIN, CALIFORNIA 95677
& ; E: ; S / ; S /	DATE SEPT. 9, 2021 SCALE AS NOTED DRAWN MZL JOB NO. SHEET NO. OF SHEETS

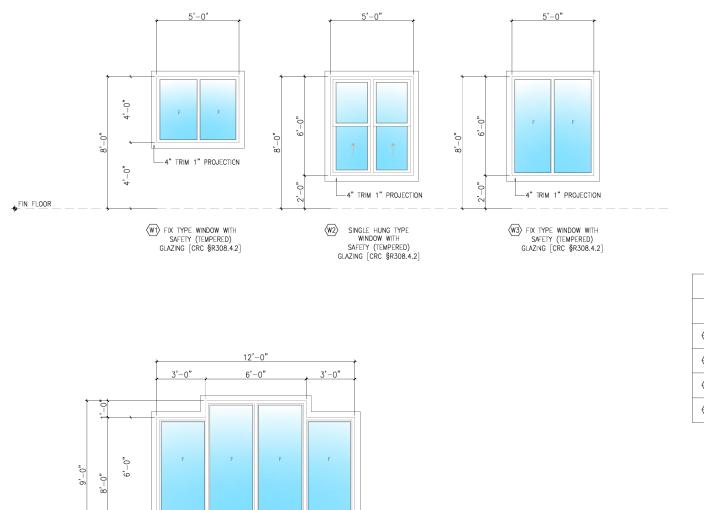
SEE page A1.1, A1.2 & AG1, AG1.1 for Building Code Requirements OWNER / CONTRACTOR NOTE: ALL OF THE VERIFYING PLUS /

ALL OF THE VERIFYING PLUS MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE CONTRACTOR AND OWNER



	39TH ST PROPERTIES COMMERCIAL BULDNING 4855 PACIFIC STREET, ROCKLIN, CALIFORNIA 95677
	REVISIONS         BY           REVISIONS         BY
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>	COMMERCIAL BUILDING 4855 PACIFIC STREET, ROCKLIN, CALIFORNIA 95677
SEE page A1.1, A1.2 & AG1, AG1.1 for Building Code Requirements OWNER / CONTRACTOR NOTE: ALL OF THE VERIFYING PLUS / MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE CONTRACTOR AND OWNER	DATE SEPT. 9, 2021 SCALE AS NOTED DRAWN MZL JOB NO. SHEET NO. SHEET NO.





2'-0"

FIN FLOOR

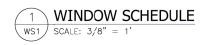
4" TRIM 1" PROLECTION

 FIX "YPE WINDOW WITH

 SAFETY (TEMPERED)

 GLAZING [CRC \$R308.4.2]

WINDOW SCHEDULE								
N0.	QTY.	SILL HT.	WIDTH	HEIGHT	FRAME	SCREEN	GLASS	
$\langle \mathbb{W} \\ \mathbb{1} \rangle$	2	4'-0"	5'-0"	<b>4'</b> -0"	ALUMINUM	NO	DUAL GLAZED LOW E U-0.29, SHGC-0.20	
$\left< \frac{W}{2} \right>$	2	2'-0"	5'-0"	6'-0"	ALUMINUM	NO	DUAL GLAZED LOW E U-0.29, SHGC-0.20	
$\left< \frac{W}{3} \right>$	18	2'-0"	5'-0"	6'-0"	ALUMINUM	NO	DUAL GLAZED LOW E U-0.29, SHGC-0.20	
$\left< \frac{W}{4} \right>$	1	2'-0"	12'-0"	6'-0" 7'-0"	ALUMINUM	NO	DUAL GLAZED LOW E U-0.29, SHGC-0.20	



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	ATTORNER ATTER
	REVISIONS BY
	SHEET CONTENTS : WINDOW SCHEDULE
	E COMMERCIAL BUILDING 4855 PACIFIC STREET, ROCKLIN, CALIFORNIA 95677
A1.2 &	DATE SEPT. 9, 2021 SCALE AS NOTED
NOTE: PLUS / PLANS	DRAWN MZL JOB NO. SHEET NO.
H THE FORE Y THE WNER	WS1

SEE page A1.1, A1.2 & AG1, AG1.1 for Building Code Requirements OWNER / CONTRACTOR NOTE:

ALL OF THE VERIFYING PLUS MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE CONTRACTOR AND OWNER

# 4855 PACIFIC ST

# STOREFRONT BLACK

# WINDOWS/DOORS

# MATERIAL BOARD



WINDOW TRIM GUTTERS/SPOUTS



ENTRY COVER



# STONE



SIDING BODY

BODY TRIM









BLACK METAL ROOF

C19

