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TITLE 24
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LAND SURVEY
DENN ENGINEERS
CONTACT: MARK CONRAD
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CITY & COUNTY NOTES

- LONG BEACH: HEIGHT SURVEY MAY BE REQUIRED BY A LICENSED SURVEYOR AT THE TIME OF ROUGH FRAMING INSPECTION.
- ALL REQUIRED FRONT YARDS AND SETBACKS SHALL BE ATTRACTIVELY LANDSCAPED PRIMARILY W/ DROUGHT TOLERANT AND NATIVE PLANT MATERIALS. ALL AREAS SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION WITH HEALTHY LANDSCAPE FREE OF WEEDS AND LITTER. THE LANDSCAPE AREA DOES NOT INCLUDE FOOTPRINTS OF BUILDINGS OR STRUCTURES, SIDEWALKS, DRIVEWAYS, DECKS, PATIOS, AND OTHER NON-IRRIGATED AREAS. SEE LBMC SECTION 21.42.030 FOR FURTHER REQUIREMENT INFORMATION.
- SEPARATE PERMIT IS REQUIRED FOR EACH BUILDING OR STRUCTURE, I.E., FENCE WALLS, RETAINING WALLS, TRASH ENCLOSURES, PLANTERS, SWIMMING POOLS/SPAS.
- A FINAL FLOOD ELEVATION CERTIFICATE EXECUTED BY A LICENSED SURVEYOR OR CIVIL ENGINEER MUST BE FURNISHED TO THE CITY INSPECTOR PRIOR TO THE APPROVAL OF THE LOWEST FLOOR FRAMING (LBMC 18.73.23 C.2.D)
- I CERTIFY THAT THE PROPOSED WORK WILL NOT DESTROY OR UNREASONABLY INTERFERE WITH ANY ACCESS OR UTILITY EASEMENT BELONGING TO OTHERS AND LOCATED ON MY PROPERTY, BUT IN THE EVENT SUCH WORK DOES DESTROY OR UNREASONABLY INTERFERE WITH SUCH EASEMENT, A SUBSTITUTE EASEMENT(S) SATISFACTORY TO THE HOLDER(S) OF THE EASEMENT WILL BE PROVIDED.

SIGNATURE _____ TITLE _____
PRINT NAME _____ DATE _____

LEGAL OWNER

GIBSON, RICHARD & RANDI
5127 E. OCEAN BLVD.,
LONG BEACH
CALIFORNIA 90803

LEGAL DATA

CITY: LONG BEACH
COUNTY: LOS ANGELES
APN: 7245-016-038

DESIGN DATA

CODE: 2019 CRC, 2019 CEC, 2019 CFC, 2019 CMC,
2019 CA ENERGY CODE, 2019 CALGREEN,
LONG BEACH CITY ORDINANCE

HEIGHT LIMIT: 32' MID POINT
35' PEAK
3 STORY MAX

FLOOD ZONE: ZONE AE

CURB FACE TO PROPERTY LINE: 8' @ OCEAN BLVD.
5' @ 58TH PL

ALLEY WIDTH: 10'

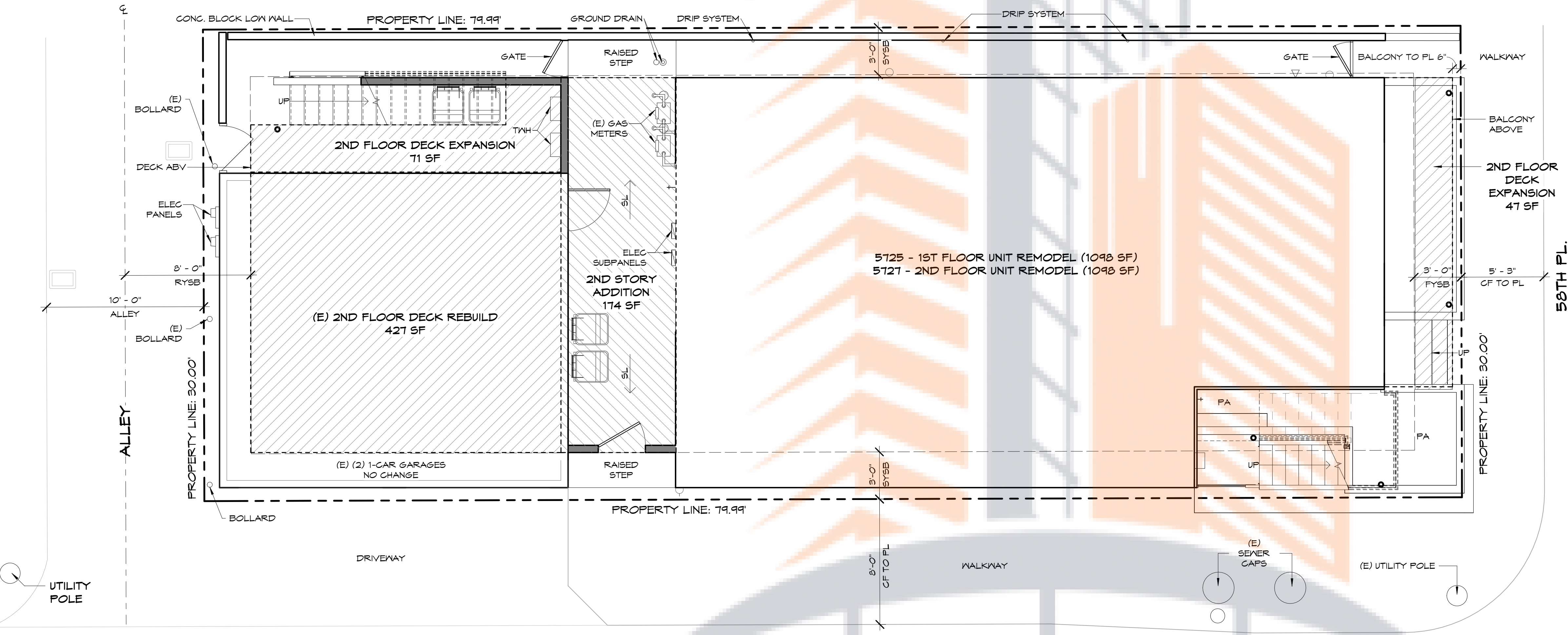
ZONE: R-2-1
OCCUPANCY: R-3
USE: DUPLEX
CONSTRUCTION TYPE: V-B
SPRINKLERS: NO

GIBSON RESIDENCE
5125-5127 E OCEAN BLVD.
LONG BEACH
CALIFORNIA 90803

SQUARE FOOTAGE CALCULATIONS

EXISTING SQUARE FOOTAGE	
FIRST FLOOR UNIT:	1098 SF
SECOND FLOOR UNIT:	1098 SF
TOTAL LIVABLE:	2196 SF
GARAGE:	443 SF
TOTAL STRUCTURAL:	2639 SF
NON LIVABLE	
SECOND FLOOR DECK:	512 SF
LOT SIZE: (PER SURVEY)	2399.7 SF
AREA OF REMODEL	
FIRST FLOOR:	1,098 SF
SECOND FLOOR:	1,098 SF
TOTAL:	2,196 SF
AREA REMOVED	
SECOND FLOOR DECK:	85 SF
AREA ADDED TO DWELLING	
SECOND FLOOR:	174 SF
DECKS:	118 SF
NEW TOTAL SQUARE FOOTAGE:	
FIRST FLOOR:	1098 SF
SECOND FLOOR:	1272 SF
TOTAL LIVABLE:	2370 SF
GARAGE:	443 SF
DECKS:	601 SF
TOTAL STRUCTURAL:	3414 SF
LOT SIZE:	2400 SF
TOTAL BUILDING AREA:	2370 SF
FLOOR TO AREA RATIO:	N/A
MAXIMUM LOT COVERAGE:	N/A
OPEN SPACE PROVIDED:	1755 SF
(34% > - (4%) REQUIRED)	

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SITE PLAN

1/4" = 1'-0"

E. OCEAN BLVD
(CENTERLINE 40' FROM PL)

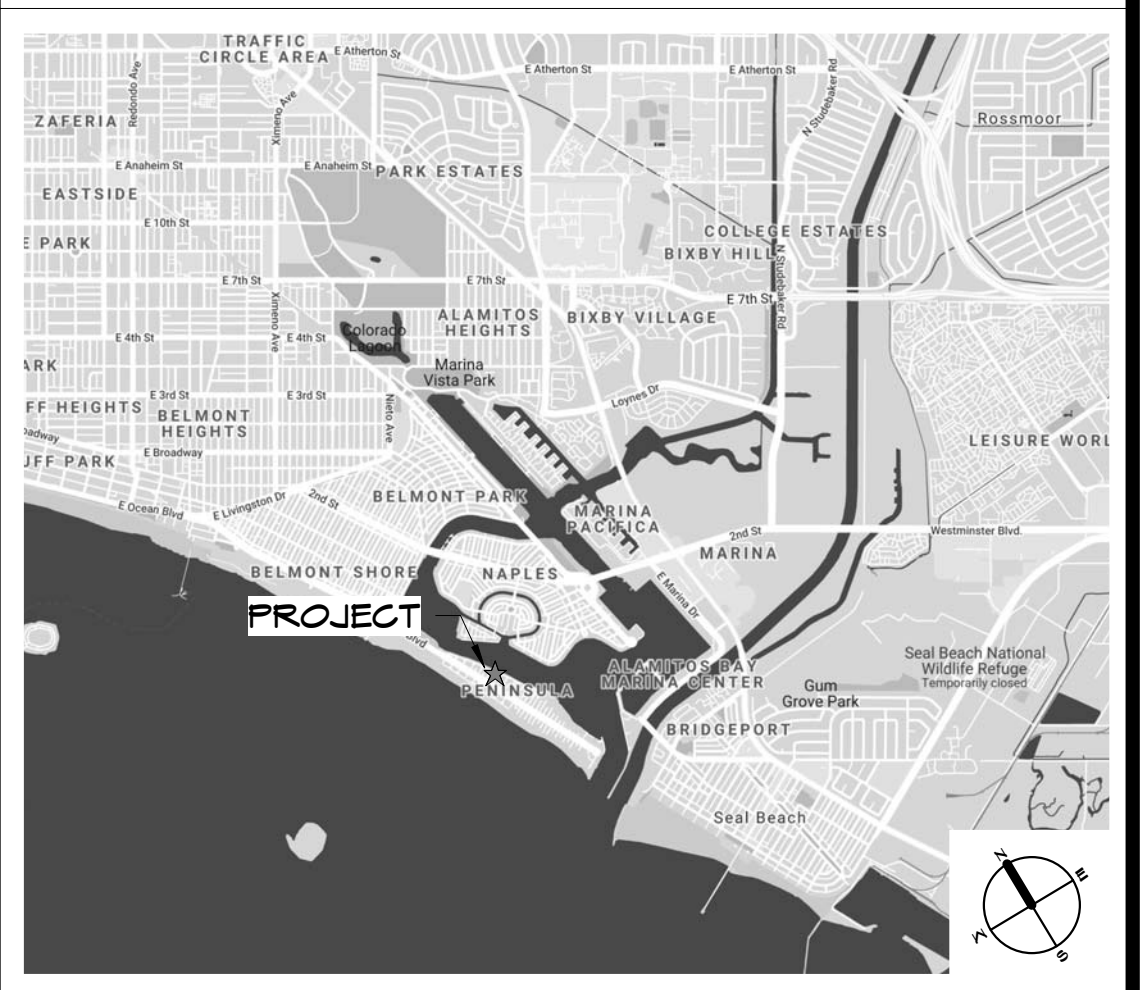
SITE PLAN NOTES

- ALL NEW LANDSCAPING ONLY IN AREAS NOTED.

ABBREVIATIONS

ABV	ABOVE	FD	FLOOR DRAIN	MIR	MIRROR	T&G	TONGUE AND GROOVE
AFF	ABOVE FINISH FLOOR	FF	FINISH FLOOR	MISC	MISCELLANEOUS	T/R	TRASH / RECYCLE CAB
BA	BATH	FG	FIELD GAS SUPPLY OUTLET	MN	MICROWAVE	TB	TOWEL BAR
BCR	BELOW COUNTER REFRIGERATOR	FIN GR	FINISHED GRADE	(N)	NEW	TBD	TO BE DETERMINED
BS	BAR SINK	FRZ	FREEZER	PA	PLANTER AREA	TC	TRASH COMPACTOR
CAB	BUILT-IN CABINETRY	FV	FOUNDATION VENT	PAN	PANTRY	TD	TRENCH / TROUGH DRAIN
CF	CURB FACE	FL	FRONT YARD SETBACK	PKT	POCKET DOOR	TH	TOWEL HOOK
CH	COAT HOOK	GB	GREY BOX	PL	PROPERTY LINE	TOC	TOP OF CURB
CLG	CEILING	GD	GARBAGE DISPOSER	PLT HT	PLATE HEIGHT	TN	TOE NICHE
CNTR	COUNTERTOP	GDO	GARAGE DOOR OPENER (JACK SHAFT)	RAG	RETURN AIR GRILL	TP	TOILET PAPER HOLDER
CT	COOKTOP	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	REF	REFRIGERATOR	TPM	TOILET PAPER / MAGAZINE RACK
D	DOWNSPOUT	GFF	GARAGE FINISH FLOOR	RHB	RECESSED HOSE BIBB	TUB	SOAKING TUB
DA	DOOR ACTIVATED LIGHT	GV	GARAGE VENT	RNG	RANGE	TWH	TANKLESS WATER HEATER
DDV	DOWN DRAFT VENT	HB	HOSE BIBB	RYSB	REAR YARD SETBACK	T/S	TUB/SHOWER COMBO
DET	DETAIL	HD	HOOD	S&P	DOUBLE SHELF AND POLE IN CLOSET	U.F.A.	UNDER FLOOR ACCESS
DN	DOWN	HDR	HEADER	SC	SHOWER CONTROLS	U.N.O.	UNLESS NOTED OTHERWISE
DO	DOUBLE OVEN	HT	HEIGHT	SHR	SHAMPOO RECESS	UR	URINAL
DO/M	DOUBLE OVEN W/MICRO COMBO	HTB	HEATED TOWEL BAR	SHWR	SHOWER	V.I.F.	VERIFY IN FIELD
DS	DOOR	HW	HAND WAND	SK	SKYLIGHT	VS	VEGETABLE SINK
DS	DISH SINK	IH	INSTANT HOT	SL	SLOPE	WD	WARMING DRAWER
DV	DRYER VENT	IM	ICE MAKER	SR	SOAP RECESS	W/D	WASHER / DRYER
DW	DISHWASHER	INT	INTERIOR	SS	SERVICE SINK	WH	WATER HEATER
(E)	EXISTING	L	LAVATORY / SINK	ST	"SOLA-TUBE" SKYLIGHT	W.I.C.	WALK IN CLOSET
ELEV	ELEVATION	LS	LAZY SUSAN	STK	STACK	WM	WATER METER
EV	ELECTRIC VEHICLE CHARGER	MC	MEDICINE CABINET (PREFAB)	SUB FLR	SUB FLOOR	WND	WINDOW
EXT	EXTERIOR	MCC	MEDICINE CABINET (CUSTOM BUILD)	SYB	SIDE YARD SETBACK	WRB	WEATHER RESISTIVE BARRIER
FAU	FORCED AIR UNIT	ME	MATCH EXISTING	T	TOILET	W	WIDTH

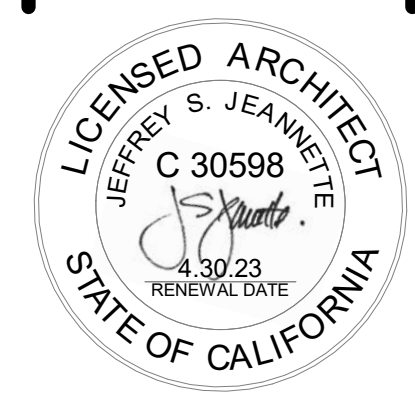
VICINITY MAP



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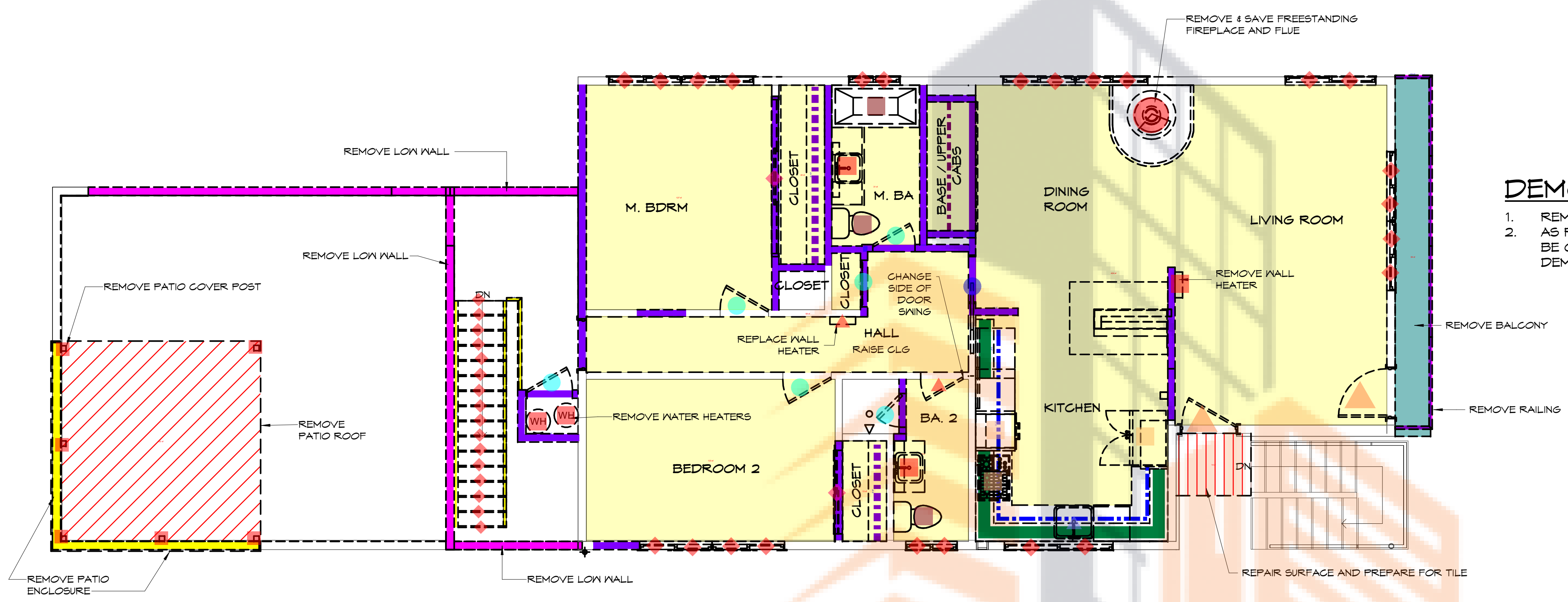


A1.1
DATE: 12/20/2022

Legend		Quantity	Unit
▲	Change side of door swing	2	Count
■	Concrete area to be redone	194	sf
■	Gut plumbing fixtures only in preparation for renovation	5	Count
●	Remove & save freestanding fireplace & flue	1	Count
▨	Remove & save stair railing	30.74	ft
◆	Remove & save stairs	16	Count
▨	Remove base/upper cabinets from dining room	14.20	ft
■	Remove bath vanity	4	Count
▨	Remove bottom closet drawers	14.16	ft
◆	Remove closet double door	4	Count
▨	Remove closet shelving	15.41	ft
▨	Remove existing balcony railing	23.21	ft
■	Remove existing balcony	39	sf
▨	Remove existing base cabinets, countertop	41.97	ft
■	Remove existing bath tub	2	Count
▲	Remove existing electric meters	2	Count
■	Remove existing flooring	1,750	sf
▲	Remove existing mailbox	1	Count
▨	Remove existing partition wall	180.12	ft
▨	Remove existing patio roof	122	sf
▨	Remove existing stair railing	21.58	ft
◆	Remove existing stair treads	6	Count
▨	Remove existing wall cabinets	35.79	ft
◆	Remove existing window	44	Count
◆	Remove garage overhead door	2	Count
✓	Remove HB (hosebib) & exposed pipe	1	Count
●	Remove interior sliding door	2	Count
■	Remove kitchen appliances	7	Count
▨	Remove low wall	53.59	ft
■	Remove patio cover post	6	Count
▨	Remove patio enclosure	22.35	ft
▨	Remove plumbing fixtures	2	Count
▲	Remove single exterior door	3	Count
●	Remove single interior door	10	Count
■	Remove wall heater	2	Count
■	Remove water heater	2	Count
▨	Repair surface & prepare for tile	14	sf
▲	Replace wall heater	1	Count
▲	Replace water heater	1	Count

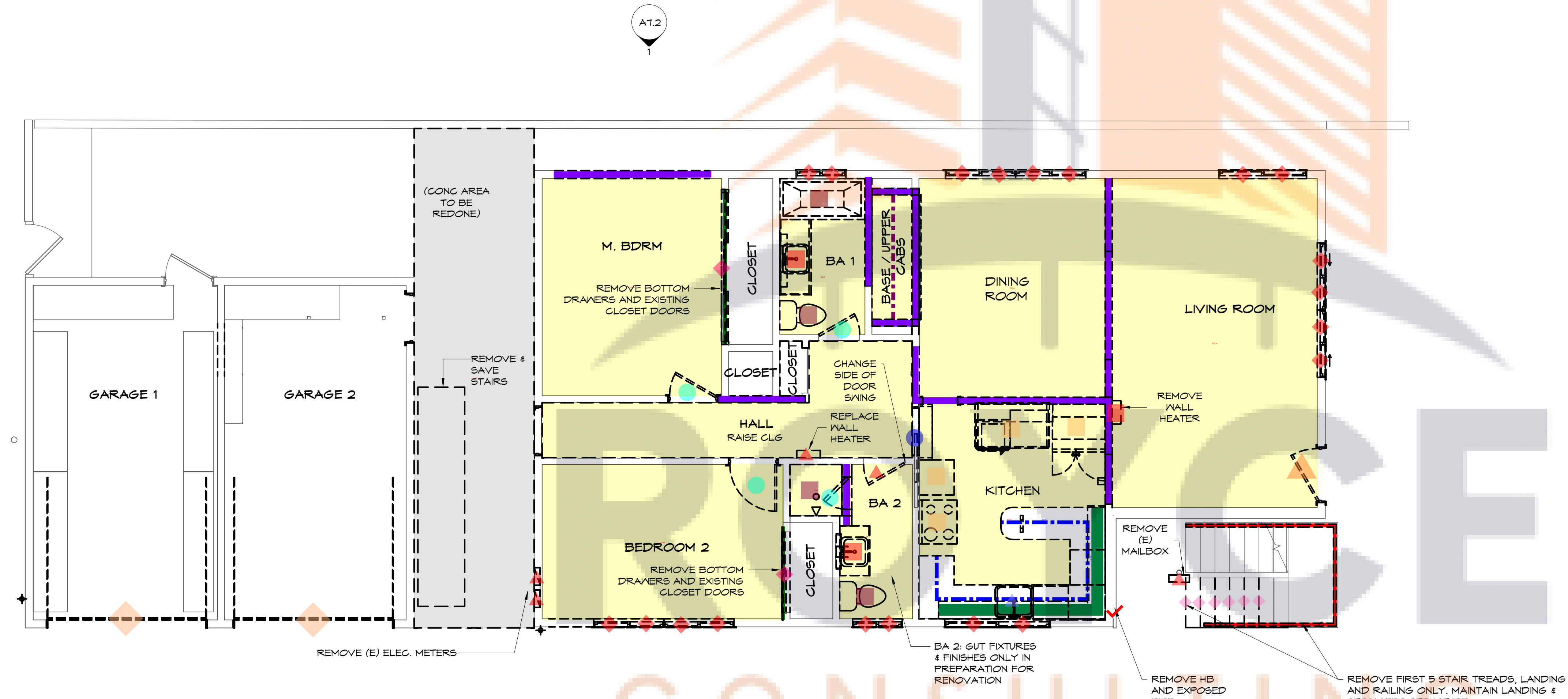
DEMO NOTES

1. REMOVE ALL POPCORN CEILINGS WHERE OCCURS.
2. AS PART OF THE DEMOLITION PROCESS THE RE-USE PEOPLE SHOULD BE CONTACTED. COORDINATE ALL MATERIALS THROUGH THE DEMOLITION PHASE WITH THE CLIENT FOR ANY MATERIALS TO BE RE-USED.



SECOND FLOOR DEMOLITION PLAN

1/4" = 1'-0"



FIRST FLOOR DEMOLITION PLAN

1/4" = 1'-0"

DEMOLITION PLANS

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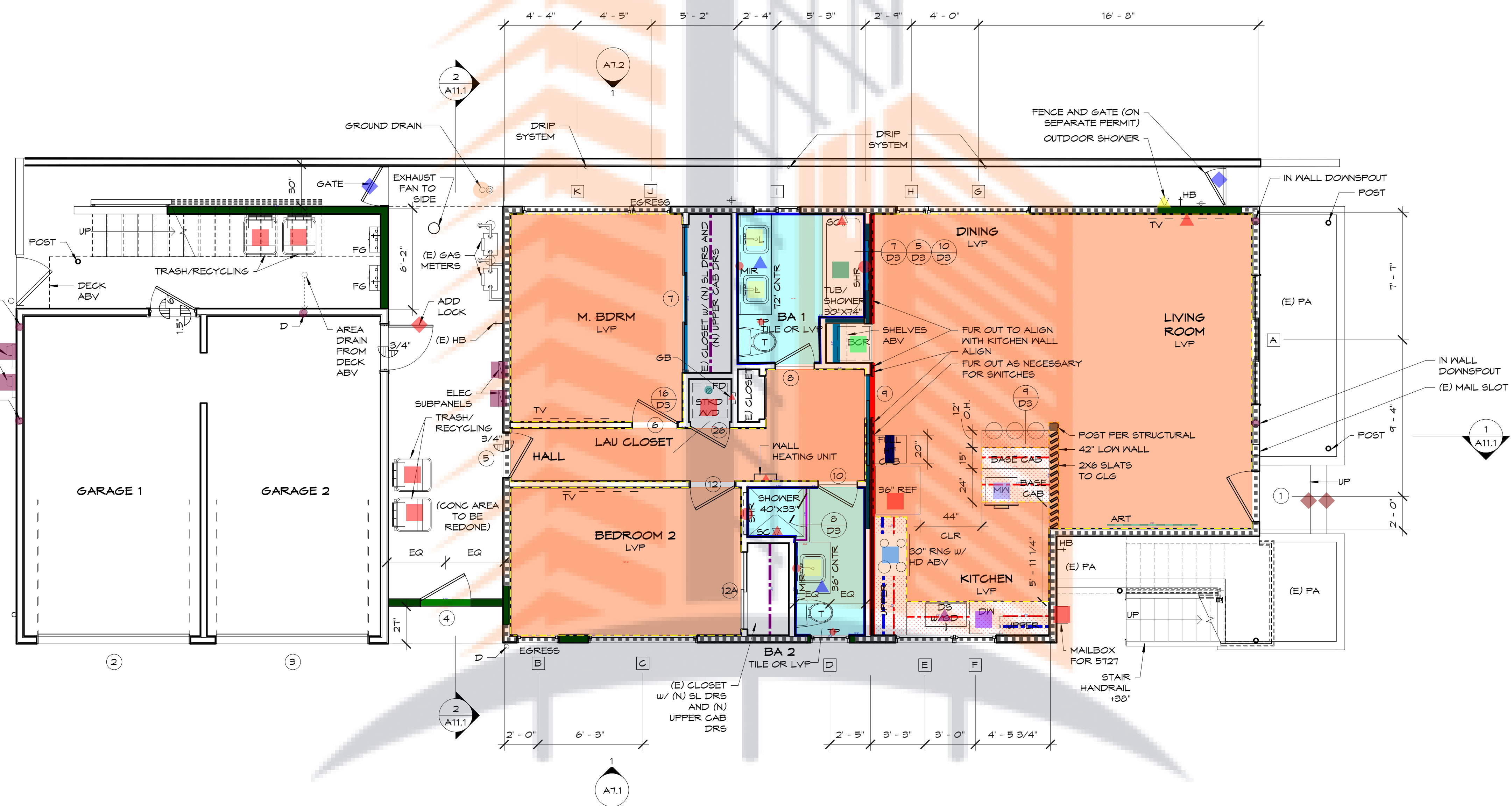
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Description	Quantity	Unit
30" range w/ hood above	1	Count
36" refrigerator	1	Count
Add lock to existing door	1	Count
Art	5.39	ft
Base cabinet, 1'-3" wide	4.00	ft
Base cabinet, 2'-0" wide	15.09	ft
Base moulding	211.23	ft
Bath vanity, 3'-0" x 2'-0"	1	Count
Bath vanity, 6'-0" x 2'-0"	1	Count
Below counter refrigerator	1	Count
Dining shelving, 1'-3" wide	2.33	ft
Dish sink w/ garbage disposer	1	Count
Dishwasher	1	Count
Electrical panels	2	Count
Electrical sub panels	2	Count
Exterior stairs including framing, 4'-0" wide	2	Count
Exterior wall, 2 x 6	35.20	ft
Fence gate (separate permit)	2	Count
Floor drain	1	Count
Full height kitchen cabinet, 2'-0" wide	1.67	ft
Furring wall, 1 x 3	22.76	ft
Grey box	1	Count
Ground drain	1	Count
Install sound proof rockwool insulation in existing exterior walls	130.72	ft
Interior wall, 2 x 4	26.29	ft
Inwall downspout	5	Count
Kitchen countertop w/ 4" backsplash	43	sf
Lavatory/sink	3	Count
Low wall, 2 x 6	6.33	ft
LVP flooring	778	sf
Mailbox for 5727	1	Count
Microwave	1	Count
Mirror	2	Count
Outdoor shower	1	Count
Provide weep drainage on existing first floor planter below balcony on east elevation	1	Count
Rectangle	2	Count
Shampoo recess	1	Count
Shower controls	2	Count
Shower glass wall w/ door	3.78	ft
Stacked washer/dryer	1	Count
Tile flooring	89	sf
Toilet paper holder	2	Count
Trash bins/Recycling bins	4	Count
Tub/shower Size: 30" x 74"	1	Count
TV	1	Count
Upper cabinet closet drawers	14.93	ft
Upper cabinet, 1'-2" wide	7.47	ft
Wall heating unit	1	Count
Wall tile	57.60	ft

FLOOR PLAN NOTES

- ALL NEW DRYWALL ONLY IN NEW AREAS.
- ALL NEW INSULATION IN ALL EXTERIOR WALLS. INSTALL SOUND PROOF ROCKWOOL INSULATION ON EXTERIOR WALL FACING OCEAN BLVD.
- UPGRADE ATTIC INSULATION.
- ALL SEWER LINES TO BE REPAIRED/ REPLACED .
- NEW FLOORING MATERIAL OVER NEW SOUND PROOF MAT OVER (E) CONC. FLOORING BASE THROUGHOUT SECOND FLOOR. INSTALL SOUND PROOF ROCKWOOL INSULATION IN FLOOR SYSTEM.
- PROVIDE WEEP DRAINAGE ON (E) FIRST FLOOR PLANTER BELOW BALCONY ON EAST ELEVATION.



FIRST FLOOR PLAN
1/4" = 1'-0"

ROYCE
CONSULTING

GIBSON RESIDENCE
5725-5727 E OCEAN BLVD.
LONG BEACH
CALIFORNIA 90803

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FIRST FLOOR PLAN

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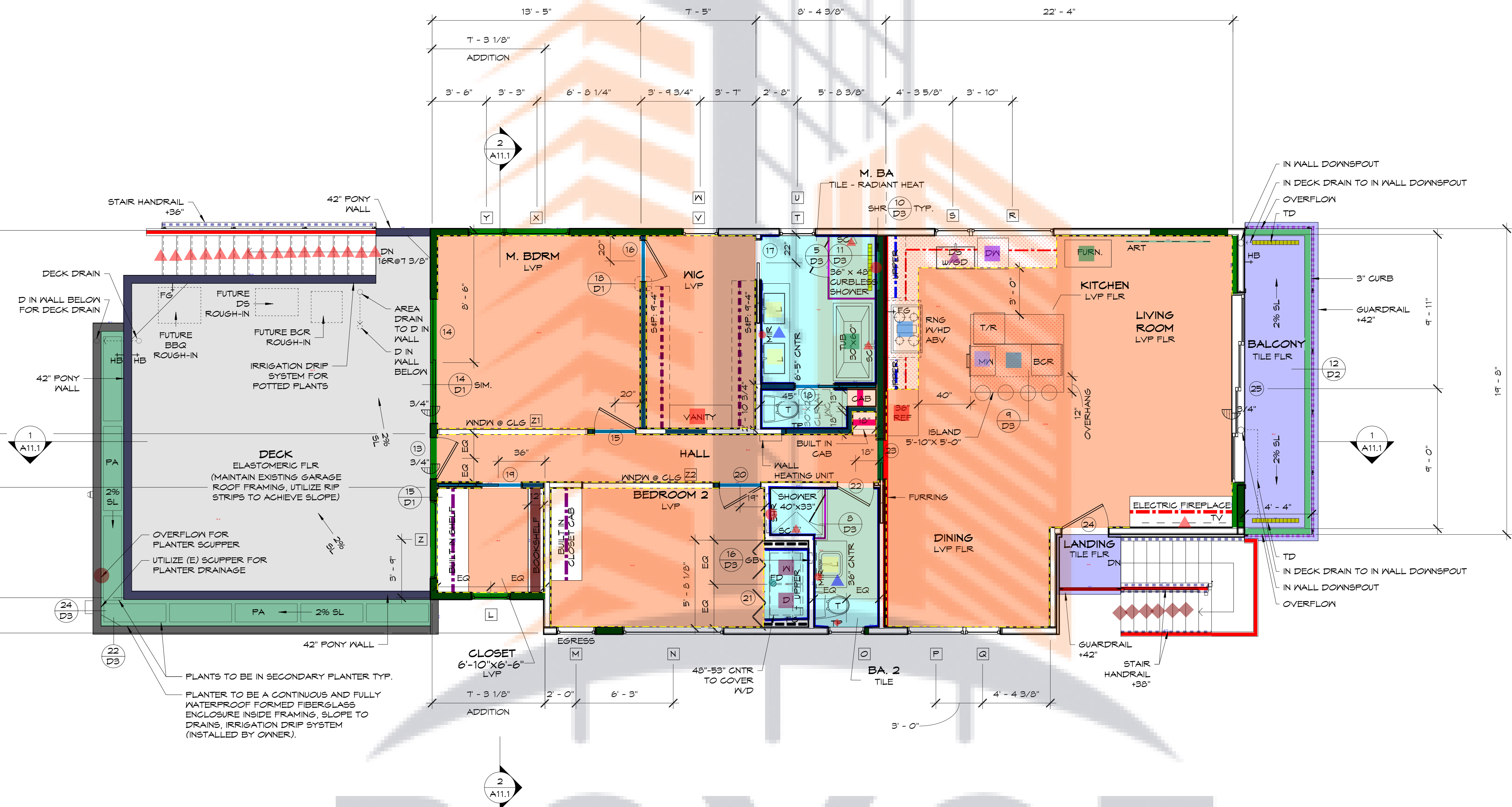


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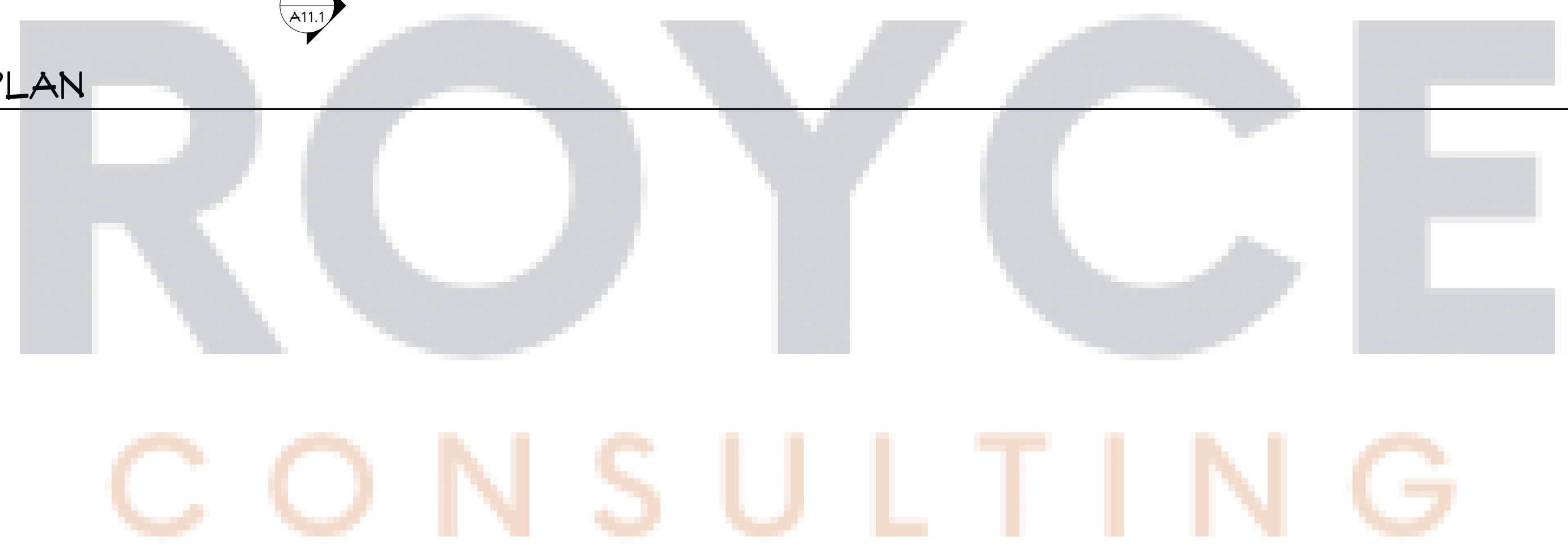
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Legend	Description	Quantity	Unit
✓	3" x 6" balcony curb	27.26	ft
✓	12" wide bookshelf	6.70	ft
■	30" range w/ hood above	1	Count
■	36" referigerator	1	Count
■	Art	5.39	ft
✓	Base cabinet, 2'-0" wide	13.00	ft
✓	Base moulding	256.53	ft
▲	Bath vanity, 3'-0" x 2'-0"	1	Count
▲	Bath vanity, 6'-5" x 2'-0"	1	Count
✓	Built-in cabinet, 1'-6" wide	1.50	ft
✓	Built-in cabinet, 1'-10" wide	1.08	ft
✓	Built-in closet shelving, 2'-0" wide	12.63	ft
▲	Dish sink w/ garbage disposer	1	Count
■	Dishwasher	1	Count
✓	Double shelf & pole in closet	18.61	ft
✓	Elastomeric deck flooring	391	sf
✓	Electric fireplace, 2'-0" wide	6.58	ft
✓	Exterior guardrail, 42" high	28.56	ft
◆	Exterior stairs including framing, 3'-0" wide	6	Count
✓	Exterior wall, 2 x 6	56.62	ft
●	Floor drain	1	Count
✓	Furring wall, 1 x 3	25.15	ft
✓	Furring wall, 2 x 4	6.57	ft
▲	Install existing stairs to new location	16	Count
✓	Interior wall, 2 x 4	42.88	ft
✓	Interior wall, 2 x 6	15.71	ft
✓	Kitchen countertop w/ 4" backsplash	63	sf
■	Kitchen furnace	1	Count
■	Kitchen island Size: 5'-10" x 5'-0"	1	Count
■	Lavatory/sink	3	Count
■	LVP flooring	904	sf
■	Microwave	1	Count
●	Mirror	2	Count
●	Overflow for planter scupper	1	Count
✓	Planter enclosure	44.86	ft
✓	Planter system	61	sf
✓	Pony wall, 2 x 6	59.23	ft
●	Shampoo recess	2	Count
▲	Shower controls	3	Count
✓	Shower glass wall w/ door	10.99	ft
✓	Stair guardrail, 42" high	39.69	ft
✓	Stair handrail	39.09	ft
■	Tile flooring @ balcony	96	sf
■	Tile flooring @ stair landing	16	sf
■	Tile flooring	141	sf
◆	Toilet paper holder	1	Count
✓	Trench/trough drain	8.97	ft
■	Tub/shower Size: 30" x 60"	1	Count
▲	TV	1	Count
✓	Upper cabinet, 1'-2" wide	5.90	ft
■	Wall tile	75.70	ft
■	Washer/Dryer	2	Count
■	WIC vanity, 4'-0" x 1'-6"	1	Count

REFER TO SHEET A4.1 FOR
NOTES AND INFORMATION
NOT SEEN HERE



SECOND FLOOR PLAN
1/4" = 1'-0"



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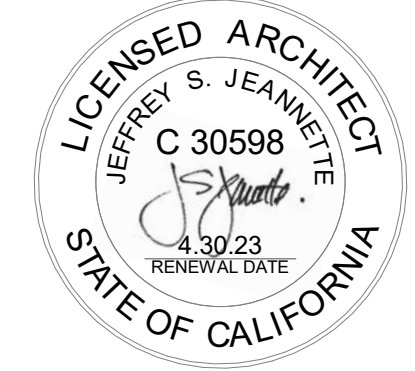
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SECOND FLOOR PLAN

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ROOF: VENT CALCULATIONS

AREA OF ROOF:	230 SQ. FT.
VENTING AREA REQUIRED:	$175 / 300 = 0.58$ SQ. FT. = 84 SQ. IN.
O'HAGIN VENT (COMP/SLATE/SHINGLE):	(2) VENT = 144 SQ. IN.
(1) VENT = 72 SQ. IN.	
UNDER EAVE VENT 24 SQ. IN. OF VENTILATION	(2) VENT = 48 SQ. IN.
VENTING AREA PROVIDED:	192 SQ. IN. > 84 SQ. IN REQD.

ROOF PLAN NOTES

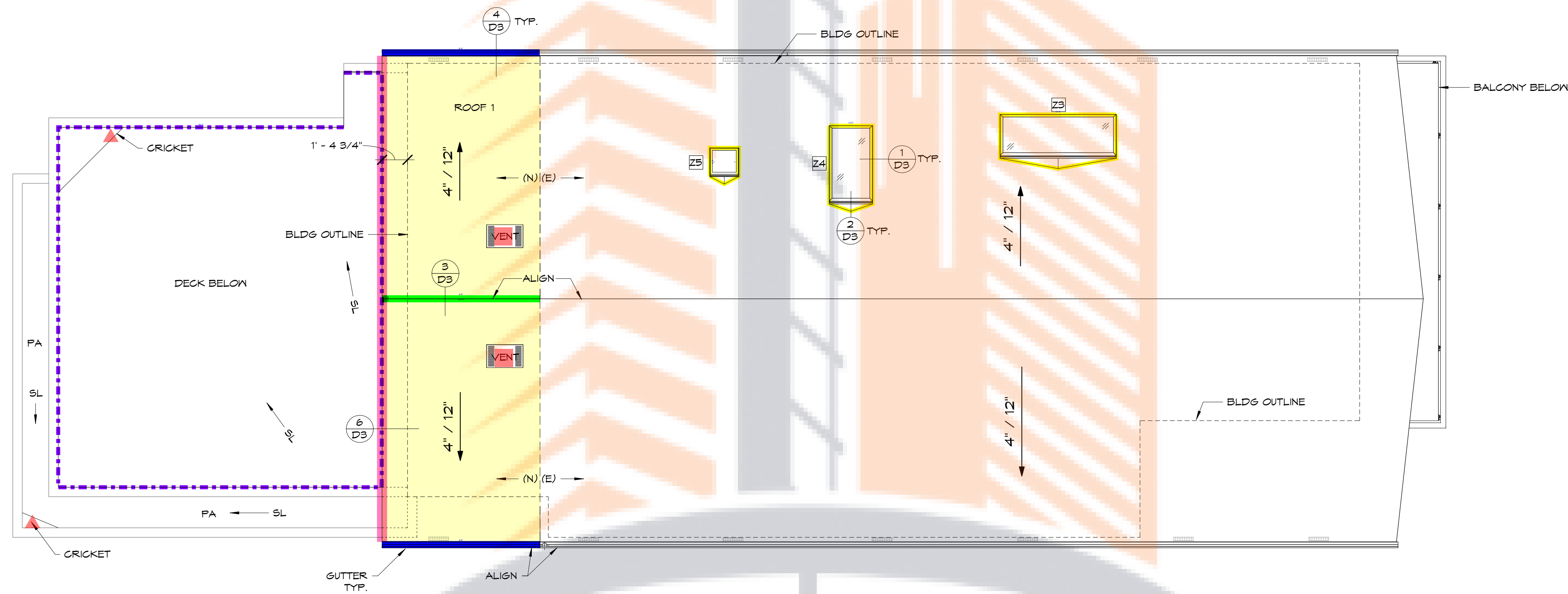
- ALL NEW ROOFING ONLY IN NEW AREAS.
- NEW GUTTERS ONLY AS NOTED.

ROOFING NOTES

COMPOSITION ASPHALT SHINGLES: PROFILE AND COLOR TO MATCH EXISTING

ROOF LEGEND

- SOLAR PANELS (FUTURE OR DEFERRED SUBMITTAL)
- TUBULAR DAYLIGHTING DEVICE
- SOLAR ATTIC VENT
- COMPOSITION / SLATE / SHINGLE VENT
- CLOAKED TILE VENT
- RIDGE / CONTINUOUS / SOFFIT / EAVE VENT
- UNDER EAVE VENT
- LOUVERED WALL VENT



ROOF PLAN
1/4" = 1'-0"

Legend			
Description	Quantity	Unit	
Deck to wall flashing	78.17	ft	
Gutter	17.35	ft	
Rake assembly 6/D3	26.73	ft	
Ridge 3/D3	8.68	ft	
Roof cricket	2	Count	
Roof vent	2	Count	
Roofing [4:12]	227	sf	
Skylight flashing 1,2/D3	37.76	ft	

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ROOF PLAN

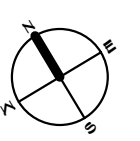
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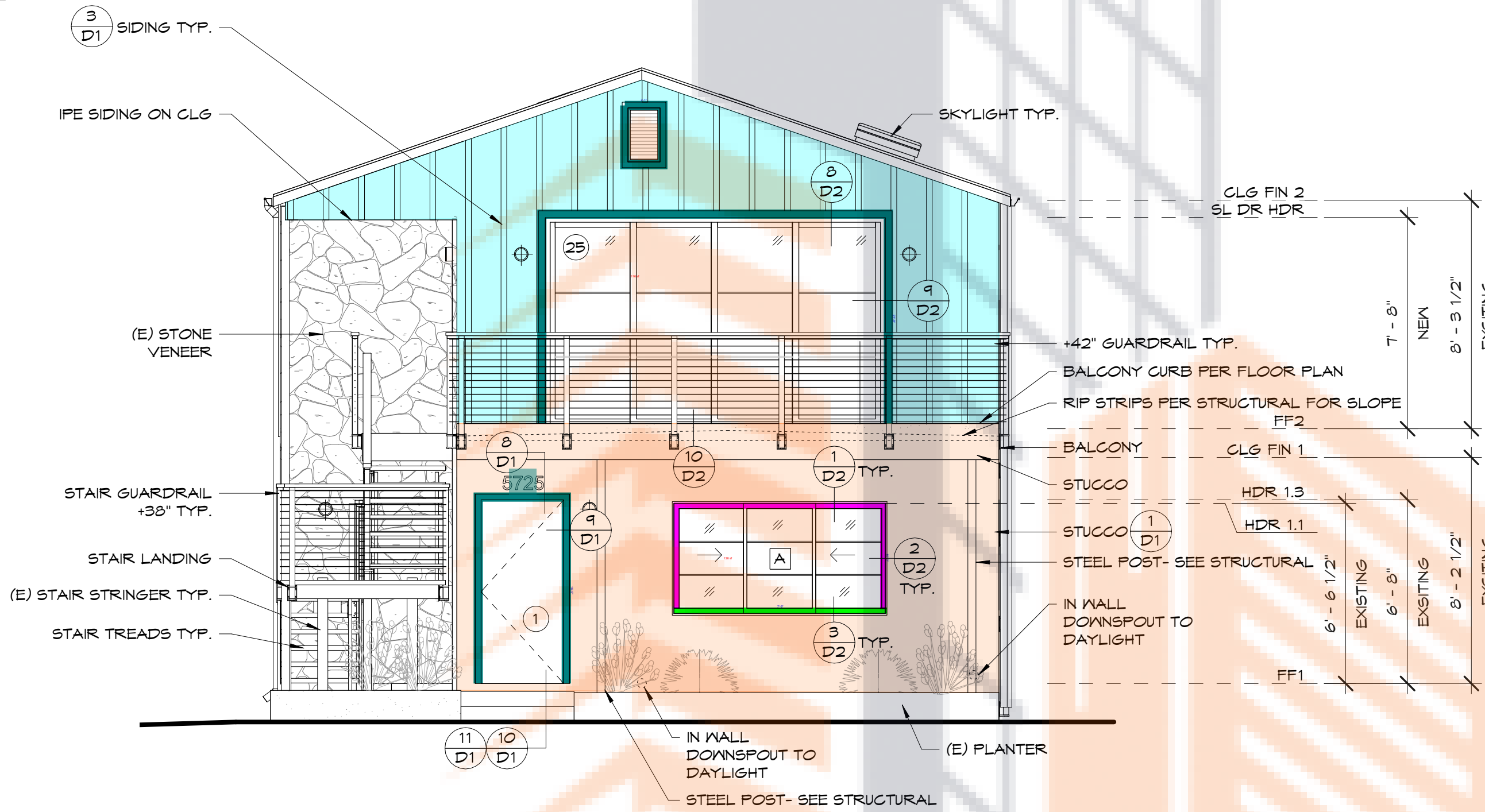


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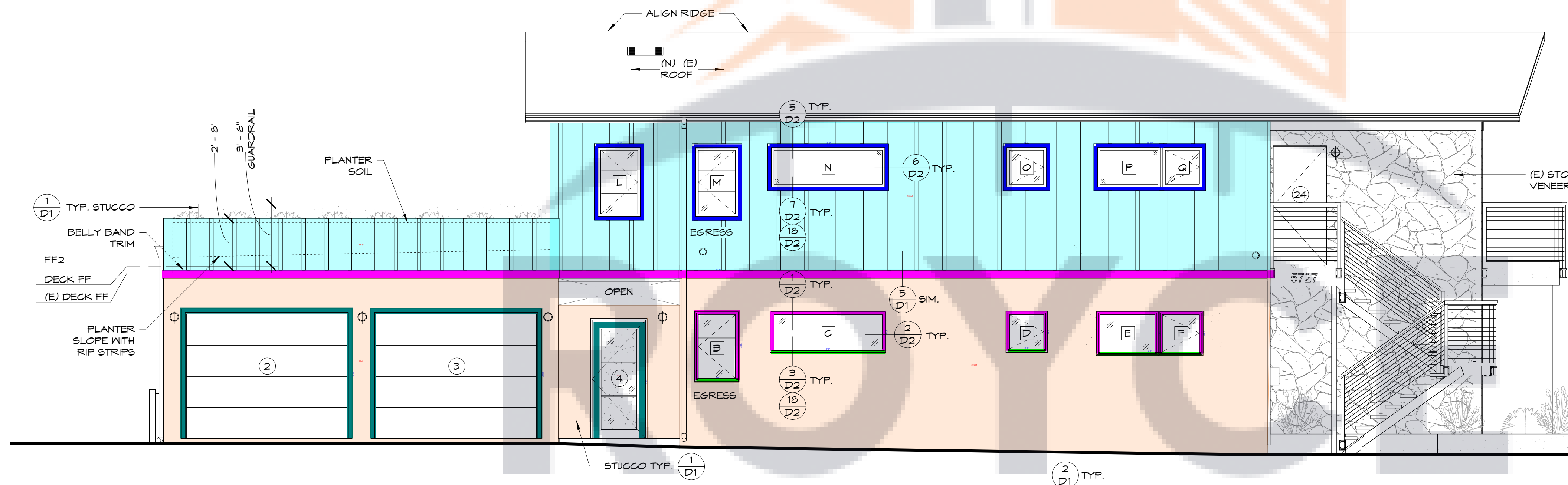


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Legend		
Description	Quantity	Unit
6" tall "Deep ribbon" Address number by Westonletter - Black anodized color finish	1	Count
Belly band trim	62.48	ft
Door trim	114.29	ft
Rectangle	1	Count
Self-adhered flexible flashing around window sill	24.45	ft
Self-adhered strip flashing around window head/jamb	56.69	ft
Siding 3/D1	450	sf
Stucco 1/D1	506	sf
Window trim	71.20	ft



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



SOUTH ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH NOTES

ALL PRODUCTS LISTED BELOW SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS SO AS NOT TO VOID WARRANTIES.

SIDING: BOARD AND BATTEN - HARDIE VERTICAL SIDING WITH 2.5" HARDIETRIM BOARDS AS BATTENS BY JAMES HARDIE, BATTENS SPACED AT MINIMUM FROM 15"-18". SEE ELEVATIONS. COLOR TO BE WHITE.

(E) STUCCO: TO RECEIVE NEW LIGHT 30/30 SAND FINISH & COLOR ON TOP OF EXISTING

STUCCO: COLOR TBD. LIGHT 30/30 SAND FINISH (PROVIDE SAMPLES FOR APPROVAL)

EXTERIOR TRIM ON SIDING: SHALL BE PRIMED ON ALL SIDES AND ENDS AND PAINTED ON ALL EXPOSED SIDES. COLOR TO BE GRAY.

WINDOW TRIM: TO BE 2.5" WIDTH, SEE ELEVATION. HARDIETRIM BOARD BY JAMES HARDIE.

DOOR TRIM: TO BE 2.5" WIDTH, SEE ELEVATION. HARDIETRIM BOARD BY JAMES HARDIE.

BELLY BAND TRIM: TO BE 6" WIDTH, SEE ELEVATION. HARDIETRIM BOARD BY JAMES HARDIE.

FRONT DOOR: WOOD DOOR WITH DECORATIVE WINDOWS, STAIN GRADE.

EXTERIOR WINDOWS/DOORS: BLACK FRAMES, SEE SPECIFICATIONS FOR MANUFACTURER AND MORE INFORMATION.

GARAGE DOOR: PAINT GRADE COLOR TBD.

ROOFING: COMP. SHINGLE TO MATCH EXISTING. SEE ROOF PLAN FOR SPECS.

ROOF FASCIA: PAINT GRADE WOOD BOARD

BALCONY GUARDRAILS: TO BE STAINLESS STEEL FRAME WITH BLACK ANODIZED FINISH TO MATCH COLOR OF WINDOW FRAME WITH 1/8" STAINLESS STEEL CABLES (316 GRADE FOR ALL STAINLESS. TOP HANDRAIL MATERIAL TBD. VERIFY FINAL LAYOUT AND DESIGN WITH OWNER/ARCHITECT.

STAIR RAILINGS/GUARDRAILS: TO BE STAINLESS STEEL FRAME WITH BLACK ANODIZED FINISH TO MATCH COLOR OF WINDOW FRAME WITH 1/8" STAINLESS STEEL CABLES (316 GRADE FOR ALL STAINLESS. TOP HANDRAIL MATERIAL TBD. VERIFY FINAL LAYOUT AND DESIGN WITH OWNER/ARCHITECT.

(E) STAIR STRINGER, POSTS AND TREAD SUPPORTS: TO BE WROUGHT IRON, FINISH TO BE BLACK HAMMERITE PAINTED FINISH OR ARCHITECT APPROVED EQUAL. VERIFY FINAL LAYOUT AND DESIGN WITH OWNER/ARCHITECT.

SCUPPERS, GUTTERS, & DOWNSPOUTS: BONDERIZED STAINLESS STEEL METAL. (EXPOSED TO BE PAINTED TO MATCH ADJACENT MATERIALS)

ADDRESS NUMBERS: 6" TALL "DEEP RIBBON" BY WWW.WESTONLETTERS.COM (OR EQUAL) - BLACK ANODIZED COLOR FINISH

EAVE UNDER SIDES: BOXED IN WITH IPE UNDER CEILING AT SECOND FLOOR ENTRY DOOR. EXISTING STUCCO UNDER EAVES TO REMAIN AND BE REPAINTED.

STAIR TREADS: TO BE SMOOTH PRECAST CONCRETE

STEEL POST: MATCH NEW FINISH OF (E) STAIR STRINGER

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PROPOSED
SOUTH/EAST EXTERIOR
ELEVATIONS

REVISIONS:		
NO.	DESCRIPTION	DATE

PC#: _____
DB: C/JL
JOB#: 2021.10.76



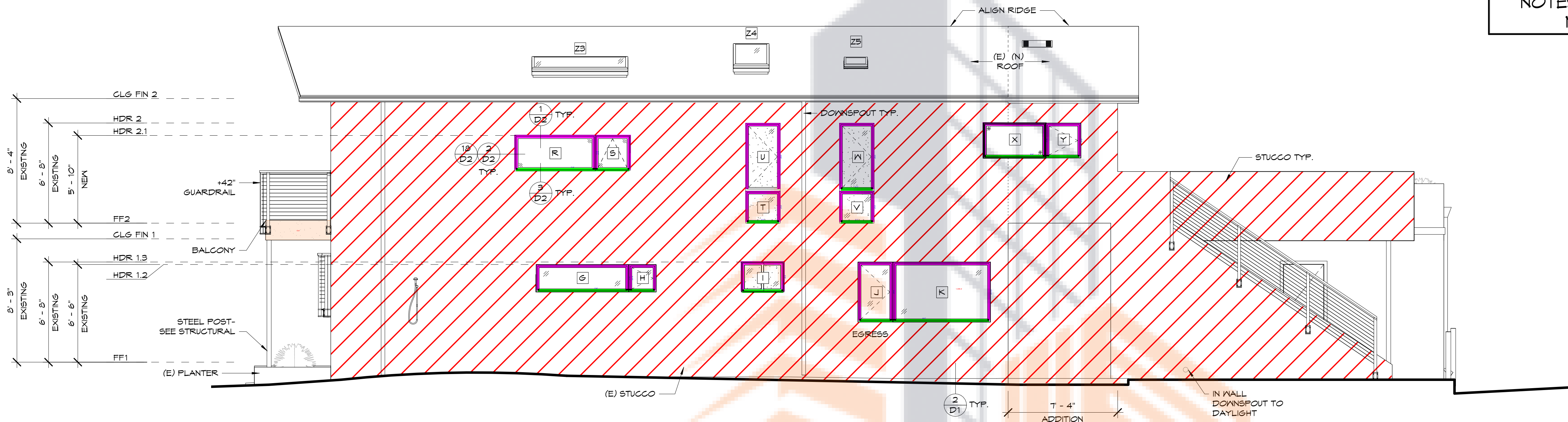
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DATE: 12/20/2022

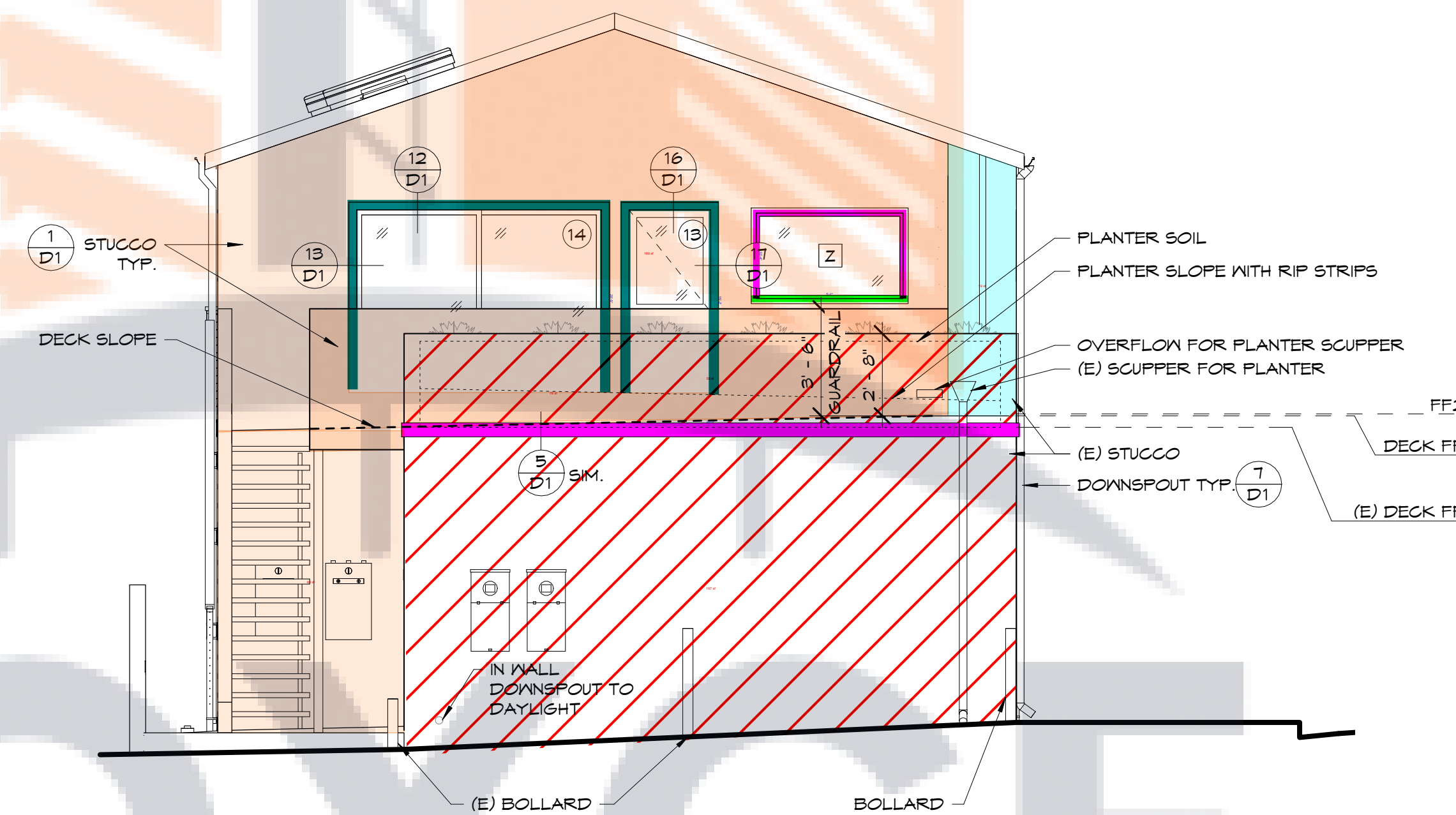
CONSULTING

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REFER TO SHEET A7.1 FOR
NOTES AND INFORMATION
NOT SEEN HERE



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



WEST ELEVATION
1/4" = 1'-0"

Legend		
Description	Quantity	Unit
█ Belly band trim	20.20	ft
█ Door trim	35.53	ft
█ Existing stucco to receive new light 30/30 sand finish & color on top of existing	1,304	sf
█ Self-adhered flexible flashing around window sill	44.43	ft
█ Self-adhered strip flashing around window head/jamb	118.88	ft
█ Siding 3/D1	19	sf
█ Stucco 1/D1	313	sf

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**PROPOSED
NORTH/WEST EXTERIOR
ELEVATIONS**

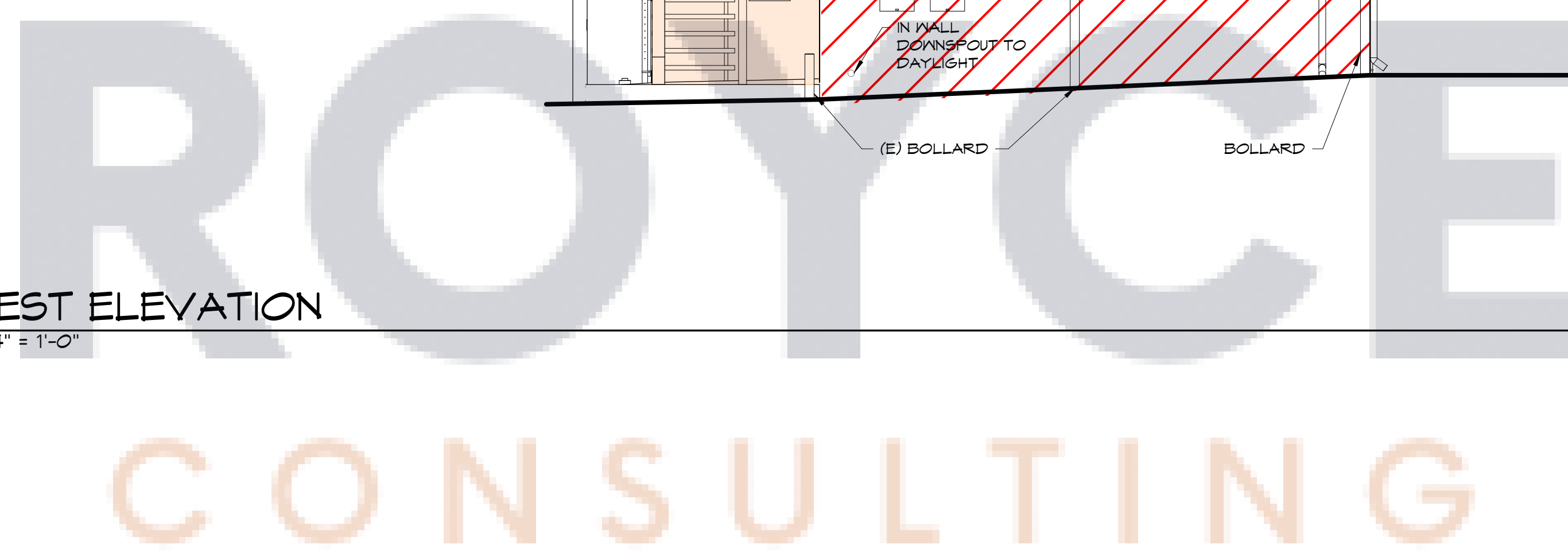
REVISIONS:

NO.	DESCRIPTION	DATE

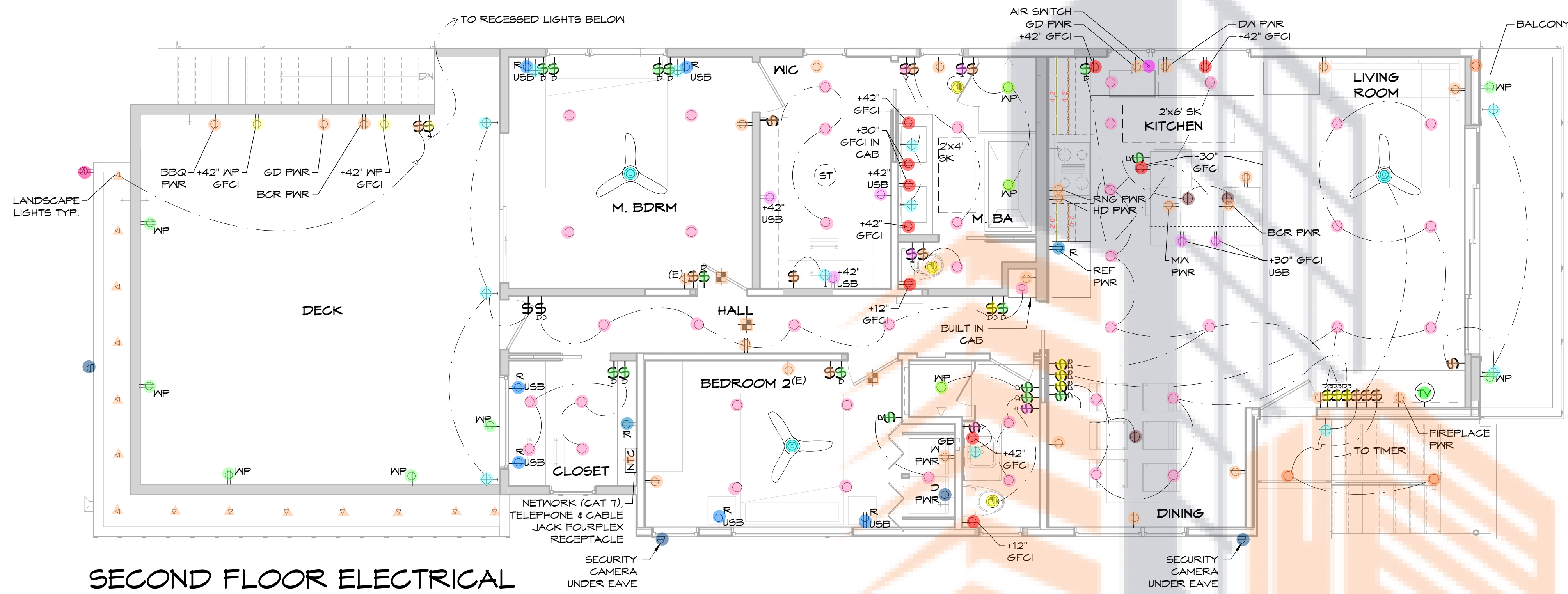
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JOB#: 2021.10.76



A7.2
DATE: 12/20/2022

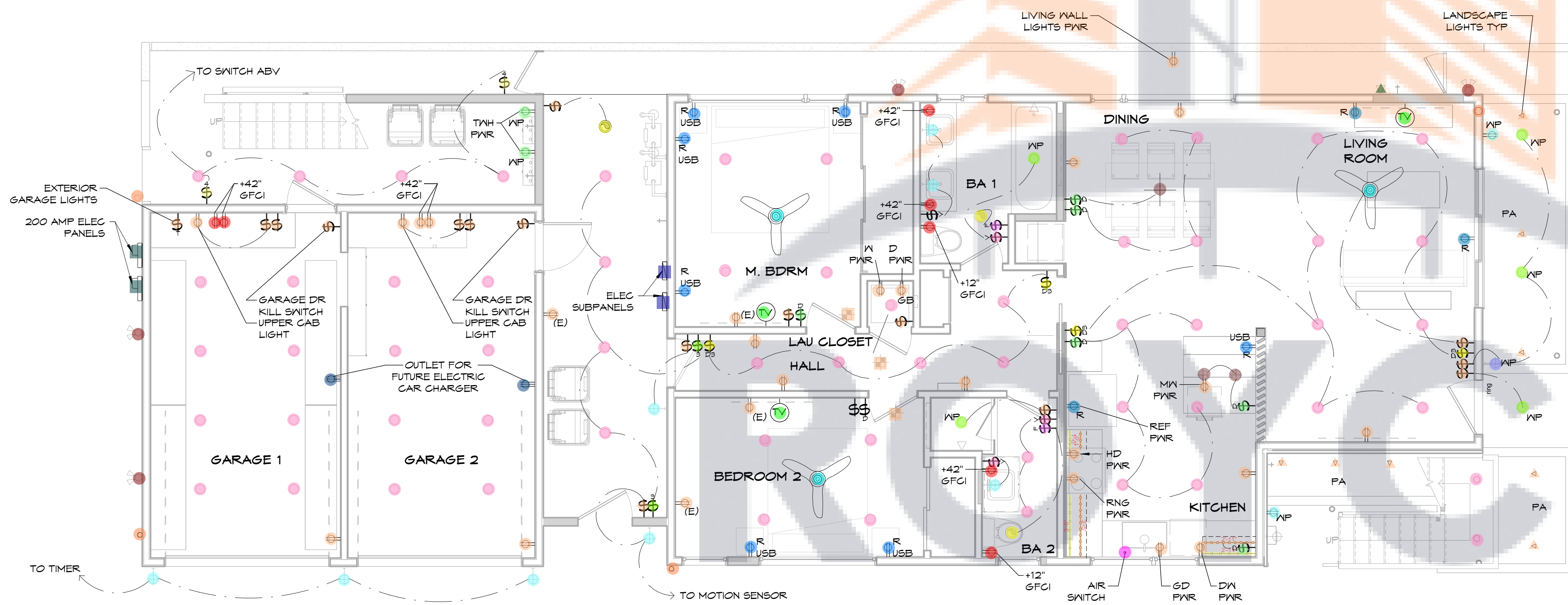


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SECOND FLOOR ELECTRICAL

1/4" = 1'-0"



FIRST FLOOR ELECTRICAL

1/4" = 1'-0"

ELECTRICAL

SYMBOL	UNIT TYPE	COMMENTS
[Symbol]	ELECTRICAL METER	
[Symbol]	SUBPANEL	
[Symbol]	SMOKE + CARBON MONOXIDE DETECTOR	
[Symbol]	5" LED RECESSED LIGHT	BAFFLE FOR FLAT CEILING
[Symbol]	4" LED RECESSED LIGHT	
[Symbol]	5" LED TRACK LIGHT	
[Symbol]	5" RECESSED LED LIGHT	TRIM + HOUSING FOR WET LOCATIONS
[Symbol]	4" RECESSED LED ART LIGHT	TRIM WITH ADJUSTABLE GIMBAL
[Symbol]	RECESSED EXHAUST FAN	
[Symbol]	RECESSED EXHAUST FAN + LIGHT COMBO	
[Symbol]	WALL SCONCE	FIXTURE PROVIDED BY OWNER
[Symbol]	PENDANT LIGHT	FIXTURE PROVIDED BY OWNER
[Symbol]	FLUSH MOUNT CEILING LIGHT	FIXTURE PROVIDED BY OWNER
[Symbol]	CEILING FAN	FIXTURE PROVIDED BY OWNER
[Symbol]	LED GARAGE LED LIGHT	(2) 4' T8 LED LAMP
[Symbol]	STRIP CLOSET LED LIGHT	(1) 4' T8 LED LAMP
[Symbol]	SECURITY/FLOOD LIGHT	WITH MOTION SENSOR
[Symbol]	WIREMOLD PLUG STRIP	GFCI PLUG STRIP AT REAR OF UPPER CABINET, MAX 20" ABV CNTR; COLOR TO MATCH CABS (ORDER TO MATCH OR PAINT)
[Symbol]	LOW PROFILE LED TAPE LIGHT	COVE UNDER CABINET W/ REMOTE TRANSFORMER / DIMMER SWITCH
[Symbol]	LED STEP LIGHT	STAINLESS STEEL FINISH
[Symbol]	LED LANDSCAPE LIGHT	
[Symbol]	EXTERIOR UP LIGHT	
[Symbol]	EXISTING OUTLET	
[Symbol]	DUPLEX OUTLET	AT BED WALLS, LIVING ROOM & FAM. ROOM. SEE OWNER FOR ADDITIONAL LOCATIONS.
[Symbol]	FOURPLEX OUTLET	
[Symbol]	DUPLEX / QUAD USB OUTLET	
[Symbol]	RECESSED DUPLEX OUTLET	
[Symbol]	RECESSED FLOOR OUTLET	
[Symbol]	HOLIDAY OUTLET	WP OUTLET UNDER EAVE UNO
[Symbol]	WATERPROOF OUTLET	
[Symbol]	240V OUTLET	BEHIND W/D, REF, RNG, BEDROOM WALLS, & SOFA'S PER PLAN. SEE OWNER FOR ADDITIONAL LOCATIONS.
[Symbol]	SWITCH	
[Symbol]	3-WAY SWITCH	
[Symbol]	4-WAY SWITCH	
[Symbol]	DIMMER SWITCH	
[Symbol]	VACANCY SENSOR SWITCH	
[Symbol]	TIMER SWITCH	
[Symbol]	FAN/LIGHT TIMER SWITCH	
[Symbol]	TIMECLOCK	
[Symbol]	DOOR BELL	
[Symbol]	DOOR CHIME	
[Symbol]	DATA, COAX, POWER - RECESSED QUAD	CONFIRM HEIGHT W/
[Symbol]	THERMOSTAT	CONFIRM HEIGHT W/
[Symbol]	MINI SPLIT	
[Symbol]	SECURITY CAMERA	
[Symbol]	VOLUME CONTROLS	
[Symbol]	DATA MEDIA CENTER	
[Symbol]	GARAGE DOOR BUTTON	
[Symbol]	DOOR ACTIVATED LIGHT	

ELECTRICAL NOTES

1. PROVIDE A 200 AMP SERVICE PANEL AND 100 AMP SUB PANELS.
2. ALL OUTLETS W/IN 6' OF WATER SHALL BE GFI.
3. DINING ROOM AND KITCHEN LIGHTS TO BE ON TIMER SWITCH.
4. RESIDENCE TO HAVE SURGE PROTECTOR.
5. COORDINATE LOCATION OF HOLIDAY OUTLETS W/ OWNER.
6. ALL EXISTING OUTLETS TO BE REPLACED.
7. WATER FILTRATION SYSTEM AT ALL KITCHEN SINKS.
8. PROVIDE CABLE TELEVISION OUTLET TO ALL TV'S.
9. INSTALL WHOLE HOUSE SURGE PROTECTOR.

Description	Quantity	Unit
26 Electric: 3-Way Dimmer Switch	11	Count
26 Electric: 3-Way Switch	2	Count
26 Electric: 4-Way Switch	3	Count
26 Electric: 4" Recessed LED Light	2	Count
26 Electric: 5" Recessed LED Light Waterproof	8	Count
26 Electric: 5" Recessed LED Light	103	Count
26 Electric: 200 Amp Electric Panels	2	Count
26 Electric: 240V Outlet	3	Count
26 Electric: Ceiling Fan	6	Count
26 Electric: Ceiling Smoke + Carbon Monoxide Detector	6	Count
26 Electric: Data, Coax, Power - Recessed Quad	4	Count
26 Electric: Dimmer Switch	21	Count
26 Electric: Duplex Outlet	51	Count
26 Electric: Duplex USB Outlet	5	Count
26 Electric: Electrical Subpanels	2	Count
26 Electric: Exterior Up Light	7	Count
26 Electric: Fan/Light Timer Switch	5	Count
26 Electric: GFCI Duplex Outlet	17	Count
26 Electric: Holiday Outlet	1	Count
26 Electric: Landscape Light	22	Count
26 Electric: LED Landscape Light	1	Count
26 Electric: Low Profile LED Tape Light	13.58	ft
26 Electric: Network (Cat 7) Telephone & Cable Jack Fourplex Receptacle	1	Count
26 Electric: Pendant Light	6	Count
26 Electric: Recessed Duplex Outlet	5	Count
26 Electric: Recessed Duplex USB Outlet	13	Count
26 Electric: Recessed Exhaust Fan	6	Count
26 Electric: Security Camera	3	Count
26 Electric: Security Flood Light	4	Count
26 Electric: Switch	28	Count
26 Electric: Vacancy Sensor Switch	5	Count
26 Electric: Wall Sconce Waterproof	1	Count
26 Electric: Wall Sconce	22	Count
26 Electric: Waterproof Outlet	9	Count
26 Electric: Wiremold Plug Strip	13.59	ft
26 Electric: WP GFCI Duplex Outlet	2	Count

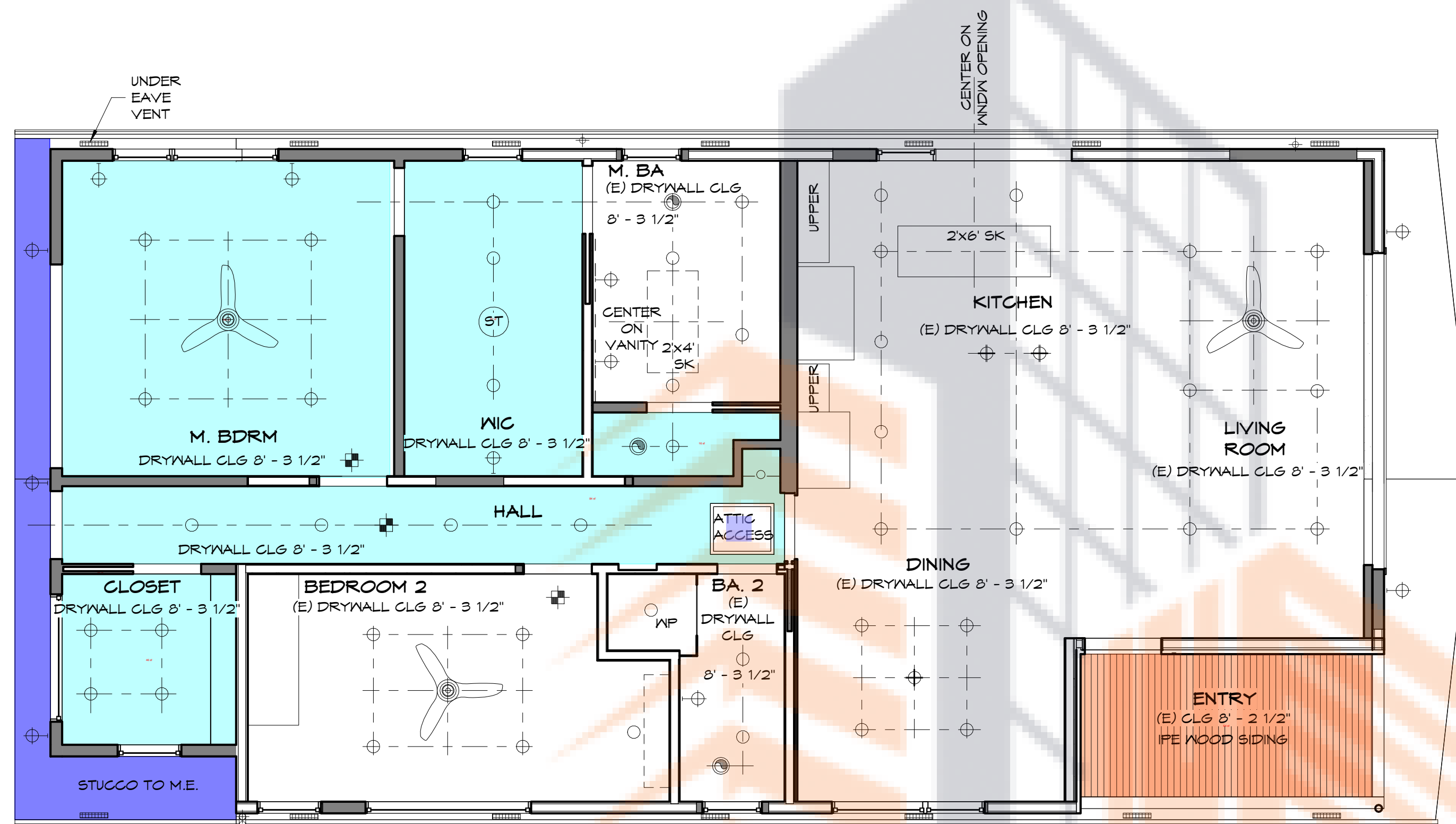
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ELECTRICAL PLANS

Legend

Legend			
Description	Quantity	Unit	
✓ 2 x 6 slats to ceiling, 4'-10"H	15	Count	
Attic Access, 2'-6" x 2'-0"	1	Count	
Drywall ceiling	478	sf	
IPE wood siding @ ceiling	64	sf	
Linear soffit vent	18.74	ft	
Stucco @ ceiling	370	sf	

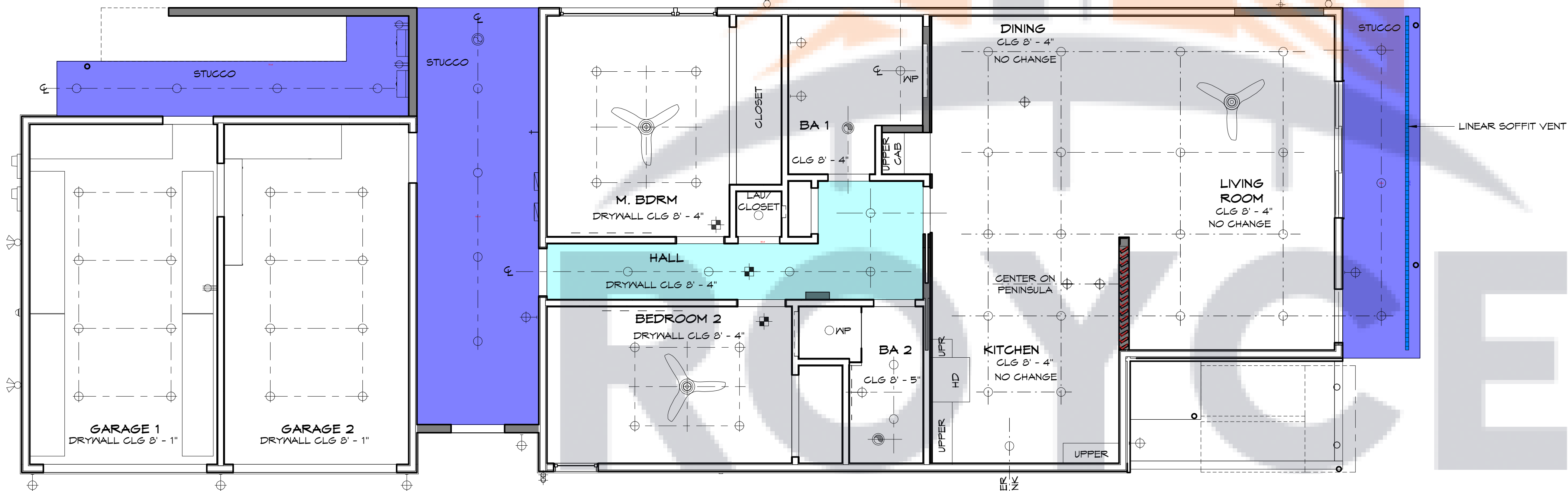


REFLECTED CEILING NOTES

1. ALL CEILING HEIGHTS ARE MEASURED FROM FINISH FLOOR TO FINISH CEILING.
2. ALL CEILING HEIGHTS TO REMAIN EXISTING U.N.O.
3. FIRST FLOOR AND SECOND FLOOR HALL CEILING HEIGHTS TO BE RAISED. SEE PLANS FOR CEILING HEIGHTS.
4. ALL SLOPING CEILINGS SHALL HAVE A PITCH TO MATCH ROOF. U.N.O.

SECOND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"



FIRST FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

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REFLECTED CEILING PLANS

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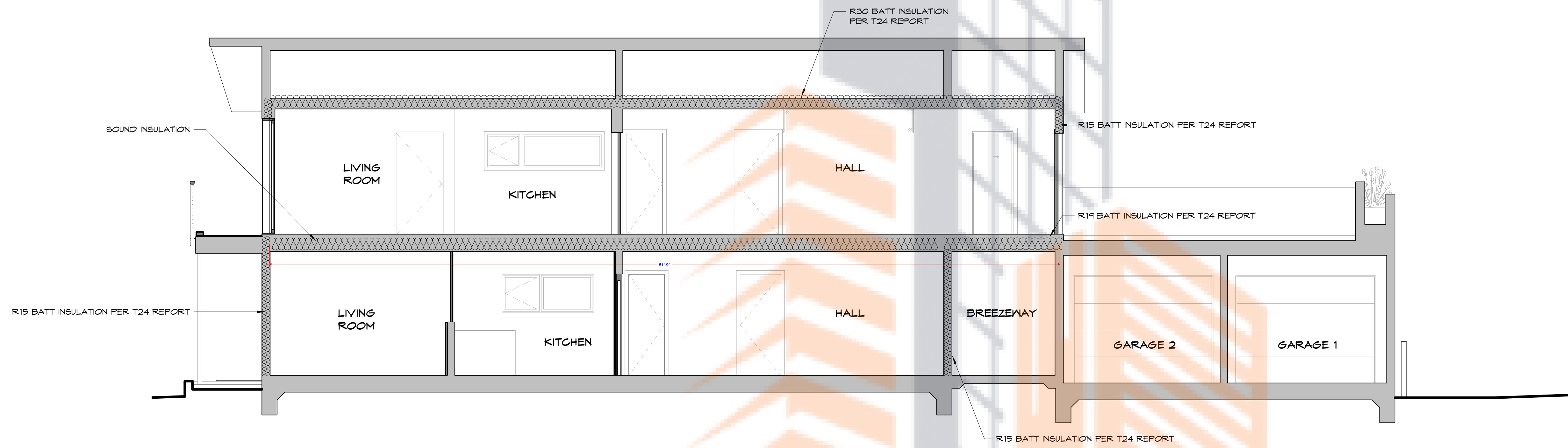
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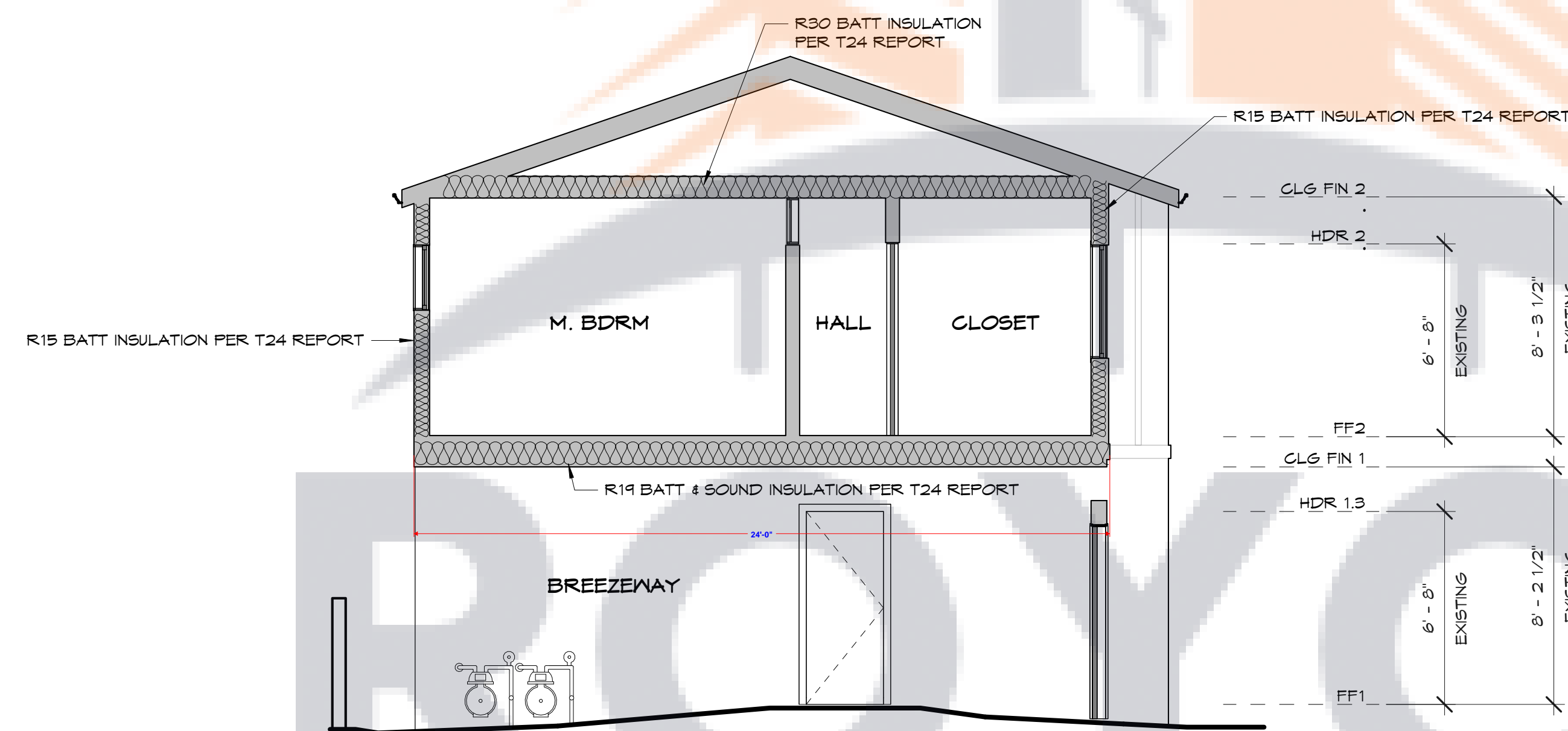
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SECTION NOTES

1. ARCHITECTURAL SECTIONS DRAWINGS ARE SCHEMATIC, REFER TO WHOLE CONSTRUCTION SET FOR MORE INFORMATION.



SECTION 1
1/4" = 1'-0"



SECTION 2
1/4" = 1'-0"

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ARCHITECTURAL
SECTIONS

REVISIONS:

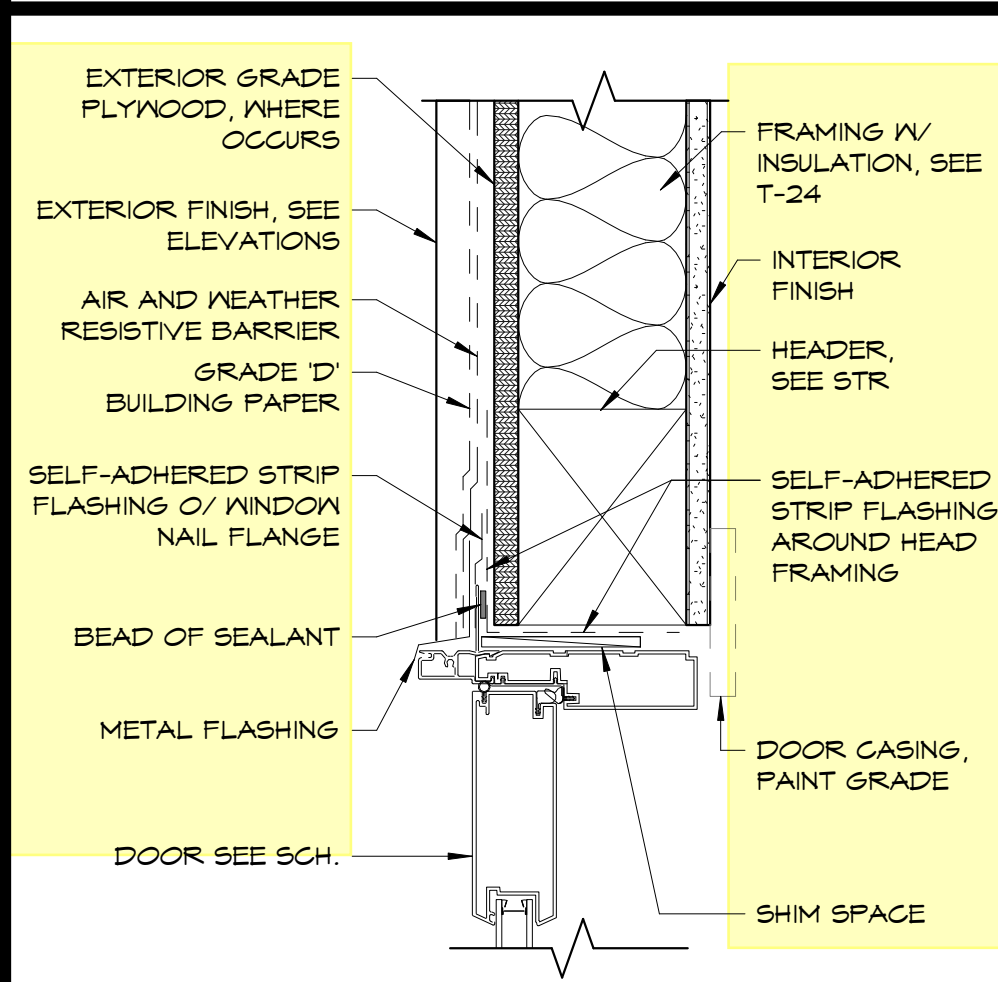
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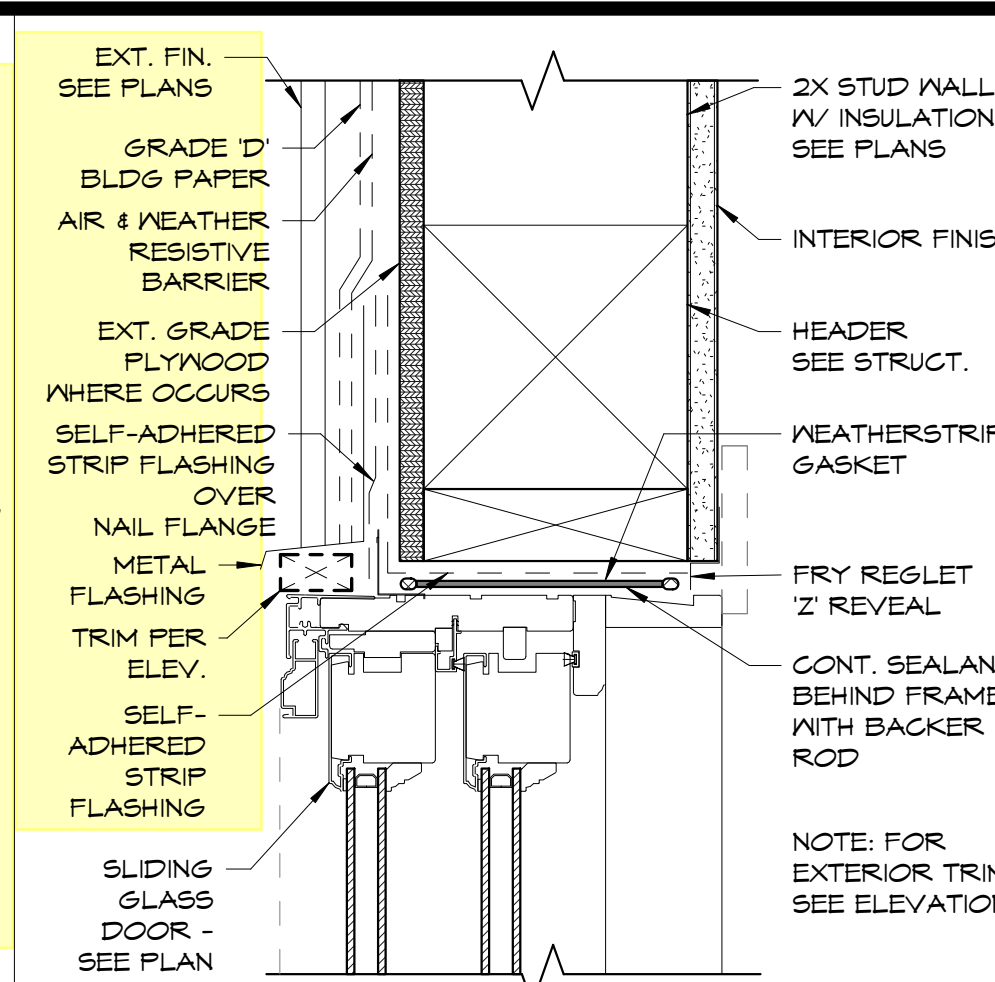


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DATE: 12/20/2022

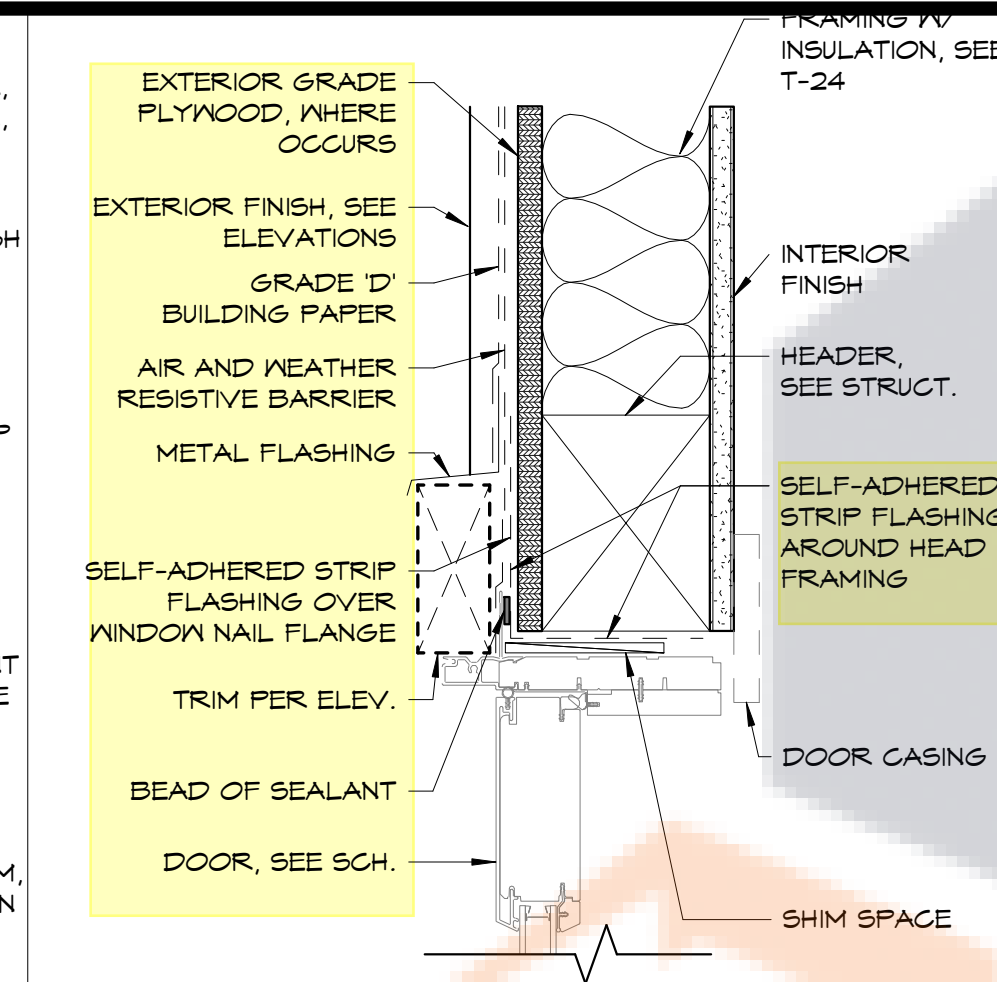
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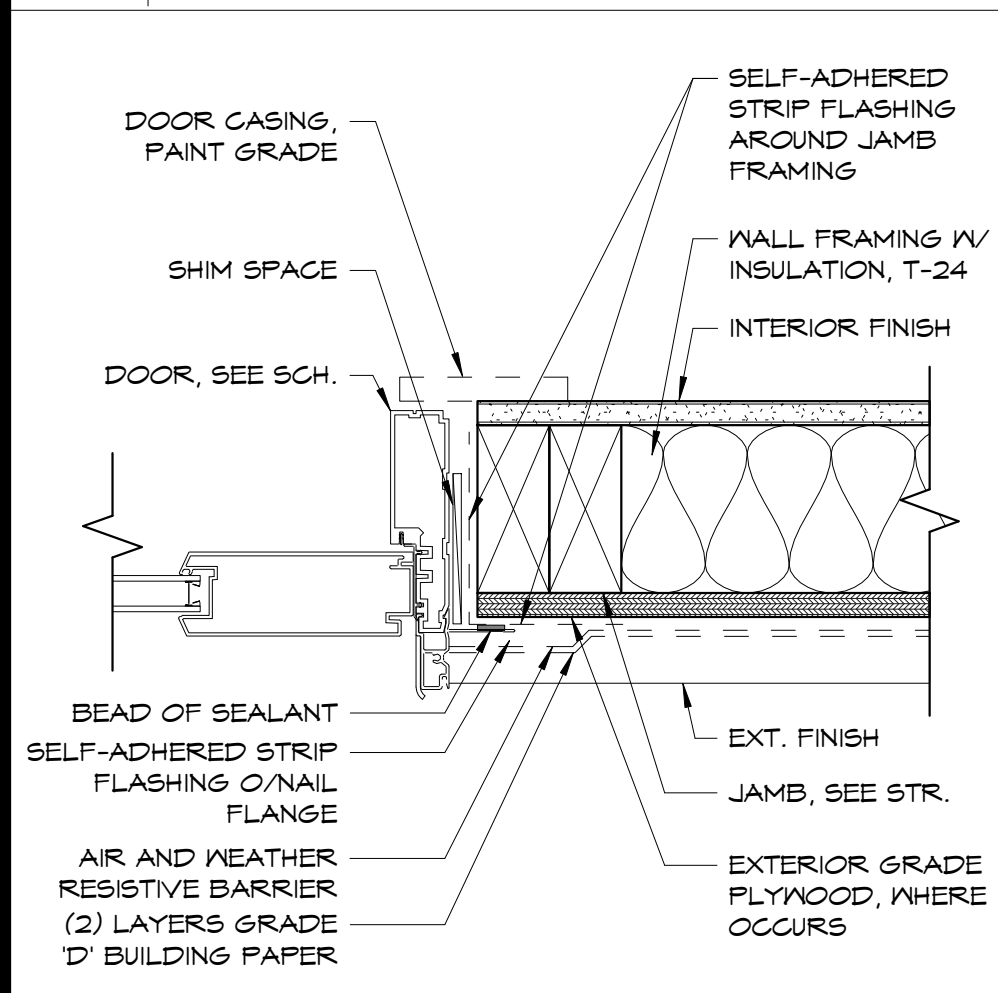
16 DOOR HEADER AT STUCCO
3' x 1'-0"



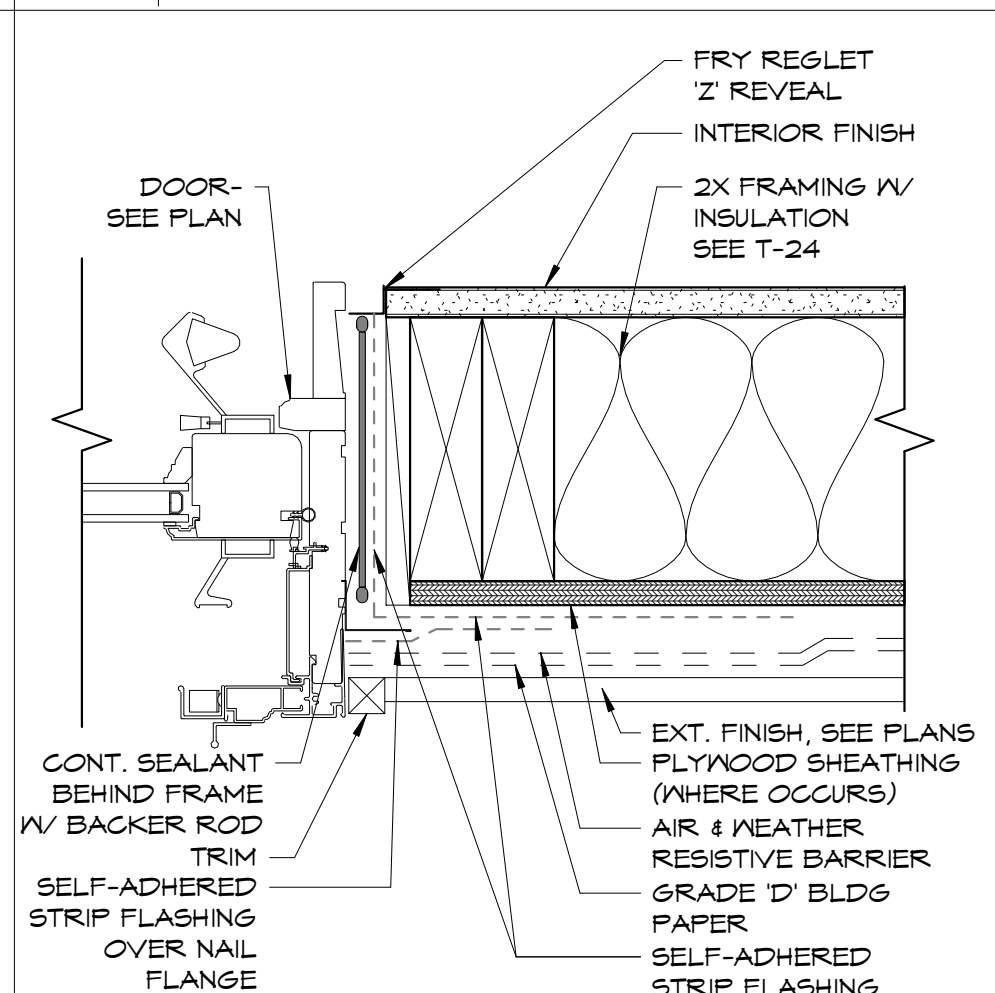
12 SLIDING GLASS DOOR HEADER
3' x 1'-0"



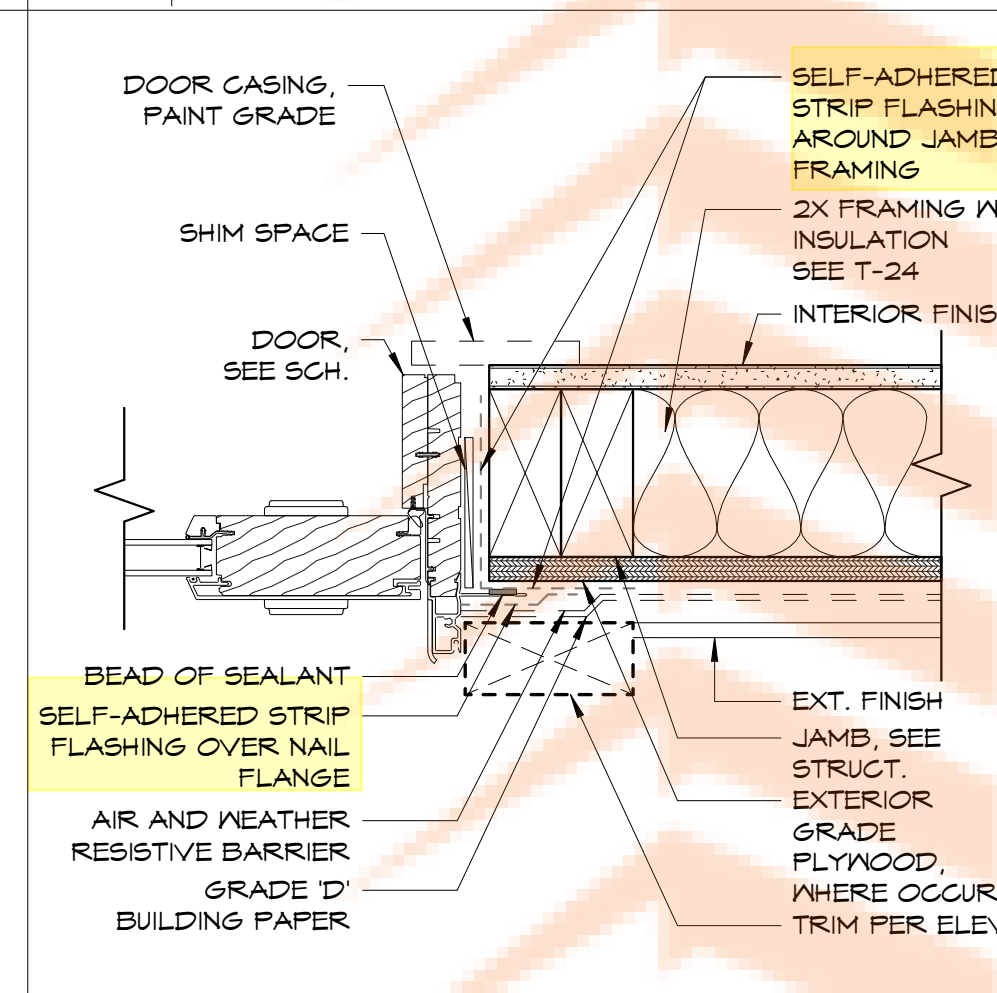
8 EXTERIOR DOOR HEADER
3' x 1'-0"



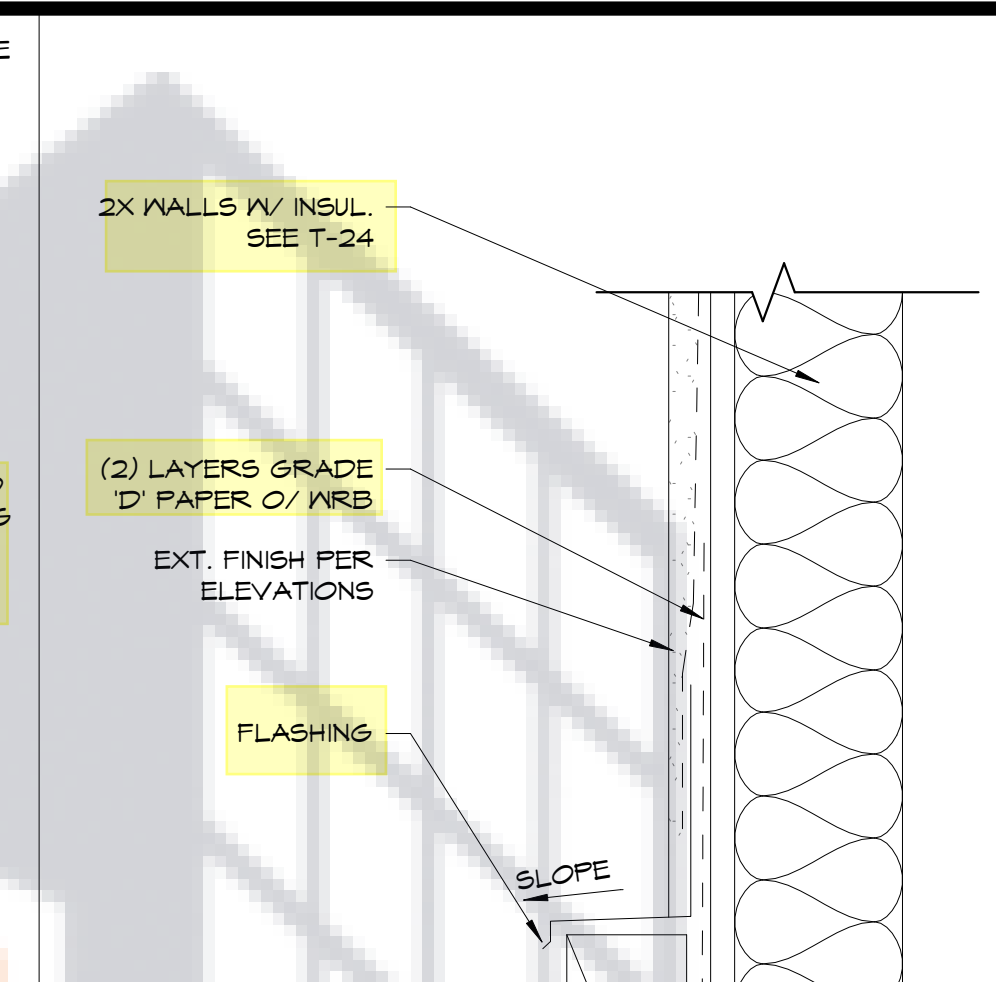
17 DOOR JAMB AT STUCCO
3' x 1'-0"



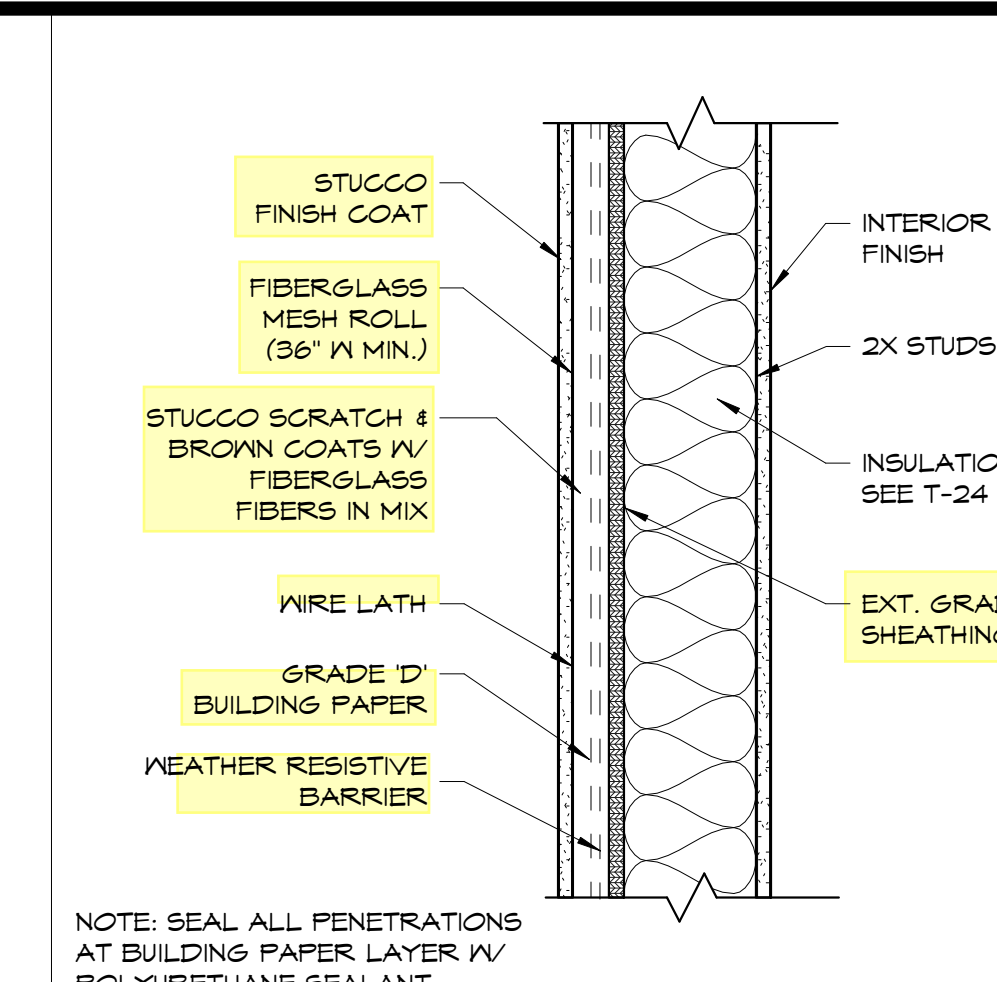
13 SLIDING GLASS DOOR JAMB
3' x 1'-0"



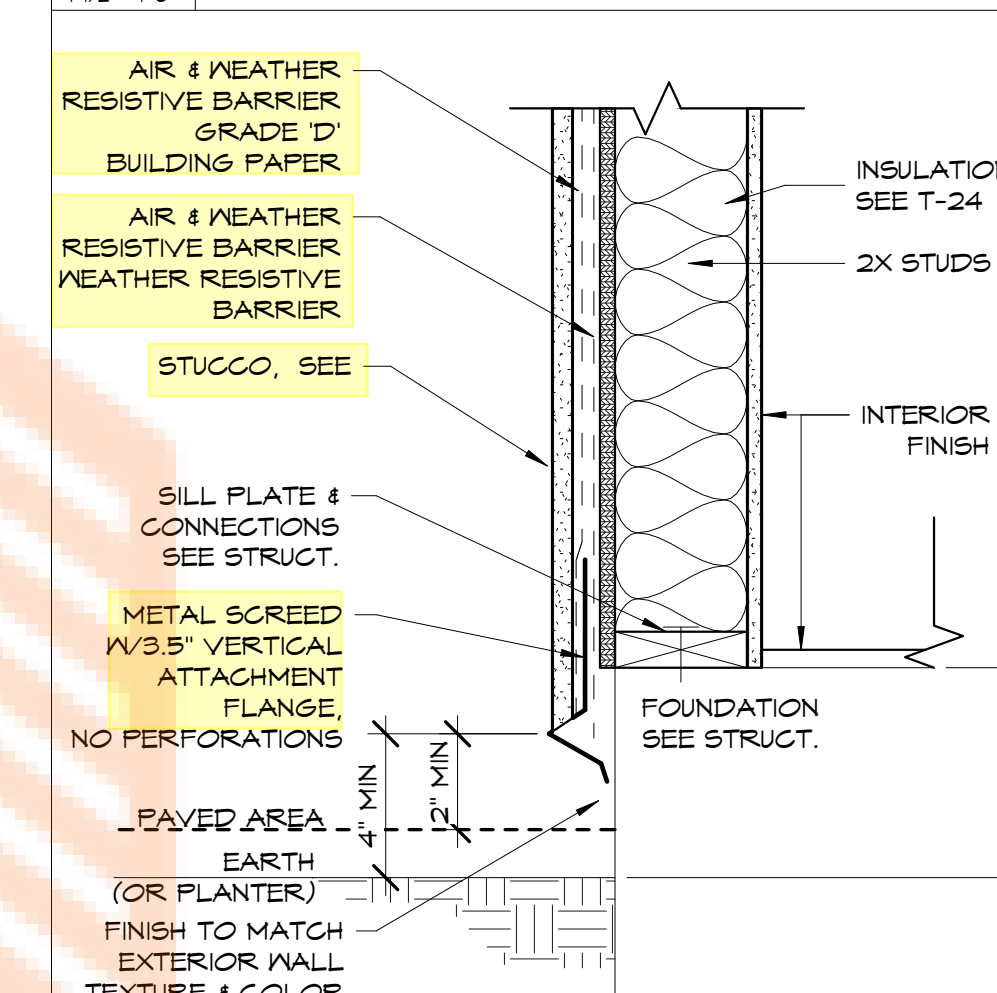
9 EXTERIOR DOOR JAMB
3' x 1'-0"



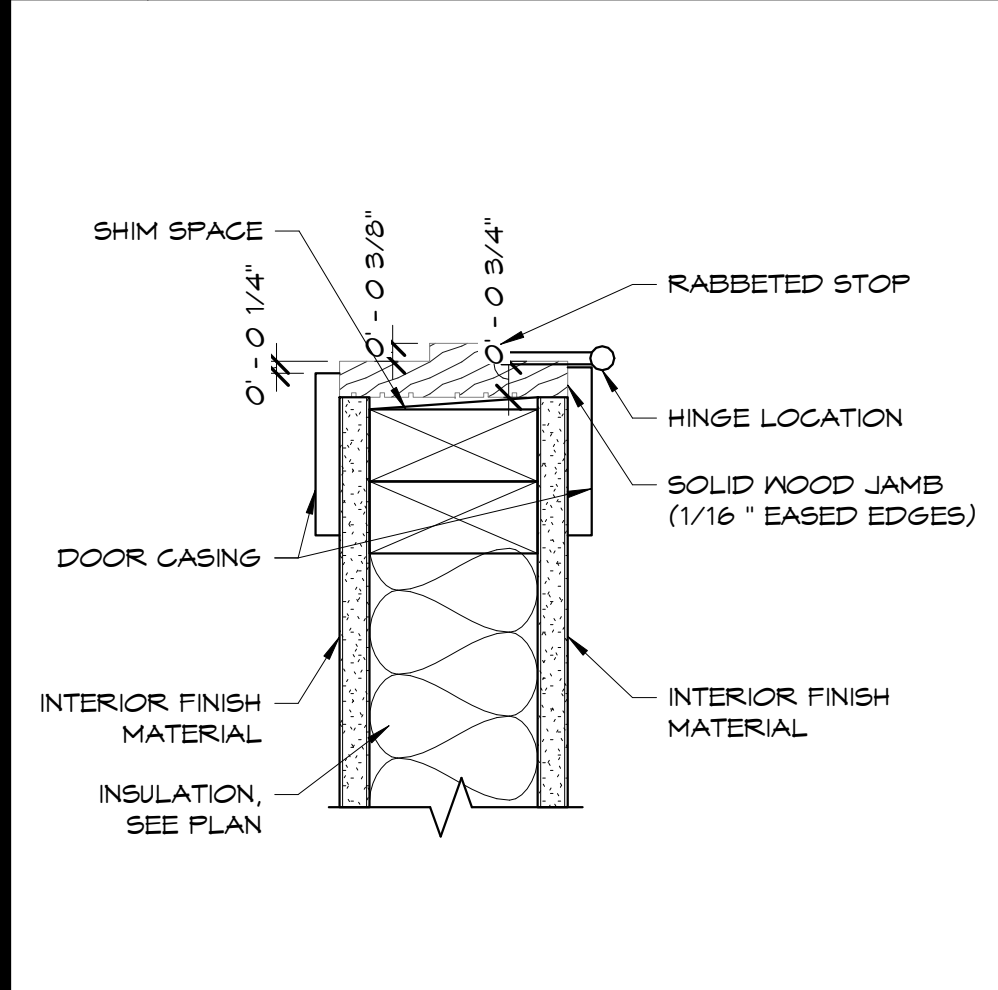
5 BELLY BAND TRIM WITH STUCCO
3' x 1'-0"



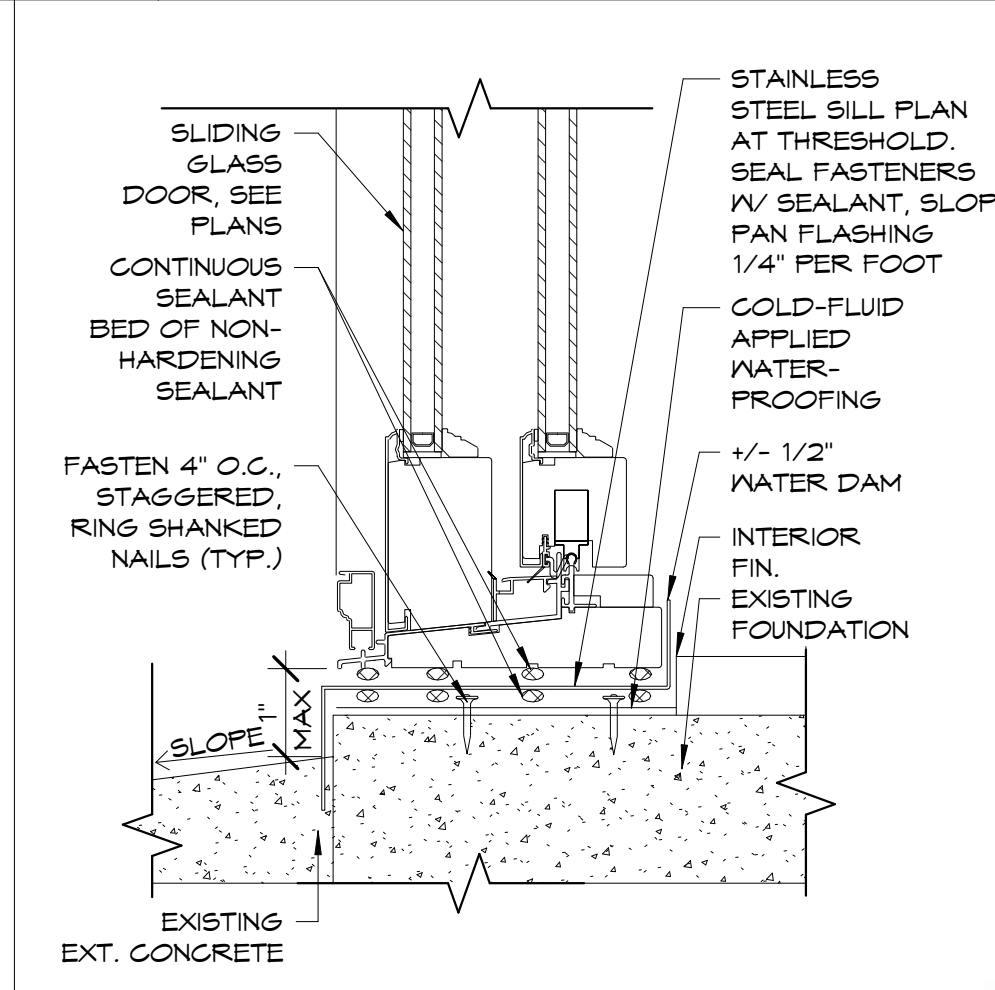
1 STUCCO WALL
1 1/2' x 1'-0"



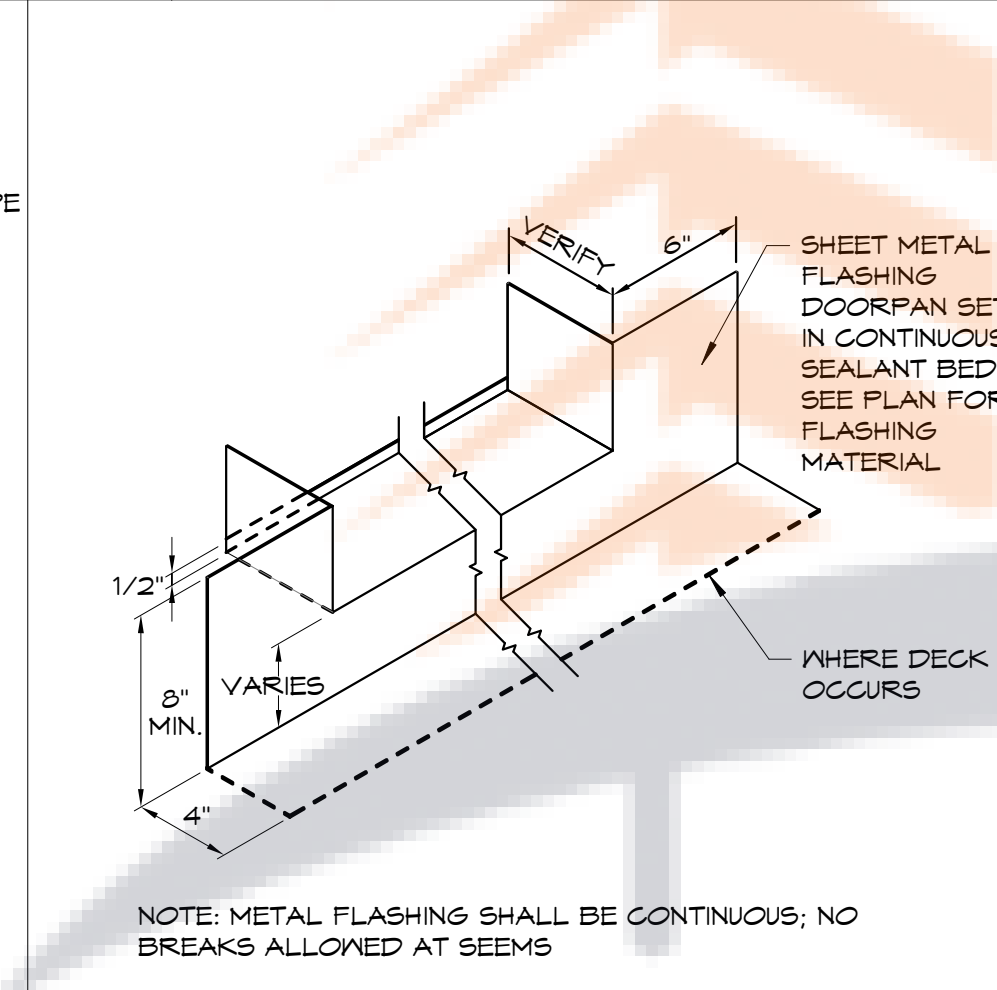
2 STUCCO SCREED
1 1/2' x 1'-0"



18 TYP. INT. DOOR JAMB/HEAD
3' x 1'-0"



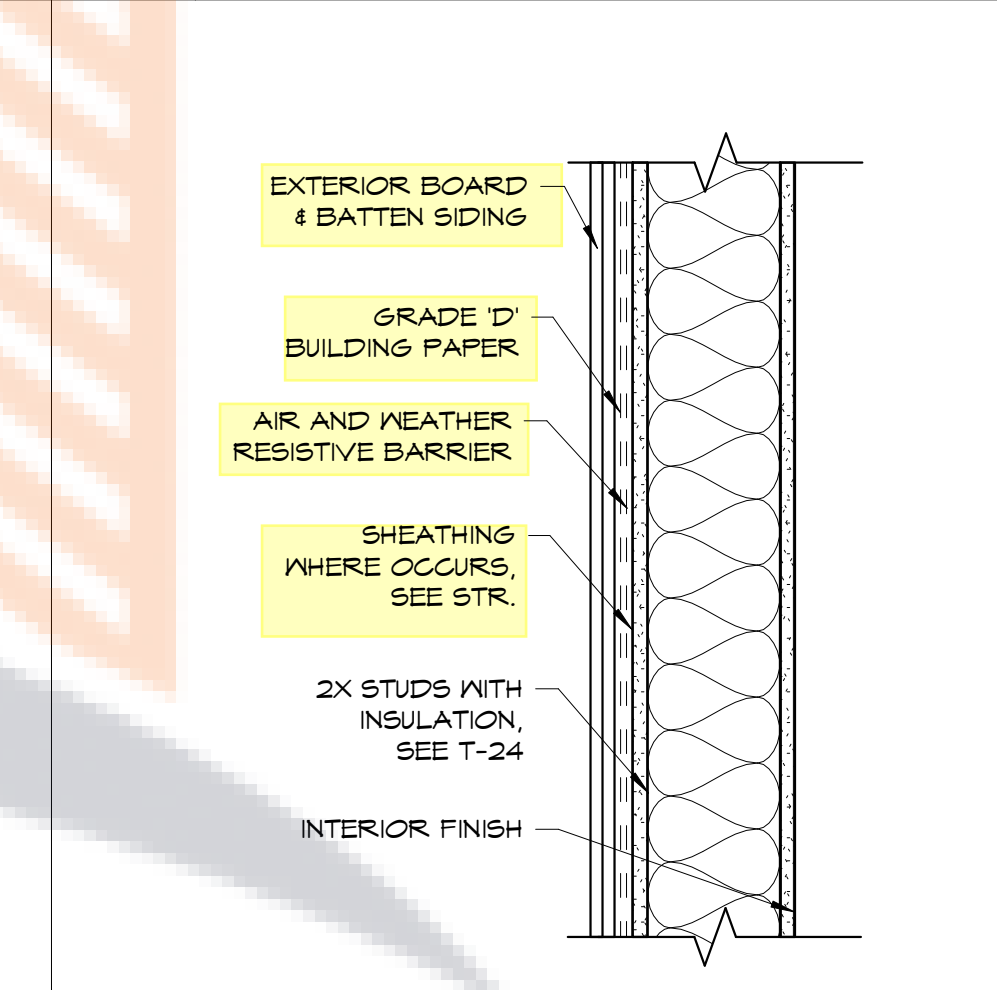
14 SLIDING GLASS DOOR THRESHOLD
3' x 1'-0"



10 DOOR PAN FLASHING
1 1/2' x 1'-0"



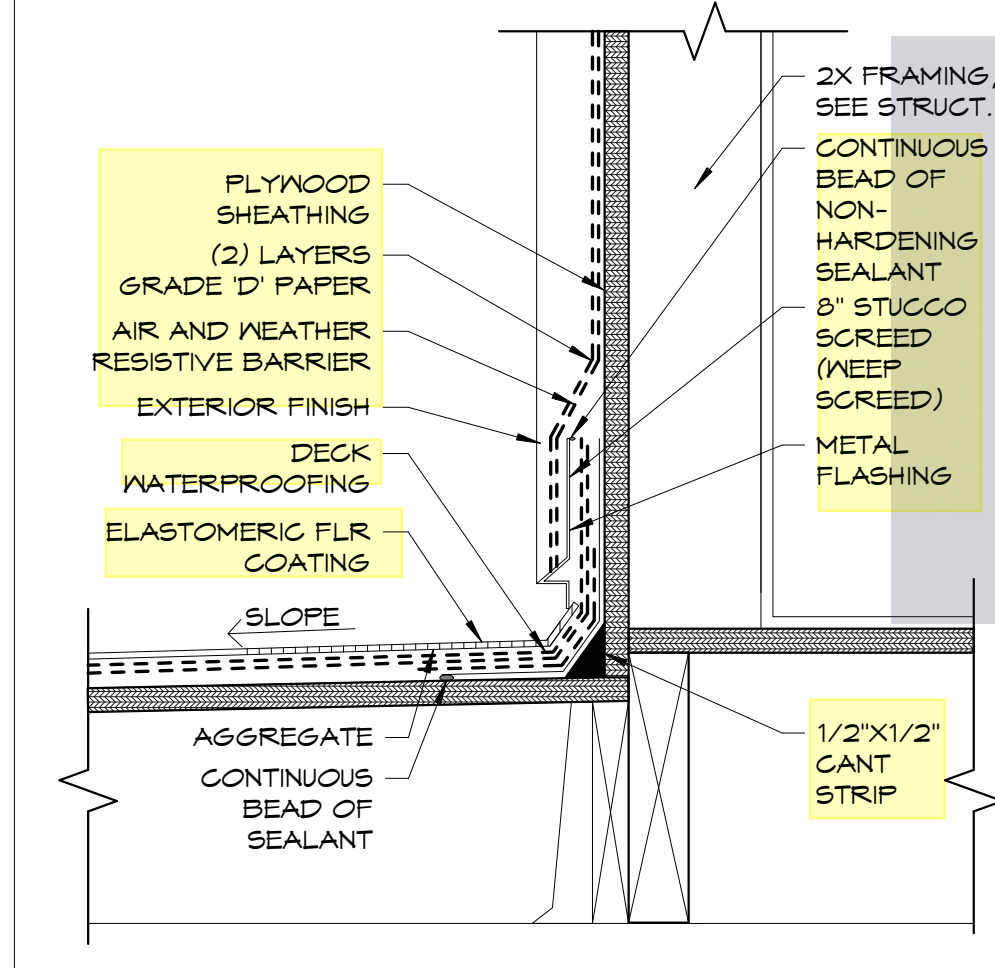
3 BOARD & BATTEN WALL
1 1/2' x 1'-0"



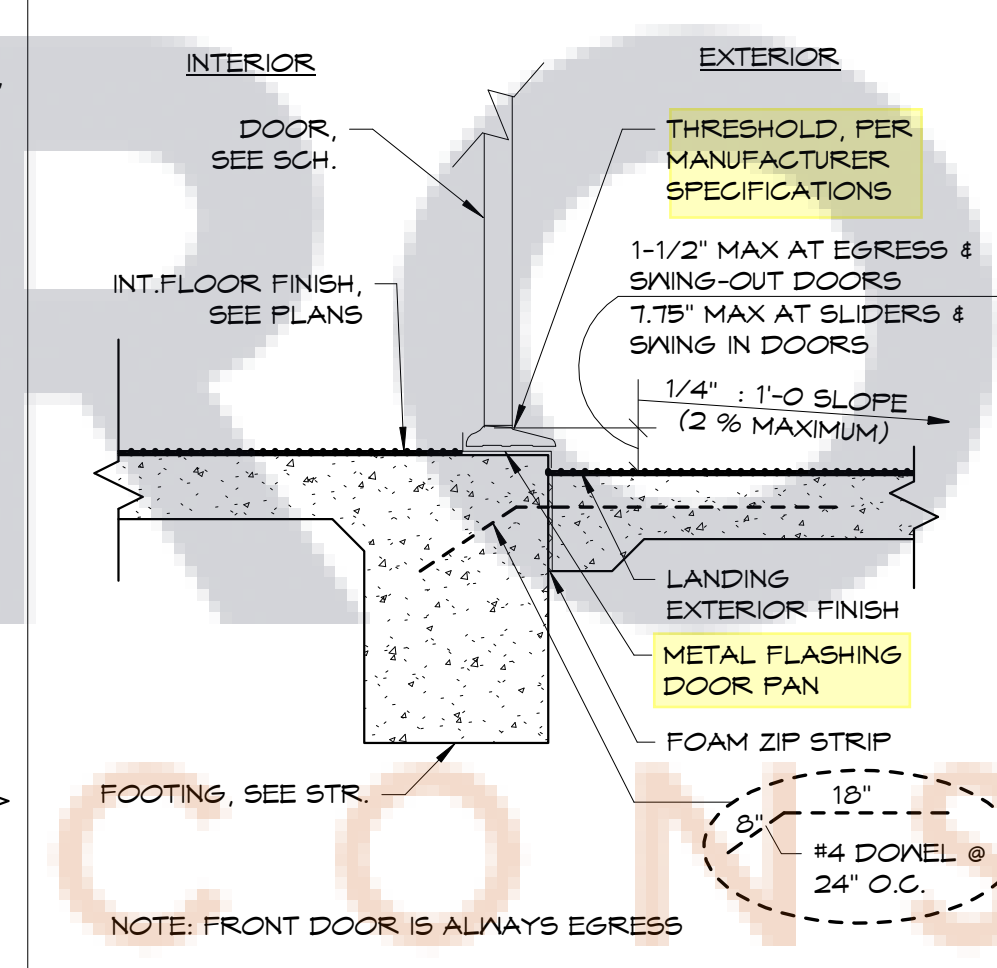
7 EXPOSED DOWNSPOUT
1' x 1'-0"



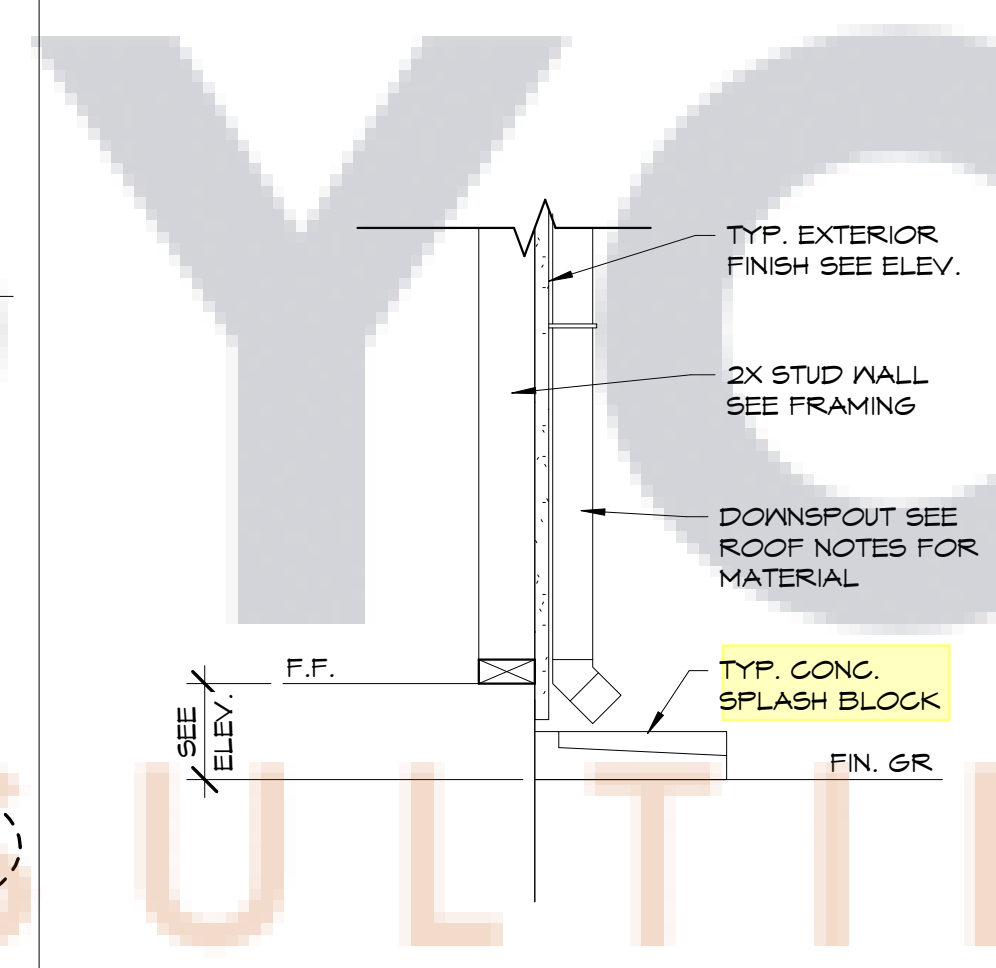
15 DECK TO WALL FLASHING
1 1/2' x 1'-0"



11 TYPICAL THRESHOLD
1' x 1'-0"



1 EXPOSED DOWNSPOUT
1' x 1'-0"



5 BELLY BAND TRIM WITH STUCCO
3' x 1'-0"



2 STUCCO SCREED
1 1/2' x 1'-0"

FLASHING AND WATERPROOFING

ALL PRODUCTS LISTED BELOW SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS SO AS NOT TO VOID WARRANTIES.

AIR AND WEATHER RESISTIVE BARRIER, SHEET APPLIED (WALLS ABOVE GRADE); DUPONT TYVEK HOMEWRAP (ICC ESR-2975) OR ARCHITECT APPROVED EQUAL.

INSTALLATION: PROVIDE TWO LAYERS COMPRISING OF (1) BASE LAYER AIR AND WEATHER RESISTIVE BARRIER APPLIED TO FRAMING/SHEATHING AND (1) TOP LAYER 'GRADE D' BUILDING PAPER.

SELF-ADHERED STRIP FLASHING (DOOR/WINDOW HEADS AND JAMBS AND MISC WALL FLASHING); DUPONT STRAIGHTFLASH OR ARCHITECT APPROVED EQUAL. MUST BE 100% BUTYL.

RAINGREEN AIR AND WEATHER RESISTIVE BARRIER; 'REVEAL SHIELD SA SELF-ADHERED' BY VAPROSHIELD. USE WITH 'REVEAL FLASHING SA SELF-ADHERED' STRIP FLASHING. ALL MATERIAL TO BE BLACK IN COLOR UNDER RAINGREEN. (ICC-ES AC 38 AND CLASS A FIRE RATED)

SELF-ADHERED FLEXIBLE FLASHING (WINDOW SILL); DUPONT FLEXWRAP NF OR ARCHITECT APPROVED EQUAL. MUST BE 100% BUTYL.

ROOFING UNDERLAYMENT (TYP ROOFING EX. ASPHALT SHINGLE ROOF): 15LB FELT PAPER

ROOF SELF-ADHERED STRIP FLASHING (ASPHALT SHINGLE ROOF); GRADE ICE AND WATER (ICC ESR-1671) OR ARCHITECT APPROVED EQUAL. MUST BE 100% BUTYL.

SLAB ON GRADE BELOW GRADE HORIZONTAL AND VERTICAL WATERPROOFING; GRADE PREPRUF OR ARCHITECT APPROVED EQUAL.

SLAB ON GRADE DAYLIGHT FOUNDATION AND THROUGH WALL WATERPROOFING; AQUAFIN 2K OR ARCHITECT APPROVED EQUAL.

DECK WATERPROOFING UNDER TILE/STONE; CIM 1000 90MIL (ANSI 118.10-199) OR ARCHITECT APPROVED EQUAL.

ELASTOMERIC DECK COATING; AQUAFIN 2K OVER CIM 1000 (ANSI 118.10-199) OR ARCHITECT APPROVED EQUAL. COLOR FOR AQUAFIN 2K BY OWNER/ARCHITECT.

FLASHING: ALL TO BE 24 GAUGE GALVANIZED FLASHING OR 316 GRADE STAINLESS STEEL ATTACHED WITH COMPATIBLE FASTENERS (VERIFY COMPATIBILITY W/ ADJACENT MATERIAL)

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ARCHITECTURAL DETAILS

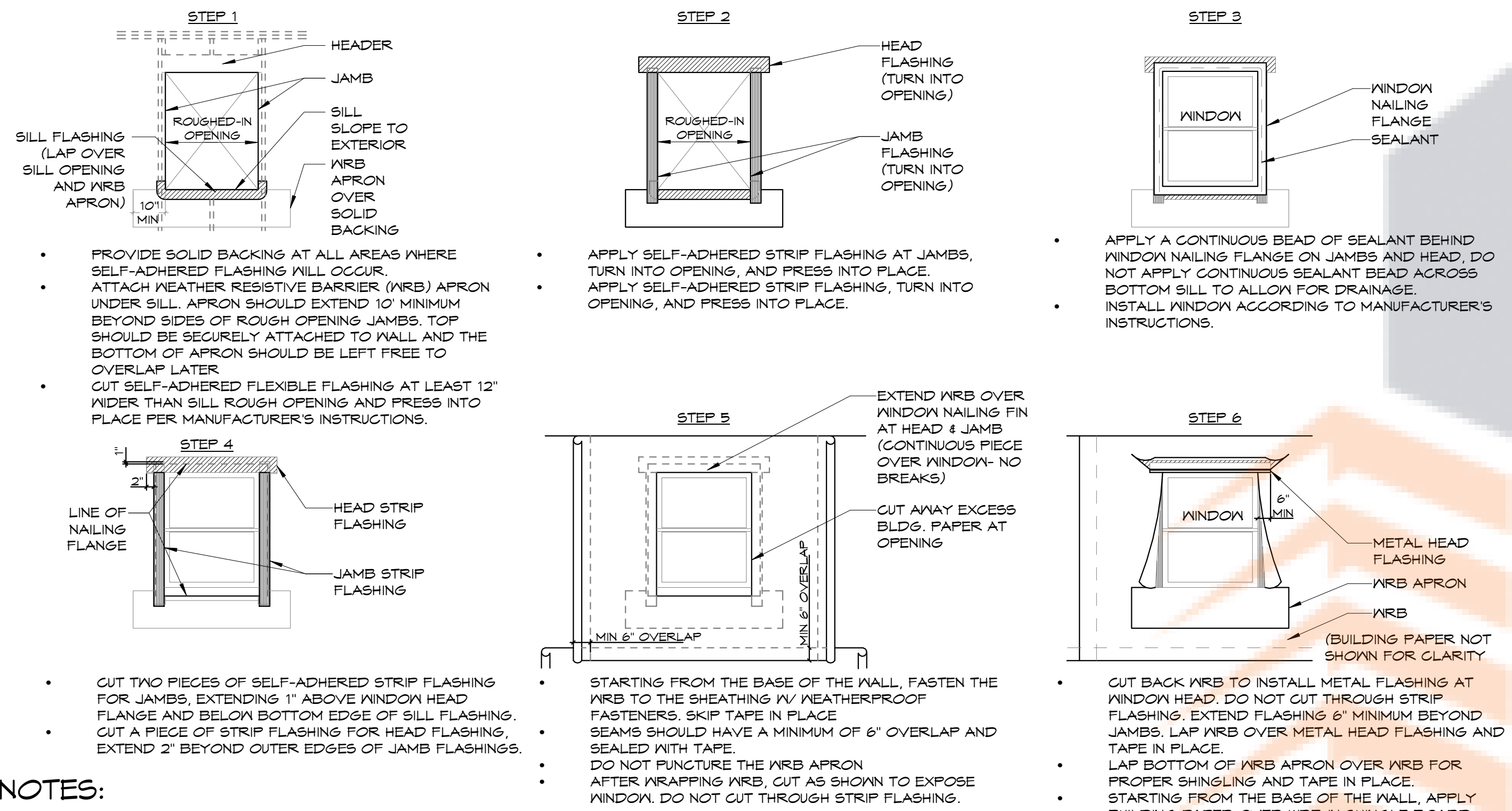
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NO.	DESCRIPTION	DATE

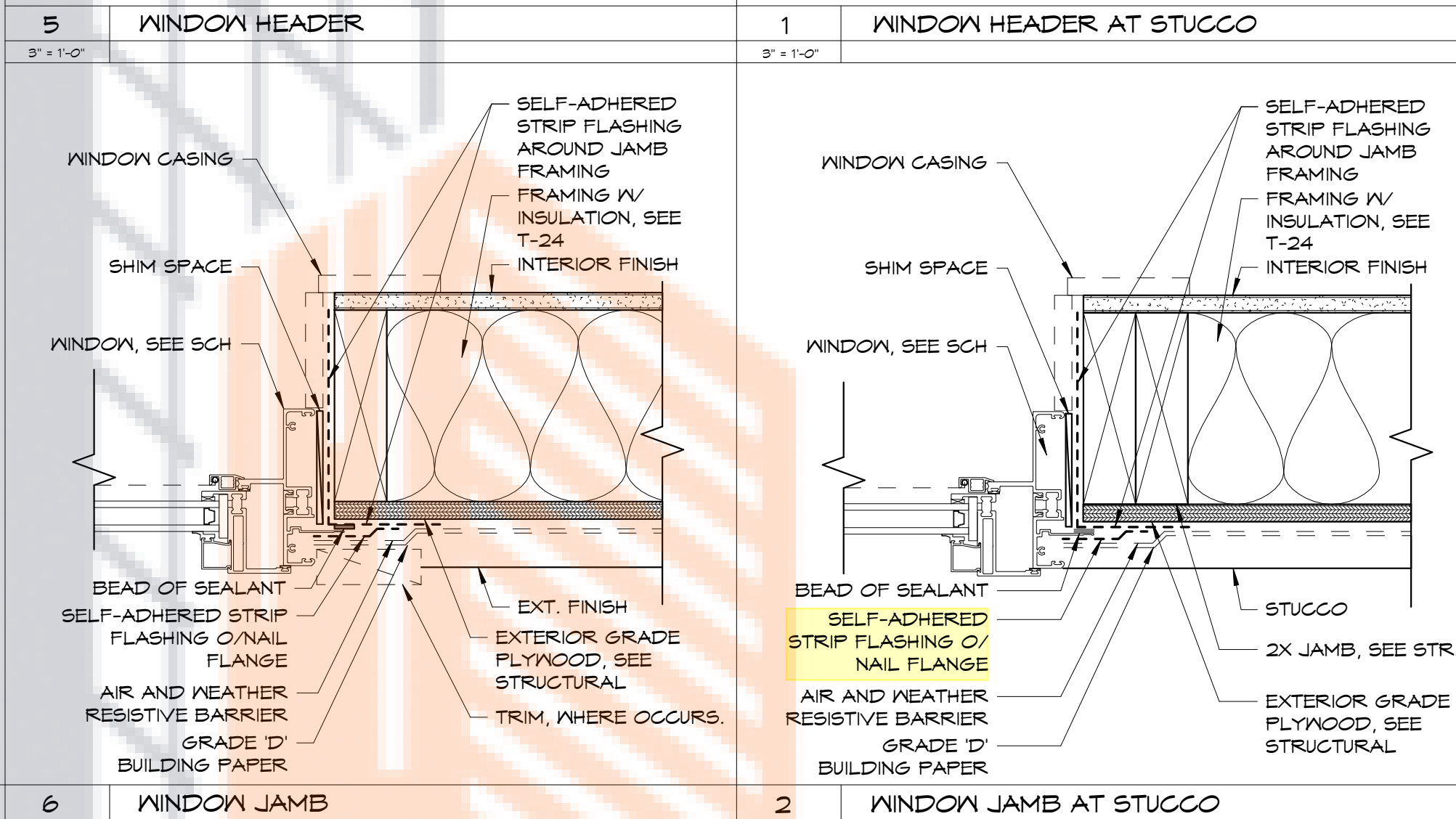
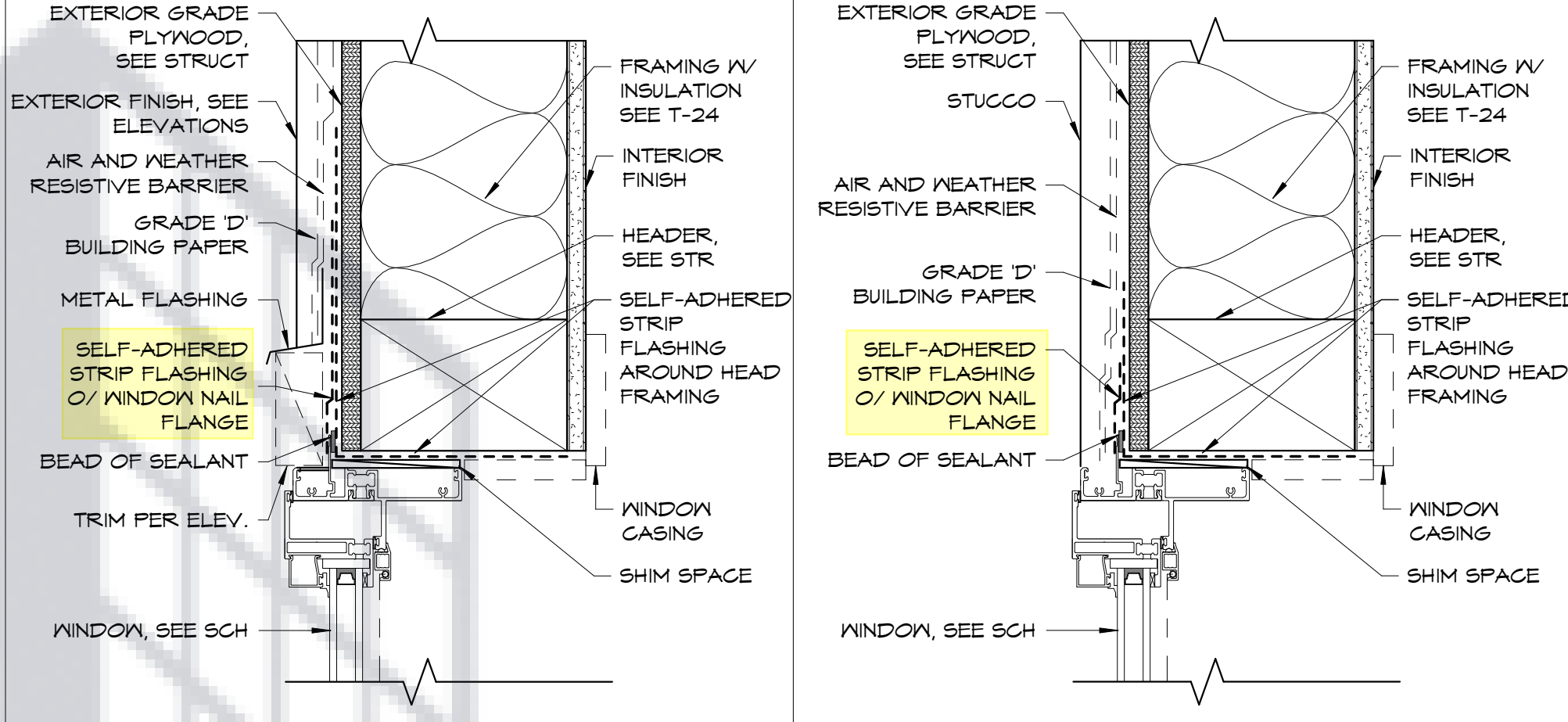
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D1
DATE: 12/20/2022



- NOTES:**
- ALL FLASHING SHALL BE 100% BUTYL AND FULLY BACKED.
 - ALL WINDOWS SHALL BE WATER-TIGHT.
 - METAL FLASHING REQUIRED AS SHOWN IN OTHER WINDOW DETAILS TO BE INSTALLED BY SHEET METAL CONTRACTOR.
 - ADDITIONAL MATERIALS & MEAL HEAD FLASHING, ELASTOMERIC SHEET WATERPROOFING ETC. MAY OCCUR (DEPENDING ON THE SPECIFIC FINISH MATERIALS BEING USED)- REFER TO INDIVIDUAL DETAILS FOR ADDITIONAL INFORMATION AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS SO AS NOT TO VOID WARRANTY.
 - ALL MATERIAL INSTALLATION AND HANDLING SHALL BE IN CONFORMANCE WITH THE WATER RESISTIVE BARRIER MANUFACTURER INSTRUCTIONS, THE WINDOW MANUFACTURER INSTRUCTIONS AND ASTM STANDARDS. NO MANUFACTURER'S WARRANTIES SHALL BE VOID, IF ANY CONFLICTS ARISE, THE ARCHITECT SHALL BE NOTIFIED IN WRITING.
 - NO SEAMS WITHIN TWO FEET (2') OF PENETRATION.
 - SEALANT GEOMETRY MUST BE CONSISTENT PER SEALANT MANUFACTURER.



FLASHING AND WATERPROOFING

ALL PRODUCTS LISTED BELOW SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS SO AS NOT TO VOID WARRANTIES.

AIR AND WEATHER RESISTIVE BARRIER SHEET APPLIED (WALLS ABOVE GRADE): DUPONT TYVEK HOMEMRAP (ICC ESR-2375) OR ARCHITECT APPROVED EQUAL.

INSTALLATION: PROVIDE TWO LAYERS COMPRISING OF (1) BASE LAYER AIR AND WEATHER RESISTIVE BARRIER APPLIED TO FRAMING/SHEATHING AND (1) TOP LAYER 'GRADE D' BUILDING PAPER.

SELF-ADHERED STRIP FLASHING (DOOR/WINDOW HEADS AND JAMBS AND MISC WALL FLASHING): DUPONT STRAIGHTFLASH OR ARCHITECT APPROVED EQUAL. MUST BE 100% BUTYL.

RAINSCREEN AIR AND WEATHER RESISTIVE BARRIER: 'REVEAL SHIELD SA SELF-ADHERED' BY VAPROSHIELD. USE WITH 'REVEAL FLASHING SA SELF-ADHERED' STRIP FLASHING. ALL MATERIAL TO BE BLACK IN COLOR UNDER RAINSCREEN. (ICC-ES AC 308 AND CLASS A FIRE RATED)

SELF-ADHERED FLEXIBLE FLASHING (WINDOW SILL): DUPONT FLEXWRAP NF OR ARCHITECT APPROVED EQUAL. MUST BE 100% BUTYL.

ROOFING UNDERLAYMENT (TYP ROOFING EX: ASPHALT SHINGLE ROOF): 15LB FELT PAPER

ROOF SELF-ADHERED STRIP FLASHING (ASPHALT SHINGLE ROOF): GRADE ICE AND WATER (ICC ESR-1677) OR ARCHITECT APPROVED EQUAL. MUST BE 100% BUTYL.

SLAB ON GRADE BELOW GRADE HORIZONTAL AND VERTICAL WATERPROOFING: GRADE PREPRUF OR ARCHITECT APPROVED EQUAL.

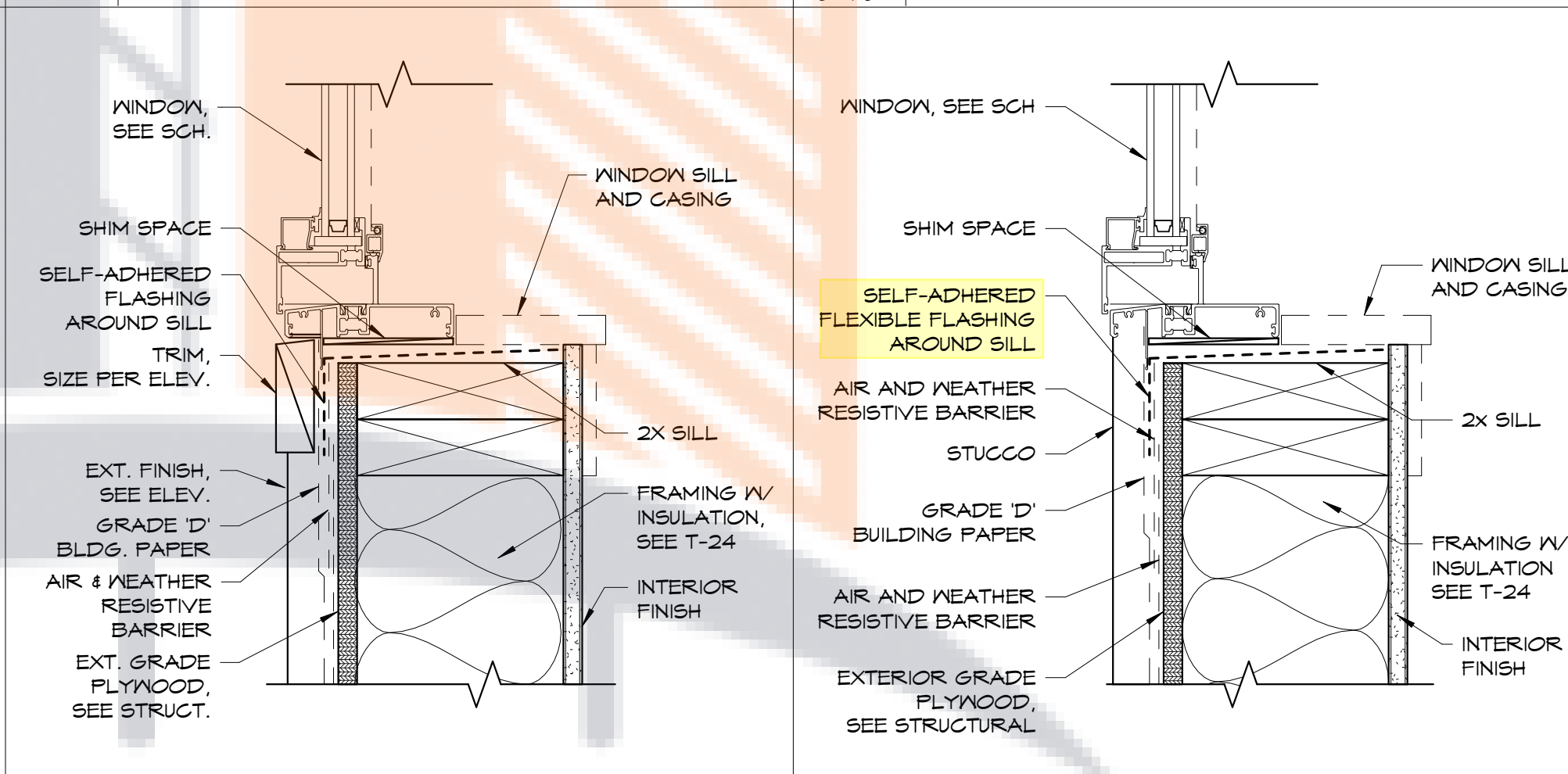
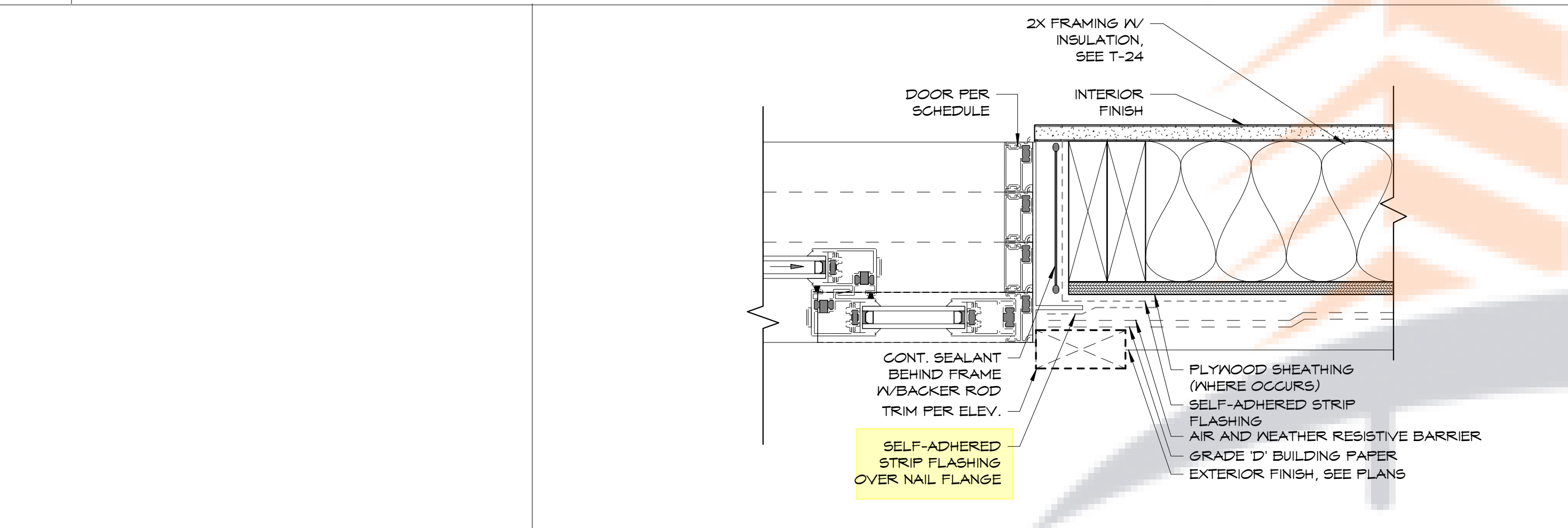
SLAB ON GRADE DAYLIGHT FOUNDATION AND THROUGH WALL WATERPROOFING: AQUAFIN 2K OR ARCHITECT APPROVED EQUAL.

DECK WATERPROOFING UNDER TILE/STONE: CIM 1000 90MIL (ANSI 118.10-1991) OR ARCHITECT APPROVED EQUAL.

ELASTOMERIC DECK COATING: AQUAFIN 2K OVER CIM 1000 (ANSI 118.10-1991) OR ARCHITECT APPROVED EQUAL. COLOR FOR AQUAFIN 2K BY OWNER/ARCHITECT.

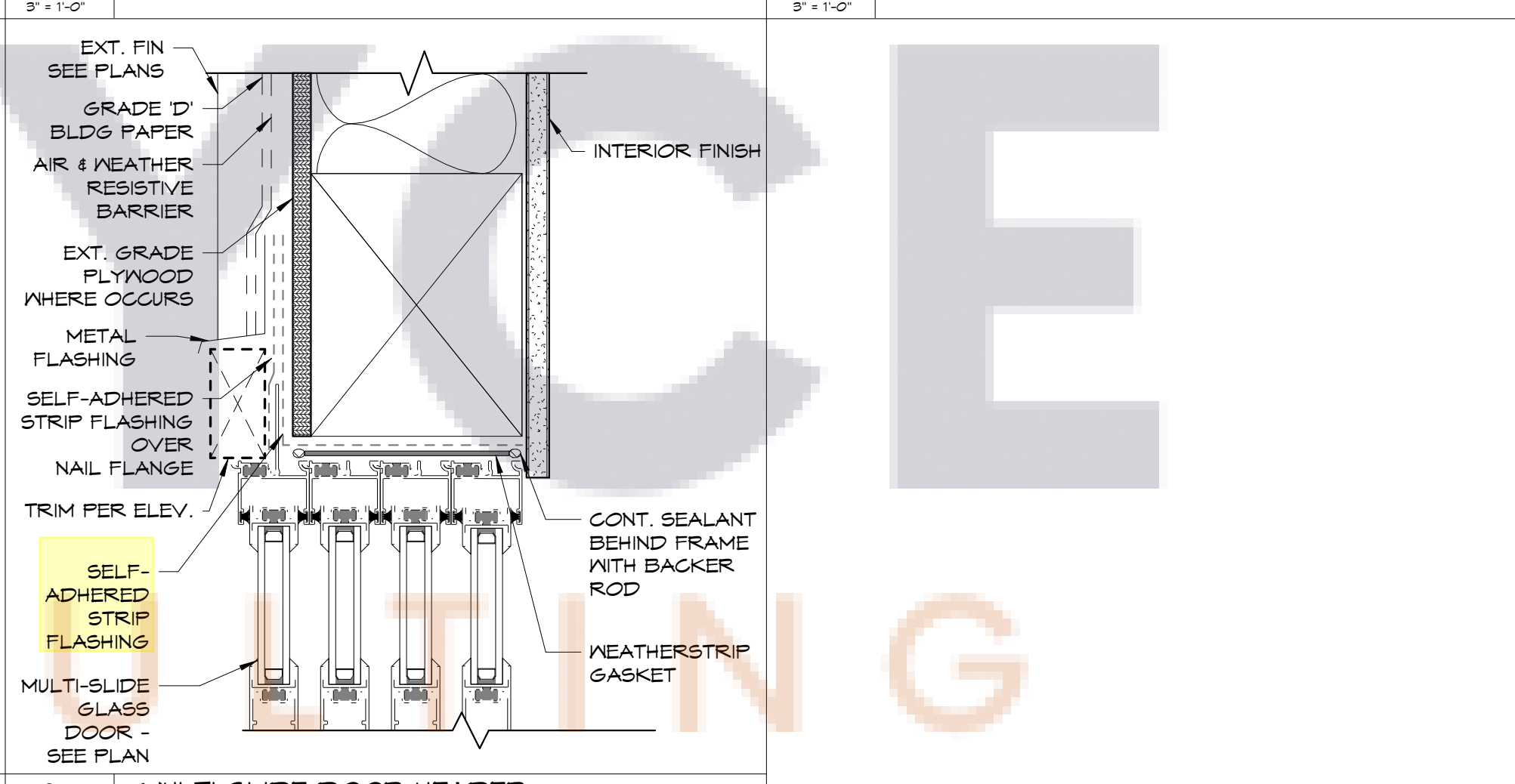
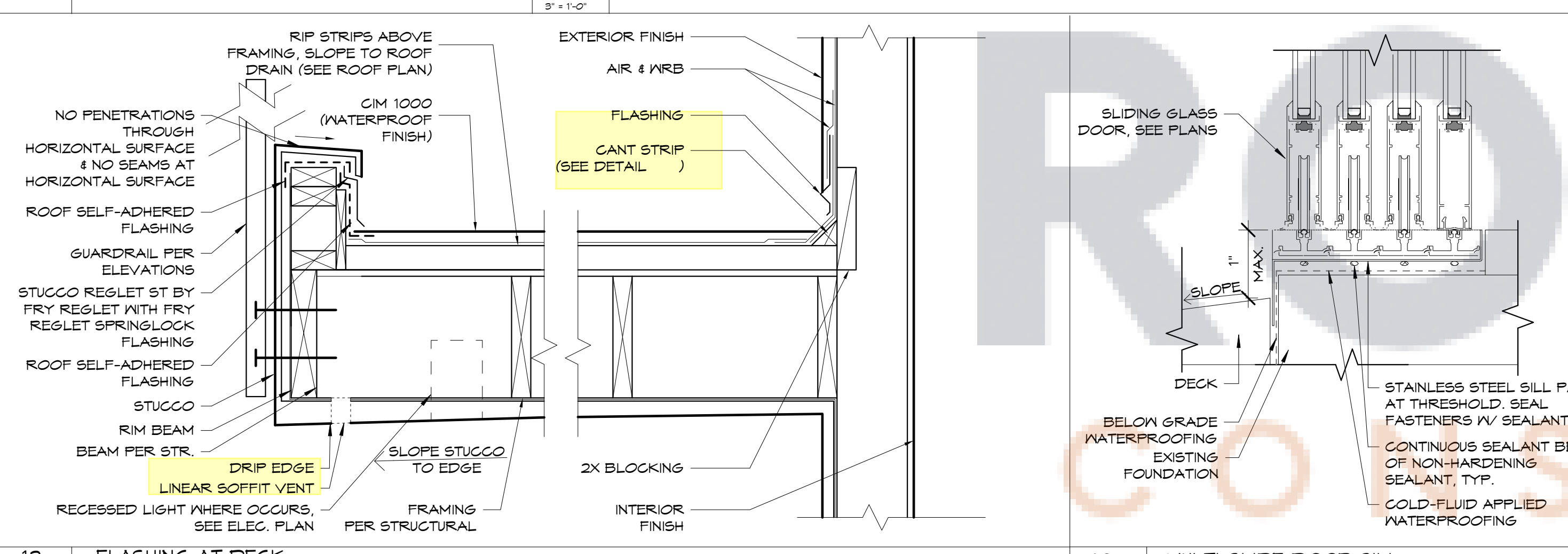
FLASHING: ALL TO BE 24 GAUGE GALVANIZED FLASHING OR 316 GRADE STAINLESS STEEL ATTACHED WITH COMPATIBLE FASTENERS (VERIFY COMPATIBILITY W/ ADJACENT MATERIAL)

13 WEATHER RESISTIVE BARRIER AND SELF-ADHERED FLASHING



9 MULTI-SLIDE DOOR JAMB

7 WINDOW SILL



12 FLASHING AT DECK

10 MULTI-SLIDE DOOR SILL

8 MULTI-SLIDE DOOR HEADER

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ARCHITECTURAL DETAILS

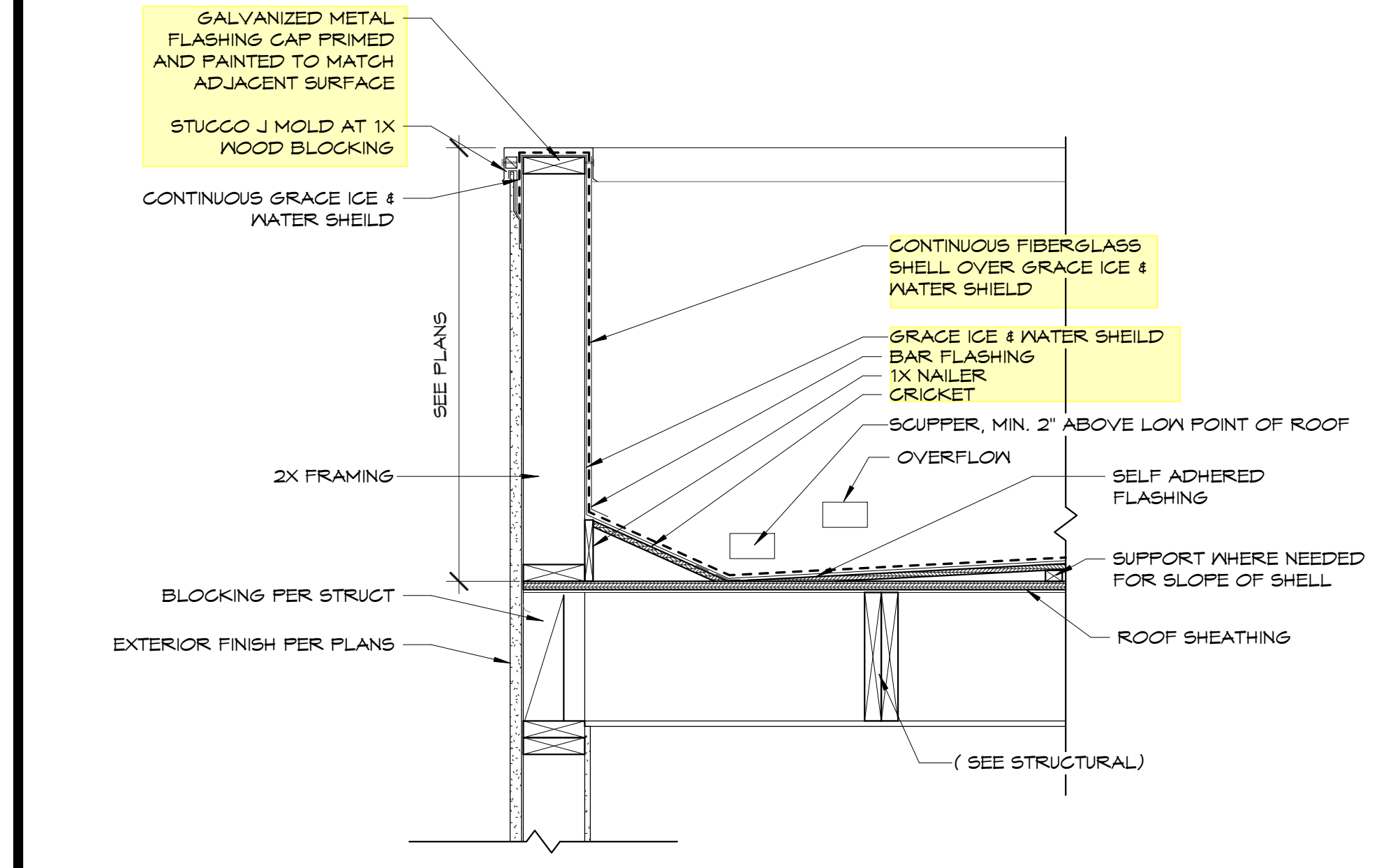
REVISIONS

NO.	DESCRIPTION	DATE

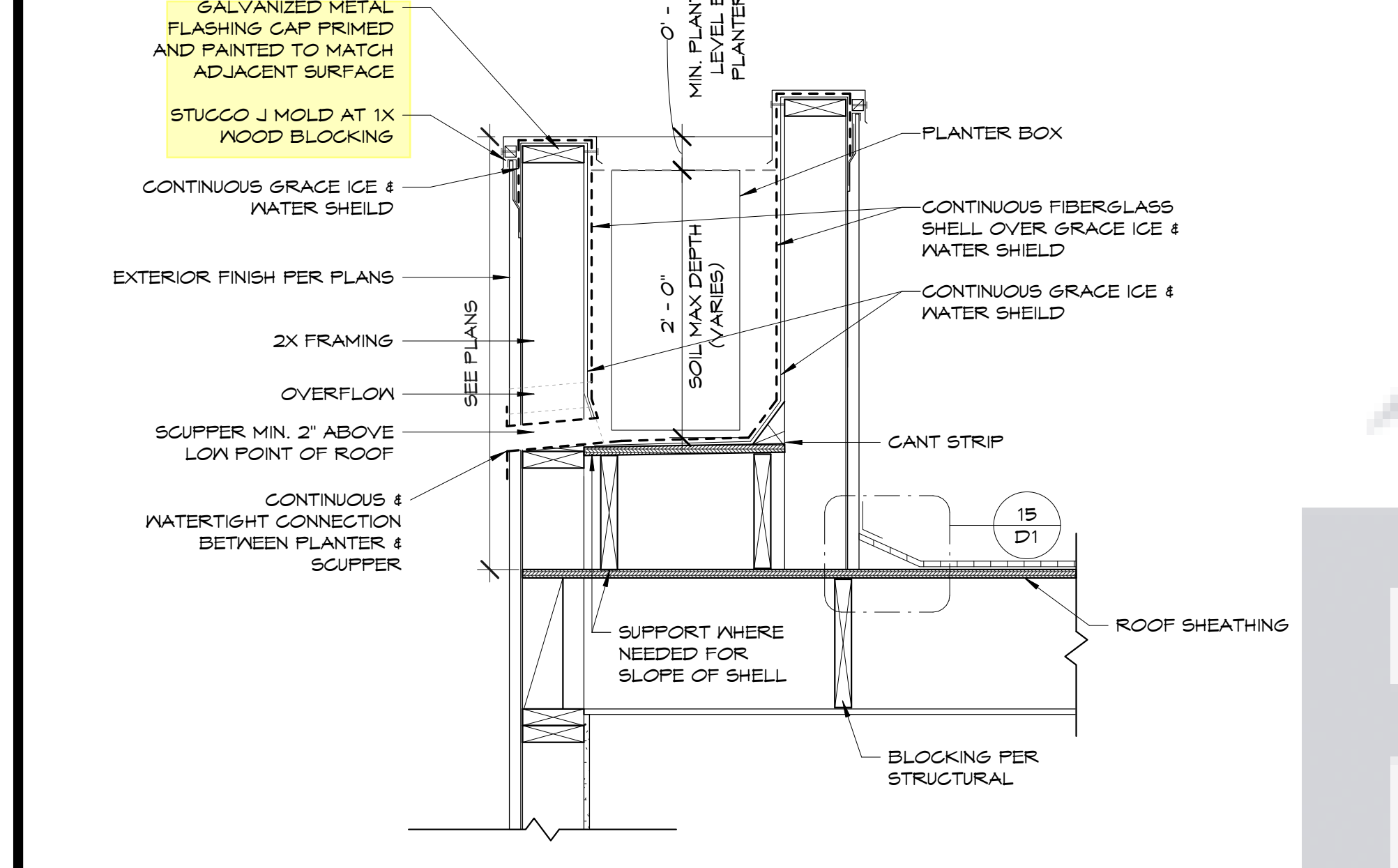
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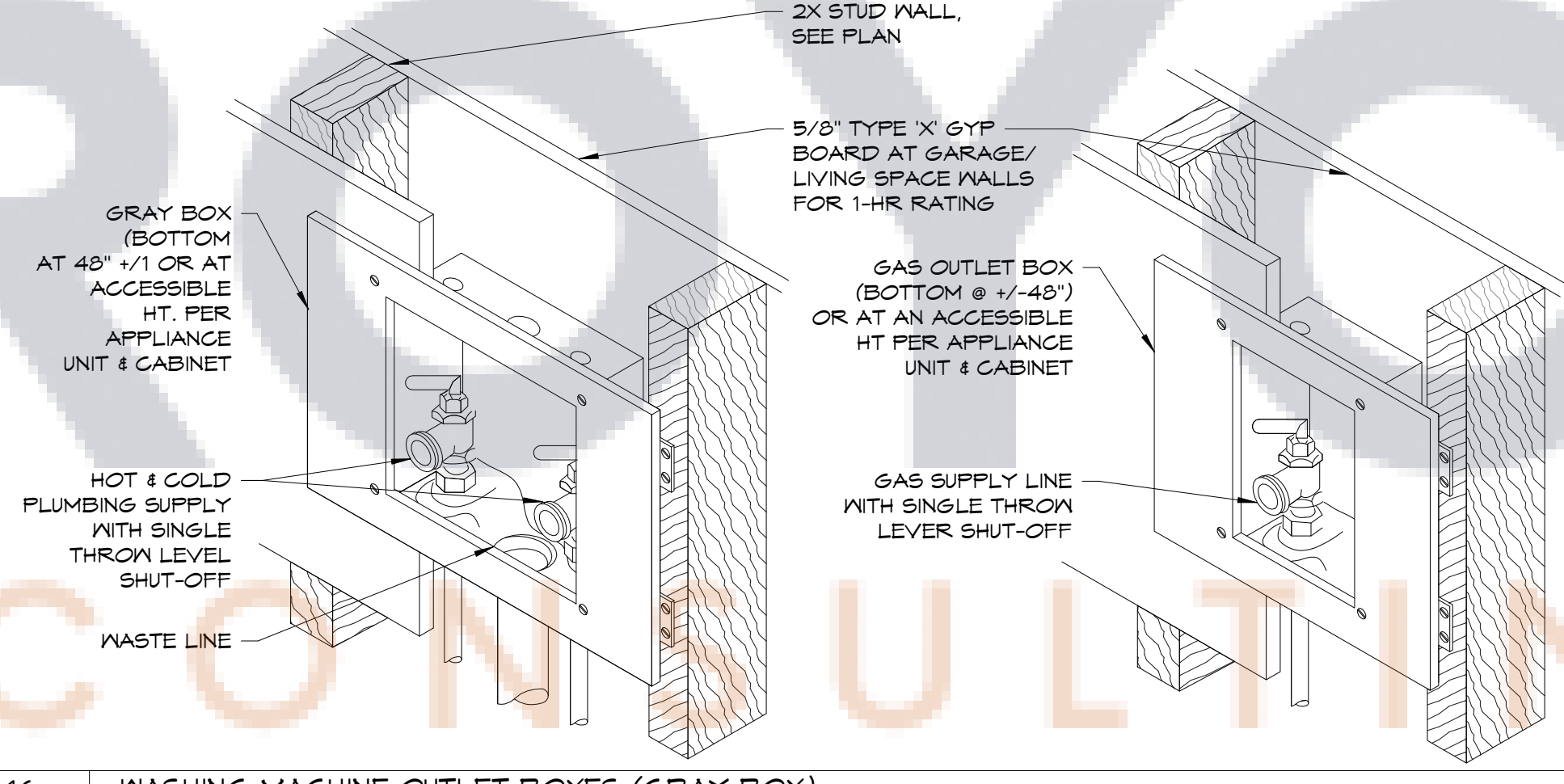
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DATE: 12/20/2022



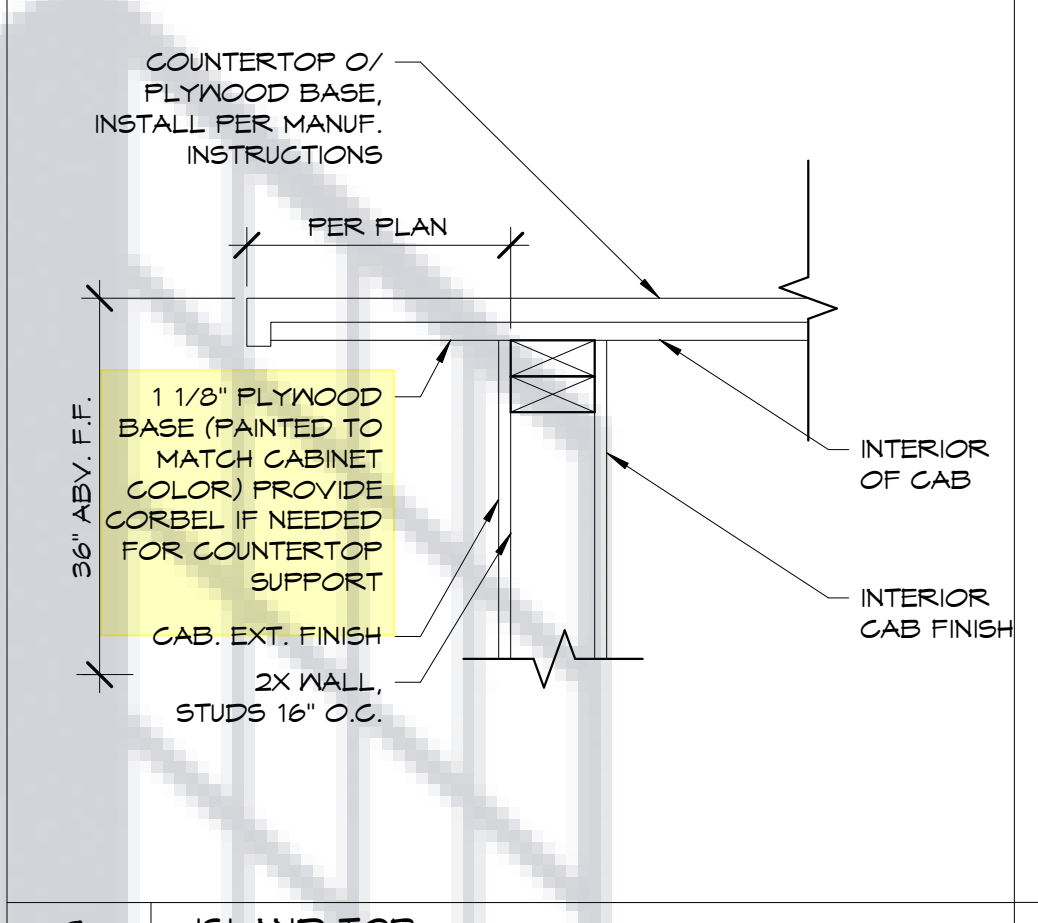
22 PARAPET W/ SCUPPER DRAIN
1" = 1'-0"



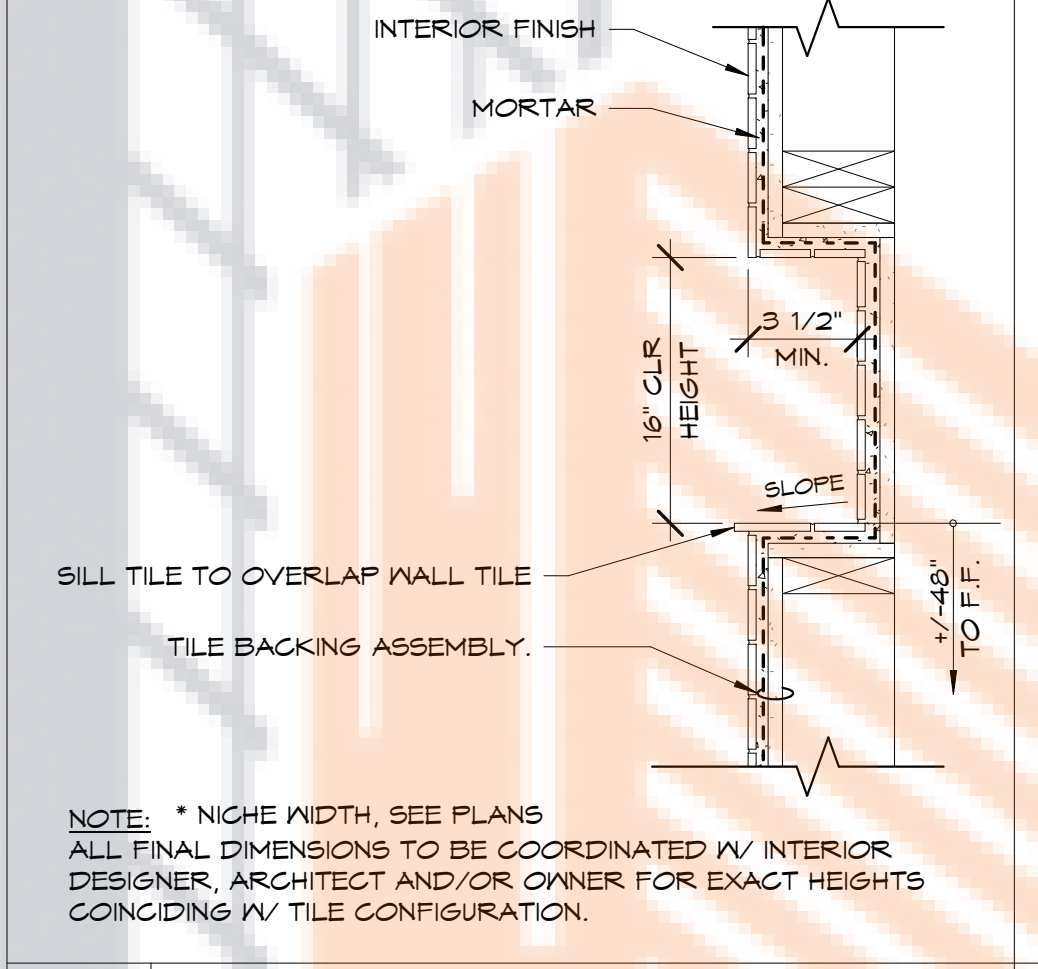
24 PARAPET W/ SCUPPER DRAIN
1" = 1'-0"



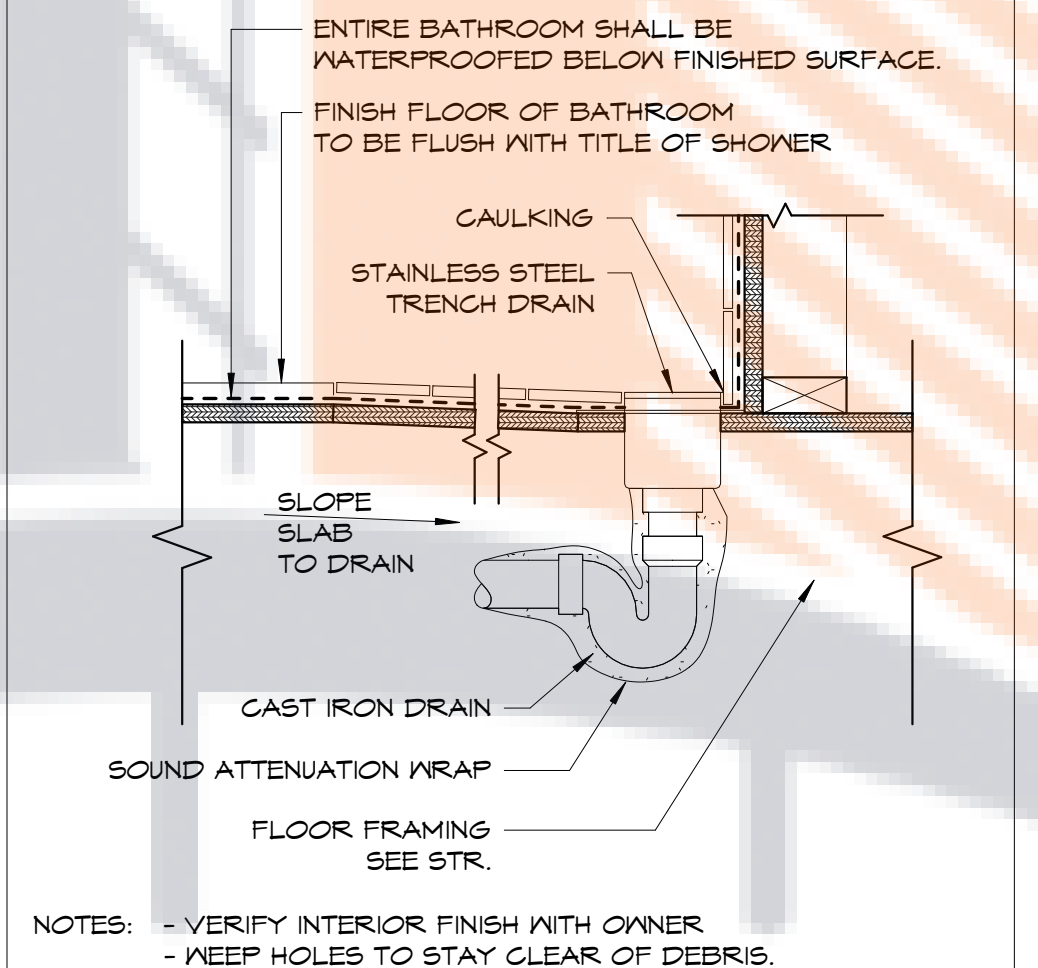
16 WASHING MACHINE OUTLET BOXES (GRAY BOX)
1" = 1'-0"



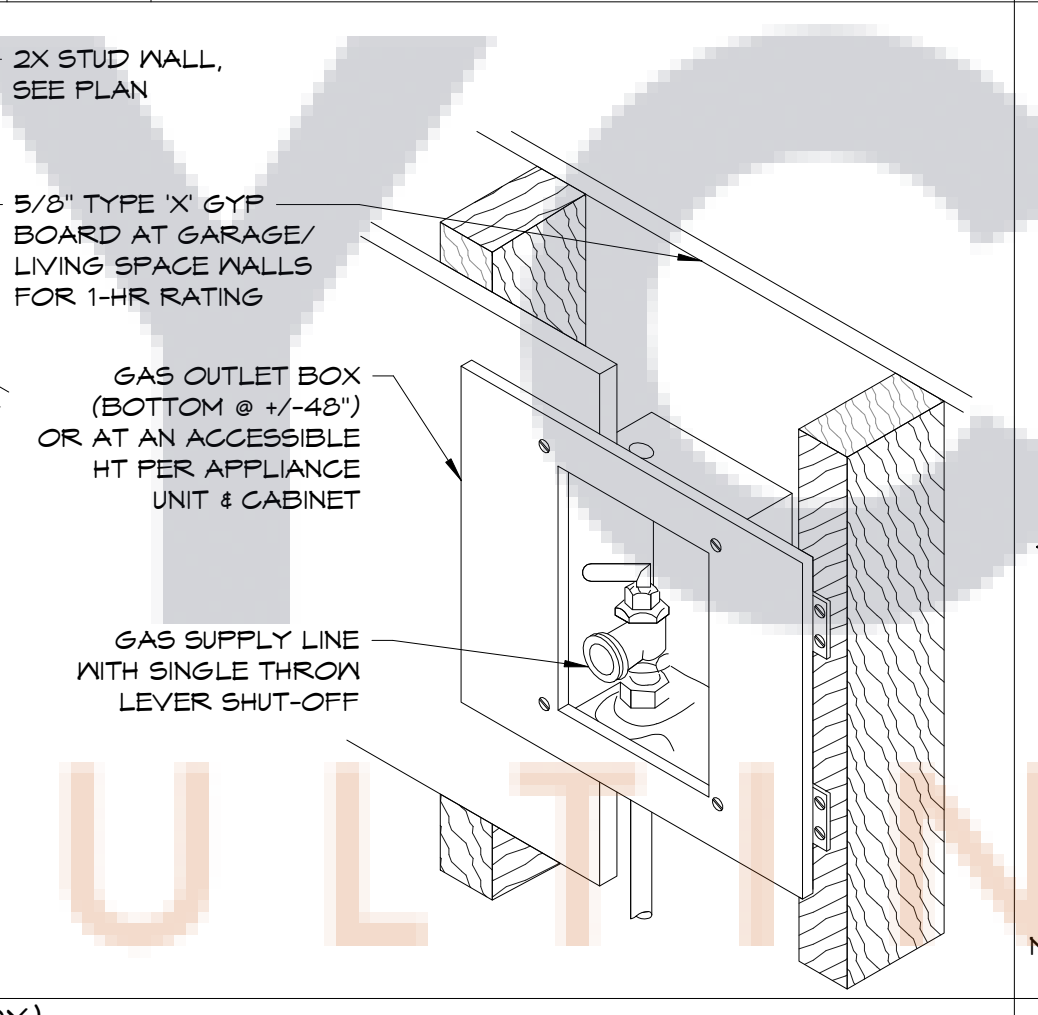
9 ISLAND TOP
1 1/2" = 1'-0"



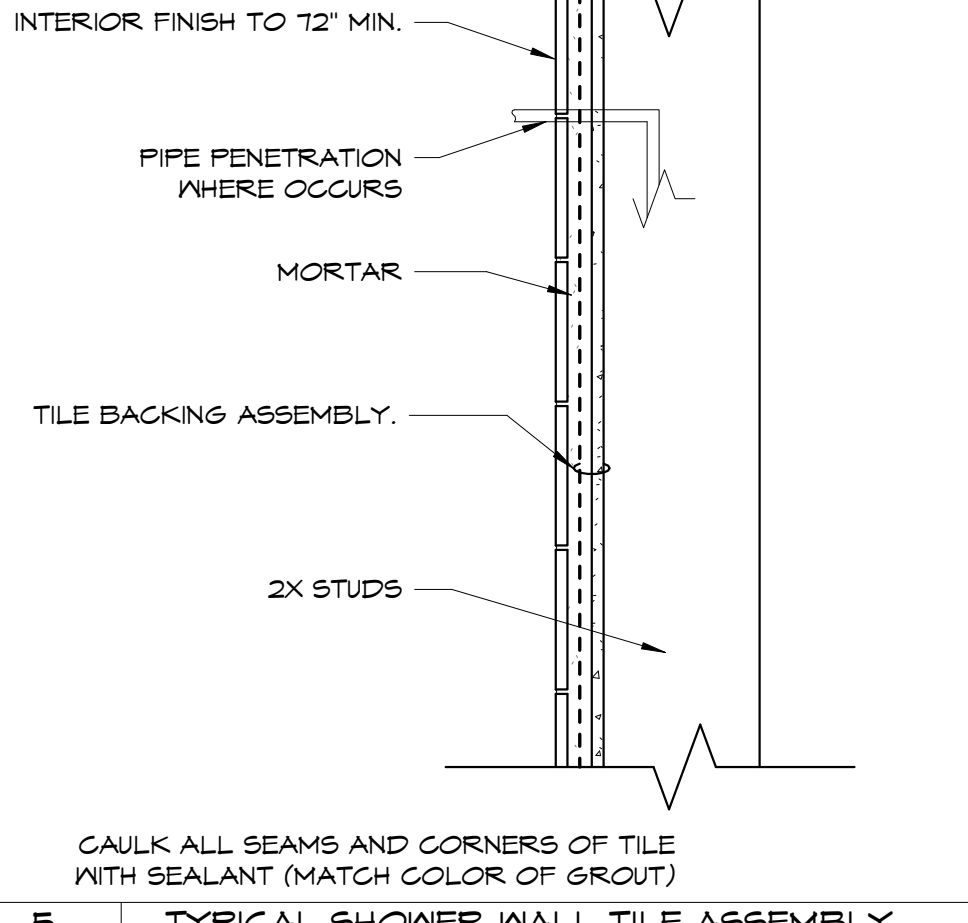
10 SHOWER RECESS
1 1/2" = 1'-0"



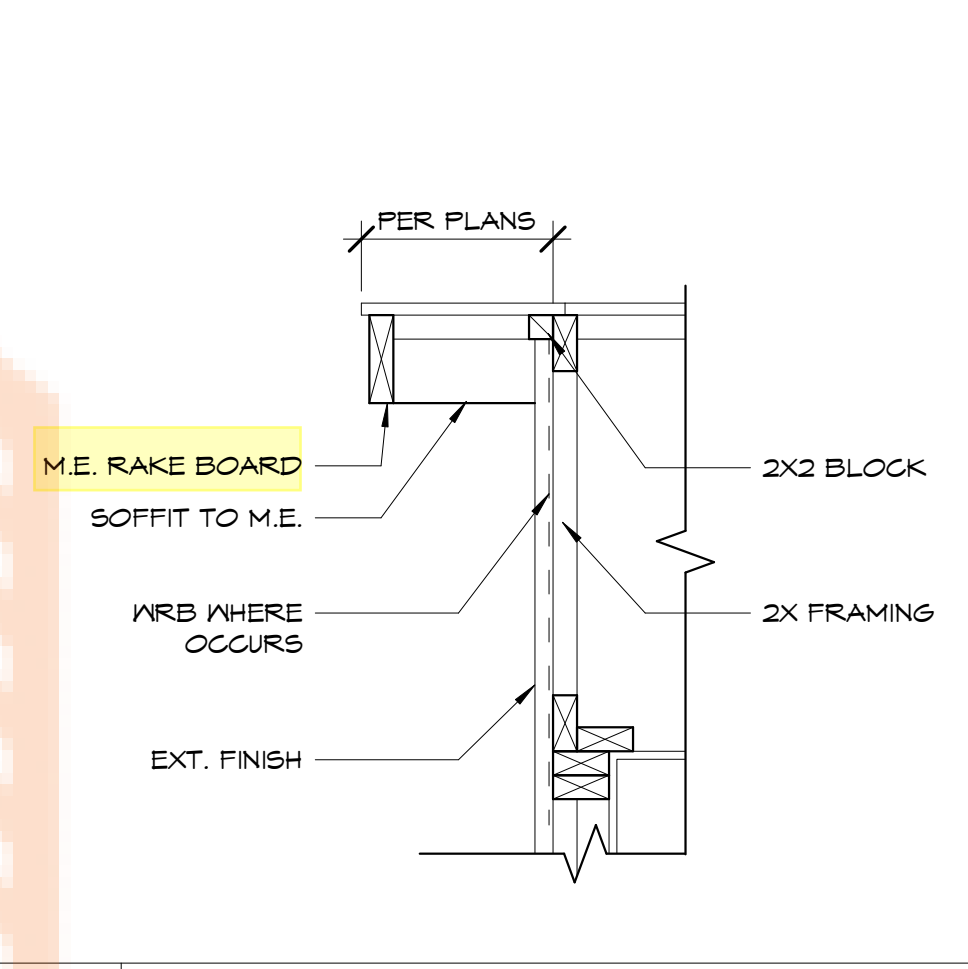
11 SHOWER DRAIN WITHOUT CURB
1 1/2" = 1'-0"



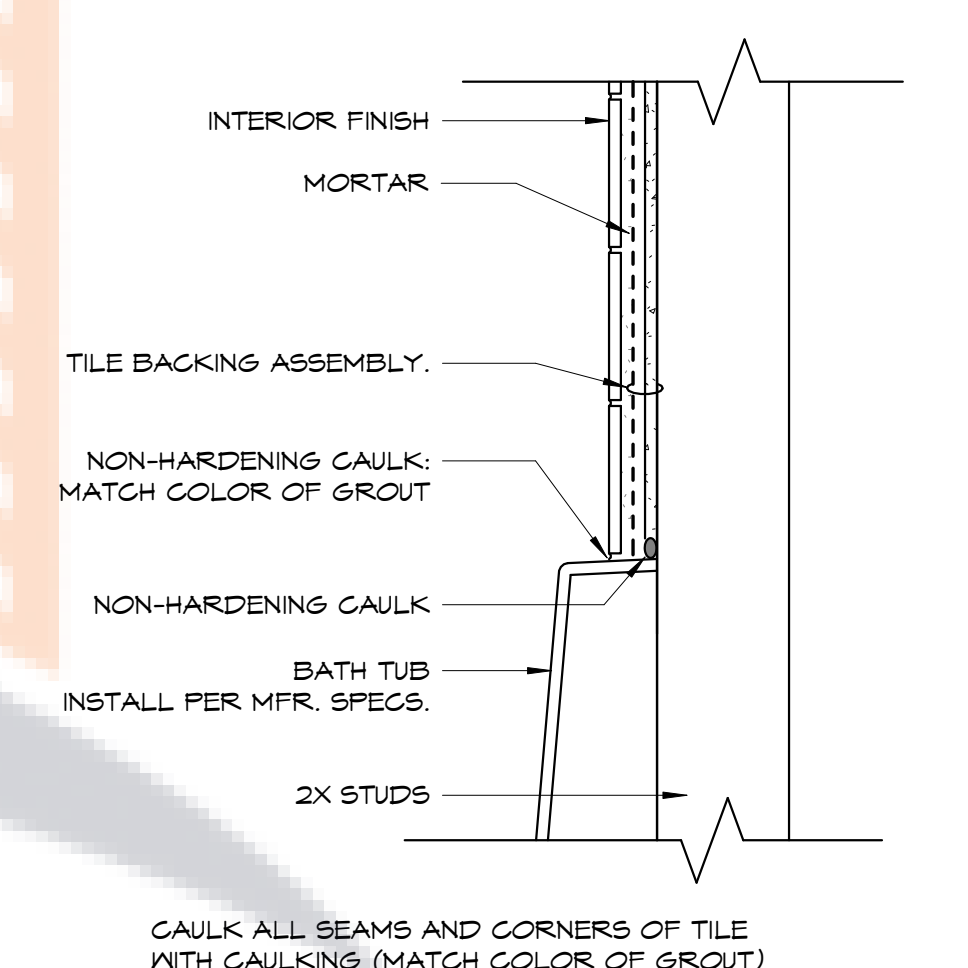
8 SHOWER DRAIN WITH CURB
1 1/2" = 1'-0"



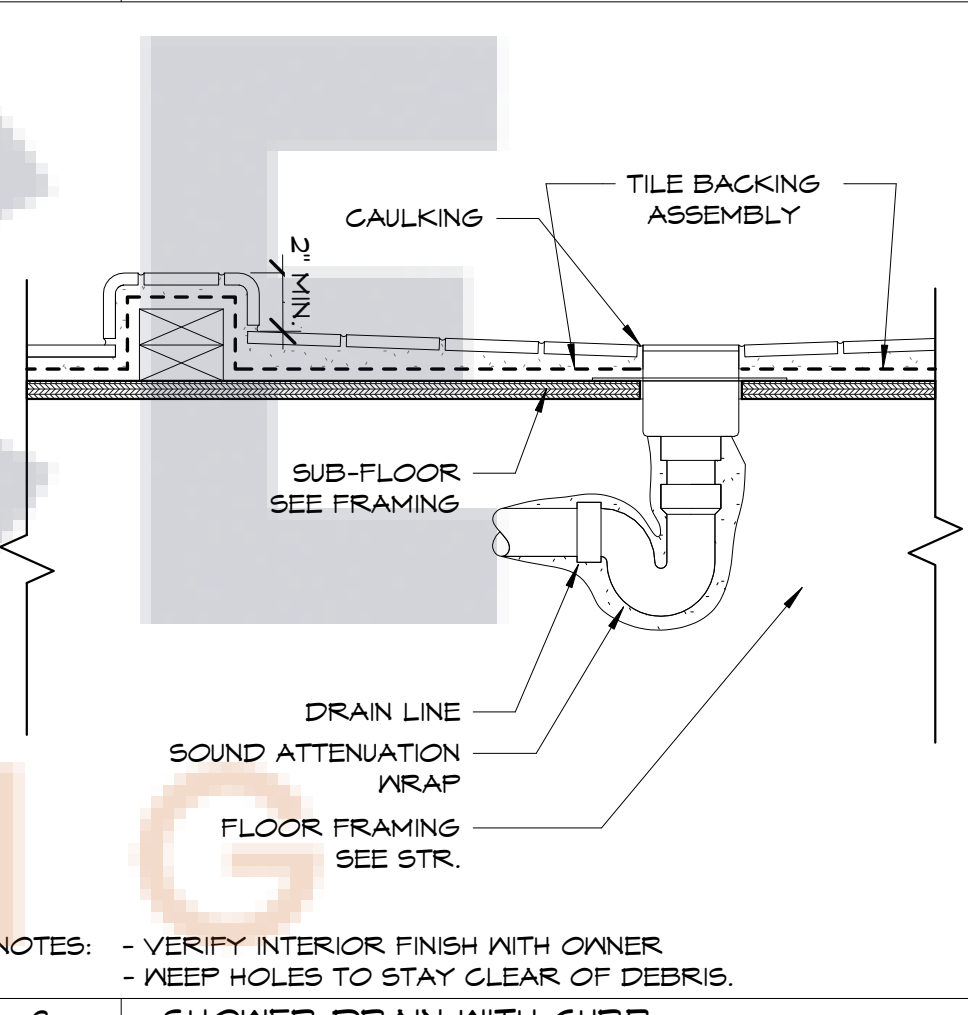
5 TYPICAL SHOWER WALL TILE ASSEMBLY
1 1/2" = 1'-0"



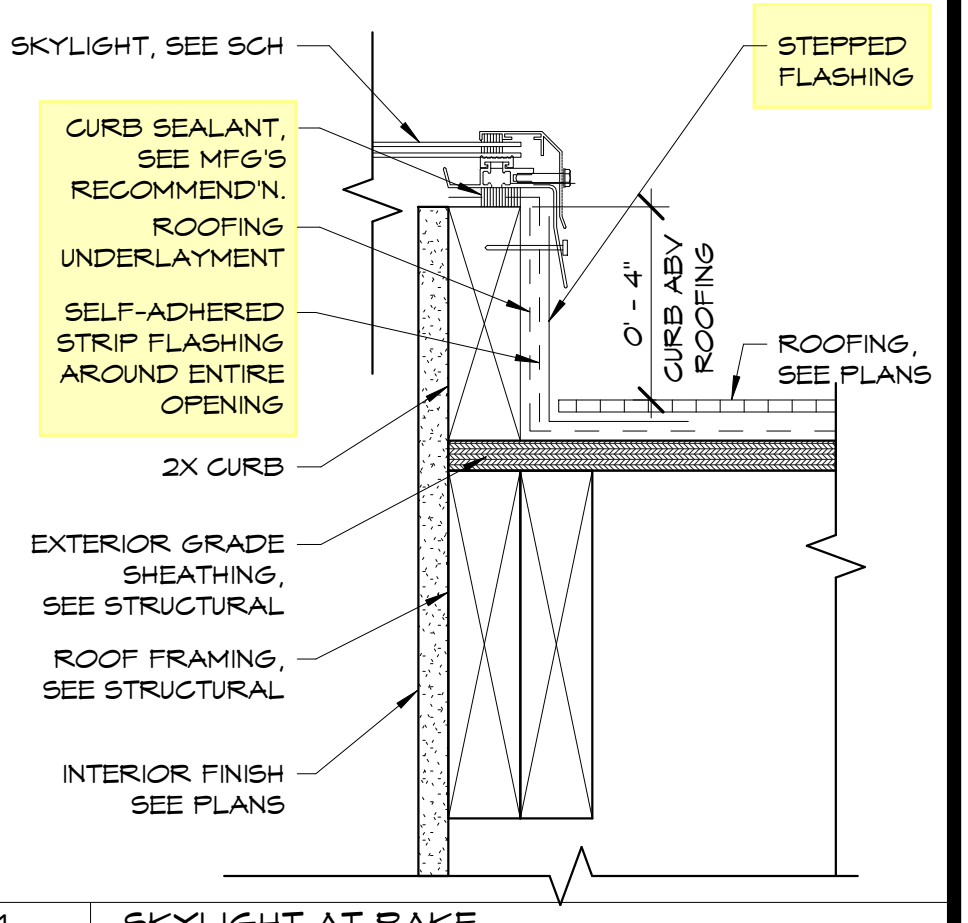
6 TYPICAL RAKE
1" = 1'-0"



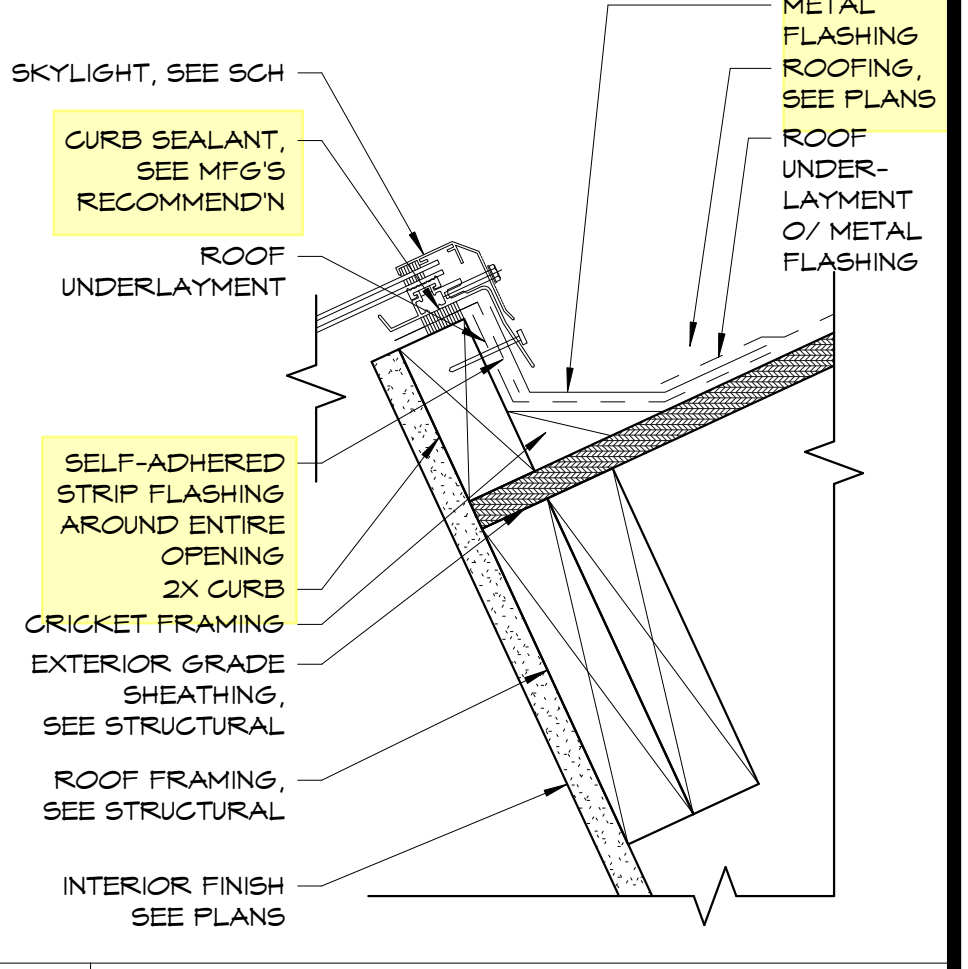
7 BATHTUB TO WALL
1 1/2" = 1'-0"



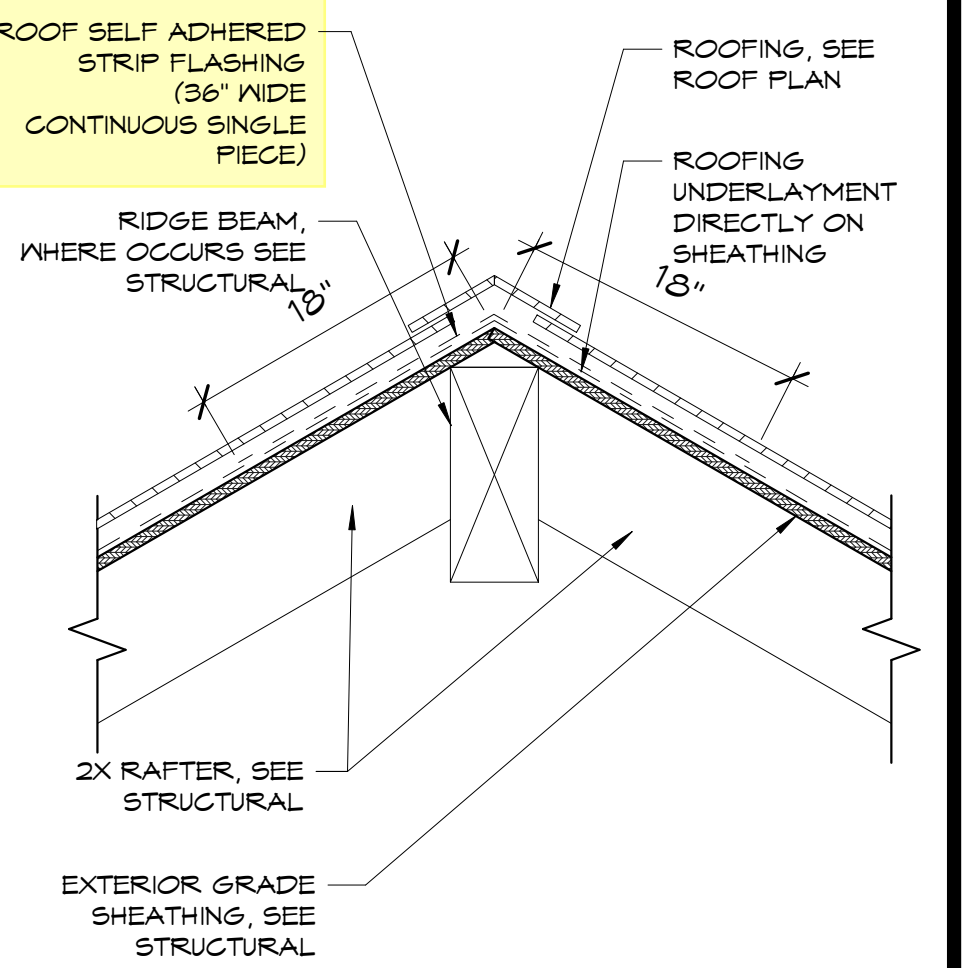
8 SHOWER DRAIN WITH CURB
1 1/2" = 1'-0"



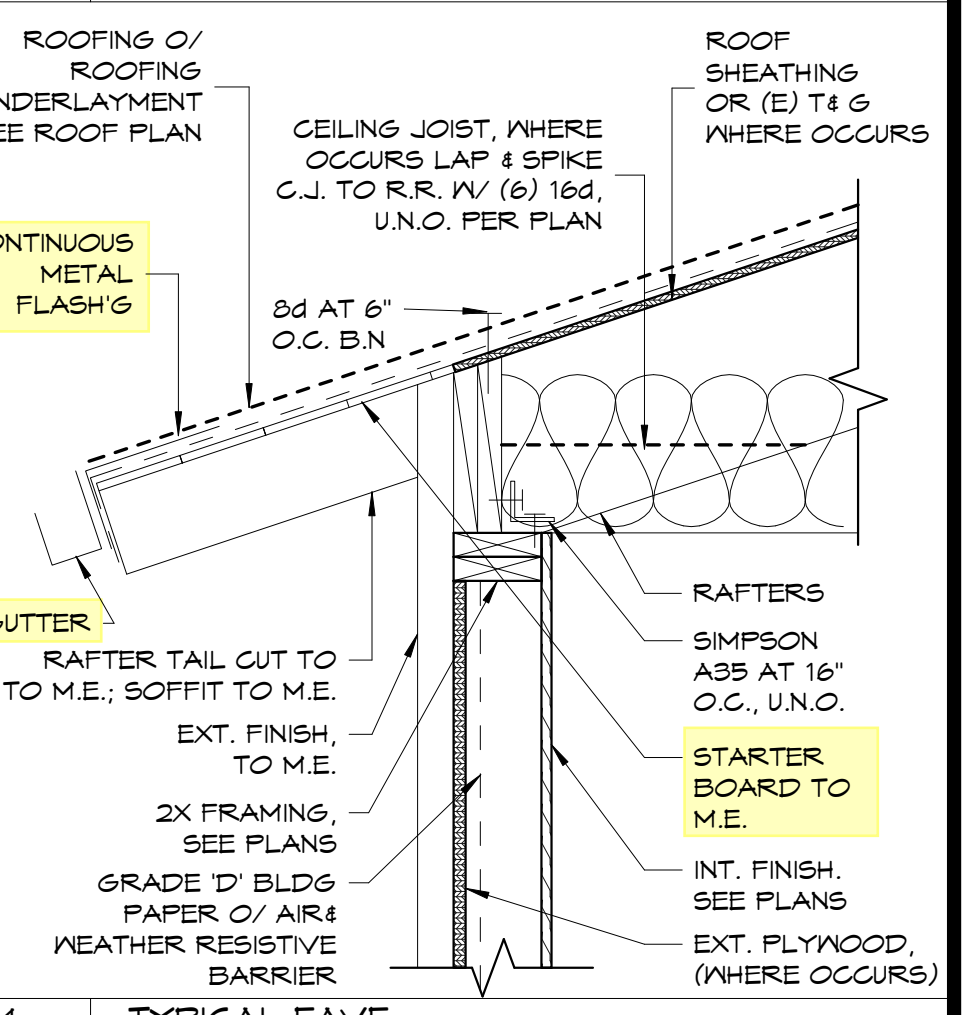
1 SKYLIGHT AT RAKE
9" = 1'-0"



2 SKYLIGHT AT SLOPING ROOF
9" = 1'-0"



3 TYPICAL RIDGE/HIP
1" = 1'-0"



4 TYPICAL EAVE
1" = 1'-0"

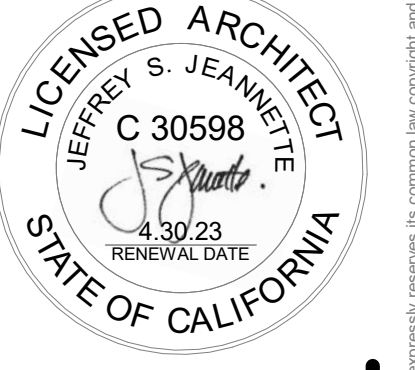
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ARCHITECTURAL DETAILS

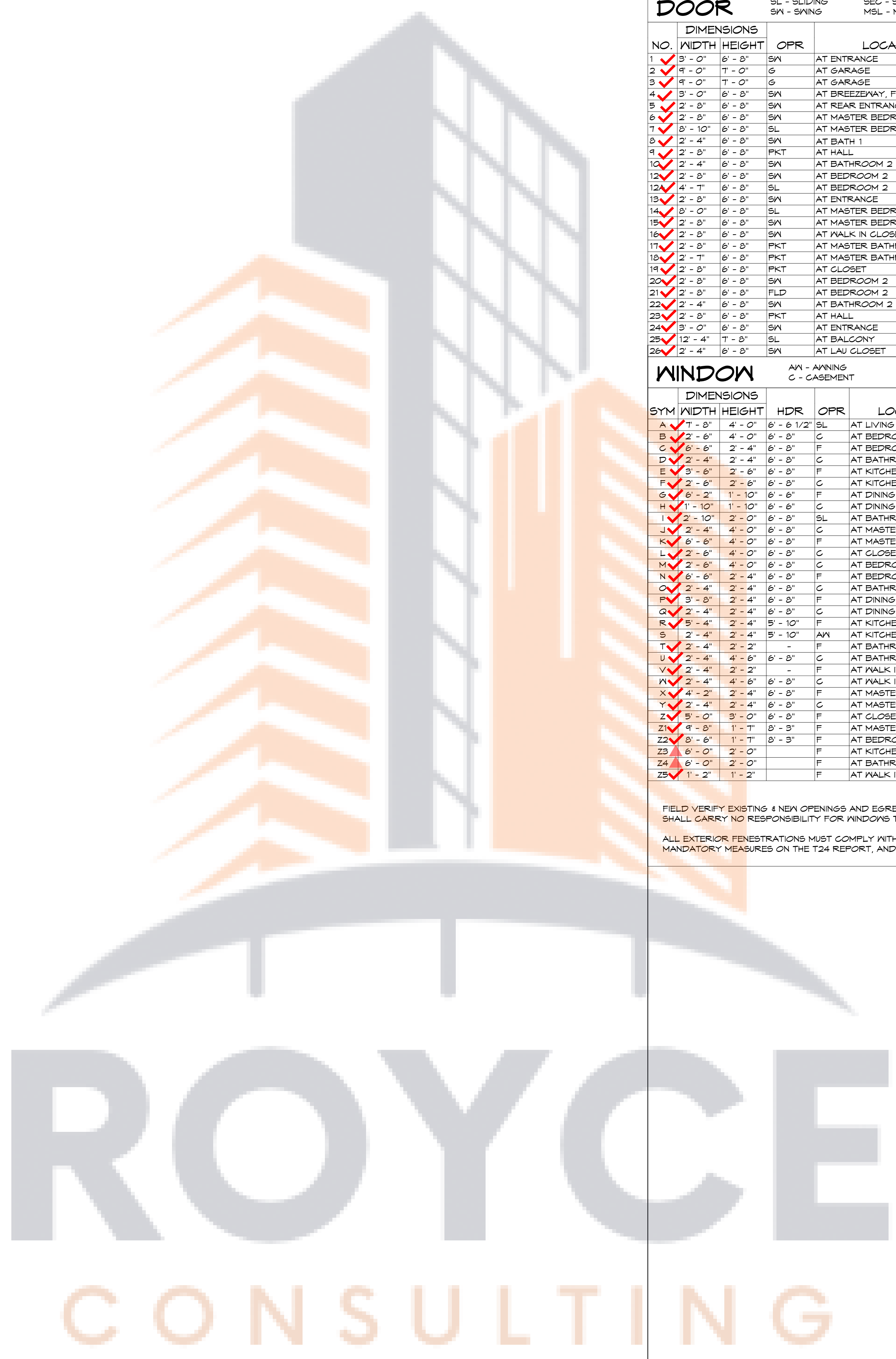
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NO.	DESCRIPTION	DATE

PC#:
DB: C/JL
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D3
DATE: 12/20/2022

Legend			
Description	Quantity	Unit	
✓ 14" velux sun tunnel rigid skylight, fixed Size: 1'-2" x 1'-2"	1	Count	
✓ Exterior double sliding door Size: 12'-4" x 7'-8"	1	Count	
✓ Exterior garage door Size: 9'-0" x 7'-0"	2	Count	
✓ Exterior single swing door Size: 3'-0" x 6'-8"	2	Count	
✓ Exterior single swing door w/ operational window Size: 2'-8" x 6'-8"	1	Count	
✓ Exterior single swing door, frosted Size: 3'-0" x 6'-8"	1	Count	
✓ Interior double sliding door Size: 4'-7" x 6'-8"	1	Count	
✓ Interior double sliding door Size: 8'-0" x 6'-8"	1	Count	
✓ Interior double sliding door Size: 8'-10" x 6'-8"	1	Count	
✓ Interior single folding door Size: 2'-8" x 6'-8"	1	Count	
✓ Interior single pocket door Size: 2'-7" x 6'-8"	1	Count	
✓ Interior single pocket door Size: 2'-8" x 6'-8"	4	Count	
✓ Interior single swing door Size: 2'-4" x 6'-8"	4	Count	
✓ Interior single swing door Size: 2'-8" x 6'-8"	5	Count	
✓ Interior single swing door w/ operational window Size: 2'-8" x 6'-8"	1	Count	
▲ Velux skylight, fixed Size: 6'-0" x 2'-0"	2	Count	
✓ Window Casement Size: 1'-10" x 1'-10"	1	Count	
✓ Window Casement Size: 2'-4" x 2'-4"	4	Count	
✓ Window Casement Size: 2'-4" x 4'-0"	1	Count	
✓ Window Casement Size: 2'-4" x 4'-6"	2	Count	
✓ Window Casement Size: 2'-6" x 2'-6"	1	Count	
✓ Window Casement Size: 2'-6" x 4'-0"	3	Count	
✓ Window Fixed Size: 2'-4" x 2'-2"	2	Count	
✓ Window Fixed Size: 3'-6" x 2'-6"	1	Count	
✓ Window Fixed Size: 3'-8" x 2'-4"	1	Count	
✓ Window Fixed Size: 4'-2" x 2'-4"	1	Count	
✓ Window Fixed Size: 5'-0" x 3'-0"	1	Count	
✓ Window Fixed Size: 5'-4" x 2'-4"	1	Count	
✓ Window Fixed Size: 6'-2" x 1'-10"	1	Count	
✓ Window Fixed Size: 6'-6" x 2'-4"	2	Count	
✓ Window Fixed Size: 6'-6" x 4'-0"	1	Count	
✓ Window Fixed Size: 8'-6" x 1'-7"	1	Count	
✓ Window Fixed Size: 9'-8" x 1'-7"	1	Count	
✓ Window Sliding Size: 2'-10" x 2'-0"	1	Count	
✓ Window Sliding Size: 7'-8" x 4'-0"	1	Count	



DOOR

NO.	DIMENSIONS		OPR	LOCATION	NOTES	U-FACTOR	SHGC	Tg
	WIDTH	HEIGHT						
1	3'-0"	6'-8"	SW	AT ENTRANCE				
2	4'-0"	7'-0"	G	AT GARAGE				
3	4'-0"	7'-0"	G	AT GARAGE				
4	3'-0"	6'-8"	SW	AT BREZEWAY, FULL LITE	FROSTED			Tg
5	2'-8"	6'-8"	SW	AT REAR ENTRANCE	WITH OPERATIONAL WINDOW			Tg
6	2'-8"	6'-8"	SW	AT MASTER BEDROOM				
7	8'-10"	6'-8"	SL	AT MASTER BEDROOM	V.I.F.			
8	2'-4"	6'-8"	SW	AT BATH 1				
9	2'-8"	6'-8"	PKT	AT HALL				
10	2'-4"	6'-8"	SW	AT BATHROOM 2				
12	2'-8"	6'-8"	SW	AT BEDROOM 2				
12	4'-7"	6'-8"	SL	AT BEDROOM 2	V.I.F.			
13	2'-8"	6'-8"	SW	AT ENTRANCE	WITH OPERATIONAL WINDOW			Tg
14	8'-0"	6'-8"	SL	AT MASTER BEDROOM				Tg
15	2'-8"	6'-8"	SW	AT MASTER BEDROOM				
16	2'-8"	6'-8"	SW	AT WALK IN CLOSET				
17	2'-8"	6'-8"	PKT	AT MASTER BATHROOM				
18	2'-7"	6'-8"	PKT	AT MASTER BATHROOM				
19	2'-8"	6'-8"	PKT	AT CLOSET				
20	2'-8"	6'-8"	SW	AT BEDROOM 2				
21	2'-8"	6'-8"	FLD	AT BEDROOM 2	(2) BIFOLD FLIPPER DRG TO POCKET IN SPACE			
22	2'-4"	6'-8"	SW	AT BATHROOM 2				
23	2'-8"	6'-8"	PKT	AT HALL				
24	3'-0"	6'-8"	SW	AT ENTRANCE	GLAZING PER CLIENT SELECTION			Tg
25	12'-4"	7'-8"	SL	AT BALCONY				Tg
26	2'-4"	6'-8"	SW	AT LAU CLOSET				

WINDOW

SYM	DIMENSIONS		HDR	OPR	LOCATION	NOTES	U-FACTOR	SHGC	Tg
	WIDTH	HEIGHT							
A	7'-8"	4'-0"	6'-6 1/2"	SL	AT LIVING ROOM				
B	2'-6"	4'-0"	6'-8"	C	AT BEDROOM 2	EGRESS			
C	6'-6"	2'-4"	6'-8"	F	AT BEDROOM 2				
D	2'-4"	2'-4"	6'-8"	C	AT BATHROOM 2				
E	3'-6"	2'-6"	6'-8"	F	AT KITCHEN	MULLED			
F	2'-6"	2'-6"	6'-8"	C	AT KITCHEN	MULLED			
G	6'-2"	1'-10"	6'-6"	F	AT DINING ROOM	MULLED			
H	1'-10"	1'-10"	6'-6"	C	AT DINING ROOM	MULLED			
I	2'-10"	2'-0"	6'-8"	SL	AT BATHROOM 1	FROSTED			
J	2'-4"	4'-0"	6'-8"	C	AT MASTER BEDROOM	EGRESS, MULLED			
K	6'-6"	4'-0"	6'-8"	F	AT MASTER BEDROOM	MULLED			
L	2'-6"	4'-0"	6'-8"	C	AT CLOSET				
M	2'-6"	4'-0"	6'-8"	C	AT BEDROOM 2	EGRESS			
N	6'-6"	2'-4"	6'-8"	F	AT BEDROOM 2				
O	2'-4"	2'-4"	6'-8"	C	AT BATHROOM 2				
P	3'-8"	2'-4"	6'-8"	F	AT DINING ROOM	MULLED			
Q	2'-4"	2'-4"	6'-8"	C	AT DINING ROOM	MULLED			
R	5'-4"	2'-4"	5'-10"	F	AT KITCHEN	MULLED			
S	2'-4"	2'-4"	5'-10"	AW	AT KITCHEN	MULLED			
T	2'-4"	2'-2"	-	F	AT BATHROOM 1	MULLED, FROSTED			Tg
U	2'-4"	4'-6"	6'-8"	C	AT BATHROOM 1	MULLED, FROSTED			Tg
V	2'-4"	2'-2"	-	F	AT WALK IN CLOSET	MULLED, FROSTED			
W	2'-4"	4'-6"	6'-8"	C	AT WALK IN CLOSET	MULLED, FROSTED			
X	4'-2"	2'-4"	6'-8"	F	AT MASTER BEDROOM	MULLED			
Y	2'-4"	2'-4"	6'-8"	C	AT MASTER BEDROOM	MULLED			
Z	5'-0"	3'-0"	6'-8"	F	AT CLOSET				
Z1	9'-8"	1'-7"	8'-3"	F	AT MASTER BEDROOM				Tg
Z2	6'-6"	1'-7"	8'-3"	F	AT BEDROOM 2				Tg
Z3	6'-0"	2'-0"	-	F	AT KITCHEN	VELUX SKYLIGHT			Tg
Z4	6'-0"	2'-0"	-	F	AT BATHROOM	VELUX SKYLIGHT			Tg
Z5	1'-2"	1'-2"	-	F	AT WALK IN CLOSET	14" VELUX SUN TUNNEL® RIGID SKYLIGHT			Tg

FIELD VERIFY EXISTING & NEW OPENINGS AND EGRESS REQUIREMENTS FOR HEIGHTS & CLEAR OPENINGS PRIOR TO ORDER. ARCHITECT/OWNER SHALL CARRY NO RESPONSIBILITY FOR WINDOWS THAT DO NOT FIT IN JAMB. VERIFY EXISTING HEADER HEIGHTS.

ALL EXTERIOR PENETRATIONS MUST COMPLY WITH U-VALUES AND SHGC VALUES INDICATED ON THE T24 REPORT, BE LABELED PER THE MANDATORY MEASURES ON THE T24 REPORT, AND MEET STATE ENERGY REQUIREMENTS FOR TITLE 24. REFER TO T-24 SHEET FOR INFORMATION.

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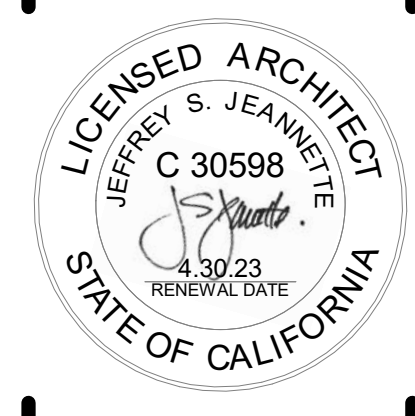
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SCHEDULES - DOOR / WINDOW

REVISIONS:

NO.	DESCRIPTION	DATE

PC#: _____
DB: C/JL
JOB#: 2021.10.76



SCH1
DATE: 12/20/2022

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FOUNDATION:

- 1. ACCESSIBLE UNDER-FLOOR AREAS SHALL BE PROVIDED WITH A MINIMUM 18"x24" OPENING IN WALL AND/OR 16"x24" FOR THRU FLOOR ACCESS. MUST BE UNOBSTRUCTED BY PIPES, DUCTS AND SIMILAR CONSTRUCTION. ALL UNDER FLOOR ACCESS AND OPENINGS SHALL BE EFFECTIVELY SCREENED OR COVERED. PROVIDE 12" CLEARANCE UNDER FLOOR AT GIRDERS AND 18" CLEARANCE UNDER FLOOR JOISTS AT RAISED WOOD FLOORS.
- 2. PROVIDE PROPER & ADEQUATE ACCESS UNDER FLOOR THRU TO ALL NEW & EXISTING SPACES AS REQUIRED PER CODE.
- 3. AT CRAWL SPACE OPENINGS PROVIDE (1) SF. / 150 SF. OF UNDER FLOOR AREA. FOR FLOOD VENTS SEE ADDED REQUIREMENTS FOR OPENINGS IN GENERAL NOTES DIVISION 8.
- 4. WHENEVER SULFATE RESISTANCE IS REQUIRED PER SOILS REPORT, CONCRETE MIX SHOULD BE IN ACCORDANCE WITH CURRENT CRC.
- 5. SOILS ENGINEER SHALL FIELD VERIFY AND PROVIDE WRITTEN REPORT OF % MAX. DENSITY AND SOIL BEARING COMPACTION @ MIN. 90 PRESSURE PRIOR TO ANY CONCRETE POUR. SEE GENERAL NOTES.
- 6. CONTINUOUS SPECIAL DEPUTY INSPECTION IS REQUIRED FOR ALL ANCHOR BOLT AND HOLD-DOWN EPOXY RETROFITTING.

FRAMING:

- 1. ALL BEDROOMS SHALL HAVE MINIMUM ONE EGRESS WINDOW OR DOOR WITH ACCESSIBLE OPENING OF 24" MIN. HIGH, 20" MIN. WIDE, & 5.7 SF MIN AREA. (5.0 SF AT GRADE FLOOR) SILL TO BE NO HIGHER THAN 44" A.F.F.
- 2. VERTICAL EGRESS: FOR HABITABLE LEVELS MORE THAN (1) STORY ABOVE OR BELOW THE LEVEL OF AN EGRESS DOOR, THE MAXIMUM TRAVEL DISTANCE FROM ANY OCCUPIED POINT TO A STAIRWAY OR RAMP THAT PROVIDES EGRESS FOR SUCH HABITABLE LEVEL SHALL NOT EXCEED 90 FEET.
- 3. ATTIC SPACE (OVER 30" HEADROOM) MUST HAVE AN ACCESS OPENING OF 22"x30" MIN. CLEAR. IF MECHANICAL EQUIPMENT IS LOCATED IN THE ATTIC THE OPENING SIZE MUST ALLOW FOR ACCESS AND REMOVAL - 30"x30" CLEAR.
- 4. SHOWERS SHALL BE CAPABLE OF ENCOMPASSING A 30" MIN. CIRCLE - FINISH TO FINISH AT FLOOR LEVEL.
- 5. SITE FABRICATED FIREPLACES SHALL MAINTAIN A 2" MIN. CLEARANCE FROM CHIMNEY FLUES AND FIREBOX TO ALL COMBUSTIBLE MATERIALS.
- 6. PREFABRICATED FIREPLACE BOXES SHALL MAINTAIN CLEARANCES TO FRAMING PER MANUFACTURER'S INSTALLATION SPECS. CONTINUOUS SPECIAL DEPUTY INSPECTION IS REQUIRED FOR ALL FIELD WELDING AND ANCHOR BOLT AND HOLD-DOWN EPOXY RETROFITTING.
- 7. DRAFT STOPS SHALL BE PROVIDED WITHIN A CONCEALED FLOOR/CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION, INCLUDING WITHIN ATTICS, OVERHANGS.
- 8. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:
 - A. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER.
 - B. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
 - C. AT LEAST (3) RANDOM MOISTURE READING SHALL BE PERFORMED ON WALL AND ENCLOSURE OF WALL AND FLOOR FRAMING.

DOORS AND WINDOWS:

- 1. ALL DOORS TO EXTERIOR MUST HAVE AN EXTERIOR LANDING: LENGTH SHALL BE 36" MINIMUM IN DIRECTION OF TRAVEL, WIDTH OF THE LANDING SHALL BE EQUAL TO WIDTH OF THE DOOR OPENING AND SHALL HAVE A MINIMUM 2% SLOPE AWAY FROM THE BUILDING. EXTERIOR LANDINGS SHALL BE NO MORE THAN 1-1/2" LOWER THAN TOP OF DOOR THRESHOLD. EXCEPTION: FOR DOORS THAT ARE NOT A PART OF THE REQUIRED MEANS OF EGRESS AND WHEN THE DOOR DOES NOT SWING OVER THE LANDING (EXCLUDING SCREEN DOORS):
 - A. EXTERIOR DOORS CAN STEP DOWN TO THE LANDING MAX INCHES PER CODE FROM TOP OF THRESHOLD, NOT FLOOR.
 - B. A LANDING IS NOT REQUIRED WHERE STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR.
- 2. EGRESS DOORS SHALL COMPLY WITH THE FOLLOWING:
 - A. AT LEAST ONE SIDE HINGED EGRESS DOOR NOT LESS THAN 3'-0" WIDE AND 6'-6" IN HEIGHT, WITH A MINIMUM CLEAR WIDTH OF 32".
 - B. SHALL BE READILY OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
 - C. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE A MIN. 34" TO MAX. 48" HEIGHT ABOVE THE FLOOR.
 - D. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED ON DOORS REQUIRED FOR EGRESS.
- 3. TEMPERED GLAZING SHALL OCCUR:
 - A. GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANELS THAT MEET ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET; AND
 - EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR; AND
 - EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR; AND
 - ONE OR MORE WALKING SURFACE(S) WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
 - B. SWING, SLIDING DOORS, OR BIFOLD DOORS.
 - C. GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN EXPOSED SURFACE OF THE GLAZING IS LESS THEN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
 - D. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN 24" OF EITHER SIDE OF THE PLANE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THEN 60" ABOVE THE FLOOR OR WALKING SURFACE.
 - E. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60-INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
 - F. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS WHERE BOTTOM EDGE OF GLAZING IS LESS THEN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
 - G. ALL GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE, INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS.
 - H. CONTRACTOR & GLAZING RELATED DISCIPLINES ARE RESPONSIBLE FOR ORDERING SAFETY GLASS IN DOORS & WINDOWS WHERE APPLICABLE BASED ON CONDITIONS SET FORTH IN THESE PLANS AND GLAZING CHAPTER IN THE CURRENT BUILDING CODE.
- 4. AT REQUIRED LOCATIONS TEMPERED GLAZING (TG) TO BE ETCHED ON THE GLASS.
- 5. LIGHT AND VENTILATION (ALL HABITABLE ROOMS) SHALL HAVE A GLAZING AREA PER CODE FOR NATURAL LIGHT. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED.
 - A. EXCEPTION (1): NATURAL VENTILATION IS NOT REQUIRED IF THE MECHANICAL VENTILATION SYSTEM IS CAPABLE OF SUPPLYING THE MINIMUM OUTDOOR VENTILATION AIR PER CODE AND WHEN EMERGENCY EGRESS IS NOT REQUIRED.
 - B. EXCEPTION (2): NATURAL LIGHT IS NOT REQUIRED WHEN THE ABOVE EXCEPTION HAS BEEN SATISFIED AND ARTIFICIAL LIGHT IS CAPABLE OF PRODUCING THE MIN. FOOT CANDLES ABOVE THE FLOOR PER CODE.
- 6. ALL BEDROOMS SHALL HAVE MIN. ONE EGRESS WINDOW OR DOOR WITH ACCESSIBLE OPENING OF 24" MIN. HIGH, 20" MIN. WIDE, & 5.7 SF MIN AREA. (5.0 SF AT GRADE FLOOR) SILL TO BE NO HIGHER THAN 44" A.F.F.
- 7. WINDOWS WITH DIRECT ACCESS TO POOLS WITHOUT INTERVENING ENCLOSURES SHALL BE EQUIPPED WITH EXIT ALARMS.

STAIRS, HANDRAILS, AND GUARDS:

- 1. TYPICAL STAIRWAYS TO BE (PER CURRENT CRC CODES)
 - A. MAX. 7-3/4" " RISE AND 10" MIN. RUN.
 - B. MIN. 6'-8" VERTICAL HEADROOM AT TREAD NOSING.
 - C. MIN. 36" CLEAR WIDTH
 - D. HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING
 - E. HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1-1/4" NO MORE THAN 2" CROSS-SECTION.
 - F. INTERMEDIATE RAILS AT 4" MAX CLEAR SPACE BETWEEN EACH.
 - G. WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAY SHALL BE SLOPED NO STEEPER THAN 2% SLOPE.
- 2. SPIRAL STAIRS (PER CURRENT CODES):
 - A. MIN. 6-3/4" TREAD DEPTH AT THE WALKLINE, ALL TREADS SHALL BE IDENTICAL.
 - B. MAX. 9-1/2" RISE
 - C. 6'-6" MIN. HEADROOM ABOVE TREAD NOSING.
 - D. MIN 26" CLEAR WIDTH AT AND BELOW THE HANDRAIL.
 - E. THE WALKLINE RADIUS IS NOT GREATER THAN 24-1/2"
- 3. WINDER STAIRS (PER CURRENT CODES):
 - A. MIN. 10" TREAD DEPTH MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE.
 - B. MIN 6" TREAD DEPTH AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR.
 - C. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN 3/8".
 - D. CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN 3/8" OF THE RECTANGULAR TREAD DEPTH.
 - E. WALKLINE ACROSS WINDER TREADS SHALL BE CONCENTRIC TO THE CURVED DIRECTION OF TRAVEL THROUGH THE TURN AND LOCATED 12" FROM THE SIDE WHERE THE WINDERS ARE NARROWER. THE 12" DIMENSION SHALL BE MEASURED FROM THE WIDEST POINT OF THE CLEAR STAIR WIDTH AT THE WALKING SURFACE OF THE WINDER. IF WINDERS ARE ADJACENT WITHIN THE FLIGHT, THE POINT OF THE WIDEST CLEAR STAIR WIDTH OF THE ADJACENT WINDERS SHALL BE USED.
- 4. HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE OF THE STAIRWAY. THE MINIMUM WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT SHALL NOT BE LESS THAN 31-1/2" WHEN A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHEN HANDRAILS ARE PROVIDED ON BOTH SIDES. HANDRAIL ENDS SHALL BE RETURNED OR TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
- 5. GUARDRAILS (PER CURRENT CRC) SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, MEZZANINES, STAIRWAYS, RAMPS, AND LANDINGS THAT ARE 30" ABOVE THE FLOOR OR GRADE BELOW. ALL GUARDS WHOSE TOP RAIL SERVE AS A HAND RAIL SHALL BE 34" MIN. TO 38" MAX. GUARDS WHOSE TOP RAIL DOES NOT SERVE AS A HANDRAIL SHALL HAVE A HEIGHT OF +42".

RATED ASSEMBLIES:

- 1. ALL EAVES WITHIN 5' FROM PROPERTY LINE SHALL BE 1-HOUR CONSTRUCTION.
- 2. RATED WALL ASSEMBLIES IN SPRINKLERED DWELLINGS:
 - A. WALLS 0'-3' FROM THE PROPERTY LINE REQUIRES 1-HOUR RATED WALLS WITH NO OPENINGS.
 - B. WALLS GREATER OR EQUAL TO 3' FROM THE PROPERTY LINE REQUIRES 0-HOUR RATED WALLS / OPENINGS.
- 3. RATED WALL ASSEMBLIES IN NON-SPRINKLERED DWELLINGS: (FOR ALL NEW CONSTRUCTION ONLY)
 - A. WALLS 0'-3' FROM THE PROPERTY LINE REQUIRES 1-HOUR RATED WALLS WITH NO OPENINGS.
 - B. WALLS 3'-5' FROM THE PROPERTY LINE REQUIRES 1-HOUR RATED WALLS AND 25% MAX OPENINGS.
 - C. WALLS GREATER OR EQUAL TO 5' FROM THE PROPERTY LINE REQUIRES 0-HOUR RATED WALLS / OPENINGS.

ROOF:

- 1. A MINIMUM OF 1" AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.
- 2. UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLES SHALL BE ASSEMBLED PER CRC R206.5 REQUIREMENTS. NO RADIANT BARRIER ON PLYWOOD SHEATHING IF INSULATION IS SPECIFIED TO BE IN DIRECT CONTACT.
- 3. ALL CHIMNEYS ARE TO BE EQUIPPED WITH APPROVED SPARK ARRESTORS OR WIRE MESH SCREENING NOT EXCEEDING 1/2" IN ANY DIMENSION.
- 4. ALL BUILT-UP FLAT ROOF AREAS SHALL BE A MINIMUM SLOPE 1/4" PER FOOT. CONDUCT 24 HOUR MIN FLOOD TESTING PER CURRENT ASTM STANDARDS.
- 5. TILE ROOFS SHALL BE FIRE STOPPED AT EAVE ENDS WITH GROUT / CONCRETE TO PREVENT ENTRY OF FLAMES OR EMBERS UNDER THE TILE.

MECHANICAL:

- 1. HVAC CONTRACTOR TO SIZE ALL DUCTS AND REGISTERS PER CURRENT CODES AND CA T24 REQUIREMENTS.
- 2. ATTIC ACCESS AND BELOW RAISED FLOOR ACCESS OPENINGS (WHERE MECHANICAL EQUIPMENT IS LOCATED) SHALL HAVE OPENING ACCESS PER CURRENT C.M.C. PROVIDE 1/2" PLYWOOD. WALKING ACCESS WHERE APPLICABLE.
- 3. A PERMANENT ELECTRICAL OUTLET AND A LIGHTING FIXTURE CONTROLLED BY A SWITCH SHALL BE LOCATED IN THE ATTIC / BELOW FLOOR FAU. PER CURRENT C.M.C.
- 4. DRYER VENT SHALL NOT EXCEED 14' IN LENGTH WITH MAXIMUM TWO 90 DEGREE ELBOWS.

ELECTRICAL:

- 1. PROVIDE AN EXTRA 20'-0" LONG #4 BAR 3" FROM BOTTOM OF FOOTING TURNED UP THROUGH PLATE FOR OPEN GROUND AT ELECTRICAL PANEL.
- 2. SMOKE / CARBON MONOXIDE DETECTORS: INSTALL IN AREAS OF NEW OR REMODELED AREAS, WHICH MAY OR MAY NOT INCLUDE EXISTING BEDROOMS OR LIVABLE SPACES. CONTRACTOR SHALL VERIFY THAT HARD WIRED DETECTORS W/ BATTERY BACK-UPS EXIST IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SLEEPING AREA. A DETECTOR SHALL BE LOCATED AT EACH STORY AND BASEMENT, ON THE UPPER LEVEL OF SPLIT LEVEL STORIES AND BOTH LEVELS IF SLEEPING AREA IS ON LOWER LEVEL. A DETECTOR SHALL BE LOCATED IN CLOSE PROXIMITY TO THE STAIRWAY WHEN SLEEPING ROOMS ARE ON THE UPPER LEVEL. WHERE THE CEILING HEIGHT OF A ROOM OPENS TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES OR MORE, DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND NEAR THE HIGH POINT OF THE ADJOINING ROOM. DETECTORS SHALL BE INTERCONNECTED TO SOUND AT THE SAME TIME. IN NEW HOMES DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP. AN EXISTING HOME CAN BE SOLELY BATTERY OPERATED WHERE NO REMOVAL OF FINISHES HAS OCCURRED AND THE EXISTING DWELLING IS WITHOUT AN ACCESSIBLE ATTIC ABOVE. ALL DETECTOR LOCATIONS TO CONFORM TO CURRENT CRC AND NFPA REQUIREMENTS, ARCHITECT SHALL BE NOTIFIED OF ANY RELOCATION OR ADDITIONAL UNITS THAT MAY BE REQUIRED.
- 3. EXHAUST FAN MUST BE VENTED TO THE OUTSIDE AND PROVIDE 5 AIR EXCHANGES PER HOUR. AN EXHAUST FAN WITH AN INTEGRAL LIGHTING SYSTEM SHALL BE USED ONLY WHEN THE LIGHTING SYSTEM CAN BE MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME (PER CURRENT CEC).
- 4. ALL RECESSED LIGHTS TO BE IC RATED AND AIR TIGHT.
- 5. PROVIDE A.F.C.I. PROTECTION TO 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN AREAS INDICATED IN CEC 210.12.
- 6. PROVIDE G.F.C.I. PROTECTION TO 125 VOLT, 15 AND 20 AMP RECEPTACLES IN AREAS INDICATED IN CEC 210.8.
- 7. PROVIDE BATHROOM A MINIMUM OF (1) 20-AMP CIRCUIT RECEPTACLE OUTLET. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM (PER CURRENT CEC).
- 8. ALL OUTDOOR LIGHTING MUST BE HIGH EFFICACY. LIGHTING MOUNTED TO ANY BUILDING ON THE LOT MUST BE CONTROLLED BY ONE OF THE FOLLOWING COMBINATIONS: PHOTOCELL AND MOTION SENSOR, PHOTOCELL AND TIME SWITCH, ASTRONOMICAL TIME CLOCK, OR ASTRONOMICAL TIME CLOCK, DOES NOT ALLOW THE LUMINAIRE TO BE ON DURING THE DAY, AND MAY BE PROGRAMMED TO AUTOMATICALLY TURN

LIGHTING OFF AT NIGHT.

PLUMBING:

- 1. PROVIDE AT WATER HEATERS A T = TEMPERATURE AND P = PRESSURE VALVE TO DISCHARGE TO THE EXTERIOR THROUGH AN APPROVED DRAIN LINE WHERE APPLICABLE. (PER CURRENT CEC)
- 2. TOILETS MUST BE INSTALLED TO ALLOW FOR A 15" MIN. CLEAR SPACE FROM CENTER LINE OF TOILETS TO ANY OBSTRUCTION ON EACH SIDE. TOILETS MUST HAVE 24" MIN. CLEAR IN FRONT OF UNIT.
- 3. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS & TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- 4. SHOWERS AND SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.
- 5. FIXTURE FLOW RATES, ALSO CONFIRM WITH SPECIFIC CALGREEN REQUIREMENTS FOR THIS JOB. IF DISCREPANCIES OCCUR BETWEEN CODES, MOST RESTRICTIVE SHALL PREVAIL.
 - WATER CLOSETS: ≤ 1.28 GPM
 - URINALS: ≤ 0.125 GAL/FLUSH
 - SINGLE SHOWER HEADS: ≤ 1.8 GPM @ 80 PSI
 - MULTIPLE SHOWER HEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME
 - LAVATORY FAUCETS: MAX 1.2 GPM @ 60 PSI / MIN. 0.8 GPM @ 20 PSI
 - KITCHEN SINK FAUCETS: ≤ 1.8 GPM @ 60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM

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CODE HIGHLIGHTS

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DB:	CI/JL
JOB#:	2021.10.76

LICENSED ARCHITECT
JEFFREY S. JEANNETTE
C 30598
3023
JANUARY 2021
STATE OF CALIFORNIA

R1.1
DATE: 12/20/2022

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EROSION CONTROL BMPs

SCHEDULING

CALTRANS / SECTION 3 / 65-01

PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS FROM CONSTRUCTION SITES BY SEQUENCING THE CONSTRUCTION PROJECT TO REDUCE THE AMOUNT AND DURATION OF SOIL EXPOSURE.

- PRACTICE EROSION & SEDIMENT CONTROL YEAR ROUND.
- CLOSE & STABILIZE OPEN TRENCHES AS SOON AS POSSIBLE.

STREET SWEEPING

CALTRANS / SECTION 4 / 5C-07

PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS FROM CONSTRUCTION SITES BY USING DUST CONTROL MEASURES TO STABILIZE SOIL FROM WIND EROSION, AND REDUCE DUST GENERATED BY CONSTRUCTION ACTIVITIES.

- STREET SWEEPING OF ADJACENT PUBLIC RIGHT-OF-WAY.

STABILIZED CONSTRUCTION ENTRANCE

CALTRANS / SECTION 6 / TC-01

PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS FROM CONSTRUCTION SITES BY REDUCING THE AMOUNT OF SEDIMENT, DUST, & MUD TRACKED OFF-SITE FROM CONSTRUCTION TRAFFIC.

- CONSTRUCT ON LEVEL GROUND WHERE POSSIBLE.

SAND BAG BARRIER

CALTRANS / SECTION 4 / 5C-08

PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS FROM CONSTRUCTION SITES BY STACKING SAND BAGS ALONG A LEVEL CONTOUR CREATING A BARRIER WHICH DETAINS SEDIMENT LADEN WATER PROMOTING SEDIMENTATION. USE ALONG THE PERIMETER OF THE SITE AND AROUND CATCH BASIN INLETS TO STORM DRAINS TO CREATE A TEMPORARY SEDIMENT TRAP.

- USE SAND BAGS LARGE ENOUGH TO WITHSTAND FLOODING.
- INSPECT SAND BAGS AFTER EACH RAIN.
- REMOVE SEDIMENT BEHIND SAND BAGS.
- RESHAPE OR REPLACE DAMAGED SAND BAGS.

CONSTRUCTION ACTIVITY BMPs

CLEAN SITE MEASURES

STANDARDS:

- EATING ON SITE SHALL TAKE PLACE OUTSIDE THE BUILDING. ANY FOOD OR DRINK WITHIN THE BUILDING SHALL BE CLEANED UP AND DISPOSED OF IMMEDIATELY.
- NO SMOKING WITHIN THE HOME.
- SWEEP UP JOB SITE DAILY.
- VACUUM ALL STUD BAYS AND SUB FLOOR BEFORE INSULATING, THEN AGAIN BEFORE INSTALLING DRYWALL.

WATER CONSERVATION

CALTRANS / SECTION 7 / NS-01

PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS FROM CONSTRUCTION SITES BY USING CONSTRUCTION WATER THAT DOES NOT CAUSE EROSION OR WASH MATERIALS OFF-SITE.

STANDARDS:

- DISCOURAGE WASHING OF EQUIPMENT ON SITE.
- AVOID USING WATER TO CLEAN CONSTRUCTION AREAS. SWEEP PAVED AREAS WHERE PRACTICAL.
- DIRECT CONSTRUCTION WATER RUN-OFF TO AREAS WHERE IT CAN SOAK INTO THE GROUND.
- APPLY WATER FOR DUST CONTROL MODERATELY SO RUN-OFF DOES NOT OCCUR.

MATERIAL DELIVERY AND STORAGE

CALTRANS / SECTION 8 / MM-01

PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS DURING THE DELIVERY AND STORAGE PROCESS BY MINIMIZING THE CONTACT OF MATERIALS WITH RUN-OFF.

STANDARDS:

- DESIGNATED STORAGE AREAS AT THE PROJECT SITE.
- PREVENT SPILLS OR LEAKAGE OF LIQUID MATERIALS FROM CONTAMINATING SOIL OR SOAKING INTO THE GROUND BY PLACING STORAGE AREAS ON IMPERVIOUS SURFACES. DO NOT STORE HAZARDOUS CHEMICALS, DRUMS, OR BAGGED MATERIALS DIRECTLY ON THE GROUND.
- PROVIDE CURBS OR DIKES AROUND THE PERIMETER OF MATERIAL STORAGE AREAS.
- MINIMIZE HAZARDOUS MATERIAL STORAGE ON SITE.
- KEEP HAZARDOUS MATERIALS IN THEIR ORIGINAL CONTAINERS AND KEEP THEM WELL LABELED.
- KEEP AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN UP MATERIAL NEAR STORAGE AREAS.
- CONTAIN AND CLEAN UP ANY SPILL IMMEDIATELY.

ADDITIONAL STANDARDS:

- SOURCE PRODUCTS CLOSE TO PROJECT SITE TO MINIMIZE TRAVEL/ DELIVERY IMPACT.

MATERIAL USE

CALTRANS / SECTION 8 / MM-02

PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS BY PROPERLY STORING AND UTILIZING MATERIALS.

STANDARDS:

- USE MATERIALS ONLY WHERE AND WHEN NEEDED TO COMPLETE THE CONSTRUCTION ACTIVITY. LAYOUT AND CUTTING PROCEDURES SHOULD BE EXECUTED TO MINIMIZE WASTE MATERIALS.
- FOLLOW MANUFACTURER'S INSTRUCTIONS REGARDING THE PREPARATION, USE, AND DISPOSAL OF MATERIALS.
- AVOID EXPOSING APPLIED MATERIALS TO RAINFALL AND RUN-OFF UNLESS SUFFICIENT TIME HAS BEEN ALLOWED FOR THEM TO DRY.
- DON'T PURCHASE MORE MATERIAL THAN WILL BE USED ON SITE.

ADDITIONAL STANDARDS:

- LOOK FOR MATERIALS & FINISHES WITH POST-CONSUMER & POST-INDUSTRIAL RECYCLED CONTENT.
- USE STANDARD HEIGHT CEILINGS (8' OR 9') & STANDARD LENGTH / WIDTH MATERIAL MODULES TO SAVE ON CUT-OFF WASTE.

SPILL PREVENTION AND CONTROL

CALTRANS / SECTION 8 / MM-04

PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS FROM SPILLS BY PREVENTING, CONTAINING AND CLEANUP SPILLS.

STANDARDS:

- HOLD REGULAR MEETINGS TO DISCUSS AND REINFORCE APPROPRIATE DISPOSAL PROCEDURES.
- USE ABSORBENT MATERIALS ON SMALL SPILLS RATHER THEN HOSING DOWN OR BURYING THE SPILL.
- FOR SIGNIFICANT OR HAZARDOUS SPILLS THAT CANNOT BE CONTROLLED BY PERSONNEL IN THE IMMEDIATE VICINITY NOTIFY THE LOCAL EMERGENCY RESPONSE BY CALLING 911.

SOLID WASTE MANAGEMENT

CALTRANS / SECTION 8 / MM-05

PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS AS A RESULT OF THE CREATION, STOCKPILING AND REMOVAL OF LITTER AND OTHER CONSTRUCTION WASTE.

STANDARDS:

- COLLECT SITE TRASH REGULARLY, DAILY DURING RAINY AND WINDY CONDITIONS.
- KEEP SOLID MATERIALS SHIELDED BY EITHER A COVERED DUMPSTER OR OTHER ENCLOSED TRASH CONTAINER THAT LIMITS CONTACT WITH RAIN, RUN-OFF, AND SCATTERING DUE TO WINDS.
- RECYCLE EVERY POSSIBLE MATERIAL. CONTRACTOR TO FURNISH RECYCLING BIN FOR SUCH USE AND NOTIFY ALL PERSONS WORKING ON SITE THAT RECYCLING IS MANDATORY FOR THIS PROJECT SITE.
- MAKE SURE THAT TOXIC WASTES AND CHEMICALS ARE NOT DISPOSED OF IN DUMPSTERS DESIGNED FOR CONSTRUCTION DEBRIS.

HAZARDOUS WASTE MANAGEMENT

CALTRANS / SECTION 8 / MM-06

PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS BY THE PROPER STORAGE AND DISPOSAL OF WASTE.

STANDARDS:

- SITES WITH EXISTING STRUCTURES MAY CONTAIN WASTE WHICH MUST BE DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS WHICH INCLUDE SANDBLASTING GRIT MIXED WITH LEAD, CADMIUM, OR CHROMIUM BASED PAINTS AND ASBESTOS.
- MAJOR CONTAMINATION, LARGE SPILLS, AND OTHER SERIOUS HAZARDOUS WASTE INCIDENTS REQUIRE IMMEDIATE RESPONSE FROM SPECIALISTS.
- KEEP LIQUID OR SEMI-LIQUID HAZARDOUS WASTE IN APPROPRIATE CONTAINERS AND UNDER COVER.
- CLEARLY MARK ON ALL HAZARDOUS WASTE CONTAINERS WHICH MATERIALS ARE ACCEPTABLE FOR THE CONTAINER.
- PLACE HAZARDOUS WASTE CONTAINERS IN SECONDARY CONTAINMENT.
- MAKE SURE THAT TOXIC WASTES AND CHEMICALS ARE NOT DISPOSED OF IN DUMPSTERS DESIGNED FOR CONSTRUCTION DEBRIS.

ADDITIONAL STANDARDS:

- THE SITE AND BUILDING SHALL BE TESTED FOR HAZARDOUS MATERIALS INCLUDING,

BUT NOT LIMITED TO LEAD PAINT, ASBESTOS, MERCURY (FLUORESCENT LIGHT BULBS, THERMOSTATS, ELECTRONIC SWITCHES, AND OTHER PRODUCTS), BATTERIES, OR ELECTRONICS OF ANY KIND AND ABATED, REMOVED, AND DISPOSED OF PROPERLY. CONTACT THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL FOR ADDITIONAL INFORMATION.

- DISPOSE TREATED WOOD (PDTF, MOLMANIZED & OTHER TREATED WOOD) SEPARATELY. NOTIFY THE REFUSE CENTER FOR DIVERSION OF SUCH MATERIAL TO ARRANGE FOR THE DELIVERY TO A REGULATED TREATED WOOD LANDFILL
- THE SITE SHALL BE TESTED FOR RADON. PROPER VENTING BELOW THE FOUNDATION SHALL BE PROVIDED TO DIVERT RADON FROM THE INTERIOR ENVIRONMENT OF THE FINISHED PRODUCT PER DIVISION 1.

CONCRETE WASTE MANAGEMENT

CALTRANS / SECTION 8 / MM-08

PURPOSE: TO REDUCE THE DISCHARGE OF PORTLAND CEMENT, CONCRETE SLURRIES AND ASPHALT BY IMPLEMENTING APPROPRIATE WASH-OUT PROCEDURES, SLURRY CONTAINMENT, HOUSEKEEPING AND DISPOSAL PRACTICES.

STANDARDS:

- DO NOT ALLOW SLURRY RESIDUE FROM WET CORING OR SAW-CUTTING TO ENTER STORM DRAINS.
- SHOVEL OR VACUUM SLURRY RESIDUE AND DISPOSE IN A TEMPORARY PIT.
- DESIGNATE AREAS TO BE USED FOR WASHOUT OF VEHICLES TRANSPORTING CONCRETE.
- WASHOUT AREAS SHALL HAVE A TEMPORARY PIT OR BERMED AREA OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE.
- ONCE THE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREAS AND ALLOWED TO HARDEN, THE CONCRETE CAN BE PROPERLY DISPOSED.

VEHICLE AND EQUIPMENT MAINTENANCE

CALTRANS / SECTION 7 / NS-10

PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS AS A RESULT OF VEHICLE AND EQUIPMENT MAINTENANCE BY CONDUCTING THESE ACTIVITIES OFF-SITE OR IN A DESIGNATED AREA.

STANDARDS:

- LOCATE ON PAVED SURFACES WHERE PRACTICAL.
- USE BERMS TO PROTECT MAINTENANCE AREAS FROM RUN-ON.
- DO NOT DUMP FUELS AND LUBRICANTS ONTO THE GROUND.
- DO NOT PLACE USED OIL IN A DUMPSTER OR POUR INTO A STORM DRAIN.

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BEST MANAGEMENT PRACTICES

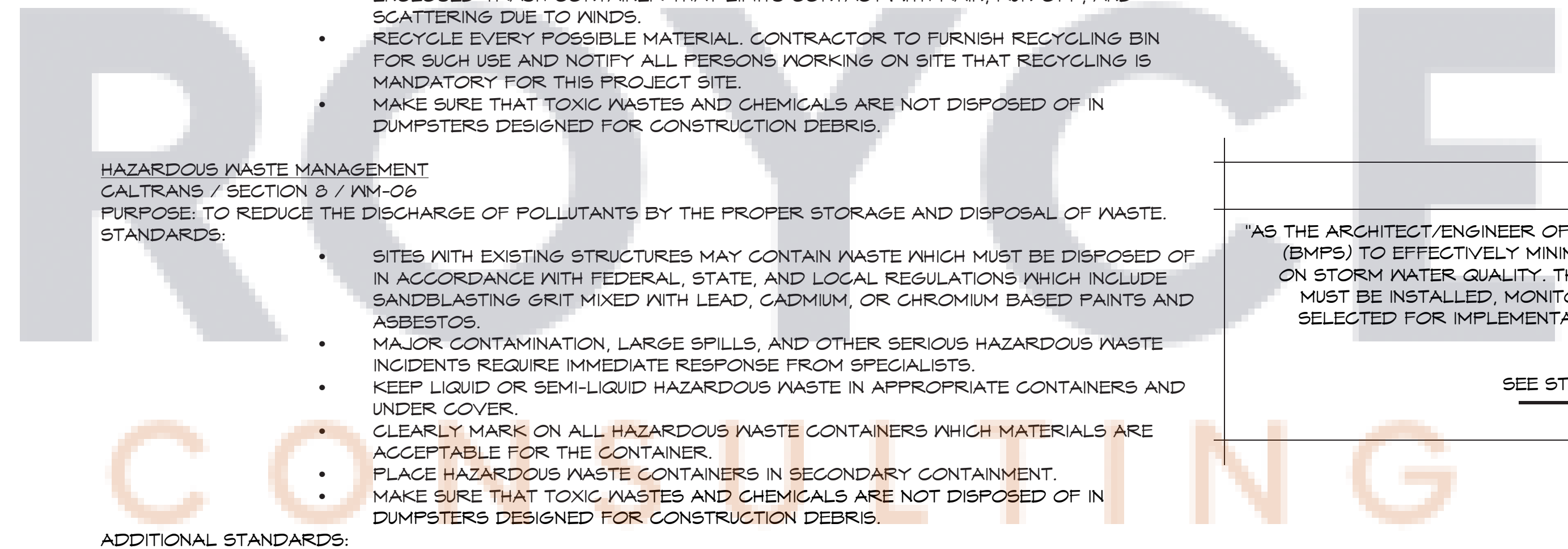
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JOB#:	2021.10.76



R2.1
DATE: 12/20/2022

BEST MANAGEMENT PRACTICES
"AS THE ARCHITECT/ENGINEER OF RECORD, I HAVE SELECTED APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT SELECTED BMPs MUST BE INSTALLED, MONITORED AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMPs NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITIES."

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City of Long Beach
Department of Development Services
BUILDING AND SAFETY BUREAU
2019 California Green Building Standards Code
Residential Measures



FEATURE OR MEASURES	VERIFICATIONS: SPECIFY VERIFICATION METHOD		
	Enforcing Agency	Installer or Designer	Third Party
PLANNING AND DESIGN			
Site Development			
4.106.2 A plan is developed and implemented to manage storm water drainage during construction.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.106.3 Construction plan shall indicate how site grading, or a drainage system will manage all surface water flows to keep water from entering buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.106.4 Electric Vehicle (EV) charging for new construction. Install electric vehicle supply equipment (EVSE) in accordance with the California Electrical Code, Article 625.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. 1. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. 2. Identification. The service panel or sub panel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination shall be permanently and visibly marked as "EV CAPABLE".	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.106.4.2 (LBMC 18.47.020) New multifamily dwellings. If residential parking is available, 1. 25 percent of the total number of residential parking spaces on a building site, provided for all types of parking facilities, shall be EV spaces capable of supporting future EVSE. 2. 5 percent of the total number of the total number of residential parking spaces on a building site, provided for all types of parking facilities, shall be EVCS.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.106.4.3 (LBMC 18.47.030) New Hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE and EVCS based on Table 4.106.4.3.1.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENERGY EFFICIENCY			
4.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER EFFICIENCY AND CONSERVATION			
Indoor Water Use			
4.303.1 Plumbing fixtures (water closet and urinals) and fittings (faucet and shower heads) installed in residential buildings shall comply with the prescriptive requirements of Section 4.303.1.1 through 4.303.1.4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards referenced in Table 1701.1 of the California Plumbing Code.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Outdoor Water Use			
4.304.1 Residential developments shall comply with a local water efficient landscape	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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ordinance or the current California Department of Water Resource's Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.				
MATERIAL CONSERVATION AND RESOURCE EFFICIENCY				
Enhanced Durability and Reduced Maintenance				
4.406.1 Annular spaces around pipes, electrical cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construction Waste Reduction, Disposal and Recycling				
4.408.1. (LBMC 18.47.040) The construction meeting the threshold of Section LBMC18.67.020 shall comply with LBMC Chapter 18.67.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Maintenance and Operation				
4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.410.2 Recycling by Occupants. Where 5 or more or more multifamily dwelling units are constructed on a building site, provide recycling areas or meet a lawfully enacted local recycling ordinance, if more restrictive.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENVIRONMENTAL QUALITY				
Fireplaces				
4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA New Source Performance Standards (NSPS) emission limits as applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pollutant Control				
4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for VOC and other toxic compounds.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.504.4 80 percent of floor area receiving resilient flooring shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database or be certified under the Resilient Floor Covering Institute (RFCI) Floor Score Program; or meet California Dept of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emission from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.504.5.1 Documentation shall be provided to verify that compliant with formaldehyde limits have been met.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Interior Moisture Control				
4.505.2 Vapor retarder and capillary break is installed at slab-on-grade foundations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Indoor Air Quality and Exhaust				
4.506.1 Exhaust fans which terminate outside the building are provided in every bathroom.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.507.2. Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ ACCA 2 Manual J-2011 or equivalent. 2. Size duct systems according to ANSI/ ACCA 1 Manual D-2014 or equivalent. 3. Select heating and cooling equipment according to ANSI/ ACCA 3 Manual S-2014 or equivalent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INSTALLER AND SPECIAL INSPECTOR				
Qualifications				
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Verifications				
703.1 Verification of compliance with this code may include construction documents, plans, specifications of builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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MEASURES

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JOB#: 2021.10.76



R3.1
DATE: 12/20/2022



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[DIVISION 1]
GENERAL REQUIREMENTS

1A GENERAL REQUIREMENTS

- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO ISSUANCE OF THE BUILDING PERMIT. THE ONLY ACCEPTABLE PLANS FOR CONSTRUCTION ARE THOSE THAT ARE STAMPED AND APPROVED BY THE BUILDING DEPARTMENT.
- ALL COMMUNICATIONS FROM THE ARCHITECT AND OWNER AND THE APPROVED BUILDING PERMIT SET SHALL BE MAINTAINED IN A SAFE PLACE AT THE JOB SITE.
- DISCREPANCIES, ERRORS, OMISSIONS, AMBIGUITIES, CONFLICTS, ETC., APPEARING IN THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BY THE CONTRACTOR BEFORE FINAL BID SUBMISSION.
- VERIFY ALL DIMENSIONS AND CONDITIONS ON JOB SITE PRIOR TO START OF ALL WORK.
- WORKING DIMENSIONS SHALL NOT BE SCALED FROM DRAWINGS. LARGER SCALE DETAIL DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- ALL ASTM DESIGNATIONS SHALL MEET THE CURRENT REQUIREMENTS.
- THESE DOCUMENTS ARE TO BE GOVERNED AT ALL TIMES BY APPLICABLE PROVISIONS OF THE STATE, FEDERAL, AND LOCAL LAWS.
- WHERE ANY CONFLICT OCCURS BETWEEN THE REQUIREMENTS OF FEDERAL, STATE AND LOCAL LAWS, CODES, ORDINANCES, RULES AND REGULATIONS, THE MOST STRINGENT SHALL GOVERN.
- APPROVALS FROM AGENCIES:
 - APPROVAL OF THE INSPECTOR DOES NOT ACKNOWLEDGE COMPLIANCE TO THE PLANS. QUESTIONS MUST BE REFERRED TO THE ARCHITECT FOR INTERPRETATION AND CLARIFICATION.
 - APPROVAL OF PLANS BY THE BUILDING/PLANNING DEPARTMENT DOES NOT ACKNOWLEDGE COMPLIANCE TO LOCAL, FEDERAL, AND STATE CODES. AN INSPECTOR MAY REQUEST FIELD CHANGES INCONSISTENT WITH THE PLANS. CONTRACTOR MUST BRING SUCH INCONSISTENCIES TO THE ATTENTION OF THE ARCHITECT.
- CONTRACTOR SHALL CONSULT ALL REPRESENTATIVES OF CITY OR COUNTY GAS, WATER, POWER, PHONE AND CABLE COMPANIES, CONCERNING AVAILABLE FACILITIES BEFORE STARTING WORK OR CONNECTING UTILITIES TO ENSURE THEY ARE AVAILABLE.
- THE TERM CONTRACTOR AND SUB-CONTRACTOR ARE USED INTERCHANGEABLY THROUGHOUT THE PLANS.
- ALL SUB-CONTRACTORS ARE SUBJECT TO THE GENERAL NOTES AND SPECIFICATIONS. THE GENERAL CONTRACTOR IS TO SUBMIT A LIST OF SUB-CONTRACTORS FOR THE EXECUTION OF THE WORK.
- SUB-CONTRACTORS SHALL, AT ALL TIMES, KEEP WORKMAN'S COMPENSATION INSURANCE IN FULL FORCE AND EFFECT.
- SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THEIR WORK UNTIL WORK HAS BEEN COMPLETED AND ACCEPTED AND ALSO FOR HIS/HER OWN MATERIALS. SUB-CONTRACTOR SHALL KEEP THE PREMISES CLEAN OF RUBBISH CAUSED BY THEIR WORK.
- CHANGES REQUESTED BY AN INSPECTOR, OTHER GOVERNMENT OFFICIAL, OR THE OWNER TO THE PLANS OR THE BUILT CONDITIONS MUST HAVE ARCHITECT'S APPROVAL PRIOR TO IMPLEMENTATION.
- THE ARCHITECT'S REVIEW OF SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR(S) OR SUB-CONTRACTOR(S) FROM RESPONSIBILITY FOR DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS UNLESS HE OR SHE HAS, IN WRITING, CALLED THE ARCHITECT'S ATTENTION TO SUCH DEVIATION AT THE TIME OF SUBMITTAL, AND THEY HAVE BEEN SUBSEQUENTLY REVIEWED BY THE ARCHITECT; NOR SHALL REVIEW RELIEVE HIM OR HER FROM RESPONSIBILITY FOR ERRORS OF ANY SORT IN SHOP DRAWINGS.
- ALL BIDS MUST BE BASED STRICTLY ON MATERIALS SPECIFIED OR ARCHITECT APPROVED EQUAL. SUBSTITUTIONS OF ANY OTHER MATERIALS WHICH THE CONTRACTOR CONSIDERS EQUIVALENT IN QUALITY MUST BE SO STATED IN THEIR BID, ADDING OR DEDUCTING AS THE CASE MAY BE. NO SUBSTITUTIONS WILL BE ALLOWED, EXCEPT AS APPROVED BY THE ARCHITECT OR CLIENT IN WRITING.
- BIDDERS SHALL STATE IN THEIR PROPOSALS THE ESTIMATED NUMBER OF CALENDAR DAYS ESTIMATED TO COMPLETE THE WORK OF THE CONTRACT.
- THE CONTRACTOR SHALL SUBMIT HIS BID IN THE FOLLOWING MANNER:
 - LINE ITEM BID USING ARCHITECTS BID LIST.
 - REQUESTED SUBSTITUTIONS AND BACK UP INFORMATION.
 - INCLUDE IN THE BID THE ALLOWANCES INDICATED IN PLANS FOLLOWED BY THE LETTER "A".
 - THE ARCHITECT MAY SUBMIT PLANS, AND PAY THE BUILDING DEPARTMENT FOR PLAN CHECK. CONTRACTOR OR OWNER SHALL PAY PERMIT & OTHER FEES. (OWNER TO REIMBURSE THE ARCHITECT / CONTRACTOR FOR FEES PAID).
 - POWER, WATER, SEWER, GAS AND OTHER CONSTRUCTION SERVICES SHALL BE PROVIDED AND PAID FOR BY THE GENERAL CONTRACTOR.
 - ALL OTHER FEES AND ASSESSMENTS SHALL BE PAID BY THE CONTRACTOR.
 - ALL BIDS ARE DUE IN THE OFFICE OF THE ARCHITECT ON DATE SPECIFIED.
- IF PLANS APPEAR OR BECOME DIFFERENT THAN CONDITIONS IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO CONTINUING WORK. IF WORK CONTINUES WITHOUT PROPER RESOLUTION BY ANY PARTY,

- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESOLVE SUCH ISSUES AT THE CONTRACTOR OR SUB-CONTRACTOR'S EXPENSE.
- WHERE DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND SPECIFICATIONS, SUBMIT AN RFI TO PROJECT ENGINEER/ ARCHITECT.
- FINISH FLOOR HEIGHTS, CEILING HEIGHT, ROOF RIDGE HEIGHTS, PLATE HEIGHTS, AND ALL OTHER ELEVATIONS CRITICAL TO LIMITS SET FORTH IN THE PLANS OR CODES SHALL BE FIELD VERIFIED FOR ACCURACY PRIOR TO COMMENCING THE NEXT STEP OF CONSTRUCTION. NOTIFY THE ARCHITECT IF HEIGHTS ARE NOT AS SPECIFIED IN THE PLANS.
- THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS AND SCAFFOLDING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT CONSTRUCTION SHALL CONFORM TO THE MOST RECENT VERSION OF THE APPLICABLE CODE OF REGULATIONS FOR PROTECTION OF PEDESTRIANS DURING CONSTRUCTION AND/OR DEMOLITION.
- ALL EXPOSED REBAR SHALL HAVE REBAR CAPS PLACED FOR THE PROTECTION OF WORKERS AND PEDESTRIANS.
- THE BUILDING SHALL CONFORM TO TITLE 24 STATE ENERGY CODES PER THE APPROVED PLANS AND CALCULATIONS WHEN AVAILABLE.
- THE IMPROVEMENTS SHALL BE INSURED BY THE OWNER AGAINST LOSS DURING THE PROGRESS OF THE WORK. CONTRACTOR SHALL INFORM THE OWNER OF THE VALUE OF MATERIALS AS THE JOB PROGRESSES.
- ALL MATERIALS SHALL BE OF THE BEST QUALITY UNLESS NOTED OTHERWISE. ALL INSTALLATIONS SHALL BE PERFORMED IN THE BEST POSSIBLE MANNER BY SKILLED LABOR.
- ALL WORK SHALL BE COMPLETED AS CUSTOMARY IN THE TRADE AND BE SAFE FOR ALL WORKERS.
- ALL INSTALLERS ARE TO BE CERTIFIED BY MANUFACTURER FOR THE APPLICATION OF THE PRODUCTS USED FOR THIS PROJECT.
- CONTRACTOR SHALL GUARANTEE ALL SYSTEMS ARE FREE OF DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. WORK REQUIRED TO RESOLVE DIFFICULTIES SHALL BE PAID FOR BY THE CONTRACTOR, PARTS AND LABOR INCLUDED.
- CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED FINISH MATERIAL AND OWNER'S PROPERTY/BELONGINGS ON SITE AND/OR STRUCTURAL MEMBERS AS REQUIRED AND AS CONFIRMED BY THE BUILDING INSPECTOR AND ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY FACILITIES; ERECT AND MAINTAIN, FOR THE DURATION OF CONSTRUCTION AND IN AS EXPEDITIOUS A METHOD AS POSSIBLE, THE FOLLOWING:
 - TEMPORARY TOILET FACILITIES ON SITE
 - PROVIDE TEMPORARY ELECTRICITY AND WATER FOR THE EXPRESS PURPOSE OF THE CONSTRUCTION AND AT THE EXPENSE OF THE CONTRACTOR.
 - PROVIDE, FOR GENERAL PURPOSE FIELD COORDINATION, LAND LINE OR CELLULAR TELEPHONE NUMBER.
 - PROTECTIVE CONSTRUCTION FENCE
- IF THE OWNER IS TO LIVE IN HOME DURING CONSTRUCTION, DISCUSS LOGISTICS RELATIVE TO UTILITIES & HOURS OF WORK PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL REVIEW ALL DETAILS AND SHALL CONSTRUCT THE DETAILS AS SHOWN WHERE THEY APPLY. IF CONTRACTOR WISHES TO PROVIDE ALTERNATIVE METHODS, THOSE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- PRIOR TO INSTALLING LANDSCAPING AND PRIOR TO OWNER'S MOVE IN, CONTRACTOR SHALL TENT THE BUILDING FOR TERMITE PROTECTION. THIS SHALL BE PART OF THE INITIAL BID.
- ROOFING SYSTEMS, MATERIALS, APPLICATIONS, SPECIFICATIONS AND DETAILS CONTAINED IN THESE PLANS AND NOTES, AND IN THE MANUFACTURER'S SPECIFICATIONS SHALL BE STRICTLY ADHERED TO.

RADON VENTING (IF APPLICABLE)
ACTIVE SUB-SLAB (OR) SUB-MEMBRANE DEPRESSURIZATION SYSTEM:

- IF RADON VENTING REQUIRED, GENERAL CONTRACTOR SHALL HIRE A QUALIFIED INSTALLER & COORDINATE FROM FOUNDATION TO ROOF. ALL MECHANICS & METHODS SHALL BE IN COMPLIANCE WITH THE MOST CURRENT STANDARDS OF THE TRADE.
- PROVIDE A VISIBLE OR AUDIBLE SYSTEM FAILURE WARNING DEVICE (ALARM) TO ALERT THE OWNER IF THERE IS A SYSTEM FAILURE; LOCATION AGREED UPON WITH THE OWNER IN THE FIELD.
- TEST RADON VENTING SYSTEM PRIOR TO CLOSING UP WALLS & AT COMPLETION OF CONSTRUCTION. PROVIDE OWNER WRITTEN RESULTS OF TESTS. FOR TESTING GUIDELINES AND METHODS OR FOR GENERAL RADON QUESTIONS, CONTACT THE NATION SAFETY COUNCIL AT 800.55-RADON, OR THE STATE RADON CONTACTS AT 800.745.7236.

FLOOD ZONE (IF APPLICABLE)

- A FINAL FLOOD ELEVATION CERTIFICATE EXECUTED BY A LICENSED SURVEYOR OR CIVIL ENGINEER MUST BE FURNISHED TO THE CITY INSPECTOR PRIOR TO THE APPROVAL OF THE LOWEST FLOOR FRAMING.
- ALL NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENTS SHALL BE ADEQUATELY ANCHORED TO PREVENT FLOATATION, COLLAPSE OR LATERAL MOVEMENT OF THE STRUCTURE RESULTING FROM HYDRODYNAMIC AND HYDROSTATIC LOADS, INCLUDING THE EFFECTS OF BUOYANCY.
- ALL NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENTS SHALL BE CONSTRUCTED WITH MATERIALS AND UTILITY EQUIPMENT RESISTANT TO FLOOD DAMAGE.

- ELECTRICAL, HEATING, VENTILATION, PLUMBING, AIR CONDITIONING EQUIPMENT AND OTHER SERVICES SHALL BE DESIGNED AND/OR LOCATED SO AS TO PREVENT WATER FROM ENTERING OR ACCUMULATING WITHIN THE COMPONENTS DURING CONDITIONS OF FLOODING.
- FLOOD VENTS SHALL BE USED FOR ANY ENCLOSED AREAS BELOW FLOOD PLAIN, INCLUDING CRAWL SPACE AND GARAGES. BOTTOM OF VENTS TO BE LOCATED WITHIN 12" OR LESS ABOVE ADJACENT FINISHED GROUND LEVEL (INTERIOR AND EXTERIOR). PROVIDE FLOOD VENT OPENINGS OF (1) SQUARE INCH PER EACH SQUARE FOOT OF ENCLOSED AREAS AND PROVIDE SCREEN COVERS THAT ALLOW FOR AUTOMATIC FLOW OF FLOOD WATERS. SEE DIVISION 8D.
- THE FINISHED GROUND LEVEL OF THE UNDER-FLOOR SPACE SHALL BE EQUAL TO OR HIGHER THAN THE OUTSIDE FINISHED GROUND LEVEL ON AT LEAST ONE SIDE OF THE HOME. CRAWL SPACE SHALL BE SLOPED UP TO EACH VENT & NO LOWER THAN EXISTING GRADE.
- ALL NEW FIRST FLOOR FRAMING TO BE FLOOD-RESISTANT. ALL NEW FRAMING TO BE PTDF, CEDAR, OR REDWOOD (OR OTHER FLOOD-RESISTANT MATERIAL APPROVED BY FEMA, VERIFY WITH STRUCTURAL ENGINEER).

[DIVISION 2]
SITE WORK

2A SITE PLAN

- CONTRACTOR SHALL CALL "DIGALERT" PRIOR TO ANY WORK ON SITE TO VERIFY THE LOCATION OF UTILITIES ON SITE.
- CONTRACTOR SHALL OBTAIN A SEPARATE PERMIT FOR ALL GARDEN WALLS, RETAINING WALLS, FENCES, POOLS AND SPAS AND THEIR EQUIPMENT, TRASH ENCLOSURES, AND PLANTERS AS REQUIRED BY LOCAL CITY OR COUNTY AGENCIES.
- FIELD INSPECTORS SHALL REVIEW AND APPROVE FUTURE UNDER GROUND UTILITY REQUIREMENTS PRIOR TO CONCRETE PLACEMENT AS REQUIRED BY LOCAL CITY OR COUNTY AGENCIES.
- REFER TO STREET IMPROVEMENT PLANS BY CIVIL ENGINEER FOR ADDITIONAL INFORMATION AS REQUIRED/ AVAILABLE.
- CONTRACTOR SHALL REVIEW SOILS REPORT PRIOR TO BIDDING AND ABIDE BY ALL RECOMMENDATIONS GIVEN THEREIN. IT IS CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY FROM ARCHITECT. IF NO REPORT AVAILABLE, REVIEW PLANS AND ASSUME CODE MINIMUMS.
- PEDESTRIAN SLABS - 3" THICK MINIMUM. DRIVING SLABS - 5" THICK MINIMUM. COMPACT GROUND BELOW AS CUSTOMARY.
- WIRE ALL J-BOXES IN PLANTER AREAS TO 24 HOUR, 7 DAY TIME CLOCK IN GARAGE OR MECHANICAL AREA. SEE ELECTRICAL PLAN FOR LOCATION IF APPLICABLE.
- REVIEW WITH LOCAL JURISDICTION FOR REQUIREMENT OF NEW SENER LATERAL AND/OR NEW WATER METER PRIOR TO SUBMITTING BID. INCLUDE THOSE COSTS IN CONSTRUCTION BID.
- UPGRADE GAS SUPPLY & METER AS REQUIRED FOR NEW WATER HEATING SYSTEM.
- CONTRACTOR AND PLUMBER SHALL VERIFY WITH CITY OR COUNTY, REQUIREMENT TO UPGRADE WATER METER SIZE.
- EXISTING IRRIGATION LINES THAT CONFLICT WITH NEW STRUCTURE(S) TO BE RELOCATED AND/OR RE-RUN.

2B GRADING AND EARTHWORK

- ALL GRADING AND EARTHWORK SHALL BE PERFORMED IN COMPLIANCE WITH LOCAL GRADING CODES AND ORDINANCES. SEE SOILS AND GEOLOGICAL REPORT (IF AVAILABLE) FOR RECOMMENDED SOIL BEARING PRESSURE, FOUNDATION MATERIAL, SITE GRADING IF AVAILABLE, AND GRADING PLAN FOR SPECIFIC GRADING AND EARTHWORK REQUIREMENTS. INCLUDE RECOMMENDATIONS IN BID.
- GRADING CONTRACTOR TO EXAMINE SITE PRIOR TO BIDDING TO CONFIRM THE ESTABLISHMENT OF FINISH GRADES AND DRAIN LINES AS SHOWN ON PLAN. ANY UNUSUAL OR CONFLICTING CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- FILL AND FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY APPROVED SOILS / STRUCTURAL ENGINEER. SUBMIT REPORT TO THE CITY / COUNTY IF REQUIRED.
- SHOULD ANY LOOSE FILL, EXPANSIVE SOIL, GROUND WATER OR OTHER ADVERSE CONDITIONS BE ENCOUNTERED DURING THE EXCAVATION FOR NEW FOUNDATIONS, ALL WORK SHALL CEASE IMMEDIATELY AND THE SOILS ENGINEER AND/OR THE ARCHITECT SHALL BE NOTIFIED.
- ALL BACKFILLING SHALL ONLY BE DONE WITH CLEAN MATERIAL, CLEAN PEA GRAVEL OR APPROPRIATE SAND, AND COMPACTED IN ACCORDANCE WITH APPROPRIATE TESTING DESIGNATION. FLOODING NOT PERMITTED. USE LIGHTWEIGHT TAMPERS TO COMPACT THE SOIL BEHIND WALLS UNLESS SOILS REPORT STATES OTHERWISE.
- ALL AREAS TO RECEIVE CONCRETE SLAB SHALL BE THOROUGHLY AND MECHANICALLY COMPACTED TO MINIMUM DENSITY REQUIRED BY CODE AND/OR SOILS REPORT AND WHERE REQUIRED, TESTED BY SOILS ENGINEER.
- CARE SHALL BE TAKEN NOT TO OVER EXCAVATE FOUNDATIONS AT LOWER ELEVATIONS. PREVENT DISTURBING SOIL AROUND FOOTING AT HIGHER ELEVATIONS.
- APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING, SHORING AND EROSION CONTROL DEVICES SHALL BE INCLUDED IN CONTRACTOR'S FEE.
- THE SITE PREPARATION FOR THE CONSTRUCTION SHALL INCLUDE THE REMOVAL OF ALL RUBBISH, BROKEN CONCRETE, TREE AND TREE TRUNKS REQUESTED FOR REMOVAL, AND ANY OTHER DEBRIS THAT WOULD BE DETRIMENTAL TO THE FOUNDATION OF ANY STRUCTURE.

- ALL EXCAVATION IN EXCESS OF FIVE (5) FEET, SHALL BE MADE AT A 2 HORIZONTAL TO 1 VERTICAL SLOPE OR AT THE RECOMMENDATION OF THE SOILS ENGINEER.
- AFTER GRADING AND PRIOR TO PLACING BASE COURSE, TREAT ALL AREAS BENEATH PAVING WITH WEED KILLER. ENSURE PROTECTION AGAINST DAMAGE TO LIFE AND PROPERTY.
- EXCAVATIONS GREATER THAN 5 FEET DEEP AND WITHIN 3' OF THE PROPERTY LINE: CONTRACTOR SHALL CONTACT ADJACENT NEIGHBOR IN WRITING 10 DAYS PRIOR TO EXCAVATION.
- EXCAVATE TO REQUIRED DIMENSIONS AND DEPTHS INDICATED, CUT SQUARE AND SMOOTH WITH LEVEL, FIRM BOTTOMS. OVER EXCAVATIONS CAUSED THROUGH CONTRACTOR'S ERROR TO GREATER DEPTH THAN REQUIRED SHALL BE FILLED AT CONTRACTOR'S EXPENSE. SEE FOUNDATION PLAN AND/OR SOILS REPORT (IF AVAILABLE) FOR SOIL BEARING VALUE.
- COUNTY/CITY GRADING ENGINEER SHALL BE CONTACTED PRIOR TO START OF GRADING TO SCHEDULE A PRE-GRADING MEETING IF REQD.
- REFER TO THE SITE, LANDSCAPE, AND/OR GRADING PLAN FOR ADDITIONAL CONCRETE WORK @ SIDEWALKS, STEPS, BLOCK WALLS, PLANTERS, ETC.
- IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO HAVE GRADING, COMPACTION, BACK FILLING, FOOTING AND UTILITY INSPECTIONS COMPLETED PRIOR TO BEGINNING THE NEXT PHASE OF CONSTRUCTION.
- ALL EXPOSED CONCRETE SHALL MATCH EXISTING OR HAVE A LIGHT SANDBLASTED FINISH U.N.O.

2C FOUNDATIONS

- ALL EXCAVATING AND BACKFILLING SHALL COMPLY WITH THE MOST CURRENT APPLICABLE CODE OF REGULATIONS AND AS RECOMMENDED BY THE SOILS REPORT WHEN AVAILABLE.
- RETAINING WALLS WHICH ARE SUPPORTING BUILDING WALLS SHALL BE BACKFILLED PRIOR TO BUILDING CONSTRUCTION. BACKFILL BEHIND A RETAINING WALL SHALL NOT BE PLACED UNTIL THE CONCRETE OR MASONRY OBTAINS ITS DESIGNED STRENGTH OR IS PROPERLY SHORED.
- COORDINATING SOILS INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND FEES FOR SUCH SHALL BE PAID BY THE OWNER. SPECIFIC TIMES OF INSPECTION SHALL BE VERIFIED AND ADHERED TO BASED ON SOILS ENGINEER'S REQUIREMENTS WHEN AVAILABLE. ESTIMATED COSTS TO OWNER SHALL BE INCLUDED IN THE BID.
- IN CASES WHERE THE WATER TABLE IS WITHIN 2'-0" OF THE BOTTOM OF SLAB, INSTALL SUB-DRAIN SYSTEM IN GRAVEL BED. WATERPROOF SLAB WITH BELOW GRADE WATERPROOFING ABOVE THE GRAVEL BASE.
- ALL WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE. CARE SHALL BE TAKEN SO AS NOT TO DRY OUT UNDERLYING NATURAL SOIL.
- DISCREPANCIES AND/OR CONFLICTS WITH THE FOUNDATION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT OR STRUCTURAL ENGINEER.
- CONTRACTOR TO CONTACT SOILS ENGINEER AND / OR STRUCTURAL ENGINEER FOR TRENCH / PAD REVIEW & APPROVAL OF STEEL & SOIL PRIOR TO CITY INSPECTION & POURING OF ANY CONCRETE ON SITE.
- CONTRACTOR SHALL CONTACT ARCHITECT AND STRUCTURAL ENGINEER 72 HOURS PRIOR TO FOOTING POUR AND SLAB POUR.
- CONCRETE SLABS SHALL BE PER STRUCTURAL. SLAB O/ 15 MIL. MIN. VAPOR BARRIER O/ HEAVY FILTER FABRIC O/ 4" CLEAN AGGREGATE ROCK FILL (1/2" ROCK OR LARGER), U.N.O. - REFER TO SOILS REPORT AND STRUCTURAL ENGINEERING PLANS. IF DISCREPANCIES OCCUR BETWEEN DOCUMENTS, MOST RESTRICTIVE SHALL PREVAIL.
- RETROFIT/ DESIGN CRAWL SPACE FOR MOISTURE CONTROL.

2D DEMOLITION

- PRIOR TO ANY DEMOLITION, DISCUSS WITH OWNER THE OPTION OF SAVING ANY EXISTING FIXTURES, FAUCETS, ELECTRICAL FIXTURES, CABINETS, DOORS, WINDOWS, ETC. FOR PERSONAL USE OR DONATION.
- THE ARCHITECT AND ARCHITECT'S CONSULTANTS ARE NOT RESPONSIBLE FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF HAZARDOUS MATERIALS OR PERSONS EXPOSED TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE. VISIT THE EPA WEBSITE AT WWW.EPA.GOV FOR MORE INFORMATION.
- DEMO MAY BE REQUIRED IN OTHER AREAS OF HOME BASED ON NEW STRUCTURAL LAYOUT. CHECK ENTIRE SET OF PLANS AND DETERMINE AREAS REQUIRED FOR EFFICIENT CONSTRUCTION AND COMPLETION OF WORK.
- IF ANY DEMO IS REQUIRED BEYOND WHAT IS INDICATED IN PLANS (INCLUDING BUT NOT LIMITED TO REMOVAL OF WALLS, INTERIOR/EXTERIOR FINISH, AND FOUNDATIONS, ETC.) ARCHITECT SHALL BE INFORMED PRIOR TO ANY REMOVAL. IF THIS PROJECT IS DEFINED AS A REMODEL, IN NO CASE SHOULD THE SCOPE OF DEMOLITION EXCEED THAT WHICH IS ALLOWED BY LOCAL JURISDICTION.
- CONTACT ARCHITECT FOR ANY QUESTIONS PRIOR TO DEMOLITION START.
- PRIOR TO DEMOLITION, CAP OFF ALL NECESSARY EXISTING UTILITIES IN A SAFE MANNER BASED ON SCOPE OF WORK.
- COMPLETELY SEAL OFF ALL SUPPLY AND RETURN GRILLS PRIOR TO ANY DEMOLITION FOR ALL REMODELS.
- SHORE UP ANY SECOND FLOOR AREAS, FLOORS, WALLS PRIOR TO DEMOLISHING FIRST FLOOR BEARING WALLS AS REQUIRED FOR SAFE CONDITIONS.
- ALL FLOORING AND OTHER MATERIALS, PRODUCTS, APPLIANCES, ETC. THAT ARE TO REMAIN SHALL BE PROPERLY COVERED AND PROTECTED FROM CONSTRUCTION AND WEATHER DAMAGE. ANY DAMAGE CAUSED FROM NEGLIGENCE SHALL BE THE CONTRACTOR'S

- RESPONSIBILITY.
- ARCHITECT SHALL BE INFORMED OF ANY NON-PLANNED DAMAGE TO WALLS, FLOOR, AND FINISHES DUE TO DEMO. GENERAL CONSTRUCTION, TERMITE & WATER DAMAGE.
- PRIOR TO DEMO AND/OR CUTTING OF CONCRETE FLOOR SLABS & FOUNDATIONS, CONTRACTOR TO VERIFY ALL SYSTEMS IN SAID SLABS & FOUNDATIONS INCLUDING BUT NOT LIMITED TO RADIANT HEATING, PLUMBING, ELECTRICAL, MECHANICAL SYSTEMS, SLAB TENSIONING CABLES, ETC.

[DIVISION 3]
CONCRETE

3A CONCRETE

- PRIOR TO PLACING CONCRETE, REINFORCING STEEL AND OTHER EMBEDDED ITEMS SHALL BE WELL SECURED IN POSITION AS SHOWN ON THE DRAWINGS.
- NO PIPES OR SLEEVES SHALL BE PLACED IN CONCRETE UNLESS SPECIFICALLY DETAILED & APPROVED BY STRUCTURAL ENGINEER.
- ALL PIPES AND CONDUITS PASSING THROUGH CONCRETE FLOORS SHALL BE SLEEVED WITH ABS PIPES NOT TO EXCEED 6" IN DIAMETER. REFER TO STRUCTURAL AND/OR ARCHITECTURAL DETAILS. CONCRETE FLOORS TO RECEIVE WATERPROOFING: GANGED PIPES/CONDUITS MAY BE HOUSED IN COMMON SLEEVE. PROVIDE 4" MINIMUM SPACING BETWEEN. PROVIDE CONCRETE PAD UNDER AC CONDENSERS PER MFG. RECOMMENDATIONS.
- ARCHITECT SHALL PROVIDE CONTROL/EXPANSION JOINT LAYOUT FOR FINISH SLABS. CONTRACTOR SHALL REQUEST LAYOUT AND NOT POUR WITHOUT ARCHITECT'S LAYOUT.
- LOCATION OF HOLD DOWNS & 'POSTS ABOVE' ARE APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, THE FRAMING CONTRACTOR AND CONCRETE CONTRACTOR TO PLACE THESE ANCHORS IN THE EXACT LOCATION.
- WHENEVER SULFATE RESISTANCE IS REQUIRED PER SOILS REPORT, CONCRETE MIX SHOULD BE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE APPLICABLE CODE OF REGULATIONS.
- CONCRETE MIX SHALL CONTAIN 30% RECYCLED FLY ASH OR SLAG.

3B CONCRETE REINFORCEMENT

- ALL REINFORCING, ANCHOR BOLTS, AND INSETS SHALL BE PLACED ACCURATELY AND SECURED IN PLACE PRIOR TO PLACING CONCRETE OR GROUTING MASONRY.
- FABRICATION, ERECTION AND PLACEMENT SHALL CONFORM TO THE LATEST CONCRETE REINFORCING STEEL INSTITUTE MANUAL OF STANDARD PRACTICE.
- EXCEPT WHERE GREATER DIMENSIONS ARE INDICATED, PROVIDE THE FOLLOWING MINIMUM CONCRETE COVERING FOR REINFORCEMENT STEEL: REFER TO CURRENT APPLICABLE CODE FOR OTHER CATEGORIES.
 - BELOW GRADE - UNFORMED.....3" CLEAR
 - BELOW GRADE - FORMED.....2" CLEAR
 - FOOTING BOTTOM.....3" CLEAR
 - WALL PANELS EXPOSED TO EARTH OR WEATHER.....1" CLEAR
 - WALL PANELS.....1-1/2" CLEAR
- ALL HARDWARE SHALL BE "SIMPSON STRONG TIE" OR APPROVED BY STRUCTURAL ENGINEER.

3C GROUT

- STANDARD & HIGH LIFT GROUTING SHALL BE PER THE MOST CURRENT APPLICABLE CODE. TEST, INSPECT, AND APPLY ADMIXTURES AS REQUIRED BASED ON CONDITIONS. VERIFY WITH STRUCTURAL ENGINEER.

[DIVISION 4]
MASONRY

4A MORTAR AND GROUT

- MORTAR: SHALL CONFORM TO APPLICABLE REQUIREMENTS IN THE MOST CURRENT APPLICABLE CODE.
- CLEANOUTS ARE REQUIRED FOR POURS OVER 4'.

4B UNIT MASONRY

- CONCRETE BLOCK (CMU): ALL UNITS TYPE N/1500 PSI, SOLID GROUTED WHERE RETAINING. STORE UNITS UNDER COVER AT JOB SITE. GROUT & REBAR PER STRUCTURAL.

[DIVISION 5]
METALS

5A STRUCTURAL METAL FRAMING

- ALL STRUCTURAL STEEL SHALL CONFORM TO THE MOST CURRENT ASTM STANDARDS AND SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC SPECIFICATION AND CODE OF STANDARD PRACTICE AS AMENDED.
- ALL STRUCTURAL STEEL SHALL HAVE MINIMUM ONE SHOP COAT OF PROTECTIVE PRIMER BY THE STEEL FABRICATOR UNLESS OTHERWISE SPECIFIED. RE-PRIMER FIELD CUTS IMMEDIATELY.
- STRUCTURAL STEEL SHOP DRAWINGS MAY BE SUBMITTED TO THE ARCHITECT AND ENGINEER FOR REVIEW PRIOR TO FABRICATION AND ERECTION. GENERAL CONTRACTOR

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REVISION:	
PC#:	
DB:	CI/JL
JOB#:	2021.10.76

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DATE: 12/20/2022

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- HOLDS RESPONSIBILITY AND LIABILITY IF NOT PROVIDED. 1 WEEK REQUIRED FOR REVIEW.
- ALL ENDS OF STEEL COLUMN SHALL BE SQUARE CUT AND PROPERLY FINISHED UNLESS OTHERWISE DETAILED.
 - SEPARATE AND ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.

5B WELDING

- ALL FIELD AND SHOP WELDS SHALL BE GROUND SMOOTH, PRIMED AND PRIME IMMEDIATELY.
- ALL WELDING SHALL BE ELECTRIC ARC WELD PERFORMED BY OPERATORS CERTIFIED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY AND THE PREVAILING LOCAL BUILDING CODE FOR THE TYPE OF WELDING TO BE PERFORMED, AND AS APPROVED BY THE GOVERNING DEPARTMENT OF THE LOCAL OFFICE OF BUILDING AND SAFETY.
- CONTINUOUS INSPECTION OF ALL STRUCTURAL WELDING BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED AND PAID FOR BY THE GENERAL CONTRACTOR, OR PERFORMED IN A LICENSED FABRICATING SHOP BY CERTIFIED WELDERS. SUBMIT REPORTS TO CITY/COUNTY INSPECTIONS & STRUCTURAL ENGINEER AS NECESSARY.

5C SHEET METAL AND MISCELLANEOUS METALS

- ALL SHEET METAL TO BE 316 GRADE STAINLESS STEEL, UNLESS OTHERWISE NOTED. ALL GALVANIZED METALS SHALL BE ETCHED, PRIMED AND PAINTED.
- TUB ACCESS PANEL TO BE GALVANIZED SHEET METAL DOOR SIZED MIN. 12" X 14". APPLY FINISH TO MATCH ADJACENT WALL MATERIAL.
- METAL LADDERS SHALL BE FABRICATED AND INSTALLED AS INDICATED AND IN COMPLIANCE WITH CURRENT CODE. PRIME AND PAINT TO MATCH SURROUNDING WALLS.
- METAL STAIR: MANUFACTURER TO SUBMIT SHOP DRAWINGS AND CALCULATIONS TO ARCHITECT FOR REVIEW AND BUILDING DEPARTMENT FOR APPROVAL.
- ALL MISCELLANEOUS METALS AND NAILS EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED UNLESS NOTED OTHERWISE.

[DIVISION 6] CARPENTRY

6A WOOD FRAMING AND ROUGH CARPENTRY

- ALL STRUCTURAL LUMBER AND PLYWOOD SHALL BE GRADED IN ACCORDANCE WITH AMERICAN PLYWOOD ASSOCIATION GRADING RULES AND VISIBILITY STAMPED ON FIELD MATERIALS.
- WOOD BEARING ON OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR (WEST COAST) OR FOUNDATION GRADE REDWOOD.
- UNLESS NOTED OTHERWISE IN STRUCTURAL PLANS, ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR (WEST COAST) OF THE FOLLOWING GRADE:
 - STUDDING AND PLATES..... NO. 2 WCGF
 - 2 X HORIZONTAL FRAMING MEMBERS (UNLESS NOTED OTHERWISE)..... NO. 2 WCGF
 - HORIZONTAL BEAMS, HEADERS AND OTHER 4 X OR LARGER MEMBERS..... NO. 1 WCGF
- OSB SHEATHING IS NOT ACCEPTABLE AT ANY EXTERIOR HORIZONTAL CONDITIONS OR ANY AREA EXPOSED TO WEATHER DURING THE CONSTRUCTION PROCESS. CDX SHEATHING IS NOT ACCEPTABLE IN ANY EXTERIOR HORIZONTAL CONDITIONS AND IS ONLY ACCEPTABLE IN VERTICAL APPLICATIONS WHERE THE AREA WILL NOT BE PERMANENTLY EXPOSED TO WEATHER.
- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER, TERMITE OR OTHER DAMAGE SHALL NOT BE INSTALLED.
- ALL BOLTS THROUGH WOOD SHALL BE MACHINE BOLTS. PROVIDE STANDARD WASHERS UNDER ALL NUTS. SEE STRUCTURAL.
- NAILS FOR PLYWOOD SHALL BE STANDARD PLYWOOD NAILS. NAILS FOR METAL HANGERS, FRAMING ANCHORS AND FASTENERS SHALL BE MANUFACTURED SPECIFICALLY FOR THIS PURPOSE.
- HANGERS, CONNECTORS, ANCHORS, AND OTHER FRAMING FASTENERS SHALL BE MANUFACTURED BY "SIMPSON", OR APPROVED EQUAL OF THE SIZES AND TYPES INDICATED.
- ALL WOOD FRAMING, INCLUDING NAILING, SHALL COMPLY WITH THE MOST CURRENT APPLICABLE CODES, EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE HEREIN INDICATED.
- ALL EXPOSED FRAMING SHALL BE KILN DRIED TO REDUCE SAPPING AND HAVE A DESIGN GRADE APPEARANCE.
- FRAMING SHALL BE DONE IN A PROFESSIONAL MANNER BY SKILLED CRAFTSMEN. ALL NAILING SHALL CONFORM TO THE MOST CURRENT APPLICABLE CODE. GAPS BETWEEN FRAMING MEMBERS IS NOT ACCEPTABLE AND MUST BE FIXED PRIOR TO FINAL FRAMING.
- EXTERIOR WALL FRAMING SHALL BE 2 X 6 STUDS AT 16" ON CENTER PROVIDE DOUBLE 2 X 6 TOP PLATE WITH MINIMUM 48" LAP SPICE, UNLESS OTHERWISE NOTED.
- ALL NEW INTERIOR WALLS SHALL BE 2 X 4 STUDS UNLESS OTHERWISE NOTED. ALL WALLS SURROUNDING BATHROOMS TO BE 2X6. FURR OUT EXISTING 2X4 PLUMBING WALLS TO 2X6 AS NEEDED FOR PLUMBING, NEW CONSTRUCTION AND CODE REQUIREMENTS.
- PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL BEARING WALLS OR SOLID DOUBLE BLOCKING UNDER ALL PERPENDICULAR BEARING WALLS.
- WHERE MULTI-JOIST (2 OR MORE) OCCUR, SUPPORT EACH END WITH EQUIVALENT NUMBER OF 2X STUDS UNLESS OTHERWISE NOTED.
- PROVIDE MULTIPLE STUD BEARING (MSB) AT EACH END OF

BEAMS. BELOW 4X BEAMS, PROVIDE (2) 2X STUDS MINIMUM AT EACH END AND BELOW 6X BEAMS PROVIDE (3) 2X STUDS MINIMUM, ETC.

- ALL GIULIUM BEAMS SHALL BE STRUCTURAL GRADE UNLESS EXPOSED, THEN APPEARANCE GRADE.
- FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH CURRENT CRC IN THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
- ALL SHEAR WALL PLYWOOD SHALL EXTEND FROM BOTTOM OF SILL PLATE TO TOP OF TOP PLATE OR ROOF PLATE LINE, WHICHEVER IS GREATER. SOLID BLOCK ALL JOINTS.
- CONTRACTOR SHALL VERIFY ALL OPENINGS THROUGHOUT CONSTRUCTION WITH THE HEATING, PLUMBING AND ELECTRICAL SUB-CONTRACTORS FOR SIZE AND LOCATION. ANY CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- WHERE TOP PLATES OR SILL PLATES ARE CUT FOR PIPES, A METAL TIE MINIMUM OSB THICK AND 1 1/2" WIDE SHALL BE FASTENED TO EACH PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN 6-16d NAILS.
- ALL ROOF SHEATHING SHALL BE PER STRUCTURAL PLANS. ALL NEW PLYWOOD ROOF SHEATHING SHALL HAVE RADIANT BARRIER FOIL BACKING AND BE INSTALLED FOIL SIDE DOWN.
- RADIANT BARRIER FOIL ON ROOF, SOUTH, & WEST WALL PLYWOOD SUBSTRATES AS WELL.
- ROOF SHEATHING (UNLESS NOTED OTHERWISE), SHALL BE 5/8" THICK EXTERIOR GRADE PLYWOOD (APPEARANCE GRADE AT EXPOSED CONDITIONS). BLOCK AT ALL EDGES.
- ROOF SHEATHING AND VERTICAL SHEAR PANELS TO BE APPROVED BY INSPECTOR PRIOR TO COVERING OR ROOFING.
- ALL ROOF SHEATHING SHALL MATCH EXISTING WHEN APPLICABLE. IF DISCREPANCIES ARISE BETWEEN EXISTING CONDITIONS AND THOSE SET FORTH IN THE PLANS, CONSULT W/ STRUCTURAL ENGINEER PRIOR CONTINUING WORK.
- SOFFITED AREAS ARE FURRED CEILING WITH 2"x JOISTS AT 16" ON CENTER MAXIMUM- REFER TO PLANS FOR FINISHED CEILING HEIGHT.
- ALL STAIRS SHALL RECEIVE A MINIMUM OF (3) 2 X 12 STRINGERS BELOW 2X TREADS, UNLESS OTHERWISE NOTED.
- ALL FLOOR SHEATHING SHALL BE SCREWED & GLUED TO FLOOR. USE ONLY CODE APPROVED MATERIALS. SEE STRUCTURAL FOR SIZING AND SPACING OF FASTENERS.
- FLOOR SHALL REMAIN FLUSH AT ALL INTERIOR MATERIAL CHANGES. ADJUST SUB FLOOR TO ACCOMMODATE. CONTACT ARCHITECT/STRUCTURAL ENGINEER IF NECESSARY.
- ALL FLOOR SHEATHING SHALL BE PER STRUCTURAL PLANS, ALL INTERIOR AND EXTERIOR WALL PLANES TO BE FLUSH AND PLUMB. WHERE STRUCTURAL PLYWOOD SHEAR PANELS OCCUR, FURR-OUT / SHIM ALONG ENTIRE LENGTH OF WALL TO BE FLUSH OR CONTINUE SHEAR PANEL. NO JOGS IN WALL FINISHES ALLOWED.
- ALL FLOOR SHEATHING SHALL MATCH EXISTING WHEN APPLICABLE. CONSULT STRUCTURAL ENGINEER IF CONFLICTS ARISE.
- INTERIOR DOOR JAMBS SHOULD BE AT LEAST 8" FROM ADJACENT WALL TO ALLOW ADEQUATE SPACE FOR CASING SURROUND. NOTIFY ARCHITECT IF THIS CANNOT BE ACCOMPLISHED.
- PROVIDE 2X12 SOLID BLOCKING AT ALL AREAS WHICH ARE TO RECEIVE MISC. ACCESSORIES; IE: TONEL BARS, HANDRAILS, WALL AND CEILING LAMPS, FANS, ETC. TONEL BARS @ 48" A.F.F. VERIFY HEIGHT AND LOCATION W/ OWNER PRIOR TO CLOSING UP WALLS.
- PROVIDE ADEQUATE FRAMING PER ELEVATOR MFR. VERIFY HOISTWAY DIMENSIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE STRUCTURAL ENGINEER WHEN THE FRAMING IS APPROXIMATELY 50% COMPLETE AND AGAIN PRIOR TO CALLING FOR FINAL FRAMING INSPECTION.
- BRING TO THE ATTENTION OF THE ARCHITECT DURING THE FRAMING STAGES, WINDOW AND DOOR HEADER HEIGHTS THAT DO NOT ALIGN DUE TO FINISH TRIM OF UNITS. VERIFY ALL WINDOW HEADS AND MATCH EXISTING FOR NEW OPENINGS, UNO.
- FOR NEW HOME CONSTRUCTION: BORA-CARE TERMITICIDE, INSECTICIDE AND FUNGICIDE TREATMENT SHALL BE PROVIDED FOR TERMITE CONTROL. COMPLY WITH BORA-CARE'S PRODUCT LITERATURE, TECHNICAL BULLETINS AND U.S. EPA REGISTERED LABEL.

6B FINISH CARPENTRY

- BID SHALL INCLUDE ALL INTERIOR WOOD FINISH, DOORS, CABINET WORK, TRIM AND CASING, AND EXTERIOR FINISH WOODS AS DETAILED ON PLANS.
- ALL HANDRAILS SHALL BE AS DETAILED WITH HEIGHT PER THE MOST APPLICABLE CODE.
- CLOSET SHELF & POLES; CONFIRM WITH OWNER THE USE OF DOUBLE OR SINGLE SHELF & POLE TO BE USED IN CLOSETS WHERE APPLICABLE & IF CLOSET ORGANIZER SYSTEMS MAY BE PREFERABLE PRIOR TO INSTALLATION.
- CONFIRM FINAL PROFILE, PAINT / STAIN FINISHES AND COLORS CONTRACTOR TO PROVIDE INTERIOR MOLDING SAMPLES TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- CROWN & BASE MOLDING SHALL MATCH EXISTING OR PER DETAILS UNLESS INTERIOR DESIGNER IS INVOLVED. MOLDING SHALL BE MITERED OR CONTINUOUS FROM CORNER TO

CORNER - NO BUTT JOINTS ALLOWED. WINDOW & DOOR CASING SHALL MATCH EXISTING OR AS DEFINED IN THE PLANS UNLESS SPECIFIED BY INTERIOR DESIGNER.

[DIVISION 7] THERMAL AND MOISTURE PROTECTION

7A ROOFING + ROOF FLASHING MAT.

- ALL FLASHING, GUTTERS, DOWNSPOUTS AND THE LIKE, SHALL BE AS INDICATED AND LOCATED WHERE SHOWN IN THE PLANS. IN THE ABSENCE OF SPECIFIC SIZES FOR GUTTERS OR DOWNSPOUTS, OR BOTH, PROVIDE SIZES REQUIRED FOR ADEQUATE DRAINAGE AND IN COMPLIANCE WITH LOCAL CODES OR BUILDING OFFICIAL. SLOPE GUTTER TO THE NEAREST DOWNSPOUT.
- ELECTRICAL CONDUITS, PLUMBING, VENTS, HEATING, VENTILATION AND AIR CONDITIONING VENTS, DUCTS, PIPES AND OTHER ITEMS PENETRATING ROOF SHALL BE FLASHED AS REQUIRED BY LOCAL CODE AND IN ACCORDANCE WITH ROOFING MANUFACTURER'S SPECIFICATIONS AND RECOMMENDED FLASHING DETAILS TO PROVIDE A WEATHERPROOF NON-LEAKING INSTALLATION.
- ALL FLASHING & VENTS THROUGH ROOF SHALL BE PAINTED WITH EXTERIOR GRADE PAINT TO MATCH ROOF COLOR/MATERIAL.
- EXPOSED BEAMS (INCLUDING TRELIS BEAMS) TO HAVE VERTICAL WALL PENETRATION FLASHING AND CAP FLASHING THAT IS PAINTED TO MATCH FINISH COLOR OF BEAMS.
- ROOF MATERIAL SHALL BE CLASS 'A' FIRE RATED MINIMUM.
- INSTALL GUTTERS & DOWNSPOUTS TO TIE INTO SITE DRAINAGE SYSTEM AND/OR TO BE USED AS IRRIGATION.
- ALL FLAT ROOF AREAS SHALL RECEIVE FIRE RETARDANT, 10-YEAR BONDED, BUILT UP ROOFING AND COMPLY WITH THE MOST CURRENT APPLICABLE CODE OF REGULATIONS. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH SPECIFICATION EQUIVALENT TO CONGLASS ND-34, HOT MOPPED BETWEEN LAYERS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.
- ALL ROOF DRAINS WITHIN HOUSE SHALL BE 3" DIAMETER ABS I.D. OVERFLOWS MAY BE 2" DIA. P.V.C. INSULATE ALL PIPES W/ LOWRY'S PIPE WRAP PUTTY JACKET.
- ALL SLOPING ROOF MATERIALS SHALL BE PER EXTERIOR ELEVATIONS/ROOF PLAN. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- ALL SLOPING ROOFS SHALL RECEIVE (2) LAYERS #15 FELT UNLESS OTHERWISE NOTED.
- NEW SLOPES TO MATCH ACTUAL ROOF PITCH IN FIELD. VERIFY FITCH OF EXISTING ROOF SLOPE IN FIELD BEFORE FRAMING.
- PROVIDE ATTIC VENTILATION PER MOST CURRENT APPLICABLE CODE OF REGULATIONS.
- PROTECTION OF OPENINGS: ANY OPENINGS INTO ATTICS, FLOORS, OR OTHER ENCLOSED AREAS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH NOT LESS THAN 1/8" AND NO GREATER THAN 1/4" IN ANY DIMENSION EXCEPT WHERE SUCH OPENING ARE EQUIPPED BY SASH OR DOOR.
- ALL ROOF JACKS AND VENT STACKS/PENETRATIONS THROUGH THE ROOF SHALL OCCUR IN THE TOP 24" TO RIDGES AND BE OUT OF VIEW OF THE "FRONT" OF THE HOME AND CLEAR OF POTENTIAL SOLAR PANEL LOCATIONS. CONSULT ARCHITECT IF ANY WILL NOT MEET THOSE REQUIREMENTS PRIOR TO PLACING.
- PROVIDE 2" CONTINUOUS SCREENED VENTS ON ALL SOFFITED OR ENCLOSED EAVES.
- INSTALL FLASHING AND COUNTER FLASHING AT ALL ROOF TO VERTICAL SURFACE CONDITIONS.
- WOOD BEAMS, OUTLOOKERS, PROJECTIONS, ETC., FROM EXTERIOR WALLS OR ROOF SURFACES SHALL BE PROPERLY FLASHED WITH GALVANIZED SHEET METAL FLASHING, WATERPROOFING FLASHING AND CAULKED.

APPROVED PRODUCTS:
ALL PRODUCTS LISTED BELOW SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS SO AS NOT TO VOID WARRANTIES.

ALWAYS "COOL ROOFING" IF AVAILABLE.

COMPOSITION ASPHALT SHINGLES: COMPOSITION SHINGLES BY GAF (OR EQUAL), 50 YEAR CLASS 'A' RATING, ICC-ES ESR-1475,

ALL GUTTERS, COLLECTION BOXES, AND DOWNSPOUTS SHALL BE BONDERIZED GALVANIZED METAL, PAINTED, STYLE PER EAVE DETAILS / MATCH EXISTING IF POSSIBLE. VERIFY WITH ARCHITECT/ OWNER.

ALL DOWNSPOUTS IN WALLS TO BE ABS WRAPPED IN LOWRY'S ACOUSTICAL SOUND DEADENING PIPE WRAP PUTTY TAPE - WRAPPED TO FULLY ENGAGE ENTIRE LENGTH OF PIPE (2-LAYERS). WWW.HALOWRY.COM

ALL CONCEALED ROOF DRAINS SHALL BE ABS WRAPPED W/ LOWRY'S ACOUSTICAL PIPE WRAP WITH OVERFLOW. ROOF DRAIN LINES SHALL PENETRATE FOUNDATION AND CONNECT TO SITE DRAINAGE SYSTEM. SEE NOTE ABOVE.

7B JOINT PROTECTION

- CAULKING AT GLAZING, STOREFRONT, SKYLIGHT, AND PANEL JOINTS SHALL BE G.E. SILICONE SEALANT OR APPROVED EQUAL. COLOR: CLEAR IF AT PAINTED SURFACE OR COLOR TO MATCH ADJACENT SURFACE.
- CAULKING AT ROOF DRAINS AND FLASHING TO BE ONE PART POLYSULFIDE POLYMER SEALANT.
- ALL OPENINGS SHALL BE PROPERLY CAULKED OR SILICONE SEALED AND FLASHED AS NECESSARY TO ENSURE

- COMPLETELY WATERPROOF, WEATHER TIGHT ASSEMBLY. CAULK ALL DOOR AND WINDOW HEAD, JAMBS AND SILLS PRIOR TO APPLICATION OF FINAL FINISH MATERIALS.
- CAULK ALL WALL JOINTS BEHIND DRYWALL.

7C TERMITE PROTECTION

- INSTALL TERMITE SHIELDS TO PROVIDE A PHYSICAL BARRIER BETWEEN THE FRAMING AND THE FOUNDATION. SEE DETAILS.
 - SHALL BE CORROSION-RESISTANT.
 - SHALL BE SINGLE-LEG AT SLAB CONDITIONS OR DOUBLE-LEG AT FOUNDATION STEM WALLS AND PIERS.
 - SHALL BE BETWEEN FOUNDATION STEM WALLS OR PIERS AND WALL FRAMING OR POST.
 - SHALL EXTEND TO THE EXTERIOR AND NOT LESS THAN 1 LINEAR INCH BEYOND WALL FINISH.
 - JOINTS IN THE TERMITE SHIELD SHALL BE PERMANENTLY FUSED WITH SOLDER (OR EQUIVALENT) OR SHALL BE OVERLAPPED A MINIMUM OF 6 LINEAR INCHES AND SHALL BE SEALED WITH A RUBBERIZED ASPHALT SHEET MEMBRANE NOT LESS THAN 6 LINEAR INCHES WIDTH. PENETRATIONS THROUGH THE TERMITE SHIELD SHALL BE SEALED.

7D THERMAL PROTECTION

- PROVIDE INSULATION PER T24 REPORT OR IF NO T24 REPORT EXISTS, PROVIDE PER PRESCRIPTIVE METHOD. PROVIDE R-12 INSULATION BLANKET AT TANK WATER HEATERS AND HOT WATER STORAGE EQUIPMENT.
- INSTALL INSULATION AT ALL STUD AND/OR JOIST BAYS WHERE WASTE OR DRAIN LINES OCCUR.
- REPLACE AND ADD NEW INSULATION IN CAVITY WHERE FINISH IS REMOVED FROM WALLS AND CEILINGS DURING CONSTRUCTION.

APPROVED PRODUCTS:

- SPRAY FOAM INSULATION: (R-6 OR HIGHER); USE ONLY HPD BLOWING AGENT. (OPEN -OR- CLOSED) CELLED SPRAY INSULATION (CLASS 1 BUILDING MATERIAL). THE INSULATION USED ON SITE SHOULD BE NON OFF-GASSING, NO DIPHENYL DIISOCYANATE, OR MDI. OPEN SPRAY FOAM INSULATION SHALL BE 100% WATER-BLOWN, NOT FLOUROCARBONS. CLOSED SPRAY FOAM INSULATION SHALL BE SPRAYED WITH AN AGENT WITH A GREENHOUSE WARMING POTENTIAL (GWP) OF 1 OR LESS. **SPRAY FOAM INSULATION TO BE INSTALLED AT WALL, ROOF (U.N.O.).**
- HYBRID SPRAY FOAM INSULATION: **CLOSED AND OPEN CELLED** SPRAY INSULATION (CLASS 1 BUILDING MATERIAL). USE 3" MIN. OF CLOSED CELL FOAM AT R-9.75 ALLOWING INSTALLER TO REMOVE EXCESS MATERIAL TO BE FLUSH TO FRAMING BAY. THE INSULATION USED ON SITE SHOULD BE NON-OFF-GASSING; NO DIPHENYL-DIISOCYANATE, OR MDI. HYBRID SPRAY FOAM INSULATION **TO BE INSTALLED AT VAULTED CEILING WITH EXPOSED FRAMING (U.N.O.)**
- BATT INSULATION: KNAUF ECOBATT INSULATION SEE WWW.KNAUFNORTHAMERICA.COM (ASTM C 665, TYPE I, CLASS A FLOORING MATERIAL). NO GAPS AGAINST WALL STUDS OR AROUND UTILITY BOXES/EQUIPMENT. **FOR ROOF ASSEMBLIES, PROVIDE 1" MINIMUM AIR SPACE BETWEEN INSULATION AND SHEATHING.**
- RIGID INSULATION: RMAX THERMASHEATH-3 INSULATION. FOR ROOF ASSEMBLIES: APPLIED DIRECTLY **(TO UNDERSIDE OF -OR- ABOVE)** ROOF SHEATHING (NO AIR SPACE OR VENTING REQUIRED FOR FULLY FILLED BAY). USE SPRAY FOAM TO SEAL UNDERSIDE OF ROOF SHEATHING. EVERY BOARD TO BE SEALED AT THE PERIMETER WITH FOAM. INSTALL PER MANUFACTURER SPECS.
- SOUND CONTROL INSULATION: UNO, FILL STUD BAY CAVITY PER MANUFACTURER'S RECOMMENDATIONS. IF SPRAY FOAM ON PROJECT, USE SPRAY FOAM. OTHERWISE USE ROCKWOOL SOUNDN SAFE. ROOMS TO RECEIVE SOUND PROTECTIONS: ALL LAUNDRY & BATHROOMS. OTHERS PER PLAN.

7F BELOW GRADE WATERPROOFING

APPROVED PRODUCTS:

- BLINDSIDE WATERPROOFING:
 - COMPOSITE SHEET MEMBRANE DESIGNED TO WITHSTAND THE FORCE OF SHOTCRETE APPLICATION UTILIZING A POST-INJECTED HYDROPHILIC METHYL ACRYLATE GROUT DESIGNED TO CREATE A FULLY BONDED, HOMOGENOUS WATERPROOFING MEMBRANE SYSTEM.
 - GROUT PORTS ARE INSTALLED PRIOR TO SHOTCRETE APPLICATION TO ENABLE GROUT INJECTION, WHICH OCCURS AFTER SHOTCRETE PLACEMENT. THIS POST-INJECTED GROUT FILLS AND SEALS THE SYSTEM PROVIDING A CONTINUOUS WATERPROOFING BARRIER THAT IS FULLY-BONDED WITH THE SHOTCRETE.
- BENTONITE WATERPROOFING SYSTEM UTILIZING A SEALED SEAM INSTALLATION USED IN TANDEM WITH INJECTABLE WATERSTOP SYSTEMS AT ALL COLD AND EXPANSION JOINTS, MEJ CONDUITS, TIE-BACK LOCATIONS AND CONCRETE LIFT JOINTS.
- HIGH COMPRESSIVE STRENGTH, PREFABRICATED DRAINAGE COMPOSITE SYSTEM(S) CAPABLE OF DELIVERING WATER TO SUB-SURFACE COLLECTION SYSTEMS (I.E. PREFABRICATED PERIMETER DRAINAGE OR "FRENCH" DRAIN SYSTEMS).
- TERMINATION BARS, SEALANTS AND TRANSITIONAL DETAILING PRODUCTS AS REQUIRED BY THE MANUFACTURER(S).
- CONCRETE ACCESSORIES (DOBIES, CHAIRS, ALL-THREAD, TIES, ETC.) AS APPROVED BY THE WATERPROOFING MEMBRANE MANUFACTURER(S).

INSTALLATION:
1. TIMBER LAGGING SYSTEMS ARE TO BE INSTALLED IN SUCH A MANNER AS TO PREVENT DEFLECTION IN ANY DIRECTION GREATER THAN 1/2". GAPS IN THE TIMBER LAGGING MUST BE COVERED WITH PLYWOOD OR GROUDED PER MANUFACTURER'S RECOMMENDATIONS. TIMBER LAGGING SYSTEMS MUST BE REVIEWED AND APPROVED BY WATERPROOFING SYSTEM MANUFACTURER PRIOR TO

- COMMENCEMENT OF WORK.
- ALL MEP CONDUITS, RAKERS, WHALERS, ALL-THREAD, AND OTHER COMPONENTS THAT PENETRATE THE WATERPROOFING SYSTEM MUST BE IN PLACE PRIOR TO COMMENCEMENT OF WORK TO ENSURE THE DETAILING OF THESE COMPONENTS IS ACCOUNTED FOR DURING THE INSTALLATION OF THE WATERPROOFING SYSTEM(S).
- SYSTEM MUST BE INSTALLED PER MANUFACTURER'S DETAILS AND PUBLISHED INSTALLATION INSTRUCTIONS IN ORDER TO PROVIDE FOR A LEAK-FREE SYSTEM AND WARRANTY.

QUALITY ASSURANCE:
WATERPROOFING MANUFACTURER:

- 20 YEARS EXPERIENCE MANUFACTURING COMPONENTS SIMILAR TO OR EXCEEDING THE REQUIREMENTS OF THIS PROJECT IN THE UNITED STATES.
 - HAVING SUFFICIENT CAPACITY TO PRODUCE AND DELIVER REQUIRED MATERIALS WITHOUT CAUSING DELAYS IN WORK.
 - AUTHORIZED FIELD TECHNICAL SERVICE PERSONNEL AS REQUIRED BY THE SPECIFICATIONS. SALES PERSONNEL ARE NOT AUTHORIZED TO CONDUCT REVIEWS OF INSTALLATIONS OR PROVIDE DETAILS, REMEDIAL PROCEDURES OR OTHER CORRESPONDENCE RELATED TO THIS SCOPE OF WORK UNLESS CLEARED TO DO SO IN WRITING BY AN OFFICER OF THEIR FIRM.
 - ALL PHASES OF INSTALLATION MUST BE REVIEWED BY A THIRD PARTY INSPECTION FIRM AS WELL AS AN APPROVED TECHNICAL SERVICE REPRESENTATIVE OF THE MANUFACTURER PRIOR TO THE INSTALLATION OF ANY OVERBURDEN. SUBMIT INSPECTION REPORTS TO THE OWNER & ARCHITECT.
 - ALL WATERPROOFING MEMBRANES, SEAMS, AND TRANSITIONS MUST BE TESTED BY AN APPROVED THIRD PARTY TESTING AUTHORITY FOR WATERPROOFING INTEGRITY WITH A WRITTEN REPORT PRIOR TO OVERBURDEN APPLICATION.
- INSPECTIONS:
- ONE FULL TIME INSPECTOR TO VALIDATE THAT EACH STAGE OF INSTALLATION HAS BEEN COMPLETED PER MANUFACTURER'S PUBLISHED GUIDELINES AND IN ACCORDANCE WITH WARRANTY REQUIREMENTS.
 - FINAL INSPECTION BY A MANUFACTURER'S CERTIFIED, THIRD-PARTY INSPECTION AGENCY.
 - MANUFACTURER SITE VISITATIONS AND INSPECTIONS AS REQUIRED TO OBTAIN THE SPECIFIED WARRANTY TERM.
- WARRANTY:
- NO APPLICATOR OR INSTALLER SHALL USE PRODUCTS IN SUCH A WAY AS TO VOID THE MANUFACTURER'S WARRANTY.
 - ALL MANUFACTURER'S WARRANTIES SHALL BE A MINIMUM OF 10 YEARS, MATERIAL AND LABOR, FROM THE DATE OF BUILDING OCCUPANCY. TWENTY YEAR WARRANTY PREFERRED. (ALL WARRANTIES TO INCLUDE MATERIALS AND LABOR).

7G ABOVE GRADE WATERPROOFING

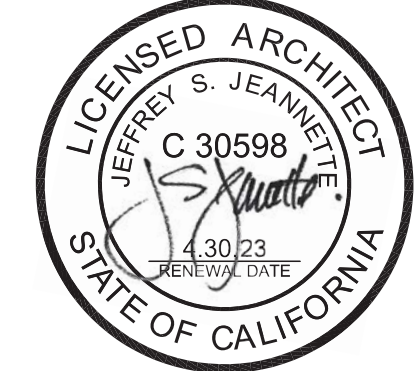
- TWO-COMPONENT, ASPHALT-EXTENDED POLYURETHANE THAT COMBINES BOTH THE WATER IMPERMEABILITY CHARACTERISTICS OF ASPHALT WITH THE TOUGH FLEXIBILITY OF A URETHANE. THIS PRODUCT TYPE SHALL BE INSTALLED AT A MINIMUM 90 MIL DRY-FILM MATERIAL THICKNESS.
- ONE-PART, 100% SOLIDS, HOT-APPLIED, RUBBERIZED ASPHALT WATERPROOFING MEMBRANE DESIGNED SPECIFICALLY FOR APPLICATIONS TO THE TOP LEVEL OF STRUCTURES, INCLUDING APPLICATIONS SUCH AS ROOF DECKS. THIS PRODUCT SHALL BE INSTALLED AT 215 MILS THICKNESS AND FULLY REINFORCED WITH NON-WOVEN, SPUNBOND POLYESTER FABRIC.
- ONE PART, MOISTURE CURING, HIGH-SOLIDS, VOC-COMPLIANT MODIFIED POLYURETHANE WATERPROOFING MEMBRANE THAT MAY BE APPLIED TO "GREEN" CONCRETE. THIS PRODUCT TYPE SHALL BE INSTALLED AT A 120 MIL DRY FILM THICKNESS AND BE FULLY REINFORCED WITH NON-WOVEN, SPUNBOND POLYESTER FABRIC.
- HIGH COMPRESSIVE STRENGTH, PREFABRICATED DRAINAGE COMPOSITE SYSTEM(S) CAPABLE OF DELIVERING WATER TO DUAL-STAGE AREA DRAINS AND PERIMETER COLLECTION SYSTEMS.
- INSTALL TERMINATION BARS, COMPATIBLE SEALANTS AND TRANSITIONAL DETAILING PRODUCTS AS REQUIRED BY THE MANUFACTURER(S).

INSTALLATION:

- ALLOW CONCRETE SURFACES TO CURE FOR A MINIMUM OF 28 DAYS TO REDUCE THE LIKELIHOOD OF SUBSTRATE OUTGASSING, RESULTING IN BLISTERS AND/OR PINHOLING OF THE FLUID-APPLIED MEMBRANE SYSTEMS. ALTERNATIVELY, MANUFACTURER APPROVED, 100% SOLIDS MOISTURE MITIGATING EPOXY PRIMERS MAY BE USED TO ACCELERATE APPLICATION OF THE WATERPROOFING MEMBRANE TO LESS THAN THE 28 DAYS NORMALLY REQUIRED.
 - ALL MEP CONDUITS, DRAINS, FLASHINGS AND SCUPPERS MUST BE IN PLACE PRIOR TO COMMENCEMENT OF WORK TO ENSURE THE DETAILING OF THESE COMPONENTS IS ACCOUNTED FOR DURING THE INSTALLATION OF THE WATERPROOFING SYSTEM(S).
 - SYSTEM MUST BE INSTALLED PER MANUFACTURER'S DETAILS AND PUBLISHED INSTALLATION INSTRUCTIONS IN ORDER TO PROVIDE FOR A LEAK-FREE SYSTEM.
 - THE SUBSTRATE FINISH PROFILE ASSEMBLY MUST BE RECOGNIZED & APPROVED BY THE MANUFACTURER FOR PROPER ADHESION.
 - ROOT PROTECTION IS REQUIRED IN PLANTERS FOR AGGRESSIVE LANDSCAPING.
- QUALITY ASSURANCE: SEE SECTION 7F

7H FLASHING AND SHEET METAL

PARAMETERS:
INSTALLATION PER ASTM 2112, TESTED TO 6 PSF WATER INTRUSION RESISTANCE. MANUFACTURED AND TESTED FENESTRATION WITH AN INTEGRAL FIN DESIGNED TO WITHSTAND 6 PSF OF WATER RESISTANCE.

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DATE: 12/20/2022		

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- FLASHING
 - PEEL AND STICK MUST BE ON A SOLID SUBSTRATE AND REQUIRE COMPRESSION. NON-ADHESIVE/NON SELF SEALING MATERIAL IS NOT ALLOWED.
 - PEEL AND STICK MUST BE BUTYL (NO HYBRIDS) OR: LIQUID WEATHER BARRIER OR FLASHING MATERIAL ARE APPROVED IF THEY CONTAIN MORE THAN 95% SOLIDS.
 - IF PRIMER IS RECOMMENDED BUT NOT REQUIRED, EITHER APPLY PRIMER OR PERFORM A PULL TEST & PROVIDE WRITTEN REPORT TO OWNER OR ARCHITECT.
 - IF PRIMER IS REQUIRED THEN IT MUST BE APPLIED.
 - ALL SEALANTS MUST BE DESIGNED FOR THE SPECIFIC SUBSTRATE ON WHICH THEY ARE TO BE APPLIED. (BEDDING SEALANTS VS. JOINT SEALANTS)

- SILL PANS ARE REQUIRED WITH AN INTERIOR DAM. SEE METALS SECTION FOR MATERIAL.
- FINNED WINDOWS TESTED AND CERTIFIED BY AN INDEPENDENT ACCREDITED LABORATORY.

- INSTALLATION:
- ROUGH OPENINGS TO BE FRAMED APPROXIMATELY 1 (ONE) INCH LARGER THAN THE FRAME SIZE OF THE FENESTRATION. ROUGH OPENING CLEARANCES SHALL NOT BE LESS THAN 1/4" DUE TO SEALING GEOMETRY REQUIREMENTS.

- METAL PANS ARE REQUIRED FOR ALL WINDOWS AND DOORS. ALL SILL PANS SHALL BE SET IN A BED OF SEALANT, AND BE COVERED AND ISOLATED FROM DIFFERENT METALS. SEE METALS SECTION FOR MATERIAL.

- FENESTRATION TO BE INSTALLED BEFORE WATER RESISTIVE BARRIER (WRB).

- FENESTRATION IS TO BE INSTALLED WITH A THREE-SEAL SYSTEM:
 - FENESTRATION MUST BE INTEGRATED (SEALED AIR AND WATER TIGHT) TO THE WRB
 - FENESTRATION MUST BE INTEGRATED (SEALED AIR AND WATER TIGHT) WITHIN ONE INCH OF THE INTERIOR OF THE ROUGH OPENING WITH A CONTINUOUS BACKER ROD AND SEALANT (UP TO 1/2" GAP) OR CLOSE CELL FOAM FROM 1/2" TO 1" GAP.
 - FENESTRATION MUST BE INTEGRATED (SEALED AIR AND WATER TIGHT) TO THE CLADDING SYSTEM WITH BACKER ROD AND SEALANT.

- INSTALLATION OF UNITS CONSTITUTES VERIFICATION AND ACCEPTANCE OF EXISTING CONDITIONS & NEW CONDITIONS AND AS DESCRIBED ABOVE.

- ACCURATELY FIT, ALIGN, SECURELY FASTEN (PER MANUFACTURE REQUIREMENT) AND INSTALL FREE FROM DISTORTION OR DEFECTS.

- ALL PAN SYSTEMS TO BE SOLDERED OR WELDED, NO FASTENERS OR CAULKING ALLOWED.

- QUALITY ASSURANCE:
- FENESTRATION MANUFACTURER:

- (7) YEARS EXPERIENCE MANUFACTURING COMPONENTS SIMILAR TO OR EXCEEDING REQUIREMENTS OF PROJECT IN THE US.
- ALL FENESTRATION TO BE 6 PSF WATER RESISTIVE RATING OR BETTER.
- HAVING SUFFICIENT CAPACITY TO PRODUCE AND DELIVER REQUIRED MATERIALS WITHOUT CAUSING DELAY IN WORK.
- LICENSED PROFESSIONAL: A PROFESSIONAL EXPERIENCED IN FENESTRATION DESIGN, AND LICENSED AT THE STATE IN WHICH THE PROJECT IS LOCATED.

- INSPECTIONS:
- ONE PART-TIME INSPECTOR TO VALIDATE EACH OPERATION IS COMPLETED CORRECTLY
 - FINAL INSPECTION BY AN INDEPENDENT CERTIFIED PARTY
 - MANUFACTURER INSPECTIONS AS REQUIRED BY WARRANTY OF PRODUCTS

- INTEGRATION INTEGRITY TESTS:
- MOCKUP
 - WATER TEST THE MOCKUP
 - ADHESION TEST
 - RANDOM WATER TEST DURING INSTALLATION OF EACH FRAME AND INSTALLATION CONDITION

- WARRANTY:
- NO APPLICATOR OR INSTALLER SHALL USE PRODUCTS IN SUCH A WAY AS TO VOID THE MANUFACTURER'S WARRANTY
 - ALL MANUFACTURER'S WARRANTIES SHALL BE A MINIMUM OF 10 YEARS FROM DATE OF OCCUPANCY OR A STANDARD 15 YEAR WARRANTY (MATERIALS AND LABOR, WATERTIGHT WARRANTY)

- REFERENCES:
- WINDOW AND DOOR INSTALLATION MUST CONFORM TO THE FOLLOWING REFERENCES:

- ALL FENESTRATION MANUFACTURER'S INSTALLATION RECOMMENDATIONS & REQUIREMENTS.
- APPLICABLE INDUSTRY STANDARD AS WELL AS ASTM 2112-07
- APPLICABLE AAMA STANDARDS
- LOCAL AND STATE BUILDING CODES AND REQUIREMENTS

7J WEATHER BARRIER

- SHEET GOOD MATERIAL MUST BE INSTALLED PER MANUFACTURER'S RECOGNIZED INSTALLATION DETAILS.
- SEE FLASHING & SHEET METAL SECTION.
- EXTERIOR MATERIALS TO BE LONG-LASTING/ DURABLE & TAKE PAINT OR STAIN WELL.
- FOR RAINSCREENS: WEATHER RESISTIVE BARRIER TO BE BLACK IN COLOR AND BY VAPROSHIELD.

- WRB INSTALLATION:
- FOLLOW MANUFACTURER'S MANDATORY REQUIREMENTS AND OPTIONAL RECOMMENDATIONS
 - NO SEAMS WITHIN TWO FEET (2') OF INSIDE AND OUTSIDE CORNERS
 - NO SEAMS WITHIN TWO FEET (2') OF FENESTRATION
 - VERTICAL AND HORIZONTAL OVERLAPS TO BE A MINIMUM OF SIX INCHES (6") AND TAPED OR SEALED IN A WATERTIGHT MANNER
 - ALL TERMINATION MUST BE INTEGRATED AND SEALED (WATERTIGHT) PER MANUFACTURER'S DETAILED

- INSTRUCTIONS.
- ACCURATELY FIT, ALIGN, SECURELY FASTEN (PER MANUFACTURER'S REQUIREMENT) AND INSTALL FREE FROM DISTORTION OR DEFECTS.
 - ALL TRANSITIONS ARE TO BE SHINGLED FOR WATERSHED AND SEALED (WATERTIGHT) FOR WIND LOADS, OR DRAINAGE CAPACITY.
 - ALL WRB TERMINATIONS TO INCLUDE EFFECTIVE KEEP INSTALLATION TO AVOID SUBMERGED CONDITIONS.
 - ALL WRB PENETRATIONS MUST BE REPAIRED BY THE AWARDED WRB CERTIFIED INSTALLER.
 - ANY TRADE DAMAGE MUST BE INSPECTED & REPAIRED BY THE AWARDED WRB CERTIFIED INSTALLER.

- QUALITY ASSURANCE: SEE SECTION 7H
- MOCK-UP: (PORTION OF THE ACTUAL CONSTRUCTION MAY BE USED AS A MOCK-UP DEMONSTRATION)

- INSTALL MOCK-UP USING APPROVED WEATHER BARRIER ASSEMBLY WITH FENESTRATION INCLUDING FASTENERS, FLASHING, TAPE AND RELATED ACCESSORIES PER MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS AND RECOMMENDATIONS.
 - MOCK-UP SIZE: (10 FEET BY 10 FEET).
 - MOCK-UP SUBSTRATE: MATCH WALL ASSEMBLY CONSTRUCTION, INCLUDING WINDOW AND UTILITY PENETRATIONS; AND ANY OTHER TYPICAL EXPECTED DETAILS.
 - MOCK-UP MAY REMAIN AS PART OF THE WORK.

- CONTACT MANUFACTURER'S DESIGNATED REPRESENTATIVE PRIOR TO WEATHER BARRIER ASSEMBLY INSTALLATION TO PERFORM REQUIRED MOCK-UP VISUAL INSPECTION AND ANALYSIS AS REQUIRED FOR WARRANTY.

- DELIVERY, STORAGE AND HANDLING:
- REFER TO WRB MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
 - DELIVER WEATHER BARRIER MATERIALS AND COMPONENTS IN MANUFACTURER'S ORIGINAL, UNOPENED, UNDAMAGED CONTAINERS WITH IDENTIFICATION LABELS INTACT.
 - STORE WEATHER BARRIER MATERIALS AS RECOMMENDED BY WEATHER BARRIER MANUFACTURER.

- SCHEDULING:
- REVIEW REQUIREMENTS FOR SEQUENCING OF INSTALLATION OF WEATHER BARRIER ASSEMBLY WITH UTILITIES, INSTALLATION OF WINDOWS, DOORS, LOUVERS AND FLASHINGS TO PROVIDE A WEATHER-TIGHT BARRIER ASSEMBLY.
 - THE WRB MUST BE COVERED BY THE CLADDING WITHIN THE MANUFACTURER'S SPECIFIED TIMEFRAME FOR UV & OTHER EXPOSURE.

- WARRANTY: SEE SECTION 7F.
- REFERENCES:

- ASTM INTERNATIONAL
 - ASTM C920; STANDARD SPECIFICATION FOR ELASTOMERIC JOINT SEALANTS.
 - ASTM C1193; STANDARD GUIDE FOR USE OF JOINT SEALANTS.
 - ASTM D882; TEST METHOD FOR TENSILE PROPERTIES OF THIN PLASTIC SHEETING.
 - ASTM D1117; STANDARD GUIDE FOR EVALUATING NON-WOVEN FABRICS.
 - ASTM E84; TEST METHOD FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS.
 - ASTM E96; TEST METHOD FOR WATER VAPOR TRANSMISSION OF MATERIALS.
 - ASTM E1677; SPECIFICATION FOR AIR RETARDER MATERIAL OR SYSTEM FOR FRAMED BUILDING WALLS.
 - ASTM E2178; TEST METHOD FOR AIR PERMEANCE OF BUILDING MATERIALS.
 - ASTM E2957; STANDARD TEST METHOD FOR DETERMINING AIR LEAKAGE OF AIR BARRIER ASSEMBLIES.

- AATCC - AMERICAN ASSOCIATION OF TEXTILE CHEMISTS AND COLORISTS
 - TEST METHOD 127 WATER RESISTANCE: HYDROSTATIC PRESSURE TEST.

- TAPPI
 - TEST METHOD T-410; GRAMS OF PAPER AND PAPERBOARD (WEIGHT PER UNIT AREA)
 - TEST METHOD T-460; AIR RESISTANCE (GURLEY HILL METHOD)

[DIVISION 8] OPENINGS + GLAZING

GENERAL:

- ALL DOORS & WINDOWS TO HAVE A COASTAL PACKAGE TO REDUCE RUST & DAMAGE FROM COASTAL ELEMENTS.
- ALL EXTERIOR DOORS & OPERABLE WINDOWS TO HAVE SCREENS TBD BY OWNER. REFER TO SCHEDULE FOR ADDITIONAL INFO.
- CONTRACTOR TO VERIFY ALL EXTERIOR DOOR & WINDOW HARDWARE OPTIONS, INCLUDING OPERABILITY, WITH CLIENT PRIOR TO PLACING ORDER.
- ALL DOOR & WINDOW SIZES TO BE FIELD VERIFIED PRIOR TO PLACING ORDER. ARCHITECT/ OWNER SHALL CARRY NO RESPONSIBILITY FOR DOORS THAT DO NOT FIT IN JAMB.
- CONTRACTOR TO VERIFY IF URBAN FIRE CODE GLAZING REQUIREMENTS ARE NEEDED PRIOR TO FINAL ORDER OF DOORS.

8A DOORS AND FRAMES

- STAIN GRADE DOORS SHALL BE AS SPECIFIED IN THE PLANS, PROTECTED IMMEDIATELY UPON DELIVERY AND SEALED WITHIN 24 HOURS OF DELIVERY TO SITE.
- ALL DOORS SHALL HAVE FLAT TOPS U.N.O.

- ALL DOORS UNDER 7'-0" HIGH SHALL HAVE 3 HINGES. DOORS AT AND OVER 7'-0" HIGH SHALL HAVE 4 HINGES. FINISH SHALL BE SELECTED BY THE ARCHITECT, OWNER, OR INTERIOR DESIGNER.
- STEEL DOORS SHALL BE RIGID AND SHALL NOT HAVE ANY FLEX IN THE SYSTEM, & PRIMED/PAINTED IMMEDIATELY.
- ALL EXTERIOR DOORS SHALL BE DETERMINED BY OWNER.
- ALL EXTERIOR DOOR FRAMES TO BE WOOD.
- ALL EXTERIOR DOORS SHALL BE FULLY WEATHER STRIPPED, FLASHED, AND WEATHER TIGHT. PROVIDE SELF-ADHERED FLASHING AROUND ENTIRE EXTERIOR OPENINGS - SEE DOOR DETAILS.
- ALL EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PIN HINGES.
- NO DOUBLE KEYED DEADBOLTS ALLOWED AT EXTERIOR DOORS.
- DOORS WITH DIRECT ACCESS TO POOLS WITHOUT INTERVENING ENCLOSURES SHALL BE EQUIPPED WITH EXIT ALARMS.
- PASSAGE DOOR FROM GARAGE TO HOME TO BE FULL WEATHERSTRIPPED AND SEALED TO FULLY PROTECT HOME FROM TOXINS. DOOR TO BE 20 MINUTE RATED AND EQUIPPED WITH A SELF-CLOSING AND SELF-LATCHING MECHANISM. SECTIONAL GARAGE DOOR TO BE (MANUFACTURER AND STYLE) WITH INSULATED CORE.
- GARAGE DOOR TO RECEIVE QUIET GLIDE OR SIMILAR HARDWARE TO REDUCE NOISE. DOORS TO BE FULL WEATHERSTRIPPED ON ALL SIDES.
- GARAGE DOOR REPRESENTATIVE TO VISIT SITE DURING FRAMING STAGES TO CONFIRM ADEQUATE BLOCKING AND CLEARANCES FOR GARAGE DOOR PRIOR TO FINISH.
- ALL INTERIOR DOORS TO BE SOLID CORE, WOOD U.N.O.
- VERIFY WITH THE OWNER OR INTERIOR DESIGNER FOR INTERIOR DOOR HARDWARE SELECTIONS.
- ATTIC ACCESS DOORS TO BE WIND-LOCK STEALTH FIBERGLASS ACCESS DOOR WITH GASKET SEAL. PAINT TO MATCH ADJACENT SURFACE.
- DOORS @ FIREPLACES SHALL RECEIVE BIFOLD GLASS DOORS PER TITLE 24 STANDARDS WITH METAL FRAMES AND CLEAR TEMPERED GLASS U.N.O.

8B GLASS AND GLAZING

- ALL GLASS AND GLAZING SHALL COMPLY WITH THE MOST CURRENT APPLICABLE CODE OF REGULATIONS. EXTERIOR SHALL BE LOW-E. INTERIOR SHALL BE CLEAR U.N.O.
- OBTAIN GLASS SIZE BY FIELD MEASUREMENTS. ALL RESPONSIBILITY FOR CORRECT GLASS SIZES AND WATERPROOFING RESTS WITH THE GLAZING CONTRACTOR / GLASS AND WINDOWS.
- MIRRORS TO BE 1/4" THICK POLISHED PLATE GLASS WITH "BEST QUALITY" FASTENERS.
- ALL WINDOWS TO BE PER CODE.
 - EXTERIOR: 1/4" THICK DUAL GLAZED AS NOTED ON SCHEDULE. INTERIOR: 1/4" THICK
 - SAUNAS AND STEAM ROOMS: 7/16" THICK PPG CLEAR TEMPERED INSULATING GLASS.
- ALL MANUFACTURED WINDOWS AND SLIDING GLASS DOORS SHALL MEET AIR INFILTRATION STANDARDS OF THE APPROPRIATE TESTING NUMBERS AND SHALL BE LABELED AND CERTIFIED AS BEING IN COMPLIANCE WITH STATE TITLE 24 ENERGY LAWS IF THE JOB IS IN CALIFORNIA. REFER TO THE T-24 REPORT FOR U-FACTOR, SOLAR HEAT GAIN COEFFICIENT (SHGC) AND OTHER CODE COMPLIANCE MEASURES IF AVAILABLE.
- BATHROOM, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS PER CODE.
 - EXCEPTION (1): PROVIDE A MECHANICAL VENTILATION SYSTEM EXHAUSTED TO THE OUTSIDE CAPABLE OF PROVIDING VENTILATION PER C.R.C. CODE, FOR CONTINUOUS VENTILATION.

- ALL SHOWER LOCATIONS SHALL RECEIVE CLEAR, FRAMELESS 3/8" TEMPERED GLASS (SHATTER-RESISTANT), "SHOWERGUARD GLASS" BY GUARDIAN. ENCLOSURES SHALL BE 84" TALL U.N.O.

8C WINDOWS AND FRAMES

- ALL WINDOWS SHALL BE FACTORY SEALED OR SEALED WITHIN 24 HOURS OF DELIVERY TO SITE. (REFER TO SECTION 8B FOR MORE INFORMATION.)
- ALL WINDOWS SHALL BE FULLY WEATHER STRIPPED, FLASHED, AND WEATHER TIGHT. PROVIDE SELF-ADHERED FLASHING AROUND ENTIRE EXTERIOR OPENINGS - SEE WINDOW DETAILS.
- ALL WINDOWS SHALL BE MANUFACTURED BY **MANUFACTURER TBD**.
- ALL EXTERIOR WINDOWS - FRAMES TO BE VINYL. ALL INTERIOR WINDOWS TO HAVE STAIN OR PAINT GRADE WOOD OR ALUMINUM FRAME(S).
- WINDOWS AT SHOWERS / WET ROOMS TO BE MADE OF NON-ROTTING MATERIALS, OR IF WOOD, PAINTED WITH MARINE GRADE PAINT OR STAIN. SEE DIVISION 9, PAINT.
- CONTRACTOR TO VERIFY ALL WINDOW HARDWARE OPTIONS, INCLUDING OPERABILITY, WITH CLIENT PRIOR TO PLACING ORDER. REFER TO EXTERIOR ELEVATIONS FOR WINDOW STYLES, OPERABILITY, AND CONFIGURATION OF BREAK-UPS.

8D SKYLIGHTS

- INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- WATERPROOF TO ENSURE A WATER TIGHT CONDITION.
- WATER TEST ENTIRE SKYLIGHT AFTER INSTALLATION. SKYLIGHTS SHALL BE AS NOTED ON PLAN.
- ALL SKYLIGHTS TO BE CURB MOUNTED U.N.O. & HAVE LOW-E PLUS 100% UV PROTECTIVE GLAZING.

- APPROVED PRODUCTS:
- TUBULAR DAYLIGHTING DEVICE: RESIDENTIAL SERIES; 14"

SUN TUNNEL T2R BY VELUX, SEE WWW.VELUXUSA.COM OR ARCH. APPROVED EQUAL. TEST REPORT NO. K3434.01-121-24 RO. RT-R-AMER-TEST-2841 BY INTERTEK.

VELUX: (ER-0149) OR ARCHITECT APPROVED EQUAL.

8E VENTS

- PROVIDE PROPER & ADEQUATE ACCESS UNDER FLOOR TO ALL NEW & EXISTING SPACES AS REQUIRED BY CODE.
- FOUNDATION VENTS (FV): PROVIDE (1) SF. / 150 SF. OF UNDER FLOOR AREA. USE GALVANIZED VENTS BETWEEN FLOOR JOIST BAYS TO EXTERIOR, REFER TO FOUNDATION VENT CALC'S FOR SIZING. SEE PLANS FOR FV SYMBOL. PAINT VENT / SCREEN TO MATCH ADJACENT WALL COLOR.
- GARAGE VENTS (GV): PROVIDE 14" X 8" GALVANIZED SCREENED VENTS THRU WALL. SEE PLANS FOR GV SYMBOL. PAINT VENT / SCREEN TO MATCH ADJACENT FINISH MATERIAL (INT. / EXT.).

FLOOD VENTS:

- FLOOD VENTS: SMART VENT ENGINEERED FLOOD OPENINGS ARE TO BE USED. EACH ENGINEERED VENT TO COVER 200 SF OF ENCLOSED SPACE. SEE WWW.SMARTVENT.COM.
- IN COASTAL & FLOOR HAZARD AREAS, ALL EXISTING FRAMING TO BE PROTECTED BY A SEALER. THOMPSON WATERSEAL WATERPROOFING (WWW.THOMPSONSWATERSEAL.COM) TO BE APPLIED BELOW FLOOD PLAIN PER MANUFACTURER SPECS AND INSTRUCTIONS.
- ALL NEW HARDWARE TO BE STAINLESS STEEL. (OR OTHER FLOOD-RESISTANT MATERIAL APPROVED BY FEMA).

ROOF VENTS:

- ALL ROOF JACKS AND VENT STACKS/PENETRATIONS THROUGH THE ROOF SHALL OCCUR IN THE TOP 24" TO RIDGES AND BE OUT OF VIEW OF THE "FRONT" OF THE HOME. CONSULT ARCHITECT IF ANY WILL NOT MEET THOSE REQUIREMENTS PRIOR TO PLACING.

APPROVED PRODUCTS:

- <ASPHALT SHINGLE ROOFS>
- TAPERED LOW-PROFILE VENTS
- O'HAGIN
- 72.0 SQ. IN. NET FREE VENT AREA (N.F.V.A.)
- ORDER PREFINISHED COLOR OR PAINT TO MATCH ROOF COLOR.

- <FABRICATED VENTS IN WALLS>
- LOUVERED WALL VENT
- FOR NET FREE VENT AREA (N.F.V.A.) IS DEPENDENT ON SIZE, REFER TO ROOF VENT CALCULATIONS.
- FOR IRREGULAR VENTS MULTIPLY THE AREA BY .4 TO GET NET FREE VENTED AREA (N.F.V.A.)

- <FABRICATED VENTS IN EAVES>
- EAVE BLOCK VENT
- 13 SQ. IN. NET FREE VENT AREA (N.F.V.A.)

- <EAVE VENTS INTEGRATED AT WALL AT EAVE>
- EAVE VENT
- C4J METAL PRODUCTS
- ASTM A653/A653M, ASTM D-2092-95
- 14"x3" = 33 SQ. IN.
- 22"x3" = 52 SQ. IN.
- 22"x3.5" = 61 SQ. IN.
- 22"x5.5" = 46 SQ. IN.
- NET FREE VENT AREA (N.F.V.A.)

CONTINUOUS VENT

- SMARTVENT: MID-ROOF APPLICATION;
- DCI PRODUCTS
- CG-ES EVALUATED REPORT ESR:2484
- 9.0 SQ. IN. NET FREE VENT AREA (N.F.V.A.)

[DIVISION 9] FINISHES:

GENERAL:

- ALL RAW MATERIALS, STONE, WOOD, TILE, ETC. SHALL BE PROFESSIONALLY SEALED ON ALL SIDES, PROTECTED & WARRANTED.
- ALL INTERIOR FINISHES (CABINETS, CARPET, DRYWALL, INSULATION, PAINT, STAIN, ADHESIVES, SEALANTS, ALL OTHER MATERIALS AND FINISHES) SHALL HAVE LOW OR NO VOC, NO ADDED UREA FORMALDEHYDE, AND ZERO HAPS (HAZARDOUS AIR POLLUTANTS). ANY DEVIATION WILL REQUIRE WRITTEN APPROVAL FROM THE CLIENT PRIOR TO USE OF ANY PRODUCT.
- CARPETS SHALL HAVE GREEN GUARD, GRI, OR OTHER CERTIFICATION.
- INSTALL NON ABSORBANT BACKER + FULL WATERPROOFING AS CUSTOMARY IN THE TRADE BEHIND AND AROUND TUBS INSTEAD OF DRYWALL U.N.O.
- IF VESSEL SINK IS TO BE USED AT LAV LOCATION, ADJUST HEIGHT OF COUNTER ON WHICH VESSEL RESTS SUCH THAT THE RIM OF THE VESSEL SITS AT +36" ABOVE FINISH FLOOR.

9A LATH AND PLASTER:

- LATH AND PLASTER SHALL BE APPLIED IN ACCORDANCE WITH THE CURRENT APPLICABLE CODE OF REGULATIONS.
- EXTERIOR PLASTER AND STUCCO SHALL BE MULTI-COAT APPLICATION WITH METAL LATH, FASTENERS, SUPPORTS AND WATERPROOFED AS REQUIRED. TEXTURE AS NOTED ON PLANS.
- FINAL COLOR COAT SHALL BE PER PLANS AND CONFIRMED WITH ARCHITECT AND OWNER PRIOR TO PURCHASE.
- IF NON-ELASTOMERIC STUCCO BEING INSTALLED ADD CONTROL JOINTS EVERY 144 SF TO MINIMIZE CRACKING.
- NEW SMOOTH STUCCO INSTALLATION:

- APPLY WEATHER RESISTIVE BARRIER OVER SHEATHING
- APPLY GRADE 'D' BUILDING PAPER
- APPLY "STRUCTALATH" BY STRUCTA WIRE CORP. AND FASTEN TO STUDS PER MANUFACTURER'S RECOMMENDATIONS. (NO STAPLES).
- APPLY 3/8" SCRATCH / 3/8" BROWN COATS WITH FIBERGLASS FIBERS MIXED IN EACH COAT.
- APPLY SELF ADHESIVE FIBERGLASS MESH ROLL (36" WIDTH MINIMUM) OVER BROWN COAT.
- APPLY 1/8" ELASTOMERIC FINISH COAT WITH INTEGRAL COLOR.

NON-SMOOTH STUCCO INSTALLATION:

- COLOR COAT FOUNDATION BELOW SCREED & PAINT TO MATCH.
- NO LATH FASTENERS THROUGH HORIZONTAL SURFACES, WIRE-TIE CONTROL JOINT & CORNER-AIDE ACCESSORIES AT HORIZONTAL.

RESURFACE STUCCO INSTALLATION:

- SANDBLAST EXISTING STUCCO FINISH COAT.
- SURFACE TO BE CLEANED AND FREE OF DUST AND DEBRIS
- APPLY SELF ADHESIVE FIBERGLASS MESH ROLL (36" WIDTH MINIMUM).
- APPLY 1/8" ELASTOMERIC FINISH COAT WITH INTEGRAL COLOR.

9B GYPSUM DRYWALL:

- ALL DRYWALL ON PROJECT TO BE 5/8" THICK, U.N.O. EXCEPTION: DRYWALL TO MATCH EXISTING WHERE CEILING/ WALL PLANE TO CONTINUE AND NOT REPLACING EXISTING DRYWALL; AND WHERE IT DOES NOT NEED TO BE A RATED WALL ASSEMBLY.
- UNDERSIDE OF STAIRS & GARAGES ADJACENT TO LIVING SPACE OR SHARED ATTIC SPACE SHALL HAVE (1) LAYER 5/8" GYP. BD. AT WALLS (INCLUDING INDIVIDUAL POSTS) AND (1) LAYER 5/8" TYPE "X" GYP. BD. AT CEILING, PER CURRENT CODE. FIRE RATED WALL TO CONTINUE TO UNDERSIDE OF ATTIC SHEATHING. ANY ACCESS OPENING THROUGH FIRE RATED WALL IN ATTIC SHALL BE FIRE-RATED.
- DRYWALL TO HAVE SMOOTH TEXTURE. ALL CORNERS AND EDGES OF DRYWALL SHALL HAVE SQUARE CORNERS.
- ALL INTERIOR WALLS AND CEILINGS OF ELEVATOR SHAFTS SHALL BE LINED WITH 1 LAYER OF 5/8" TYPE "X" "QUIETROCK" GYP. BD.
- ALL DRYWALL SHALL BE SCREENED (NO NAILS) TO STUDS ACCORDING TO MOST CURRENT CODE REQUIREMENTS FOR THE TYPES AND THICKNESS BEING USED. ALL DRYWALL APPLICATIONS TO BE INSPECTED AND APPROVED PRIOR TO TAPING.
- ALL CORNER BEADS TO BE PLASTIC (NO METAL).

APPROVED PRODUCTS:

- WHEN CROWN MOLDING ISN'T USED, ALL INSIDE CORNERS AT WALL TO WALL AND WALL TO CEILING CONDITIONS SHALL USE BEADEX PAPER-FACED METAL CORNER BEAD BY USG OR ARCH. APPROVED EQUAL.

9C TILE WORK:

- MATERIALS:
- GROUT:
- NON SANDED PRE-MIXED GROUT. REFER TO MOST CURRENT APPROVED TESTING NUMBERS.
 - USE ONLY EPOXY GROUT MATERIAL.
 - NON SANDED GROUT MAY BE USED I/ WRITTEN APPROVAL BY OWNER, ARCHITECT OR DESIGNER.

- TILE:
- COLOR AND SIZE TO BE SELECTED BY ARCHITECT AND OWNER.

- REFER TO SECTION 16 FOR WATERPROOFING.
- FLOOR TILES TO BE SET IN 3/4" THICK MORTAR BED OVER EXTERIOR GRADE PLYWOOD SHEATHING, WITH WIRE FABRIC IN MORTAR BED.
- EXTERIOR TILES AT DECKS OVER APPROVED FLUID-APPLIED WATERPROOFING.
- TILE TO BE APPLIED IN ACCORDANCE WITH C.B.C. AND SET WITH FLEXIBLE WATERPROOF GROUT.
- GLASS TILE:
 - SHALL NOT BE INSTALLED OVER HARD RUBBER FLOAT
 - MUST BE INSTALLED OVER FLEXIBLE THIN SET
 - MUST INSTALL 100% SILICONE EXPANSION JOINTS AND BACKER ROD AT ALL CORNERS.
- TILE BACKING ASSEMBLY: PROVIDE A NON-ABSORBANT WALL (TILE OR APPROVED EQUAL) UP TO THE CEILING AT SHOWERS, U.N.O. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT. GREENBOARD IS NOT PERMITTED AT SHOWER OR ANY WET AREAS. USE ONLY CONCRETE BACKER BOARD. TILE SHALL BE INSTALLED OVER SCHLUTER KERDI! ALL SHOWER, TUB, TILE, AND STONE TO WALL CONDITIONS - ALL HORIZONTAL SURFACES MEETING VERTICAL SURFACES SHALL BE CAULKED WITH COLOR MATCHED CAULKING, NOT GROUTED.
- FINAL TILE LAYOUT TO BE DETERMINED PRIOR TO INSTALLATION. DETAILED PLAN SHALL BE SUBMITTED TO ARCHITECT. ALIGN ALL ELEMENTS IN TILE WALLS (SHAMPOO/ SOAP RECESS, FAUCETS), ETC. WITH GROUT LINES OR IN MIDSPAN OF FULL TILE.

9D PAINTING AND FINISHING

- VERIFY FINAL TEXTURE/ COLOR SELECTIONS PRIOR TO APPLICATION I/ ARCHITECT, OWNER OR INT. DESIGNER.
- PRIME, THEN PAINT ALL EXTERIOR WALLS, STEEL DOORS, ROOF VENTILATORS & JACKS, SHEET METAL WORK, LADDERS, AND OTHER EXPOSED MATERIALS TO MATCH ADJACENT MATERIAL EXCEPT PER-FINISHED ITEMS SUCH AS ALUMINUM DOORS/ WINDOWS ETC.
- EXTERIOR COLORS AND STAINS SHALL BE AS SELECTED BY ARCHITECT & CONFIRMED I/ OWNER.
- THE PAINTING SUB-CONTRACTOR SHALL APPROVE THE CONDITION OF ALL SURFACES BEFORE COMMENCING WORK.

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SPECIFICATIONS

REVISION:	
REVISION:	
REVISION:	
REVISION:	
PC#:	
DB:	C/JL
JOB#:	2021.10.76

R4.3

DATE: 12/20/2022

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AFTER APPROVAL OF SURFACES, THE PAINTING SUB-CONTRACTOR SHALL PATCH & FILL AND AS REQUIRED ALL NEW SURFACES SHALL BE SEALED IMMEDIATELY. ALL PAINT SURFACES TO RECEIVE PROPER PRIMER THEN THREE COATS PAINT MINIMUM. EXTERIOR PLASTER AND STUCCO TO BE COLOR COATED. THREE COATS MINIMUM STAIN OR PAINT AS SELECTED BY OWNER FOR ALL INTERIOR SURFACES. CABINETS SHALL BE HAVE 4 COATS PAINT OR STAIN AND LACQUERED.

INTERIOR:

PREPARATION - SANDED AND HOLES FILLED

- PAINT - 1 COAT SEALER
- 1 COAT PRIMER
- 2 COATS FINISH COLOR

PREPARATION - SANDED AND BLEMISHES REMOVED

- STAIN - 1 COAT STAIN CONTROLLER
- 1 COAT STAIN
- 2 COATS LACQUER FINISH

EXTERIOR:

ENAMELS -KITCHEN, BATHROOMS, GARAGE, CABINETSRY FLAT WALLS AND CEILINGS IN ALL OTHER ROOMS.

- 6. PRIME SURFACES AS REQUIRED. STEEL SHALL BE SHOP PRIMED.
- 7. SURFACE TEXTURES SHALL BE APPLIED AS NOTED ON PLANS.

9E FLOORING

1. ALL FLOORING AND OTHER MATERIALS THAT ARE TO REMAIN PER PLANS SHALL BE PROPERLY COVERED AND PROTECTED FROM CONSTRUCTION DAMAGE AND WEATHER DAMAGE. ALL NEW EXPOSED CONCRETE WITHIN HOME TO BE COVERED AND PROTECTED AFTER FOUR THROUGH FINISH STAGES.
2. ALL FLOOR MATERIAL CHANGES SHALL OCCUR HIDDEN UNDER DOORS WHERE POSSIBLE. IF NO DOOR EXISTS, CENTER IN JAMB.

[DIVISION 10] SPECIALITIES:

10A FIREPLACES:

1. ONLY USE T-24 APPROVED GAS ONLY, DIRECT VENT UNITS, U.N.O.
2. NEW WOOD BURNING FIREPLACES ARE NOT LEGALLY ALLOWED IN CALIFORNIA PER AQMD.

[DIVISION 11] N/A

[DIVISION 12] CASEWORK:

1. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SIZE OF OPENINGS WHERE CABINETS ARE TO BE LOCATED IN THE FIELD.
2. DOOR & DRAWER STYLES TO BE CHOSEN BY OWNER/ ARCHITECT/ OR MATCH EXISTING IF REMODEL.
3. ALL CABINETRY SHALL MEET WOODWORK INSTITUTE OF CALIFORNIA REQUIREMENTS, UNLESS OTHERWISE NOTED.
4. VERIFY ALL CABINETRY LAYOUTS W/ CLIENT AND ALL FINISHED DIMENSIONS PRIOR TO FABRICATION.
5. VERIFY ALL APPLIANCE AND FIXTURE SIZES AND INSTALLATION REQUIREMENTS PRIOR TO CONSTRUCTING CABINETS.
6. SEE ELECTRICAL PLAN FOR ANY LIGHTING AND OUTLETS ASSOCIATED WITH CABINETS. PROVIDE SHORTENED DRAWER AT LOCATIONS WHERE ELECTRICAL RECEPTACLES ARE PLANNED.
7. PARTICLE BOARD SHALL NOT BE USED IN ANY PART OF THE CABINETRY UNLESS LOW/NO VOC AND FORMALDEHYDE FREE, AND HAS BEEN APPROVED BY THE ARCHITECT.
8. FLAT SLAB CABINET DOORS AND DRAWERS SHALL HAVE A NO VOC CORE & BE UREA-FORMALDEHYDE-FREE WITH WOOD VENEER FINISH PER PLAN OR ARCHITECT APPROVED EQUAL. PAINT GRADE CABINETRY SHALL BE MADE FROM A NON-TOXIC/VOC MATERIAL WITH PAINTABLE FINISH AS APPROVED BY DESIGNER OR ARCHITECT.
9. ALL CABINET INTERIORS AND SHELVES SHALL BE NO OR EXTREMELY LOW VOC MDF WITH WOOD VENEER FINISH OR ARCHITECT APPROVED EQUAL.
10. CABINET DRAWER INTERIOR BOXES SHALL BE 7-LAYER PLYWOOD WITH DOVETAIL JOINTS.
11. GLASS PANELS IN CABINET DOORS & SHELVES SHALL BE CLEAR AND TEMPERED.
12. ALL CABINET HEIGHTS SHALL BE MEASURED FROM THE FINISHED FLOOR SURFACES.
13. ALL UPPER CABINETS SHALL BE 15" INTERIOR CLEAR DEEP MINIMUM WITH CABINETRY CROWN. UPPER CABINETS ABOVE WASHER AND DRYER TO BE 20" DEEP. UPPER CABINET SHELVES SHALL BE ADJUSTABLE. ALL LOWER CABINETS SHALL BE 24" DEEP.
14. ALL CABINETS SHALL MAINTAIN SPACE FOR CABINET CROWN TO FULLY TERMINATE INTO ADJACENT WALL & CEILING. TYPICAL TOESPACES SHALL BE 4" HIGH AND 3" DEEP. AT CABINETS WHERE TOESPACES VENTS OR HEATERS ARE PROVIDED ALLOW 5" HIGH TOESPACES.
15. MOLD DETERRENT: VACUUM OUT ALL ENCLOSED TOE KICKS AND OTHER ENCLOSED AREAS OF CABINETS PRIOR TO FINAL INSTALL.
16. CABINETRY LACQUER SHALL BE GREENGUARD CERTIFIED.
17. PROVIDE ROLL OUT SHELVES BELOW ALL SINKS.
18. ALL CABINETS SHALL HAVE "BLUM" HINGES.
19. ALL CABINET DRAWERS SHALL HAVE FULL EXTENSION ROLLING HARDWARE BY "ACCURIDE MANUFACTURING" OR ARCHITECT APPROVED EQUAL.

21. ALL DRAWERS AND DOORS SHALL HAVE SOFT CLOSE ACTION HINGES AND GLIDES.
22. USE SUGATSUNE "MG-31" TOUGH LATCHES FOR ALL DOORS, INCLUDING CABINET DOORS, THAT DO NOT USE PULLS. WWW.SUGATSUNE.COM.
23. ALL SHELVES SHALL BE ADJUSTABLE.
24. ALL T&G BOARD MUST BE CLEAR GRAIN - NO KNOTS. CEDAR OR SPRUCE WOOD MAY BE USED. PINE SHALL NOT BE USED.
25. SEE INTERIORS FOR ADDITIONAL INFORMATION IF AVAILABLE.

[DIVISION 13] N/A

[DIVISION 14] N/A

[DIVISION 15] N/A

[DIVISION 16] N/A

[DIVISION 17] SPECIAL INSPECTION

17A SPECIAL INSPECTION

1. SPECIAL INSPECTIONS REQUIRED BY THE STRUCTURAL ENGINEER SHALL BE CARRIED OUT AS OUTLINED IN THE ENGINEERING PLANS. IN THE ABSENCE OF SUCH DIRECTION, INSPECTIONS SHALL BE CARRIED OUT AS REQUIRED BY THE LOCAL CITY REQUIREMENTS. DEPUTY INSPECTIONS SHALL BE CARRIED OUT AS REQUIRED BY THE ENGINEERING PLANS AND THE LOCAL CITY REQUIREMENTS. ALL INSPECTIONS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT BUILDING CODE.
2. THE SPECIAL INSPECTOR SHALL BE EMPLOYED BY THE OWNER, THE ENGINEER OF RECORD, OR AN OWNER'S AGENT, NOT THE CONTRACTOR OR ANY OTHER PERSON RESPONSIBLE FOR THE WORK.

ADDITIONAL GENERAL CONTRACTOR RESPONSIBILITIES:

1. GENERAL CONTRACTOR SHALL PROVIDE HISTORICAL FRAMING DOCUMENTATION TO THE CLIENT IN THE FORM OF VIDEO & DIGITAL STILL PHOTOGRAPHY. DOCUMENTATION SHALL INCLUDE ENTIRE ROUGH FRAMING, AS WELL AS MECHANICAL, PLUMBING, AND ELECTRICAL INSTALLATION PRIOR TO INSULATING AND WRAPPING / DRYWALL.
2. GENERAL CONTRACTOR SHALL CERTIFY TO THE CLIENT IN WRITING THAT ALL ELECTRICAL WIRING AND PLUMBING SYSTEMS HAVE BEEN TESTED AND FOUND TO BE OPERATIONAL AND FREE OF DEFECTS, BOTH BEFORE AND AFTER DRYWALL INSTALLATION.

[DIVISION 18] N/A

[DIVISION 19] N/A

[DIVISION 20] N/A

[DIVISION 21] FIRE SUPPRESSION

1. FIRE SPRINKLER SYSTEM:
 - A. ALL NEW CONSTRUCTION OF ANY DWELLING UNIT, AND ALL RENOVATIONS TO EXISTING DWELLING UNITS OBSERVED AS BEING "NEW CONSTRUCTION" BY THE LOCAL JURISDICTION, SHALL HAVE A FIRE SPRINKLER SYSTEM INSTALLED. FIRE SPRINKLER LAYOUT MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION, ARCHITECT WILL CHECK FOR ALIGNMENT, CENTERING BETWEEN CEILING FIXTURES, AND DESIGN INTENT ONLY.
 - B. FIRE SPRINKLER DESIGN SHALL CONFORM TO NFPA AND CRC REGULATIONS AND BE UNDER A SEPARATE, DEFERRED SUBMITTAL AND SHALL BE APPROVED BY THE CITY/AGENCIES PRIOR TO INSTALLATION.
 - C. ALL FIRE SPRINKLER HEADS SHALL BE FLUSH MOUNT, DO NOT PAINT.
 - D. SPRINKLER MAIN CONTROL VALVES TO BE LOCATED IN GARAGE AND FINISHED WITH 1X2 HARD TRIM AND EQUIPPED WITH A TOUGH LATCH WOOD DOOR PANEL. THE NATIONAL FIRE SPRINKLER ASSOCIATION RECOMMENDS PROVIDING MIN. 18 INCHES OF CLEARANCE BELOW FIRE SPRINKLER HEADS.
 - E. DO NOT HANG ANYTHING FROM ANY PART OF A FIRE SUPPRESSION SYSTEM.
 - F. ALL SPRINKLER HEADS SHALL ALIGN WITH CEILING FIXTURES AND/OR VENT GRILLS WITHIN A SPACE AND ADJACENT SPACES WHERE APPLICABLE. IF NEEDED, MODIFY FRAMING TO OBTAIN PROPER ALIGNMENT. GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR RELOCATION AND PATCH/PAINT OF INAPPROPRIATELY PLACED DEVICES IF NOTICED IN A LATER STAGE OF CONSTRUCTION. CONTACT ARCHITECT WITH ANY DISCREPANCIES AT ROUGH FRAMING.
 - G. WATER METER TO BE UPGRADED TO THE MINIMUM SIZE

REQUIRED FOR SPRINKLER SYSTEM.

[DIVISION 22] PLUMBING

1. ALL WORK AND MATERIALS TO CONFORM TO ALL REQUIREMENTS OF LOCAL PLUMBING AND BUILDING CODES.
2. PLUMBING CONTRACTOR SHALL SUBMIT WASTE, WATER, AND GAS LAYOUTS IF REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
3. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL CONNECTIONS OF UTILITIES TO ALL EQUIPMENT.
4. SCOPE OF WORK:
 - A. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT, FIXTURES, AND SERVICES NECESSARY FOR THE EXECUTION AND COMPLETION OF ALL PLUMBING WORK AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN. FOR SUCH EQUIPMENT THAT MAY BE PROVIDED BY SEPARATE CONTRACTOR, PLUMBER SHALL COORDINATE, INSTALL AND SERVICE.
 - B. THE CONTRACTOR SHALL PROVIDE ALL GAS LINES AND FINAL CONNECTIONS AND TESTING AS REQUIRED.
 - C. THE CONTRACTOR SHALL PROVIDE NECESSARY CONDENSATE DRAINS FROM ALL EQUIPMENT TO APPROPRIATE WASTE SYSTEM.
 - D. ALL OWNER SELECTED/PURCHASED FIXTURES TO BE INSTALLED BY THE PLUMBER.
5. ALL MATERIALS AND EQUIPMENT FOR PLUMBING SYSTEMS SHALL BE OF NEW STOCK. ALL MATERIALS, EQUIPMENT, APPARATUS SHALL BE INSTALLED AS RECOMMENDED BY THE MANUFACTURER OF THE MATERIAL.
6. PLUMBER SHALL REVIEW LOCATION OF SUPPLY AND WASTE LINES WITH CONTRACTOR PRIOR TO INSTALLATION.
7. NON-TREATED WATER SHALL BE PROVIDED TO ALL EXTERIOR OUTLETS.
8. IT IS THE GOAL OF THE PLUMBING AND WASTE SYSTEM TO BE SILENT. CONTRACTOR SHALL PLACE PIPES, USE EQUIPMENT AND OTHER APPARATUS AND PARTS, INSULATE AS NECESSARY TO ACHIEVE THIS GOAL.
9. ALL WATER SUPPLY LINES TO THE HOUSE SHALL BE 1-1/2" MIN. UPGRADE WATER METER AT STREET/ ALLEY IF REQUIRED FOR NEW WATER HEATER.
10. SEWER LATERAL SHALL BE ABS BELOW GRADE OF THE APPROPRIATE SIZE PER C.P.C. INSTALL NEW CITY LATERAL IF REQUIRED BY LOCAL CITY ORDINANCES. VERIFY NECESSITY DURING BID PROCESS. COST OF REPLACEMENT SHALL BE CONTRACTOR'S RESPONSIBILITY IF NOT INCLUDED IN THE APPROVED BID.
11. USE ONLY U.S. MADE CAST IRON & FITTINGS IF REQUIRED FOR RETURN PIPES WITH "SEAM UP".
12. ALL COPPER ON JOB SHALL BE TYPE "K".
13. RUN MAIN TRUNK LINES AT HEIGHTS CLOSEST TO FAUCET +30".
14. ALL COPPER LINES SHALL BE SOLDERED, NO JOINTS ARE PERMITTED BELOW ANY SLAB AREAS.
15. FOR NEW CONSTRUCTION, WATER LINES TO AND IN BUILDING:
 - A. TO BUILDING 1-1/2" DIAMETER MINIMUM
 - B. TO WATER HEATER 1" DIAMETER MINIMUM
 - C. TO ALL NET AREAS 3/4" DIAMETER MINIMUM
 - D. TO ALL BATH/TUB FIXTURES 3/4" DIAMETER MINIMUM.
 - E. FIXTURE LINES SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
16. FOR REMODELS: GENERAL CONTRACTOR SHALL PROVIDE A ROTO-ROOTER SERVICE FOR THE ENTIRE WASTE SYSTEM PRIOR TO THE OWNER MOVING IN.
17. ROOF DRAIN LINES SHALL BE ABS AND INSULATED. OVER FLOW PIPING CAN BE SCHEDULE 40 PVC 2" MIN.
18. ALL WATER HEATERS SHALL SIT IN "SMITTY" PANS WITH 1" O.D. P.V.C. DRAIN LINE TO OUTSIDE PER C.P.C., AND SHALL REST UPON AN 18" HIGH PLATFORM, WITH SEISMIC TIES TO WALL U.N.O.
19. CONTRACTOR SHALL INSTALL ALL FIXTURES AND FAUCETS - EVEN IF PROVIDED BY OWNER
20. VERIFY FINAL FIXTURE SELECTION AND COLOR WITH OWNER PRIOR TO PLACING ORDER.
21. HAIR-CATCHERS SHALL BE INSTALLED IN ALL SHOWER DRAINS.
22. ALL WATER LINES TO BE COPPER OR PEX. ALL WATER LINES (HOT & COLD) SHALL BE INSULATED ALONG THEIR FULL LENGTH.
23. NEW WATER HEATERS TO BE TANKLESS WATER HEATER W/ RECIRCULATION PUMP. LOCATED PER PLANS. PLUMBER TO REVIEW SPECIFIC NEEDS W/ CLIENT PRIOR TO PURCHASE OF UNIT.
24. GAS METER TO HAVE INSTALLED AN "EARTHQUAKE GAS SHUT-OFF VALVE."
25. ALL PLUMBING VENT LINES AND WASTE LINES FROM FLOORS ABOVE GRADE LEVEL AND ALL PLUMBING /NET WALLS ADJACENT TO SLEEPING SPACES SHALL BE ABS PIPES WITH LOWRY'S ACOUSTICAL PIPE WRAP TAPE PUTTY WRAP - WRAPPED TO FULLY ENCASE ENTIRE LENGTH OF PIPE (2-LAYERS ON WASTE LINES AND 1-LAYER ON VENT LINES). WWW.HALOWRY.COM
26. WASHING MACHINE AND WATER HEATERS (LOCATED AT INTERIOR SPACES) SHALL HAVE A WATER SHUT OFF VALVE WITH LEAK SENSOR AT FLOOR.
27. SOUND ATTENUATION / PIPE ANCHORING DEVICES: DEVICES SHALL ANCHOR TO STUDS/BLOCKING; USE ACOUSTO-CLAMP HIGH-EAR ACOUSTO-CLAMP, ACOUSTO-PAD, ACOUSTO-LATOR & ACOUSTO-KIT FOR ALL ATTACHMENTS WITH LSP PRODUCTS GROUP; 800/854.3215 THESE UNITS ARE BLUE/ ORANGE POLY DEVICES. NO STANDARD "WHITE" PLASTIC UNITS SHALL BE ACCEPTED. IAMPO COMPLIANCE #2139.
28. ON-DEMAND RECIRCULATION PUMP ON HOT WATER SUPPLY SYSTEM; INSULATE ALL NEW HOT WATER LINES CONTROLLED BY MOTION SENSORS @ ALL BATHROOMS & BUTTON CONTROL BELOW SINK @ KITCHEN. MOTION SENSOR OR BUTTON LOCATED IN:

- A. BATHROOMS
- B. KITCHEN /NET BARS

CONTACT INFORMATION:

ACT, INC. METLUND SYSTEMS
3116 FULLMAN ST. STE 119, COSTA MESA, CA 92626
800/688.5869, 714/688.1200

[DIVISION 23] MECHANICAL

- HVAC SUB-CONTRACTOR SHALL COORDINATE THE SIZING OF ALL DUCTWORK & VERIFY THE SPACE ALLOCATED IN THE PLANS W/ THE CONTRACTOR PRIOR TO CONSTRUCTION OF AREAS INCLUDING, BUT NOT LIMITED TO UNDER FLOOR, ATTIC &/OR SOFFITS.
1. HVAC SYSTEMS SHALL CONFORM TO ALL APPLICABLE SECTIONS C.R.C., C.M.C., UNIFORM FIRE CODE, STATE TITLE 24 REQUIREMENTS AND ALL LOCAL CODES AND ORDINANCES ALONG WITH MANUAL J & D REQUIREMENTS FOR NEW HOMES AND REMODELS PER CODE REQUIREMENTS. ALL HEATING, COOLING, VENTILATING SYSTEMS AND APPLIANCES SHALL COMPLY WITH THE MOST CURRENT CALIFORNIA MECHANICAL CODE.
 2. HVAC CONTRACTOR TO PROPERLY SIZE THE HEATER/ AC SYSTEM WITH MAKE / MODEL OF UNITS (BASED ON LOAD CALCULATIONS, GLAZING, & INSULATION, ETC..) AT EACH SPACE TO BE HEATED/COOLED AND VERIFY SELECTION WITH OWNER PRIOR TO ORDER.
 3. CONTRACTOR SHALL INSTALL ALL MECHANICAL EQUIPMENT IN ACCORDANCE W/ RECOMMENDATIONS OF THE MANUFACTURER - EVEN IF PROVIDED BY OWNER.
 4. THE LOCATIONS OF DUCTS, PIPING, APPARATUS AND EQUIPMENT INDICATED ON THE DRAWINGS ARE APPROXIMATE. INSTALL ALL PIPING AND EQUIPMENT IN THE SPACE ALLOTTED IN A MANNER TO AVOID ALL OBSTRUCTIONS. COORDINATE WITH FRAMING, ELECTRICAL AND PLUMBING CONTRACTORS.
 5. PROVIDE CLEARANCE FOR WORKING SPACE IN FRONT OF HVAC UNIT PER CODE, MANUFACTURER'S SPECIFICATIONS AND CURRENT C.M.C
 6. IT IS THE INTENT OF THESE SPECIFICATIONS AND DESIGN CONDITIONS THAT THE ENTIRE SYSTEM, INCLUDING EQUIPMENT, AIR DUCTS AND ALL OTHER PARTS SHALL BE NOISELESS, AND FREE OF VIBRATION TRANSMISSION. ALL WORK REQUIRED TO ACCOMPLISH THESE ENDS SHALL BE PROVIDED BY THE CONTRACTOR WITHOUT ADDITIONAL COST INCLUDED BUT NOT LIMITED TO VIBRATION ISOLATORS UNDER EQUIPMENT.
 7. HVAC CONTRACTOR TO SIZE ALL DUCTS & VERIFY DESIGN FOR EFFICIENCY PRIOR TO START OF WORK. THE TITLE-24 COMPLIANCE REPORT IS FOR COMPLIANCE PURPOSES ONLY. THE HVAC CONTRACTOR WHO INSTALLS THE EQUIPMENT (AS WELL AS THE HERS RATER) IS RESPONSIBLE FOR FILLING OUT THE APPROPRIATE COMPLIANCE FORMS. CONTACT ARCHITECT FOR ANY RECOMMENDED ADJUSTMENTS FROM PLANS.
 8. CONTRACTOR SHALL VERIFY ADEQUATE DUCT CLEARANCES PRIOR TO INSTALLATION.
 9. DUCTS PASSING THROUGH THE CEILING SHALL COMPLY WITH THE MOST CURRENT C.R.C.
 10. ALL DUCT WORK SHALL BE INSULATED AND HELD THE MINIMUM DISTANCE REQUIRED BY CODE OFF ANY DIRT.
 11. LOCATE DUCTS IN CONDITIONED SPACE WHENEVER POSSIBLE. COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION: AT THE TIME OF DEMO, ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR EQUIVALENT METHODS TO ELIMINATE DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.
 12. ALL MECHANICAL DUCTS TO BE RIGID, WHERE POSSIBLE. AT ATTIC INSTALLATION DUCTS TO LAY AT CEILING FRAMING AND BE WRAPPED WITH INSULATION PER T24 REPORT.
 13. DUCT FROM RETURN AIR GRILLE TO AIR HANDLER (FAU) SHALL BE FELT-LINED AND 12' MINIMUM IN LENGTH WITH (3) BENDS.
 14. PAINT INSIDE OF DUCTS BEHIND GRILLE, SUPPLY, AND RETURN W/ NON TOXIC FLAT BLACK PAINT.
 15. PROVIDE TRANSFER / JUMPER DUCTS FOR PRESSURE BALANCING AS NEEDED FOR PROPER PERFORMANCE.
 16. TEST HOME FOR AIR LEAKS VIA BLOWER DOOR TESTING; PROVIDE DOCUMENTATION TO OWNER.
 17. USE MASTIC TAPE FOR DUCT SEALING TO PROVIDE DURABILITY OVER TIME.
 18. SEAL DUCT CHASES, SUPPLY AND RETURN GRILLE OPENINGS AFTER INSTALLATION TO PREVENT DUST AND WASTE FROM ENTERING.
 19. CLEAN AND VACUUM DUCT LINES PRIOR TO OCCUPANCY.
 20. AIR FILTRATION SHALL BE PROVIDED WITH ELECTROSTATIC AIR FILTRATION OR HEPA FILTRATION. MERV RATING TO BE PER CURRENT CODE.
 21. PROVIDE FOR ENHANCED OUTDOOR AIR VENTILATION PER LEED EQ 4.2.
 22. NEW FRESH AIR MAKEUP SYSTEM TO BE INTEGRATED INTO THE HVAC SYSTEM.
 23. MECHANICAL SYSTEM SHALL BE EQUIPPED WITH AIR CONDITIONING, ELECTROSTATIC FILTER UNLESS OTHERWISE NOTED. A.C. CONDENSER LOCATION SHALL BE REVIEWED WITH ARCHITECT, PROVIDE CONDENSATE DRAIN LINES PER THE MOST CURRENT APPLICABLE CODE OF REGULATIONS. ALL AIR CONDITIONING UNITS AND HEAT PUMPS SHALL USE NON TOXIC REFRIGERANT.
 24. HEIGHT OF ALL SUPPLY AIR REGISTERS SHALL BE AS NOTED ON THE MECHANICAL PLAN. THE MEASUREMENT SHALL BE TAKEN FROM THE FINISH FLOOR DIRECTLY BELOW THAT

20. REGISTER.
21. R.A.G. (RETURN AIR GRILL) SHALL BE SIZED BY THE CONTRACTOR AND LOCATED WHERE INDICATED ON MECHANICAL PLAN AND DUCTS SHALL BE FULLY INSULATED TO F.A.U. SEE PLANS FOR EXACT LOCATIONS.
22. SYSTEM SHALL BE EQUIPPED WITH ONE 24/7 DAY PROGRAMMABLE THERMOSTAT PER UNIT. MANUFACTURER AND TRIM KIT TO BE SELECTED AND VERIFIED WITH CLIENT PRIOR TO PURCHASE AND INSTALL. LOCATE AWAY FROM SUN EXPOSURE.
23. DURING WORK, CLEAN UP AFTER EACH DAY'S WORK; LEAVE BUILDING CLEAN OF DEBRIS. ANY MECHANICAL EQUIPMENT SHALL BE CLEANED OF CEMENT, GREASE AND OIL SPOTS, AND OTHER MATERIALS. PRIOR TO AIR BALANCE TEST, CLEAN ALL LINES AND BLOW OUT DUCT SYSTEMS. REPLACE ALL FILTERS AFTER AIR BALANCE TESTS. PRIOR TO OCCUPANCY.
24. ALL LIGHT FIXTURES, HVAC SUPPLY AND RETURN REGISTERS, SMOKE DETECTORS, AND OTHER CEILING MOUNTED DEVICES SHALL ALIGN WITH EACH OTHER WITHIN A SPACE AND ADJACENT SPACES WHERE APPLICABLE. IF NEEDED, ADJUST / MODIFY FRAMING TO OBTAIN PROPER ALIGNMENT. GENERAL CONTRACTOR AND SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION AND PATCH/PAINT OF INAPPROPRIATELY PLACED DEVICES IF NOTICED IN A LATER STAGE OF CONSTRUCTION. CONTACT ARCHITECT WITH ANY DISCREPANCIES AT ROUGH-IN STAGE.
25. HYDRONIC IN-FLOOR RADIANT HEATING SYSTEM:
 - A. HYDRONIC RADIANT HEAT TO BE LOCATED IN THE FLOOR SLABS
 - B. PLUMBING (HOT AND COLD) SHALL BE INSULATED AND RUN 18" MIN. BELOW SLAB OR LINES SHALL BE RUN THRU WALLS AND OUT OF CAVITY THAT HAS RADIANT LINES. ALL SUB CONTRACTORS SHALL BE NOTIFIED OF RADIANT LINE TO AVOID PUNCTURE IN FLOORS AT ALL LEVELS.
 - C. RADIANT HEATING LINES SHALL NOT BE RUN UNDER BUILT-IN CABINETS. FLOOR FINISH MATERIALS INSTALLED SHALL BE DESIGNED AND APPROVED FOR RADIANT FLOOR HEATING.
 - D. A 4X8 OR LARGER BACK BOARD OF 3/4" MAPLE PLYWOOD SHALL BE MOUNTED ON WALL ADJACENT TO WATER HEATER FOR RADIANT LINES DISBURSEMENT. CONFIRM WATER HEATER IS ABLE TO HANDLE WATER DEMANDS FOR RADIANT FLOOR SYSTEM & HOUSEHOLD NEED.
 - E. GAS VENTS AND NON-COMBUSTIBLE PIPING IN WALLS PASSING THROUGH 3 FLOORS OR LESS SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING PER CURRENT C.M.C.
 - F. REMOTE BLOWER FOR EXHAUST FANS TO PULL FROM MULTIPLE SPACES WITHIN HOME RATHER THAN SEPARATE FANS WHERE POSSIBLE.

APPROVED EXHAUST FAN:

WHISPERSENSE DC Model No.: FV-0511VQC1, BY PANASONIC. UL E78414 (FAN TO BE LOCATED PER MECHANICAL/ ELECTRICAL PLAN). VENTING PROVIDED = 50-20-110 CFM

WHISPERWARM DC FAN/HEATER, 50-80-100 CFM, BY PANASONIC.

[DIVISION 24] N/A

[DIVISION 25] N/A

[DIVISION 26] ELECTRICAL

26A ELECTRICAL

1. CONTRACTOR SHALL OBTAIN APPROVAL OF METER LOCATION FROM ELECTRICAL COMPANY PRIOR TO INSTALLATION.
2. ALL ELECTRICAL WORK SHALL BE DONE BY A LICENSED CONTRACTOR UNDER A SEPARATE PERMIT USING APPROVED FIXTURES ONLY. INSTALL ALL EQUIPMENT/ FIXTURES IN STRICT ACCORDANCE TO THE MOST RECENT APPLICABLE CODE OF REGULATIONS AND THE MANUFACTURER'S SPECIFICATIONS (INCLUDING OWNER PROVIDED FIXTURES), AND LEAVE ALL EQUIPMENT AND APPLIANCES IN WORKING ORDER WITH COMPLETE OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE OWNER PRIOR TO COMPLETION OF JOB.
3. CONTRACTOR SHALL PROVIDE A SINGLE LINE ELECTRICAL SERVICE LAYOUT AND LOAD CALCULATIONS FOR APPROVAL BY THE BUILDING DEPARTMENT.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND AVAILABILITY OF UTILITIES AND DETERMINE THE ACTUAL DETAILS PERTAINING TO THE EXACT INSTALLATIONS AND REQUIREMENTS PRIOR TO SUBMITTING HIS OR HER BID. UPON RECEIPT OF NOTICE THAT THE ELECTRICAL CONTRACT HAS BEEN LET, THE SUCCESSFUL BIDDER SHALL NOTIFY POWER AND TELEPHONE SERVING UTILITY COMPANIES OF THE ESTIMATED DATE WHEN SERVICE SHALL BE DESIRED AND SUBMIT PLANS AS REQUIRED BY SERVICING UTILITY COMPANY.
5. ALL MATERIALS AND EQUIPMENT FURNISHED AND INSTALLED UNDER THIS SECTION SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK BY THE OWNER.
6. ALL CIRCUIT-BREAKERS SHALL BE LABELED CLEARLY AT MAIN AND SUB-PANEL LOCATIONS.
7. ALL FIXTURES SHALL BE PROVIDED AS NOTED ON PLANS

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JOB#:	2021.10.76



R4.4
DATE: 12/20/2022

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- AND SCHEDULES OR ARCHITECT APPROVED EQUAL.
- 8. ALL ELECTRICALLY GENERATED FIXTURES, OUTLETS, EQUIPMENT OR DEVICES INSTALLED BY THIS CONTRACTOR OR OTHERS SHALL BE FULLY CONNECTED TO PROPER ELECTRICAL SOURCE AND LEFT IN OPERATING CONDITION.
- 9. WALL SWITCHES TO BE 42" ABOVE FLOOR TO CENTER OF SWITCH PLATE. VERIFY W/ OWNER.
- 10. ALL LIGHT SWITCHES, DUPLEX OUTLETS, TV CABLE JACKS, AND TELEPHONE JACKS SHALL MATCH EXISTING COLOR AND STYLES IF EXISTING ARE TO REMAIN UNLESS NOTED OTHERWISE. DIMMERS SHALL BE OF THE SLIDE TYPE AND MATCH EXISTING.
- 11. ALL LIGHT FIXTURES SHALL HAVE DIMMER SWITCHES.
- 12. SWITCHES FOR CEILING FANS WITH LIGHT KITS SHALL HAVE FULL DIMMER & SPEED/DIRECTION CONTROL.
- 13. EXISTING ELECTRICAL OUTLETS MAY EXIST IN PROXIMITY OF PROPOSED OUTLETS. VERIFY EXISTING OUTLET LOCATIONS PRIOR TO INSTALLATION OF NEW ONES NEARBY.
- 14. ALL OUTLETS LOCATED AT EXTERIOR OF BUILDING TO BE GROUNDED TYPE AND WATERPROOF + 18" ABOVE FINISH SURFACE.
- 15. ALL OUTLETS SHALL BE INSTALLED VERTICALLY AT 12" TO CENTERLINE ABOVE FLOOR, AND BE OF GROUNDED TYPE, UNLESS NOTED OTHERWISE.
- 16. RECESSED OUTLETS TO BE TAMPER RESISTANT, INSTALLED AT LOCATIONS PER PLAN (INSTALLED BEHIND FURNITURE, REFRIGERATOR AND TV LOCATIONS). VERIFY ADDITIONAL LOCATIONS WITH CLIENT IN FIELD PRIOR TO INSTALLATION. VERIFY LOCATION OF FLOOR OUTLETS, PHONE JACKS, ETC. WITH OWNER AND ARCHITECT IN FIELD. EXISTING OUTLET AND SWITCH COVERS SHALL BE REPLACED TO MATCH NEW COVERS. COORDINATE QUANTITIES PRIOR TO ORDERING.
- 18. HOLIDAY LIGHT OUTLETS SHALL BE UNDER EAVES AND HIDDEN WHERE POSSIBLE. TIE RECEPTACLE INTO TIMECLOCK SWITCH THROUGH DAMP AND WET CONDUIT FEED - SEE PLAN.
- 19. CONTACT ARCHITECT WHEN ELECTRICAL BOXES & LIGHTS ARE SET FOR FINAL REVIEW PRIOR TO RUNNING LINES.
- 20. PROVIDE A 24" MINIMUM SEPARATION BETWEEN ALL ELECTRICAL WIRING AND TELEPHONE, CABLE, T.V., INTERCOM, SECURITY, SOUND SYSTEM AND COMPUTER NETWORK WIRING.
- 21. VERIFY EXACT SPEAKER LOCATIONS W/ OWNER PRIOR TO SETTING MUD RINGS.
- 22. WIRE ALL SECURITY LIGHTS TO SECURITY LIGHT SWITCHES.
- 23. CONTRACTOR SHALL COORDINATE INSTALLATION OF SECURITY SYSTEM. COMPANY TO BE SELECTED BY OWNER OR CONNECT TO EXISTING SYSTEM.
- 24. PROVIDE MAXIMUM MATT LIGHT BULBS AS SPECIFIED ON FIXTURE OR AS NOTED ON LIGHTING SCHEDULE. LIGHTING FIXTURE SPECIFICATIONS SHALL PREVAIL.
- 25. REFER TO SITE PLANS/LANDSCAPE PLANS FOR ADDITIONAL LIGHTING AND POWER REQUIREMENTS.
- 26. ALL LANDSCAPE LIGHTING AND J-BOXES SHALL BE WIRED TO TIME CLOCK IN GARAGE OR MECHANICAL AREA. SEE PLAN FOR LOCATION.
- 27. SOLAR EQUIPMENT WILL REQUIRE SEPARATE PERMITS. CONTRACTOR TO OBTAIN.
- 28. SOLAR PHOTOVOLTAICS - RUN (2) 3/4 CONDUITS FROM ELECTRICAL METER TO INVERTER OR ROOF LOCATIONS (SEE ELEC. PLAN) AND (2) 1/2 CONDUITS FROM INVERTER TO ATTIC. CONDUITS TO BE HARD PVC. INVERTER MAY BE INSTALLED LATER.
- 29. ALIGNMENT: ALL OUTLETS AND SWITCHES IN PROXIMITY OF EACH OTHER AND ALONG ADJACENT WALLS SHALL BE ALIGNED WITH EACH OTHER HAVING THE SAME DIMENSION VERTICALLY FROM FINISH FLOOR TO TOP OF DEVICE. ALL LIGHT FIXTURES, HVAC SUPPLY AND RETURN REGISTERS, SMOKE DETECTORS, AND OTHER CEILING MOUNTED DEVICES SHALL ALIGN WITH EACH OTHER WITHIN A SPACE AND ADJACENT SPACES WHERE APPLICABLE. IF NEEDED, ADJUST / MODIFY FRAMING TO OBTAIN PROPER ALIGNMENT. GENERAL CONTRACTOR AND SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION AND PATCH/PAINT OF INAPPROPRIATELY PLACED DEVICES IF NOTICED IN A LATER STAGE OF CONSTRUCTION. CONTACT ARCHITECT WITH ANY DISCREPANCIES AT ROUGH-IN STAGE.
- 30. VERIFY ALL TRIM SELECTIONS AND COLOR FOR RECESSED LIGHTS W/ OWNER/ARCHITECT PRIOR TO ORDER. TRIM COLOR TO BE BASED ON ADJACENT CEILING FINISH.
- 31. WHEN SKYLIGHTS ARE TO BE OPERABLE OR WITH OTHER POWER ELEMENTS, ELECTRICAL POWER IS TO BE RAN ACCORDINGLY PER MANUFACTURER'S INSTRUCTIONS.
- 32. GARAGE LIGHTS SHALL BE ON MOTION SENSOR SWITCH AND REMAIN ON FOR FIVE MINUTES THEREAFTER.
- 33. GARAGE DOORS TO BE INSTALLED WITH A SHUT OFF (KILL) SWITCH.
- 34. GARAGES TO HAVE INSTALLED (2) OUTLETS FOR FUTURE ELECTRIC VEHICLE CAR CHARGERS (LOCATION PER PLANS).
- 35. GARAGE: IF NO DRYWALL SPECIFIED, PROVIDE ELECTRICAL IN FLEX CONDUIT.

- APPROVED PRODUCTS:
- 1. NEW WHOLE HOUSE SURGE PROTECTOR BY LEVITON "51120" SERIES.
 - 2. SMOKE / CARBON MONOXIDE DETECTORS: KIDDE TALKING ALARM; MODEL: COMBINATION CO AND SMOKE ALARM (MODEL KN-COSM-IB)
 - 3. DIMMER SWITCHES TO BE LUTRON C.L DIMMER SWITCH. VERIFY TRIM STYLE WITH OWNER PRIOR TO ORDER WWW.LUTRON.COM
 - 4. EXHAUST FAN / LIGHT TIMER SWITCH SHALL BE A MAESTRO ECO-TIMER SWITCH BY LUTRON, MODEL NUMBER MA-TS306, COLOR TO BE SPECIFIED BY OWNER. WHEN FAN IS SWITCHED WITH A LIGHT, THE FAN/LIGHT CONTROL MODEL IS TO BE USED.
 - 5. ALL NETWORK DATA LINES TO BE CAT 7.
 - 6. ALL NEW LED RECESSED LIGHT FIXTURES TO HAVE 2700K OR 3000K COLOR TEMP (TBD BY OWNER), AND 1000 LUMENS OUTPUT. VERIFY TRIM KIT WITH OWNER/ARCHITECT BASED ON CEILING FINISH. ALL HOUSING FIXTURES TO BE IC-RATED ON

[DIVISION 32]
EXTERIOR IMPROVEMENTS

- 32A LANDSCAPE/ HARDSCAPE
- 1. PLANT TREES WITH NON-INVASIVE ROOTS NEAR HOME TO SHADE WALLS & WINDOWS.
 - 2. USE PEA GRAVEL TO PROMOTE GOOD PERCOLATION OF WATER INTO SOIL.
 - 3. USE PERVIOUS CONCRETE WHERE POSSIBLE.
 - 4. APPLY XERISCAPE/ DROUGHT TOLERANT/ LOW WATER PLANTING CONCEPTS IN LANDSCAPE DESIGN.
 - 5. FAUX GRASS/ TURF TO BE USED AS AN ALTERNATIVE FOR GRASS. VERIFY W/ OWNER.
 - 6. INVASIVE PLANTS TO RECEIVE ROOT BARRIERS.
 - 7. LANDSCAPE IRRIGATION:
 - A. PROVIDE IRRIGATION CONTROL WITH RAIN SENSOR.
 - B. PROVIDE DRIP SYSTEM FOR WATER DISTRIBUTION.
 - C. CONSIDER BELOW-GRADE DRIP DISTRIBUTION IN AREAS WITH NATURAL GRASS.
 - D. RAIN WATER HARVESTING - RAINWATERHOG.COM
 - E. GRAY WATER RECLAMATION - CONFIRM IF ALLOWED IN JURISDICTION.

- 7. JACKSHAFT GARAGE DOOR OPENER SHALL HAVE A REMOTE LIGHT THAT ACTIVATES WHEN GARAGE DOOR OPENS.
- 8. AT WASHING MACHINE AND WATER HEATERS (LOCATED AT THE INTERIOR SPACES) INSTALL A WATER SHUT OFF VALVE WITH A LEAK SENSOR.
- 9. PROVIDE OUTLET BOX (GRAY BOX) AT ALL WASHER AND DRYER LOCATIONS. OUTLET BOX MUST INCLUDE INTEGRATED VALVE AND HAMMER ARRESTOR, BUILT-IN TEST CAP, EASY TURN VALVES, COLOR CODED HOT AND COLD HANDLES, AND FACTORY ASSEMBLED DRAIN FUNNEL. ALSO PROVIDE CONDENSATE PIPE STAND WHEN HVAC UNIT IS LOCATED NEAR WASHER AND DRYER. GRAY BOX SHALL BE EASILY ACCESSIBLE IN CASE OF EMERGENCY & W/ EQUIPMENT IN PLACE. DO NOT INSTALL BEHIND STACKED WASHER AND DRYER.
- 10. TIMER SWITCH (LOCATION PER PLANS) TO BE BY HONEYWELL WITH SOLAR TIME TABLE & PROGRAMMABLE TIMER SWITCH.
- 11. USB CHARGER / RECEPTACLE (CATALOGUE #TS632) BY LEVITON. ONE DUPLEX USB CHARGER / RECEPTACLE LOCATION PER PLAN. IF SHOWN AS A 4-FLEX OUTLET, MULTI-GANG IN A 4-FLEX WALL PLATE WITH A STANDARD DUPLEX RECEPTACLE. VERIFY FINISH COLOR WITH OWNER.
- 12. LIGHTS IN STRIP CLOSETS TO USE A 4" T8 STYLE LED LIGHT FIXTURE MOUNTED ON THE INSIDE ON THE WALL ABOVE THE CLOSET OPENING.
- 13. DATA/MEDIA CENTER TO HAVE ENCLOSURE WITH TWO (2) QUADS, COVER TO MATCH COLOR OF ADJACENT WALL. SIZE TO FIT WIDTH OF STUD BAY, HEIGHT APPROXIMATELY 30".
- 14. APPLIANCES TO BE ENERGY STAR COMPLIANT/ HIGH EFFICIENCY.



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<p>REVISION:</p> <p>REVISION:</p> <p>REVISION:</p> <p>REVISION:</p> <p>PC#:</p> <p>DB: C/JL</p> <p>JOB#: 2021.10.76</p>	
<p>R4.5</p> <p>DATE: 12/20/2022</p>	

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Project	2022-11-30	1
No.	Date	Rev/Issue
Project	2022-10-12	
Date	2022-11-30	T24.2
Scale		
		N.T.S. 0.92

2019 Low-Rise Residential Mandatory Measures Summary	
NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. Exceptions may apply.	
Building Envelope Measures:	
§ 110.0(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 1011.5.2/440-2011.
§ 110.0(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 110.11(e).
§ 110.0(b):	Field fabricated exterior doors and fenestration products must have a U-factor and solar heat gain coefficient (SHGC) values from Tables 110.5.A, 110.5.B, or J44.5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather striped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per § 110.113 when the installation of a cool roof is specified on the CFTR.
§ 110.8(j):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 110.8(k):	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(a):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1.A or B.
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(i):	Vapor Retarder. In climate zones 1 through 16, the earth floor of unventilated crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(j):	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in an exterior wall, vented attic, and unvented attic with air-permeable insulation.
§ 150.0(k):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58, or the weighted average U-factor of all fenestration must not exceed 0.58.
Fineprints, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(a):	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(a):	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e):	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outdoor air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and light-tight damper or combustion-air control device.
§ 150.0(f):	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.5-§ 110.3:	Certification, Heating, Ventilation, and Air Conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.
§ 110.3(c):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone, and in which the cutoff temperature for supplementary heating is higher than the cutoff temperature for supplementary heating.
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.
§ 110.3(c)4:	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 MBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.
§ 150.0(b):	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(b).

2019 Low-Rise Residential Mandatory Measures Summary	
§ 150.0(n)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the exterior of any dryer.
§ 150.0(n)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(m)1:	Storage Tank Insulation. Unvented hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-18 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(m)2A:	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in Section 605.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.
§ 150.0(m)3:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering outdoor water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-caulkable casing or sleeve.
§ 150.0(m)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use," a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed, a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance, and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(m)2:	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(m)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO RATS), or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(e)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.1, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.
§ 150.0(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tapes is used in combination with mastic and duct bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for pressure-sensitive tapes, mastic, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outdoor air openings and elevator shaft vents.
§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupied space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Pressure drops and leakage must meet the requirements of § 150.0(m)12. Filters must be accessible for regular service.
§ 150.0(m)13:	Space Conditioning System Airflow Rate and Fan Efficiency. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure tap, or a permanently installed static pressure probe in the supply plenum. Airflow must be 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficiency < 0.45 watts per CFM for gas furnace air handlers and < 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow > 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficiency < 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.

2019 Low-Rise Residential Mandatory Measures Summary	
Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o).
§ 150.0(o)1C:	Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1, 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	Multifamily Attached Dwelling Units. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling unit envelope leakage must be < 0.3 CFM at 60 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	Multifamily Building Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	Kitchen Range Hoods. Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is listed by IAPMO to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a)1:	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.
§ 110.4(a)2:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filler and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.
Lighting Measures:	
§ 110.5:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.5.
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B:	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for insulation control (IC) labeling, air leakage, sealing, maintenance, and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1E:	Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1F:	Night Lights, Step Lights, and Path Lights. Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1G:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k)1G.
§ 150.0(k)1H:	Screw-based Luminaires. Screw-based luminaires must contain lamps that comply with Reference Joint Appendix JAB.
§ 150.0(k)1I:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JAB elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1J:	Light Sources in Drawers, Cabinets, and Linen Closets. Light source internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	Interior Switches and Controls. All air-handling units with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.
§ 150.0(k)2C:	Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.
§ 150.0(k)2D:	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.

2019 Low-Rise Residential Mandatory Measures Summary	
§ 150.0(k)2G:	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 150.0(k); and meets all other requirements in § 150.0(k).
§ 150.0(k)2H:	Interior Switches and Controls. A miscellaneous programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k).
§ 150.0(k)2I:	Interior Switches and Controls. In bedrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic off-functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	Interior Switches and Controls. Luminaires that are or contain light sources that meet Reference Joint Appendix JAB requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.
§ 150.0(k)2K:	Interior Switches and Controls. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3A (ON and OFF switch) and the requirements in either § 150.0(k)3A(i) (photocell) or either a motion sensor or automatic time switch control or § 150.0(k)3A(ii) (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches, and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	Internally Illuminated Address Signs. Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	Interior Common Areas of Low-Rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be controlled by an occupant sensor.
§ 150.0(k)6B:	Interior Common Areas of Low-Rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 130.4, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	Single Family Residences. Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	Low-Rise Multifamily Buildings. Low-rise multifamily buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(i).
§ 110.10(b)1:	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, e-roof ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with solar roof areas less than or equal to 10,000 square feet or no less than 150 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building; or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including nested occupancy.
§ 110.10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof-mounted equipment.
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the vertical difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the horizontal plane.
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system. Documentation, A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(d):	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

GENERAL INFORMATION										
01	Project Name	Unit 5727_Duplex_Gibson								
02	Run Title	Title 24 Analysis								
03	Project Location	5727 E. Ocean Blvd.								
04	City	Long Beach	05	Standards Version	2019					
06	Zip code	90803	07	Software Version	EnergyPro 8.3					
08	Climate Zone	6	09	Front Orientation (deg/ Cardinal)	135					
10	Building Type	Single family			11	Number of Dwelling Units				
12	Project Scope	Addition/Alteration			13	Number of Bedrooms				
14	Addition Cond. Floor Area (ft²)	172.89			15	Number of Stories				
16	Existing Cond. Floor Area (ft²)	1098			17	Penetration Average U-factor				
18	Total Cond. Floor Area (ft²)	1270.89			19	Glazing Percentage (%)				
20	ADU Bedroom Count	n/a			21	ADU Conditioned Floor Area				
22	Is Natural Gas Available?	Yes								

COMPLIANCE RESULTS				
01	Building Complies with Computer Performance			
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.			
03	This building incorporates one or more Special Features shown below			

ENERGY USE SUMMARY				
Energy Use (kWh/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	4.63	5.25	-0.62	-13.4
Space Cooling	18.63	20.09	-1.46	-7.8
IAQ Ventilation	0	0	0	0
Water Heating	16.65	14.42	2.23	13.4
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	39.91	39.76	0.15	0.4

REQUIRED SPECIAL FEATURES	
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.	
<ul style="list-style-type: none"> Window overhangs and/or fins 	

HERS FEATURE SUMMARY	
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry	
Building-level Verifications: <ul style="list-style-type: none"> Kitchen range hood 	
Cooling System Verifications: <ul style="list-style-type: none"> None 	
Heating System Verifications: <ul style="list-style-type: none"> None 	
HVAC Distribution System Verifications: <ul style="list-style-type: none"> None 	
Domestic Hot Water System Verifications: <ul style="list-style-type: none"> None 	

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Unit 5727_Duplex_Gibson	1270.89	1	2	2	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Unit 5727	Conditioned	Wall Furnace1	1098	8.25	DHW Sys 1	N/A
Addition	Conditioned	Wall Furnace1	172.89	8.25	DHW Sys 1	N/A

OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	TIR (deg)	Wall Exceptions	Status	Verified Existing Condition
NE Wall	Unit 5727	R-15 Wall	45	Right	383.18	48.93	90	none	Altered	No
SW Wall	Unit 5727	R-15 Wall	45	Right	383.18	65.58	90	none	Altered	No
SE Wall	Unit 5727	R-15 Wall	135	Front	221	94.5711	90	none	Altered	No
NW Wall	Unit 5727	R-15 Wall	315	Back	18.45	0	90	none	Altered	No
NE Wall 2	Addition	(N) R-15 Wall	45	Right	59.85	15.15	90	Extension	New	n/a
SW Wall 2	Addition	(N) R-15 Wall	225	Left	59.85	10	90	Extension	New	n/a
NW Wall 2	Addition	R-15 Wall w/R-4	225	Left	196.6	86.17	90	none	New	n/a
Wall @ Addition	Unit 5727->Addition	R-0 Wall	n/a	n/a	165	0	n/a	n/a	Existing	No
Roof_NE 2	Unit 5727	R-30 Roof Attic	n/a	n/a	523.63	n/a	n/a	n/a	Altered	No
Roof_SW	Unit 5727	R-30 Roof Attic	n/a	n/a	549	n/a	n/a	n/a	Altered	No
Roof_NE 3	Addition	(N) R-30 Roof Attic	n/a	n/a	86.44	n/a	n/a	n/a	New	n/a
Roof_SW 2	Addition	(N) R-30 Roof Attic	n/a	n/a	86.44	n/a	n/a	n/a	New	n/a
Raised Floor	Addition	R-19 Floor No Crawlspace	n/a	n/a	172.89	n/a	n/a	n/a	New	n/a
Floor @ Unit 5725	Unit 5727	R-0 Floor No Crawlspace	n/a	n/a	1098	n/a	n/a	n/a	Existing	No
NE Wall 3	_Garage_	Gar_R-0 Wall	45	Right	205.07	0	90	none	Existing	No
SW Wall 3	_Garage_	Gar_R-0 Wall	225	Left	205.07	126	90	none	Existing	No
SE Wall 2	_Garage_	Gar_R-0 Wall	135	Front	185	17.81	90	none	Existing	No
NW Wall 3	_Garage_	Gar_R-0 Wall	315	Back	185	0	90	none	Existing	No

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OPAQUE SURFACES - CATHEDRAL CEILINGS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Roof_NE	Unit 5727	R-30 Roof Attic1	45	Right	25.47	25.37	4	0.1	0.85	No	Altered	No	
Roof_Deck	_Garage_	R-0 Roof No Attic	0	n/a	436.73	0	0.3	0.1	0.85	No	Existing	No	

ATTIC									
01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic Unit 5727	Attic Roof/Unit 5727	Ventilated	4	0.1	0.85	No	No	Existing	No
Attic Addition	Attic Roof/Addition	Ventilated	4	0.1	0.85	Yes	No	New	n/a

FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition	Existing Construction
Window R	Window	NE Wall	Right	45			1	12.42	0.28	NFRC	0.22	NFRC	Bug Screen	Altered	No
Window S	Window	NE Wall	Right	45			1	5.43	0.27	NFRC	0.18	NFRC	Bug Screen	Altered	No
Window T_V	Window	NE Wall	Right	45			1	10.11	0.28	NFRC	0.22	NFRC	Bug Screen	Altered	No
Window U_W	Window	NE Wall	Right	45			1	20.97	0.27	NFRC	0.18	NFRC	Bug Screen	Altered	No
Window M	Window	SW Wall	Right	45			1	10	0.27	NFRC	0.18	NFRC	Bug Screen	Altered	No
Window N	Window	SW Wall	Right	45			1	15.15	0.28	NFRC	0.22	NFRC	Bug Screen	Altered	No
Window O	Window	SW Wall	Right	45			1	5.43	0.27	NFRC	0.18	NFRC	Bug Screen	Altered	No
Window P	Window	SW Wall	Right	45			1	8.75	0.28	NFRC	0.22	NFRC	Bug Screen	Altered	No
Window Q	Window	SW Wall	Right	45			1	6.25	0.27	NFRC	0.18	NFRC	Bug Screen	Altered	No
Door 25	Window	SE Wall	Front	135	12.33	7.67	1	94.57	0.28	NFRC	0.23	NFRC	Bug Screen	Altered	No

FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition	Existing Construction
Window X	Window	NE Wall 2	Right	45			1	9.72	0.28	NFRC	0.22	NFRC	Bug Screen	New	n/a
Window Y	Window	NE Wall 2	Right	45			1	5.43	0.27	NFRC	0.18	NFRC	Bug Screen	New	n/a
Window L	Window	SW Wall 2	Left	225			1	10	0.27	NFRC	0.18	NFRC	Bug Screen	New	n/a
Window Z	Window	NW Wall 2	Left	225			1	15	0.28	NFRC	0.22	NFRC	Bug Screen	New	n/a
Door 13 >25% Gl	Window	NW Wall 2	Left	225			1	17.81	0.33	NFRC	0.27	NFRC	Bug Screen	New	n/a
Door 14	Window	NW Wall 2	Left	225			1	53.36	0.28	NFRC	0.22	NFRC	Bug Screen	New	n/a
Skylights_23_24_25	Skylight	Roof_NE	Right	45			1	25.37	0.38	NFRC	0.25	NFRC	None	New	n/a

OPAQUE DOORS					
01	02	03	04	05	06
Name	Side of Building	Area (ft²)	U-factor	Status	Verified Existing Condition
Door 24	SW Wall	20	0.2	New	n/a
Doors 2_3	SW Wall 3	126	1	Altered	No
Ex Door	SE Wall 2	17.81	0.5	Existing	No

OVERHANGS AND FINIS																	
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	
Window	Overhang				Left Fin				Right Fin				Status	Verified Existing Condition	Existing Construction		
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R				Bot Up	
Door 25	2.75	0.58	3.75	3.75	0	0	0	0	0	0	0	0	0	0	0	Altered	No

SLAB FLOORS									
01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Slab-on-Grade	_Garage_	443.33	84.34	none	0	0%	No	Existing	No

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Gar_R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	

CERTIFICATE OF COMPLIANCE							
Project Name: Unit 5727_Duplex_Gibson				CF1R-PRF-01E			
Calculation Description: Title 24 Analysis				Page 10 of 11			
Calculation Date/Time: 2022-12-19T16:22:48-07:00				Input File Name: 2022-1012 Jeannette - 5727 E Ocean Blvd v3.rbd19x			
HVAC - COOLING UNIT TYPES							
01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER/CEER	Efficiency SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	No Cooling	1	n/a	n/a	Not Zonal	Single Speed	n/a
HVAC - FAN SYSTEMS							
01	02	03	04				
Name	Type	Fan Power (Watts/CFM)	Name				
HVAC Fan 1	HVAC Fan	0.58	n/a				
HERS RATER VERIFICATION OF EXISTING CONDITIONS							

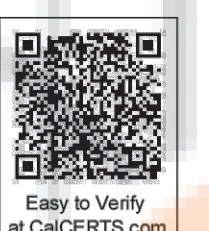


Registration Number: 222-PO102309788-000-000-0000000-0000
 CA Building Energy Efficiency Standards - 2019 Residential Compliance
 Registration Date/Time: 2022-12-19 16:02:21
 Report Version: 2019.2.000
 Schema Version: rev 20200901
 HERS Provider: CalCERTS, Inc.
 Report Generated: 2022-12-19 15:23:20

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Project Name: Unit 5727_Duplex_Gibson	
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Input File Name: 2022-1012 Jeannette - 5727 E Ocean Blvd v3.rbd19x	
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I, I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Kim Hogan	Documentation Author Signature:
Company: Sheer Energy / Kim M Hogan	Signature Date: 2022-12-19 15:32:30
Address: 3053 E. Nugent Street	CEA/HERS Certification Identification (if applicable): R19-09-30025
City/State/Zip: Lancaster, CA 93535	Phone: 661-946-1741
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California:	
<ol style="list-style-type: none"> I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. 	
Responsible Designer Name: Jeff Jeannette	Responsible Designer Signature:
Company: Jeannette Architects Inc.	Date Signed: 2022-12-19 16:02:21
Address: 298 Redondo Ave.	License: C30598
City/State/Zip: Long Beach, CA 90803	Phone: 562-987-9139



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2019 Low-Rise Residential Mandatory Measures Summary	
NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. Exceptions may apply.	
Building Envelope Measures:	
§ 110.0(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AIAA/VDMA/CSA 1011.8/2/4440-2011.
§ 110.0(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 101.11(a).
§ 110.0(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.0.A, 110.0.B, or J4.5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather striped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHG&S).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per § 101-113 when the installation of a cool roof is specified on the CFPR.
§ 110.8(j):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 110.8(k):	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(a):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1.A or B.
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(i):	Vapor Retarder. In climate zones 1 through 16, the earth floor of unventilated crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl spaces for buildings complying with the exception to § 150.0(i).
§ 150.0(j):	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(k):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.
Finishes, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(a):	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor appliances.
§ 150.0(a):	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e):	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and light-tight damper or combustion-air control device.
§ 150.0(g):	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0(s) 110.3:	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2.A through Table 110.2.K.
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone, and in which the coil temperature for compression heating is higher than the coil temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.
§ 110.3(c):	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c).
§ 110.3(d):	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 MBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas, fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

2019 Low-Rise Residential Mandatory Measures Summary	
§ 150.0(n)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(n)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(o)1:	Storage Tank Insulation. Unvented hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-10 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(o)2A:	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in Section 905.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.
§ 150.0(o)3:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant piping located outside the conditioned space must include, or be protected by, a Class I vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-combustible casing or sleeve.
§ 150.0(o)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 20/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater but not in absorption. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use," a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural drainage without pump assistance, and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(o)2:	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(o)5.
§ 150.0(o)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(e)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANS/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be installed to a minimum installed level of R-6 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.7.4.3.B). Portions of ducts that are not in conditioned space must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.
§ 150.0(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tapes is used in combination with mastic and duct bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastic, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outdoor air openings and elevator shaft vents.
§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of the system must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0.A. Pressure drops and leakage must meet the requirements of § 150.0(m)12.
§ 150.0(m)13:	Space Conditioning System Airflow Rate and Fan Efficiency. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure tap, or a permanently installed static pressure probe in the supply plenum. Airflow must be a 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficiency of 0.45 watts per CFM for gas furnace air handlers and 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow of 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficiency of 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.7.

2019 Low-Rise Residential Mandatory Measures Summary	
Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1C:	Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	Multifamily Attached Dwelling Units. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling unit envelope leakage must be < 0.3 CFM at 60 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	Multifamily Building Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	Kitchen Range Hoods. Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A blower door test must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by NIB to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a)1:	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.
§ 110.4(a)2:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filler and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.
Lighting Measures:	
§ 110.5:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.5.
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0.A.
§ 150.0(k)1B:	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for insulation control (IC) labeling, air leakage, sealing, maintenance, and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	Night Lights, Step Lights, and Path Lights. Night lights, step lights and path lights are not required to comply with Table 150.0.A or be controlled by vacancy sensors provided they are related to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed in the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k)1F.
§ 150.0(k)1G:	Screw based Luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix J48.
§ 150.0(k)1H:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the J48 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	Light Sources in Drawers, Cabinets, and Linen Closets. Light source internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0.A or be controlled by vacancy sensors provided that they are related to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	Interior Switches and Controls. All interior switch-out dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.
§ 150.0(k)2C:	Interior Switches and Controls. Luminaires that have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.
§ 150.0(k)2D:	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.

2019 Low-Rise Residential Mandatory Measures Summary	
§ 150.0(k)2G:	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it provides functionality of the specified control according to § 110.9; meets the installation Certificate requirements of § 130.4; meets the EMCS requirements of § 150.0(k); and meets all other requirements in § 150.0(k).
§ 150.0(k)2H:	Interior Switches and Controls. A multistate programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k).
§ 150.0(k)2I:	Interior Switches and Controls. In bedrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	Interior Switches and Controls. In bedrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2K:	Interior Switches and Controls. Luminaires that are or contain light sources that meet Reference Joint Appendix J48 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3A (ON and OFF switch) and the requirements in either § 150.0(k)3A (photocell) or either a motion sensor or automatic time switch control or § 150.0(k)3A (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	Internally Illuminated Address Signs. Internally illuminated address signs must comply with § 140.R; or must consume no more than 5 watts of power as determined according to § 130.0(i).
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	Interior Common Areas of Low-Rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be controlled by a dimmer, occupancy sensor, or fan speed control.
§ 150.0(k)6B:	Interior Common Areas of Low-Rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: <ul style="list-style-type: none"> Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 130.4, 140.6 and 141.0; and Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	Single Family Residences. Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map or subdivision map has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	Low-Rise Multifamily Buildings. Low-rise multifamily buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(f).
§ 110.10(b)1:	Minimum Solar Zone Area. This solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, e-roof ventilation, and spacing requirements as specified in Title 24, Part 6 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 150 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.
§ 110.10(b)2:	Orientation. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true south.
§ 110.10(b)3:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof-mounted equipment.
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing lines to the solar zone to the water-heating system. Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(d):	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

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 209 Redondo Avenue
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1	2022-12-19	1
No.	Date	Rev/Issue
Project	2022-1012	Sheet
Date	2022-12-19	T24.2
Scale		
		N.T.S. 0.92

SURVEY AND TOPOGRAPHY

FOR
RICH GIBSON
5725 E OCEAN BOULEVARD
LONG BEACH, CA 90803
PHONE 562-879-9743

JOB ADDRESS

5727 E OCEAN BOULEVARD
LONG BEACH, CA 90803

LEGAL DESCRIPTION

LOT 11, BLOCK 6
ALAMITOS BAY TRACT
M.B. 5-137
APN 7245-016-038

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF PROFESSIONAL LAND SURVEYORS' ACT



GARY J. ROEHL R.C.E. 30826

DRAWN BY: KW CHECK BY: TS

DRAWN ON: JANUARY 31, 2022

REVISIONS

REVISIONS

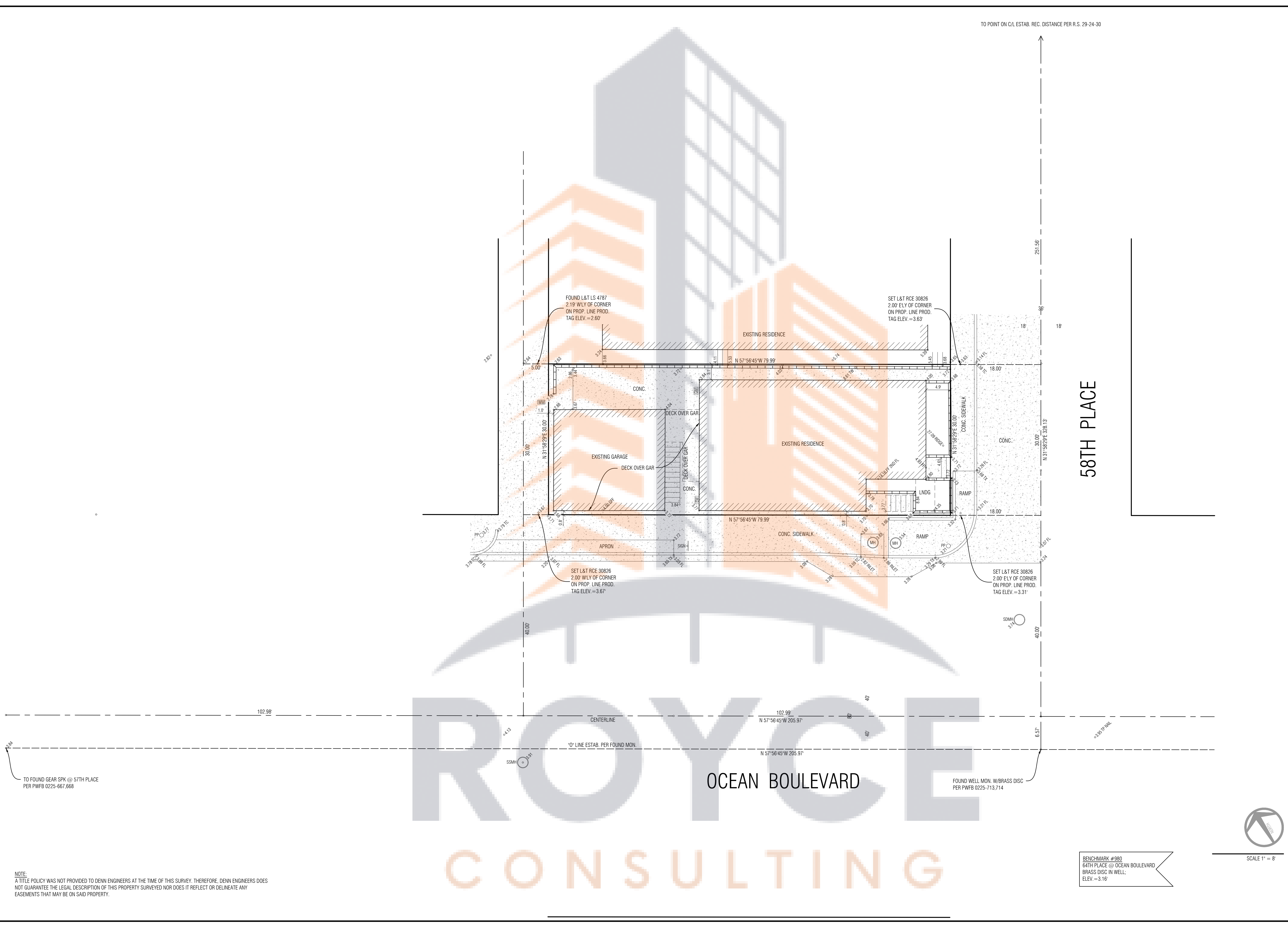
LEGEND

	EXISTING BUILDING		BRICK
	CONCRETE		WOOD DECK
+106.76	EXISTING ELEVATION		EXISTING FENCE
	EXISTING CONTOUR		EXISTING FENCE
	BLOCK WALL		EXISTING FENCE
BCR	BEGINNING OF CURB RETURN		
CATV	CABLE TV PULL BOX		
CONC.	CONCRETE		
CHIMNY	CHIMNEY		
CEFB	CITY ENGINEERS FIELD BOOK		
CL	CENTERLINE		
C.L.F. / W.I.F.	CHAIN LINE FENCE / WROUGHT IRON FENCE		
ELY	EASTERLY		
EG	EDGE OF GUTTER		
EM	ELECTRIC METER		
FF	FINISH FLOOR		
PH	FIRE HYDRANT		
FL	FLOW LINE		
GFF	GARAGE FINISH FLOOR		
GM	GAS METER		
GLY / GW	GLY WIRE		
I.P.	IRON PIPE MONUMENT		
L&T	LEAD AND TACK TAG MONUMENT		
MH	MANHOLE (SANITARY SEWER / STORM DRAIN)		
NLY	NORTHERLY		
N&T	NAIL AND TAG MONUMENT		
PB	PULL BOX (EDISON / TRAFFIC / STREET LIGHT)		
PB (CONT)	TELEPHONE / CABLE TV		
PC	PROPERTY CORNER / PROSP. CORNER		
PL	PROPERTY LINE / PROP. LINE		
PP / UP	POWER POLE / UTILITY POLE		
PR	PROPERTY		
PWFB	PUBLIC WORKS FIELD BOOK		
R.R.	RAIL ROAD		
R&B	ROAD DEPARTMENT FIELD BOOK		
R.S.	RECORD OF SURVEY		
SPK / S&W	SPIKE / SPIKE AND WASHER MONUMENT		
SSOD	SANITARY SEWER CLEANOUT		
STK / ST&T	STAKE / STAKE AND TAG MONUMENT		
STL / LT	STREET LIGHT POLE / LIGHT POLE		
TC	TOP OF CURB		
TX / BK	TOP OF APRON / BOTTOM OF APRON		
WLY	WESTERLY		
WM	WATER METER		

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDING UNLESS OTHERWISE NOTED. BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THIS SURVEY PLAN FOR OFFSET DIMENSIONS. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION BY PHONE AT: (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

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58TH PLACE

OCEAN BOULEVARD

BENCHMARK #980
64TH PLACE @ OCEAN BOULEVARD
BRASS DISC IN WELL;
ELEV. = 3.16'

SCALE 1" = 8'

NOTE:
A TITLE POLICY WAS NOT PROVIDED TO DENN ENGINEERS AT THE TIME OF THIS SURVEY. THEREFORE, DENN ENGINEERS DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED NOR DOES IT REFLECT OR DELINEATE ANY EASEMENTS THAT MAY BE ON SAID PROPERTY.

STANDARDS

PLAN STANDARDS / DEFINITIONS

BFW BALLOON FRAMED WALL: USE 2x DF#2 STUDS FULL HEIGHT FLOOR TO FLOOR, OR FLOOR TO ROOF (AS PER PLAN CONDITION). THE INTRODUCTION OF ARBITRATION TOP PLATES AT A HEIGHT IN A WALL WHERE BRACING BY PERPENDICULAR FRAMING IS NOT PRESENT CONSTITUTES AN UNSTABLE CONDITION.

EXTERIOR WALLS: (NON BEARING CONDITIONS)
 2x4 @ 16" O.C. == 10'-0" MAXIMUM HEIGHT
 (2) 2x4 @ 16" O.C. == 13'-0" MAXIMUM HEIGHT
 2x6 @ 16" O.C. == 16'-0" MAXIMUM HEIGHT
 (2) 2x6 @ 16" O.C. == 20'-6" MAXIMUM HEIGHT

INTERIOR WALLS:
 2x4 @ 16" O.C. == 13'-6" MAXIMUM HEIGHT

C.F. CALIFORNIA FRAMING AS NOTED ON PLANS. CONSISTS OF FALSE FRAMING OVER STRUCTURAL ROOF. ROOF KICKERS SHALL BE ADDED SO AS TO NOT EXCEED A MAXIMUM SPAN OF 8'-0" WITH 2x6 R.R. @ 24" O.C. ALL PLYWOOD SHEATHING AND SHEAR TRANSFERS DETAILS SHALL OCCUR AT THE LOWER STRUCTURAL RAFTERS. U.O.N. ON THE PLANS. SIMILAR SHEATHING RECOMMENDATIONS APPLY WITH THE USE OF RIP STRIPS, SLEEPERS OR ANY DOUBLE JOIST SYSTEMS. RIDGE BOARD TO BE 2" DEEPER THAN RAFTERS.

C.J. CEILING JOISTS: UNLESS NOTED OTHERWISE ON PLAN, USE 2x FRAMING MEMBERS AT SOFFITED AREAS. MAXIMUM SPANS ARE AS FOLLOWS:
 2x6 DF#2 @ 16" O.C. == 13'-0"
 2x6 DF#2 @ 12" O.C. == 15'-0"
 2x8 DF#2 @ 16" O.C. == 14'-0"
 2x8 DF#2 @ 12" O.C. == 16'-0"
 2x10 DF#2 @ 16" O.C. == 14'-6"
 2x10 DF#2 @ 12" O.C. == 17'-0"

D.F. SPECIFIES DOUGLAS FIR FOR GRADE: UNLESS OTHERWISE NOTED, ALL 8x, 6x, 4x14, AND LARGER SHALL BE D.F. #1 AND BETTER. ALL 2x, 4x12, AND SMALLER SHALL BE D.F. #2, UNLESS NOTED OTHERWISE PER FRAMING PLAN.

D.S. DRAG STRUT: MULTI ROOF OR FLOOR JOISTS OR SOLID MEMBER. NAIL SHEATHING TO THIS MEMBER WITH 8d/10d AT 6" O.C., U.O.N.

EA. EACH END

E.S. EACH SIDE (E.S. OR E/S)

E.W. EACH WAY (E.A. OR E/A)

F.H. FULL HEIGHT

H.G.R. APPROVED HANGER, CAPACITY OF HANGER MUST EXCEED APPLIED LOAD AT CONNECTION.

K.S. KING STUD: THE FIRST FULL HEIGHT STUD LOCATED IMMEDIATELY ADJACENT TO A HEADER.

K.P. KING POST: A POST LESS THAN A STORY IN HEIGHT, GENERALLY BEARING UP ANOTHER HEADER TO BEAM.

LUS PROVIDE SIMPSON LUS HANGER, U.N.O., AT FLUSH END.

PA ALIGN WITH POST ABOVE

R.BD. RIDGE (R.B.): USUALLY A SINGLE 2x WHICH IS A COMPRESSION MEMBER ONLY. RIDGE BOARDS ARE ONE SIZE LARGER THAN THE RAFTERS WHICH FRAME INTO THEM. ROOF RAFTER SPACING MUST BE THE SAME AT EACH SIDE OF THE BOARD AND MUST BE DIRECTLY OPPOSING.

R.BM. RIDGE BEAM: A VERTICAL LOAD CARRYING MEMBER WITH POSTS AT EACH END. RAFTERS AT EACH SIDE NEED NOT BE OPPOSING.

R.J. ROOF JOISTS (R.J. OR R/J): SPECIFIED IN AREAS WITH VAULTED CEILINGS.

R.R. ROOF RAFTERS (R.R. OR R/R): SPECIFIED IN AREAS WHERE THERE ARE CEILING JOISTS AND THEREFORE THE RAFTERS DO NOT CARRY ANY DRYWALL OR PLASTER CEILING.

T.I. TENSION TIRES: USED TO THE OPPOSING RAFTERS AT THEIR HEELS (ENDS). CAN NEVER BE USED TO SUPPORT A DRYWALL CEILING (A TENSION ONLY MEMBER), MUST BE PLACED IN THE LOWER THIRD OF THE RAFTER SPAN.

GLB. TYPICAL = PROVIDE THE SAME DETAIL AT SIMILAR CONDITION WHERE OCCURS.

U.O.N. UNLESS OTHERWISE NOTED.

WASHER SCHEDULE

- WASHERS SHALL BE USED UNDER HEADS AND NUTS OF ALL BOLTS BEARING ON WOOD. THE WASHERS LISTED BELOW SHALL BE USED IN THE FOLLOWING LOCATIONS:
 - SOLE PLATES TO FOUNDATIONS.
 - WOOD LEDGERS AND CAPS TO CONCRETE AND MASONRY WALLS.
 - AGAINST THE 2X MEMBER WHEN 2X MEMBER IS BOLTED AGAINST A HEAVIER MEMBER.
 - STANDARD CUT WASHERS MAY BE USED ELSEWHERE, UNLESS OTHERWISE NOTED ON THE DRAWING.

BOLT SIZE	STEEL PLATE WASHER SQUARE
1/2"	3" x 3" x 1/4" THK.
5/8"	3" x 3" x 1/4" THK.
3/4"	3" x 3" x 5/16" THK.
7/8"	3" x 3" x 5/16" THK.

ENGINEERED LUMBER

- LATERAL SUPPORT IS REQUIRED AT ALL BEARING POINTS AND ALONG COMPRESSION EDGE AT INTERVALS OF 24" O.C. OR CLOSER.
- ALLOWABLE DESIGN STRESSES:
 - PARALLAM (PSL): F_b = 2900 PSI, F_v = 290 PSI, E = 2,000,000 PSI
 - TIMBERSTRAND (LSL): F_b = 2325 PSI, F_v = 310 PSI, E = 1,550,000 PSI
 - MICROLAM (LVL): F_b = 2600 PSI, F_v = 285 PSI, E = 1,900,000 PSI
- BEARING LENGTH SHOULD NEVER BE LESS THAN 1 1/2" AT ENDS, 3 1/4" AT INTERMEDIATE SUPPORTS. BEARING AGAINST THE FULL WIDTH OF THE BEAM IS REQUIRED.
- DO NOT OVERHANG SEAT CUTS ON PARALLAM PSL BEAMS BEYOND INSIDE FACE OF SUPPORT MEMBER.
- NOTHING FOR UNIFORMLY LOADED BEAMS ONLY: 2" DIAMETER HOLES MAXIMUM WITHIN THE MIDDLE 1/3 OF THE SPAN AND WITHIN THE MIDDLE 1/3 OF THE DEPTH. ADDITIONAL HOLES WITHIN THE SAME REGION MUST BE A MINIMUM OF 4" DISTANCE FROM EACH OTHER AND FROM THE BEAM'S END. RECTANGULAR HOLES ARE NOT ALLOWED. NO NOTCHING IS ALLOWED IN CANTILEVER MEMBERS WITHOUT PRIOR APPROVAL.
- APPROVED BY ICC EVALUATION SERVICE REPORT ESR-1387
- WHERE MEMBERS QUALIFY AS REPETITIVE MEMBERS AN ALLOWABLE BENDING STRESS INCREASE OF 4% IS PERMITTED.
- ALL MEMBERS SHALL BEAR A LABEL STATING THE MANUFACTURER'S NAME AND PLANT NUMBER, THE ICC EVALUATION SERVICE REPORT NUMBER, AND THE LABEL OF THE PFS CORPORATION (NER-0A251).
- WHEN REQUESTED A COMPLETE SET OF CALCULATIONS SHALL BE PREPARED BY THE MANUFACTURER UNDER THE SUPERVISION OF A CIVIL OR STRUCTURAL ENGINEER. SHOP DRAWINGS WHEN REQUESTED SHALL BE PROVIDED BY THE MANUFACTURER. THE MANUFACTURER SHALL NOT PROCEED WITH THE FABRICATION AND/OR CUTTING UNTIL THE SHOP DRAWING AND DESIGN CALCULATIONS HAVE BEEN APPROVED BY THE E.O.R.
- ADHERES TO IN THE MANUFACTURING OF THE LUMBERS SHALL BE OF THE WATERPROOF TYPE CONFORMING TO THE REQUIREMENTS OF ASTM D-2559

STRUCTURAL OBSERVATION IS REQUIRED

- STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM BY A REGISTERED DESIGN PROFESSIONAL FOR GENERAL CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS AT SIGNIFICANT CONSTRUCTION STAGES AND AT THE COMPLETION OF THE STRUCTURAL SYSTEM. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTION REQUIRED BY CBC. STRUCTURAL OBSERVATION SHALL BE PROVIDED IN ACCORDANCE WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) SECTION 1710.
- WHERE STRUCTURAL OBSERVATION IS REQUIRED, A "STRUCTURAL OBSERVATION DESIGNATION" FORM SHALL BE COMPLETED, SIGNED AND SUBMITTED TO THE DEPARTMENT OF DEVELOPMENT SERVICES' BUILDING AND SAFETY BUREAU NAMING THE STRUCTURAL OBSERVER WHO IS TO PERFORM THE REQUIRED STRUCTURAL OBSERVATION AND DESCRIBING THE STAGES OF CONSTRUCTION AND FREQUENCY AT WHICH STRUCTURAL OBSERVATION IS TO OCCUR.
- THE OWNER SHALL EMPLOY A STRUCTURAL OBSERVER TO PERFORM STRUCTURAL OBSERVATIONS AS DEFINED IN CBC SECTION 1704. THE STRUCTURAL OBSERVER SHOULD BE ONE OF THE FOLLOWING INDIVIDUALS:
 - A REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR THE STRUCTURAL DESIGN, OR
 - A REGISTERED DESIGN PROFESSIONAL DESIGNATED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR THE STRUCTURAL DESIGN.
- PRE-CONSTRUCTION MEETINGS:
 - PRIOR TO CONSTRUCTION COMMENCEMENT, THE STRUCTURAL OBSERVER, AS OWNER'S REPRESENTATIVE, SHALL COORDINATE AND PRESIDE OVER A PRE-CONSTRUCTION MEETING WITH THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR THE STRUCTURAL DESIGN (IF DIFFERENT THAN THE STRUCTURAL OBSERVER), OWNER, CONTRACTORS, AFFECTED SUBCONTRACTORS, REGISTERED DEPUTY INSPECTORS AND THE BUILDING INSPECTOR.
 - THE PURPOSE OF THE PRE-CONSTRUCTION MEETING IS TO IDENTIFY THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS THAT AFFECT THE VERTICAL AND LATERAL FORCE-RESISTING SYSTEMS OF THE STRUCTURE AND TO REVIEW THE SCHEDULING OF REQUIRED STRUCTURAL OBSERVATIONS.
 - THE FIRST REPORT TO THE BUILDING INSPECTOR SHALL INCLUDE A RECORD OF THE PRE-CONSTRUCTION MEETING AND NAME OF THE DESIGNATED STRUCTURAL OBSERVER TO PERFORM THE STRUCTURAL OBSERVATION PROGRAM.
 - ADDITIONAL CONSTRUCTION MEETINGS MAY BE REQUIRED AT DIFFERENT STAGES AND/OR DIFFERENT TRADES.
- THE STRUCTURAL OBSERVER SHALL COMPLETE, SIGN, WET STAMP AND SUBMIT A "STRUCTURAL OBSERVATION REPORT" FORM AFTER EACH SITE VISIT REQUIRING STRUCTURAL OBSERVATION.
- OBSERVATION SCHEDULE:

WHERE THE STRUCTURAL OBSERVATION IS REQUIRED, THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT EACH SIGNIFICANT CONSTRUCTION STAGES IN THE PROGRESS OF THE WORK THAT ALLOW FOR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE WORK INVOLVED. THE STRUCTURAL OBSERVER SHALL, AS A MINIMUM, PERFORM STRUCTURAL OBSERVATION FOR THE FOLLOWING STRUCTURAL ELEMENTS AND THEIR CONNECTIONS AT THE SCHEDULED INTERVALS OR STAGES OF CONSTRUCTION:

TYPE	STRUCTURAL ELEMENTS OR CONNECTIONS TO BE OBSERVED	SCHEDULED INTERVAL OR STAGE OF CONSTRUCTION
FOUNDATION	<input type="checkbox"/> FOOTING, STEM WALL	PRIOR TO POURING CONCRETE
	<input type="checkbox"/> MAT FOUNDATION, PRESTRESSED CONC. SLAB	
	<input type="checkbox"/> CAISSON, PILE, GRADE BEAM	
	<input type="checkbox"/> FOUNDATION PAD, ANCHOR	PRIOR TO POURING CONCRETE
OTHER:		
WALLS	<input type="checkbox"/> CONCRETE	
	<input type="checkbox"/> MASONRY	
FRAMES	<input type="checkbox"/> WOOD SHEAR WALL PANEL	PRIOR TO COVERING UP
	<input type="checkbox"/> OTHER: STUD, POST & CONNECTIONS	PRIOR TO COVERING UP
FRAMES	<input type="checkbox"/> STEEL CANTILEVER COLUMN	
	<input type="checkbox"/> STEEL BRACED FRAME	
FRAMES	<input type="checkbox"/> CONCRETE MOMENT FRAME	
	<input type="checkbox"/> MASONRY WALL FRAME	
DIAPHRAGMS (FLOOR/ROOF)	<input type="checkbox"/> OTHER: BEAMS & JOIST w/ CONNECTION	PRIOR TO COVERING UP
	<input type="checkbox"/> CONCRETE	
DIAPHRAGMS (FLOOR/ROOF)	<input type="checkbox"/> STEEL DECK	
	<input type="checkbox"/> OTHER:	PRIOR TO COVERING UP

- OBSERVED DEFICIENCIES:
 - OBSERVED DEFICIENCIES BY THE STRUCTURAL OBSERVER SHALL BE REPORTED IN WRITING ON THE "STRUCTURAL OBSERVATION REPORT" FORM TO THE OWNER, REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR THE STRUCTURAL DESIGN (IF DIFFERENT THAN THE STRUCTURAL OBSERVER), CONTRACTORS, AFFECTED SUBCONTRACTORS, REGISTERED DEPUTY INSPECTOR AND THE BUILDING INSPECTOR.
 - THE CONTRACTOR SHALL RESOLVE ALL IDENTIFIED DEFICIENCIES TO THE SATISFACTION OF THE STRUCTURAL OBSERVER AND BUILDING INSPECTOR PRIOR TO REQUESTING THE NEXT INSPECTION.
 - AT THE CONCLUSION OF THE PROJECT, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING INSPECTOR A FINAL WRITTEN STATEMENT ON THE "STRUCTURAL OBSERVATION REPORT" FORM THAT THE SITE VISITS HAVE BEEN MADE AND REPORT THAT ALL OBSERVED DEFICIENCIES, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAS BEEN RESOLVED AND THAT THE STRUCTURAL SYSTEM GENERALLY CONFORMS TO THE APPROVED CONSTRUCTION DOCUMENTS.

STRUCTURAL OBSERVATION IS REQUIRED (CONT.)

- WHEN THE OWNER ELECTS TO CHANGE THE STRUCTURAL OBSERVER, THE OWNER SHALL:
 - NOTIFY THE BUILDING INSPECTOR IN WRITING AND RECEIVE APPROVAL BEFORE REQUESTING THE NEXT INSPECTION.
 - CALL FOR A NEW PRE-CONSTRUCTION MEETING AND NOTIFY TO THE BUILDING INSPECTOR IN WRITING THAT THE MEETING WAS CONDUCTED, AND
 - FURNISH THE NEW STRUCTURAL OBSERVER WITH COPIES OF ALL PREVIOUS STRUCTURAL OBSERVATION REPORTS.
 - THE NEW STRUCTURAL OBSERVER SHALL APPROVE THE CORRECTION OF ALL DEFICIENCIES IDENTIFIED IN THE PREVIOUS REPORTS UNLESS OTHERWISE APPROVED BY THE BUILDING INSPECTOR.

STRUCTURAL LUMBER

(ALL LUMBER TO BE DOUGLAS FIR LARCH OR NORTH-COMPLY WITH DOC PS20)

- ALL STRUCTURAL WOOD MEMBERS SHALL BE IN THE BEST SELECTION OF DOUGLAS FIR PER WCLB GRADING RULE #17. UNLESS NOTED OTHERWISE, EACH PIECE OF LUMBER SHALL BE GRADE MARKED, AND COMPLY WITH THE FOLLOWING:
 - 2X STUDS, D.F. NO. 2 U.N.O.
 - POSTS, 10' AND SHORTER, D.F. NO. 2 U.N.O.
 - 2X AND 4X R/J, C/J, F/J, BEAMS AND HEADERS
 D.F. NO. 2 Fb=875psi
 F_v=180psi / E=1600000psi
 D.F. NO. 1 Fb=1000psi
 F_v=180psi / E=1700000psi
 D.F. NO. 1 OR BETTER Fb=1150psi / F_v=180psi / E=1800000psi
 6X AND WIDER BEAMS AND HEADERS
 D.F. NO.1 Fb=1350psi / F_v=170psi / E=1600000psi
 D.F.S.S. Fb=160psi / F_v=170psi / E=1600000psi
- ALL STRUCTURAL PLYWOOD SHALL BE APA GRADE STAMPED, WITH EXTERIOR GLUE AND AS SPECIFIED BY THE AMERICAN PLYWOOD ASSOCIATION, UNLESS NOTED OTHERWISE ON PLANS. SILLS AND PLATES RESTING IN CONCRETE OR MASONRY SHALL BE PRESSURE TREATED
- DOUGLAS FIR. BOLTS SHALL BE 5/8 INCH MINIMUM DIAMETER EMBEDDED AT LEAST 7 INCHES INTO THE CONCRETE OR MASONRY AND SPACED NOT MORE THAN 6 FEET APART. THERE SHALL BE A MINIMUM OF 2 BOLTS PER SPACING WITH 1 BOLT LOCATED WITHIN 12 INCHES OF EACH END OF EACH PIECE.
- PREDRILL ALL HOLES FOR 20d NAILS AND LARGER AND FOR LAG BOLTS.
- DOUBLE TOP PLATES ON ALL EXTERIOR AND BEARING PARTITIONS (NOT OTHERWISE DETAILED) SHALL LAP 4"-6" MINIMUM AT SPLICES AND HAVE 8"-16" MINIMUM THRU EACH SIDE OF SPLICE PLATES.
- BOLTS, HEADS AND NUTS BEARING ON WOOD SHALL HAVE METAL WASHERS (SEE SCHEDULE). BOLT HOLES IN WOOD SHALL BE DRILLED 1/32" TO 1/16" DIAMETER LARGER THAN NOMINAL BOLT DIAMETER.
- LAG BOLTS SHALL HAVE LEAD HOLES BORED BEFORE DRIVING. HOLE DIAMETER TO BE AS FOLLOWS:
 - SHANK PORTION - SAME DIAMETER AND LENGTH AS SHANK
 - THREAD PORTION - 60 TO 75 DIAMETER OF THREAD AND SAME LENGTH.
- ALL WOOD EXPOSED TO WEATHER OR MOISTURE SHALL BE PRESSURE TREATED DOUGLAS FIR.

WELDING

- WELDING SHALL BE EITHER THE SHIELDED OR SUBMERGED ARC PROCESS AND PERFORMED BY CERTIFIED WELDERS WITH APPROVED ELECTRODES AS QUALIFIED IN THE "QUALIFICATIONS PROCEDURES" OF THE AMERICAN WELDING SOCIETY LATEST EDITION. WELDING SHALL BE PERFORMED BY APPROVED LICENSED FABRICATORS. ALL STRUCTURAL FIELD WELDING SHALL HAVE CONTINUOUS INSPECTION BY REGISTERED DEPUTY INSPECTOR.
- LOW HYDROGEN WELDING RODS SHALL BE USED IN WELDING REINFORCING BARS AND BOLTS.
- ELECTRODES USED SHALL BE MATCHED WITH BASE METALS AS PER AWS RECOMMENDATIONS.

STRUCTURAL STEEL

- ALL STRUCTURAL STEEL WORK SHALL BE DESIGNED, FABRICATED AND ERECTED TO AISC SPECIFICATIONS AND STANDARD PRACTICES FOR BUILDINGS.
- STRUCTURAL STEEL PLATES AND SHAPES SHALL CONFORM TO ASTM A-36.
- STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A-53 GRADE "B".
- STRUCTURAL STEEL TUBE SHALL CONFORM TO ASTM A-500 GRADE "B".
- PAINT ONE COAT OF RUST INHIBITIVE PAINT AND TWO COATS IN EXPOSED AREAS.
- A LICENSED FABRICATOR APPROVED BY THE BUILDING DEPARTMENT SHALL FURNISH SHOP DRAWINGS FOR APPROVAL BY ENGINEER PRIOR TO FABRICATIONS OF STRUCTURAL STEEL MEMBERS. HOLES FOR BOLTS AND/OR RIVETS SHALL NOT BE CUT WITH A TORCH.
- BOLT HOLES FOR STEEL CONNECTIONS SHALL BE 1/16" LARGER IN DIAMETER THAN NOMINAL BOLT SIZE. BOLTS FOR COLUMN BASE PLATES AT FOUNDATIONS MAY BE 3/16" MAXIMUM LARGER IN DIAMETER THAN ANCHOR BOLTS.
- ALL CONNECTIONS NOT DETAILED ON PLANS SHALL BE DETAILED BY STEEL FABRICATOR AND SHALL BE SUBMITTED ON SHOP DRAWINGS FOR APPROVAL BY ENGINEER.
- BOLTS SHALL BE ASTM A-307 UNLESS NOTED OTHERWISE.

FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF		
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-80 COMMON (2-12" x 0.131"); OR 3-3" x 0.131" NAILS; OR 3-3" x 14 GAGE STAPLES, 7/16" CROWN	EACH END, TOENAIL
2. BLOCKING BETWEEN RAFTERS OR TRUSSES AND AT THE WALL TOP PLATE TO RAFTER OR TRUSS	2-80 COMMON (2-12" x 0.131"); OR 2-3" x 0.131" NAILS; OR 2-3" x 14 GAGE STAPLES	EACH END, TOENAIL
3. CEILING JOISTS TO TOP PLATE	1-160 COMMON (2-12" x 0.182"); OR 1-3" x 0.131" NAILS; OR 1-3" x 14 GAGE STAPLES	END NAIL
4. CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LARS OVER PARTITIONS (NO THRU) (SEE SECTION 2308.7.3, TABLE 2308.7.3.1)	1-160 COMMON (2-12" x 0.182"); OR 1-3" x 0.131" NAILS; OR 1-3" x 14 GAGE STAPLES, 7/16" CROWN	EACH JOIST, TOENAIL
5. COLLAR TIE TO RAFTER	PER TABLE 2308.7.3.1	FACE NAIL
6. RAFTER OR ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.7.5, TABLE 2308.7.5)	1-160 COMMON (2-12" x 0.182"); OR 1-3" x 0.131" NAILS; OR 1-3" x 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
7. ROOF RAFTERS TO RIDGE HOLEY OR HIP RAFTERS, OR ROOF RAFTER TO 2-INCH RIDGE BEAM	1-160 COMMON (2-12" x 0.182"); OR 1-3" x 0.131" NAILS; OR 1-3" x 14 GAGE STAPLES, 7/16" CROWN	END NAIL
8. STUD TO STUD (NOT AT BRACED WALL PANELS)	160 COMMON (2-12" x 0.182"); OR 160 BOX (2-12" x 0.182"); OR 3" x 0.131" NAILS; OR 3" x 14 GAGE STAPLES, 7/16" CROWN	24" O.C. FACE NAIL 18" O.C. FACE NAIL
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS AT BRACED WALL PANELS	160 COMMON (2-12" x 0.182"); OR 160 BOX (2-12" x 0.182"); OR 3" x 0.131" NAILS; OR 3" x 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL 12" O.C. FACE NAIL
10. BUILT-UP HEADER (2" TO 2" HEADER)	160 COMMON (2-12" x 0.182"); OR 160 BOX (2-12" x 0.182"); OR 3" x 0.131" NAILS; OR 3" x 14 GAGE STAPLES, 7/16" CROWN	12" O.C. EACH EDGE, FACE NAIL
11. CONTINUOUS HEADER TO STUD	4-80 COMMON (2-12" x 0.131"); OR 4-100 BOX (2" x 0.128")	TOENAIL
12. TOP PLATE TO TOP PLATE	160 COMMON (2-12" x 0.182"); OR 160 BOX (2-12" x 0.182"); OR 3" x 0.131" NAILS; OR 3" x 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL
13. TOP PLATE TO TOP PLATE, AT END JOINTS	8-160 COMMON (2-12" x 0.182"); OR 12-100 BOX (2" x 0.128"); OR 12-3" x 0.131" NAILS; OR 12-3" x 14 GAGE STAPLES, 7/16" CROWN	EACH SIDE OF END JOINT, FACE NAIL, MINIMUM 24" LAP SPICE LENGTH EACH SIDE OF END JOINT
14. BOTTOM PLATE TO JOIST, RM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACE WALL PANELS)	160 COMMON (2-12" x 0.182"); OR 160 BOX (2-12" x 0.182"); OR 3" x 0.131" NAILS; OR 3" x 14 GAGE STAPLES, 7/16" CROWN	18" O.C. FACE NAIL
15. BOTTOM PLATE TO JOIST, RM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	4-80 COMMON (2-12" x 0.131"); OR 4-100 BOX (2" x 0.128"); OR 4-3" x 0.131" NAILS; OR 4-3" x 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
16. STUD TO TOP OR BOTTOM PLATE	2-160 COMMON (2-12" x 0.182"); OR 3-100 BOX (2" x 0.128"); OR 3-3" x 0.131" NAILS; OR 3-3" x 14 GAGE STAPLES, 7/16" CROWN	END NAIL
17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-160 COMMON (2-12" x 0.182"); OR 3-100 BOX (2" x 0.128"); OR 3-3" x 0.131" NAILS; OR 3-3" x 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
18. 1" BRACE TO EACH STUD AND PLATE	2-80 COMMON (2-12" x 0.131"); OR 2-3" x 0.131" NAILS; OR 2-3" x 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
19. 1" x 6" SHEATHING TO EACH BEARING	3-80 COMMON (2-12" x 0.131"); OR 3-100 BOX (2" x 0.128")	FACE NAIL
20. 1" x 8" AND WIDER SHEATHING TO EACH BEARING	3-80 COMMON (2-12" x 0.131"); OR 3-100 BOX (2" x 0.128")	FACE NAIL
FLOOR		
21. JOIST TO SILL, TOP PLATE, OR GIRDER	3-80 COMMON (2-12" x 0.131"); OR 3-100 BOX (2" x 0.128"); OR 3-3" x 0.131" NAILS; OR 3-3" x 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
22. RM JOIST, BAND JOIST, OR BLOCKING TO PLATE, SILL OR OTHER FRAMING BELOW	80 COMMON (2-12" x 0.131"); OR 100 BOX (2" x 0.128"); OR 3" x 0.131" NAILS; OR 3" x 14 GAGE STAPLES, 7/16" CROWN	6" O.C., TOENAIL
23. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST	2-80 COMMON (2-12" x 0.131"); OR 2-100 BOX (2" x 0.128")	FACE NAIL
24. 2" SUBFLOOR TO JOIST OR GIRDER	2-160 COMMON (2-12" x 0.182")	FACE NAIL
25. 2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	2-160 COMMON (2-12" x 0.182")	EACH BEARING, FACE NAIL
26. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	200 COMMON (2" x 0.192")	30" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
27. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	100 COMMON (2" x 0.192"); OR 100 BOX (2" x 0.192"); OR 3" x 0.131" NAILS; OR 3" x 14 GAGE STAPLES, 7/16" CROWN	ENDS AND AT EACH SPLICE, FACE NAIL
28. JOIST TO BAND JOIST OR RM JOIST	2-80 COMMON (2-12" x 0.131"); OR 2-100 BOX (2" x 0.128")	END NAIL
29. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-100 COMMON (2-12" x 0.182"); OR 2-3" x 0.131" NAILS; OR 2-3" x 14 GAGE STAPLES, 7/16" CROWN	EACH END, TOENAIL
WOOD STRUCTURAL PANELS (WSP, SUBFLOOR, ROOF, AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING)		
30. 3/8" - 1/2"	60 COMMON OR DEFORMED (2" x 0.113") SUBFLOOR AND WALL 80 COMMON OR DEFORMED (2-12" x 0.131") (ROOF) OR RRS-01 (2-38" x 0.131") NAIL (ROOF)	6 6 6 12
31. 1/2" - 5/8"	2-38" x 0.131" NAIL (SUBFLOOR AND WALL) 1-3/4" x 16 GAGE STAPLE, 7/16" CROWN (SUBFLOOR AND WALL) 2-3/8" x 0.131" NAIL (ROOF)	6 4 8
32. 5/8" - 1"	1-3/4" x 16 GAGE STAPLE, 7/16" CROWN (ROOF) 80 COMMON (2-12" x 0.131") OR DEFORMED (2" x 0.113") (SUBFLOOR AND WALL) 80 DEFORMED (2-12" x 0.131")	6 6 6 12
33. 1-1/8" - 1-1/4"	80 COMMON OR DEFORMED (2-12" x 0.131") (ROOF) OR RRS-01 (2-38" x 0.131") NAIL (ROOF)	6 12
34. 3/4" AND LESS	60 COMMON (2-12" x 0.131"); OR 60 DEFORMED (2" x 0.113")	6 12
35. 7/8" - 1"	80 COMMON (2-12" x 0.131"); OR 80 DEFORMED (2-12" x 0.131")	6 12
36. 1-1/8" - 1-1/4"	100 COMMON (2" x 0.192"); OR 80 DEFORMED (2" x 0.192")	6 12
PANEL BONDING TO FRAMING		
37. 1/2" OR LESS	60 CORROSION-RESISTANT SIDING (12" x 45") OR 60 CORROSION-RESISTANT CASING (2" x 0.099")	6 12
38. 5/8"	80 CORROSION-RESISTANT SIDING (12" x 45") OR 80 CORROSION-RESISTANT CASING (2" x 0.099")	6 12
INTERIOR PANELING		
39. 1/4"	40 CASING (1-1/2" x 0.099"); OR 40 FINISH (1-1/2" x 0.099")	6 12
40. 1/4"	60 CASING (2" x 0.099"); OR 60 FINISH (2" x 0.099")	6 12
FOR SILL INCH = 25.4 mm		
a. NAILS SPACED AT 6 INCHES AT INTERMEDIATE SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF WOOD STRUCTURAL PANELS AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2306. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON BOX OR CASING.		
b. SPACING SHALL BE 8 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).		
c. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THE SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE WITH THE SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTER SHALL BE LIMITED TO ONE PER JOIST.		
d. RRS-01 IS A ROOF SHEATHING RING SHANK NAIL MEETING THE SPECIFICATIONS IN ASTM F1687		

GENERAL CONDITIONS

- GENERAL CONTRACTOR SHALL VISIT THE BUILDING SITE AND SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY WORK AND SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK AND MATERIALS, INCLUDING THOSE FURNISHED BY SUB-CONTRACTORS. ENGINEERS SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- ALL ASBESTOS AND AITC DISSEMINATIONS SHALL BE AMENDED TO MOST RECENT DATE, UNLESS NOTED OTHERWISE.
- GENERAL DETAILS ON THIS SHEET SHALL BE USED WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
- ALL OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK IN QUESTION.
- CONTRACTOR SHALL PROVIDE SAFE AND ADEQUATE TEMPORARY ERECTION BRACING ON ALL BEAMS, WALLS, ETC. TO PROVIDE FULL STRUCTURAL STABILITY. BRACING SHALL NOT BE REMOVED UNTIL THE ELEMENT SUPPORTED IS CAPABLE OF SUPPORTING ITS DESIGN LOADS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CALIFORNIA BUILDING CODE AND ALL LOCAL CODE REQUIREMENTS.
- IN NO CASE SHALL WORKING DIMENSIONS

FOUNDATION PLAN NOTES

SOIL ENGINEER: CBC 2019
 REPORT: N/A. DATED: N/A.
 ALLOWABLE BEARING PRESSURE: 1,000 PSF FOR SPREAD FOOTING
 ALLOWABLE BEARING PRESSURE: 1,000 PSF FOR ISOLATED FOOTING

PAD #	SQUARE PAD SIZE (FT)	DEPTH d (in)	THICK l (in)	REINFORCEMENT	
				each way	alternate
A	2'-0"	24"	24"	3 #4	2 #5
B	2'-6"	24"	24"	4 #4	3 #5
C	3'-0"	24"	24"	4 #4	3 #5
D	3'-6"	24"	24"	5 #4	3 #5
E	4'-0"	24"	24"	6 #4	4 #5
F	4'-6"	24"	24"	8 #4	5 #5
G	5'-0"	24"	24"	10 #4	7 #5
H	5'-6"	24"	24"	14 #4	8 #5

USE 15" WIDE x 24" DEEP CONTINUOUS CONCRETE FOOTING. USE (2) #4 REBARS NEAR THE TOP & (2) #4 NEAR THE BOTTOM.

ANCHOR BOLT SCHEDULE: (O) EXISTING FOOTING CONDITION
 5/8" DIA. THREADED RODS WITH 7" EMBEDMENT WITH SIMPSON SET-XP EPOXY TIE ICC ES ESR-#2508 WITH SPECIAL INSPECTION. MAY BE SUBSTITUTED FOR 5/8" A.B. WITH THE SAME SPACING. EACH BOLT TO BE SECURED TO THE SILL WITH 3"x3"x1/4" WASHER (U.N.O.).

* TYPICAL ANCHOR BOLT SPACING, U.N.O.
 (PROVIDE MIN. EDGE DISTANCE OF 1 1/2" FOR 3/8" A.B.)

- ◇ A 5/8" DIA. ANCHOR BOLTS AT 72" O/C BY 7" EMBED.
- ◇ B 5/8" DIA. ANCHOR BOLTS AT 32" O/C BY 7" EMBED.
- ◇ C 5/8" DIA. ANCHOR BOLTS AT 24" O/C BY 7" EMBED.
- ◇ D 5/8" DIA. ANCHOR BOLTS AT 16" O/C BY 7" EMBED.
- ◇ E 5/8" DIA. ANCHOR BOLTS AT 12" O/C BY 7" EMBED.
- ◇ F 5/8" DIA. ANCHOR BOLTS AT 8" O/C BY 7" EMBED.
- ◇ G (2) 5/8" DIA. ANCHOR BOLTS PER PANEL.
- ◇ H (3) 5/8" DIA. ANCHOR BOLTS PER PANEL.

* WHERE PLYWOOD SHEATHING IS REQUIRED ON BOTH SIDES, THE ANCHOR BOLT SPACING SHALL BE HALF THE DISTANCE INDICATED ABOVE.

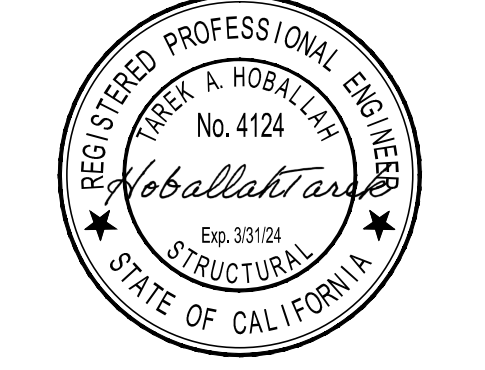
- CONCRETE (f'c=2500 PSI) SLABS SHALL BE 5" NOMINAL THICKNESS WITH #4 BARS AT 12" O.C. EACH WAY AT MIDPOINT ON 10 MIL VISQUEEN VAPOR BARRIER ON 4" CLEAN AGGREGATE ROCK FILL (1/2" ROCK OR LARGER), U.N.O. IF DISCREPANCIES OCCUR BETWEEN ARCHITECTURAL AND STRUCTURAL FOUNDATION DESIGN, THE MOST RESTRICTIVE WILL PREVAIL.
- ALL HOLDOWN ANCHORS AND ANCHOR BOLTS SHALL BE TIED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION.
- FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE FIELD-TREATED PER AWPA M4.
- ANCHOR BOLTS IN CONTACT WITH PRESSURE TREATED SILL PLATE SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
- IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.

THE FOLLOWING APPLIES TO ALL SHEAR WALLS WITH SHEAR VALUES USING ALLOWABLE STRESS DESIGN (ASD) THAT EXCEED 350 PLF OR LOAD AND RESISTANCE FACTOR DESIGN (LRFD) EXCEED 500 PLF. THESE WALLS SHALL BE CLEARLY IDENTIFIED ON THE PLANS AND PROVIDED WITH THE FOLLOWINGS:

- A. 3x STUDS AND BLOCKS FOR ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS.
- B. 1/2" EDGE DISTANCE FROM THE PANEL EDGES AND 3/8" FROM THE EDGE OF THE CONNECTING MEMBERS.
- C. ALL WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED AT ALL PANEL EDGES.

FOUNDATION LEGEND

- : NEW FOUNDATION
- EXISTING FOUNDATION
- NEW WALL
- EXISTING WALL



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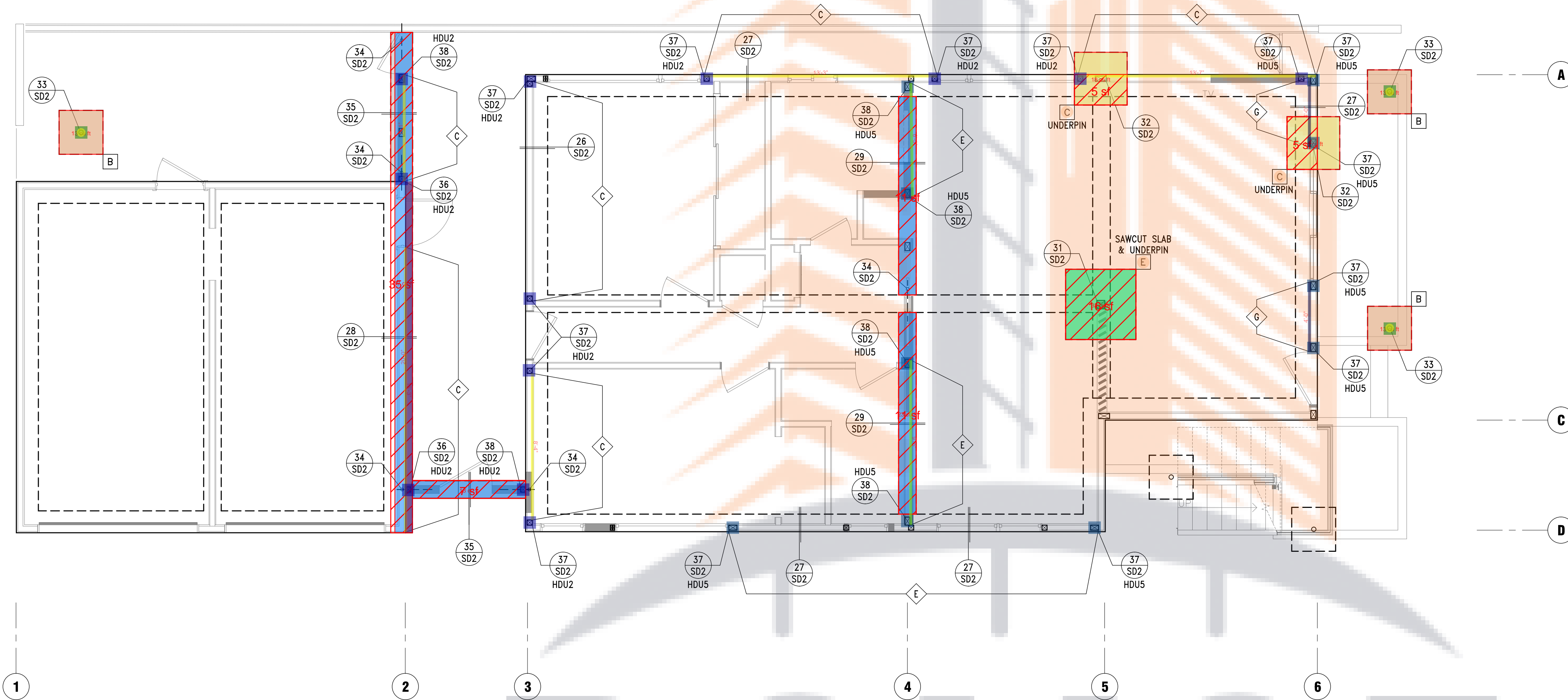
OWNER:
RICHARD & RANDI GIBSON
 5725-5727 E. OCEAN BLVD.
 LONG BEACH, CA 90803

PROJECT / ADDRESS:
REMODEL AT:
 5725-5727 E. OCEAN BLVD.
 LONG BEACH, CA 90803

SHEET TITLE:
FOUNDATION PLAN

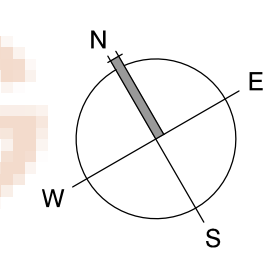
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DATE	NO.	BY

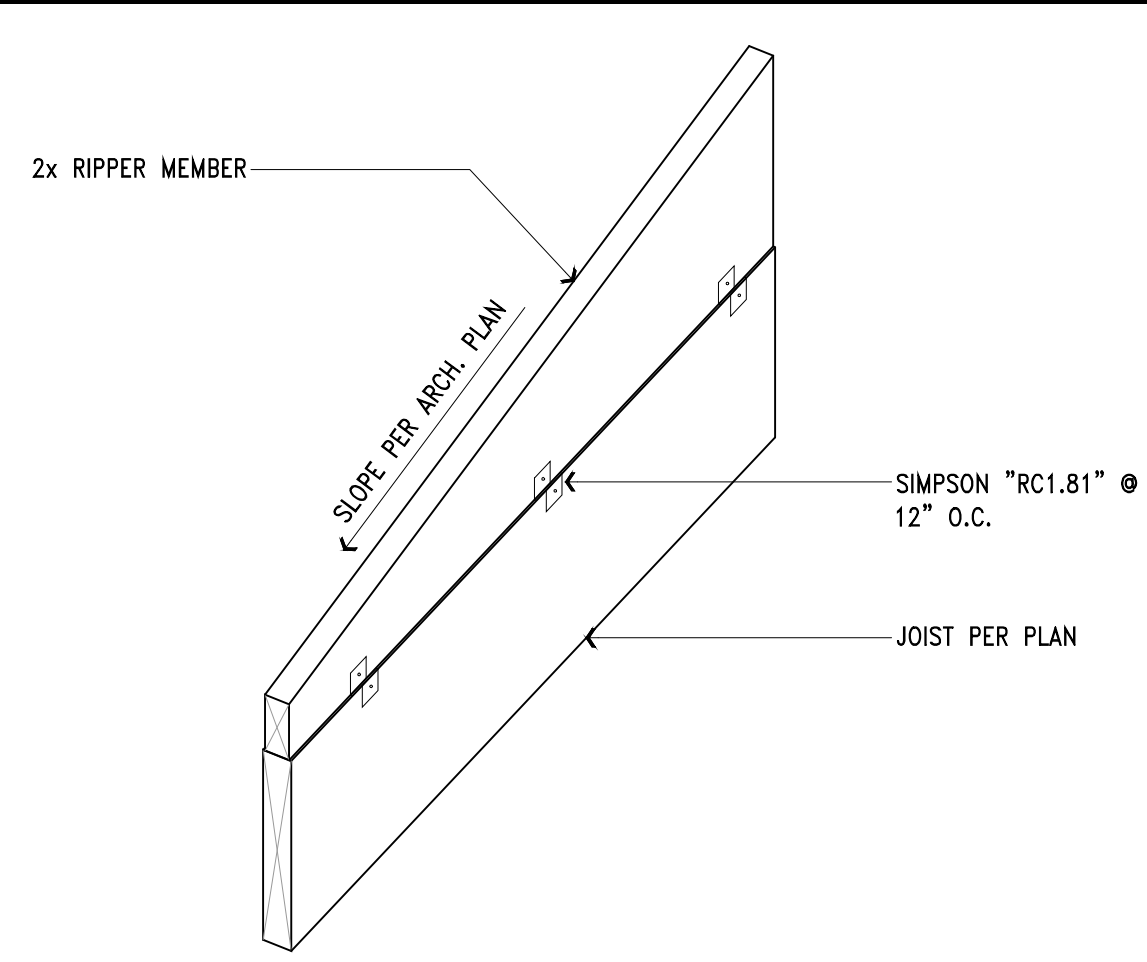
JOB No.: 722-4855
 SHEET
 ISSUED DATE: DEC 15, 2022
 BLOCK NAME: **S1**
 SCALE: AS SHOWN



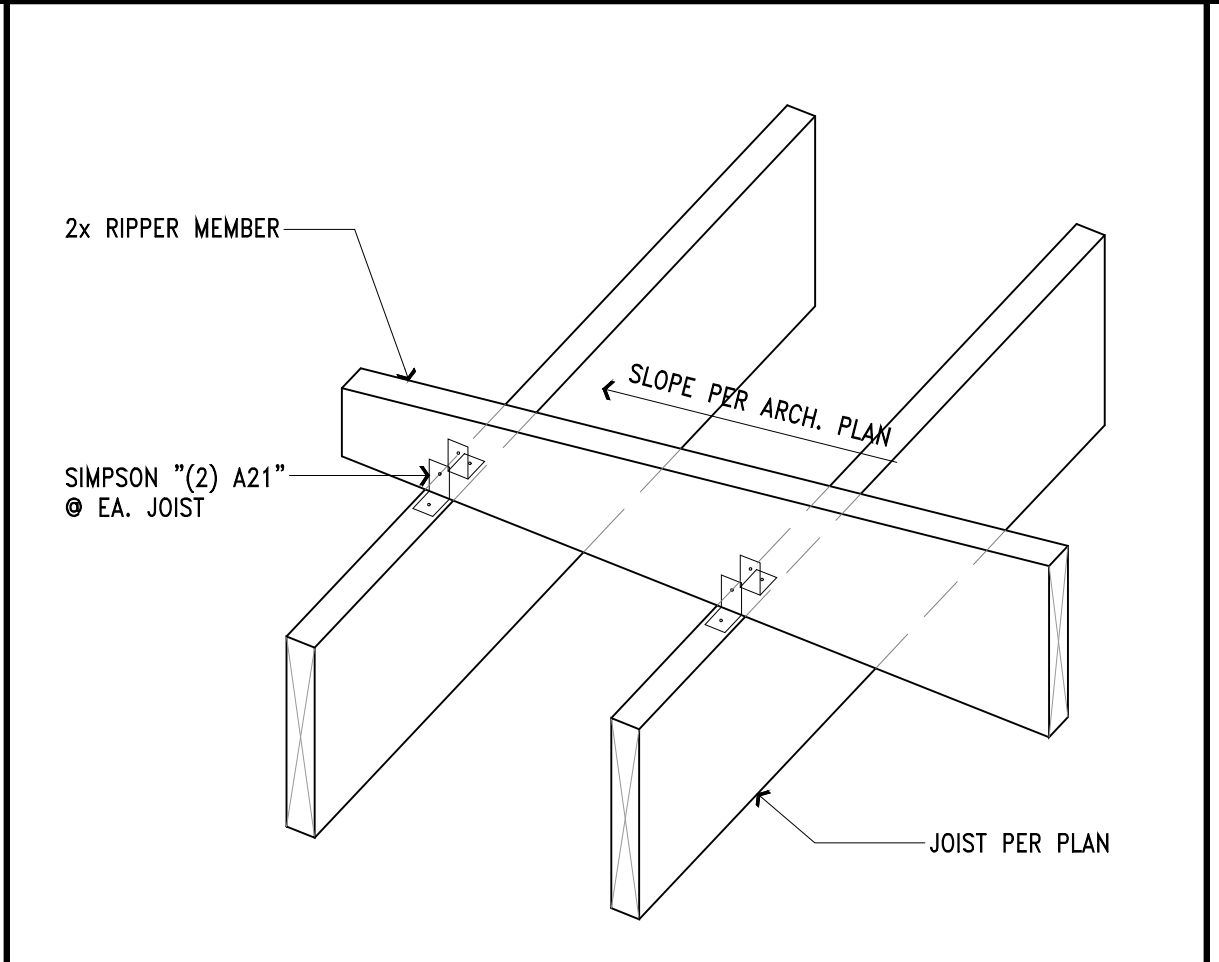
Description	Quantity	Unit
3" Steel pipe Column	3	Count
5/8" Thick steel baseplate Size: 12" x 12"	3	Count
Anchor Bolts <C> 5/8" Anchor bolts @ 24" O.C. by 7" embed.	57.49	ft
Anchor Bolts <E> 5/8" Anchor bolts @ 12" O.C. by 7" embed.	15.83	ft
Anchor Bolts <G> (2) 5/8" Anchor bolts per panel	7.94	ft
Anchor Bolts in contact w/ pressure treated sill plate shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper.	1	Count
Concrete slab shall be 5" nominal thickness w/ #4 bars @ 12" O.C. EW @ midpoint on 10mil visqueen vapor barrier on 4" clean aggregate rock fill (1/2" rock or larger)	1	Count
Continuous Footing reinf. w/ (2) #4 Cont. Top and Bottom Size: 1'-3" x 24" (multiply by 1.25)	115	cu ft
HDU2	12	Count
HDU5	10	Count
Pad B reinf. w/ (4) #4 EW Size: 2'-6" x 2'-6" x 24"	37	cu ft
Pad C reinf. w/ (4) #4 EW Size: 3'-0" x 3'-0" x 24"	36	cu ft
Pad E reinf. w/ (6) #4 EW Size: 4'-0" x 4'-0" x 24"	32	cu ft
Provide underpinning as required (3 Loc LS)	3	Count
Sawcut existing slab and provide new slab after addition of footing	91	sf
Thickened edge	20.00	ft

FOUNDATION PLAN SCALE: 1/4" = 1'-0" **1**

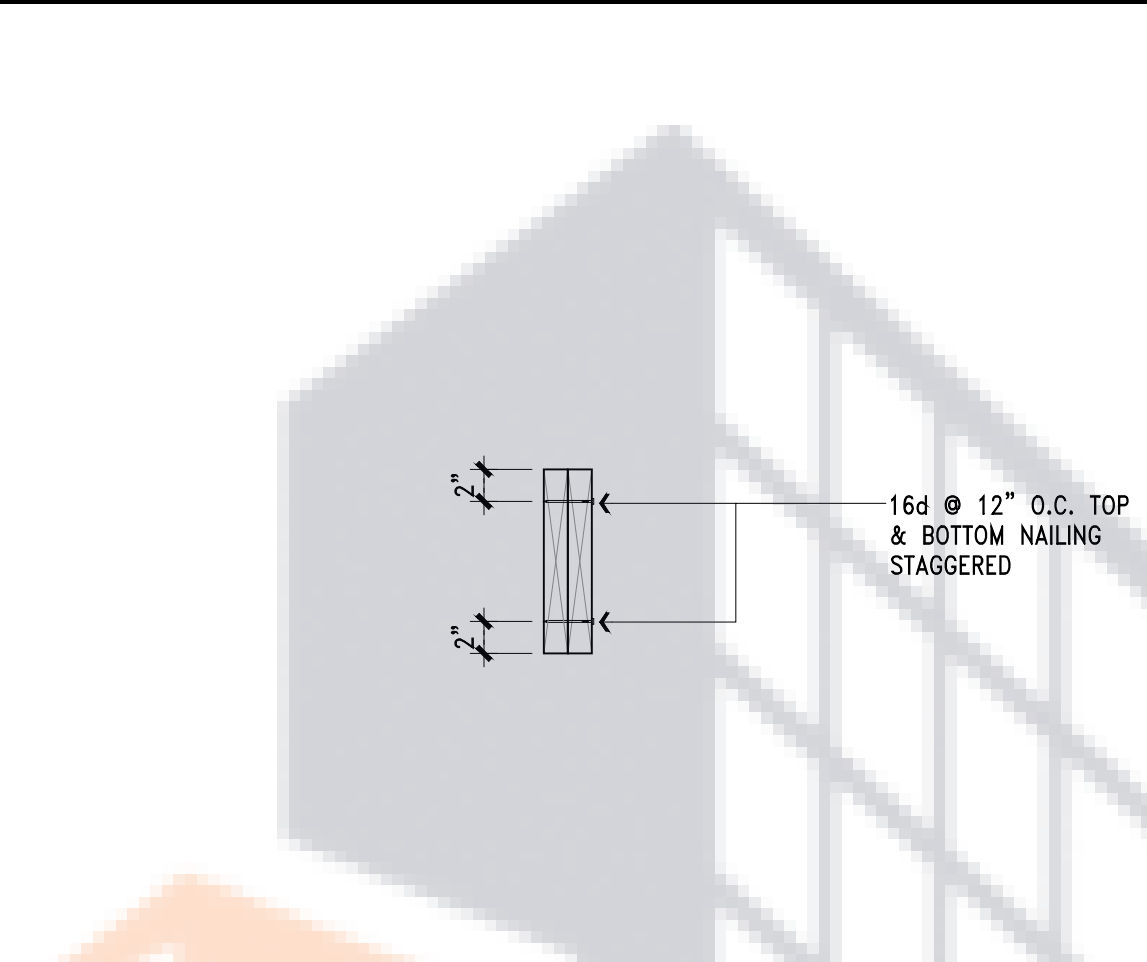




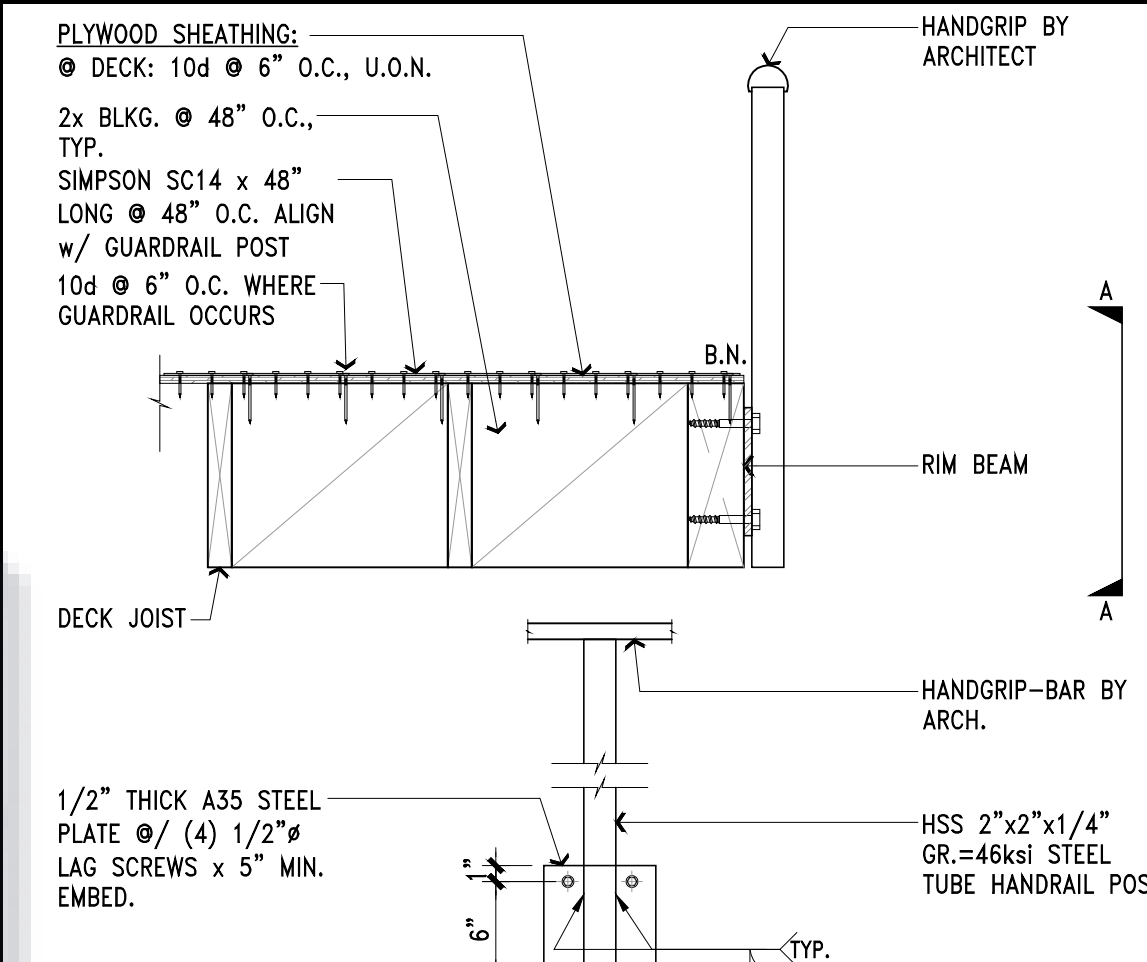
1 RIPPER MEMBER PARALLEL TO JOIST



2 RIPPER MEMBER PERP. TO JOIST



3

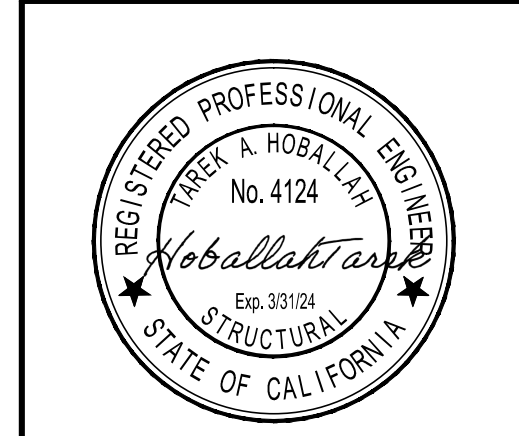


4

FRAMING NOTES

- SEE SHEET SN FOR GENERAL NOTES
- SEE SHEETS S00 THROUGH S02 FOR TYPICAL DETAILS.
- USE D.F. #1 FOR 6x OR GREATER MEMBER.
- SEE STRUCTURAL NOTE FOR SHEAR WALL SCHEDULE w/ SILL CONNECTION AND TOP ANCHORAGE.
- STUDS:
FOR EXTERIOR WALLS: 2x4 @ 16" O.C. D.F.#2 U.N.O.
FOR INTERIOR WALLS: 2x4 @ 16" O.C. D.F.#2 U.N.O.
FOR PLUMBING WALLS: 2x6 @ 16" O.C. D.F.#2 U.N.O.
- FILL ALL HOLES FOR STRAPS & HANGERS.
- ALL UPPER STORY POSTS SHALL BE SUPPORTED BY BEAMS OR LOWER POST WITH A FULL DEPTH 4x BLOCK BETWEEN FLOOR JOIST.
- ALL EXPOSED WOOD OR WOOD THAT CONTACT W/ CONCRETE SHALL BE PRESSURE TREATED.
- PROVIDE DOUBLE JOIST BELOW PARALLEL UPPER STORY PARTITION WALLS.
- INSTALL SHEAR PANEL PRIOR FRAMING PERPENDICULAR WALL. SHEAR PANEL SHALL NOT DISCONTINUE REFER TO DETAIL (6) SDO

- 1** THE FOLLOWING APPLIES TO ALL SHEAR WALLS WITH A SHEAR VALUES USING ALLOWABLE STRESS DESIGN (ASD) EXCEED 350 PLF OR LOAD AND RESISTANCE FACTOR DESIGN (LRFD) EXCEED 500 PLF. THESE WALLS SHALL BE CLEARLY IDENTIFIED ON THE PLANS AND PROVIDED WITH THE FOLLOWINGS:
- 3x STUDS AND BLOCKS FOR ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS.
 - 1/2" EDGE DISTANCE FROM THE PANEL EDGES AND 3/8" FROM THE EDGE OF THE CONNECTING MEMBERS.
 - ALL WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED AT ALL PANEL EDGES.
- 2** PROVIDE (#) 16d NAILS AT EACH SIDE OF TOP PLATE SPLICE (U.O.N.), SEE DETAIL (7) SDO
- 3** PROVIDE SIMP. "ST22" STRAP AT EACH SIDE OF TOP PLATE SPLICE (U.O.N.), SEE DETAIL (7) SDO



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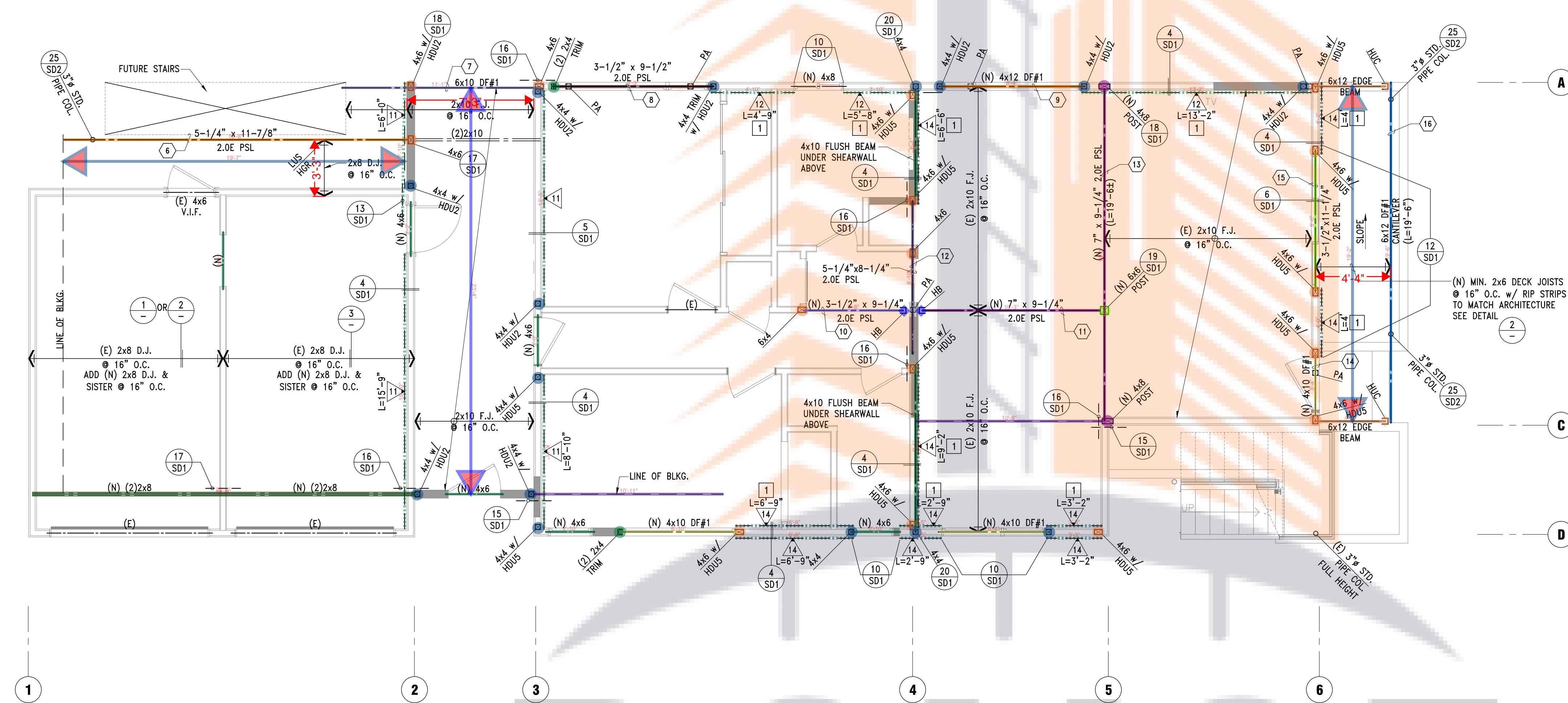
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SHEET TITLE:
ROOF FRAMING PLAN

REVISIONS		
DATE	NO.	BY

JOB No.: 722-4855
 SHEET
 ISSUED DATE: DEC 15, 2022
 BLOCK NAME: **S2**
 SCALE: AS SHOWN



Description	Quantity	Unit
Beam: 3-1/2"x9-1/2" 2.0E PSL	9.23	ft
Beam: 3-1/2"x9-1/4" 2.0E PSL	5.69	ft
Beam: 3-1/2"x11-1/4" 2.0E PSL	8.00	ft
Beam: 4x10 Flush beam	15.67	ft
Beam: 4x12 DF#1	8.29	ft
Beam: 5-1/4"x8-1/4" 2.0 PSL	8.83	ft
Beam: 5-1/4"x11-7/8" 2.0E PSL	19.66	ft
Beam: 6x10 DF#1	11.09	ft
Beam: 6x12 DF#1 Cantilever	19.53	ft
Beam: 6x12 Edge Beam	8.00	ft
Beam: 7"x9-1/4" 2.0 PSL	29.27	ft
Blocking	21.56	ft
Deck Joist: Min 2x6 Deck Joists @ 16" O.C. (3'-3" L)	19.61	ft
Deck Joist: Min 2x6 Deck Joists @ 16" O.C. (4'-4" L)	19.21	ft
Floor Joist: 2x10 Floor Joist @ 16" O.C. (7'-3" L) +2	23.31	ft
HB	2	Count
Header: 4x6	18.50	ft
Header: 4x10 DF#1	16.50	ft
HUC	2	Count
Joist: 2x8 Joist	43.92	ft
Post: (2) 2x4 Trims	2	Count
Post: 4x4	15	Count
Post: 4x6	16	Count
Post: 4x8	2	Count
Post: 6x6	1	Count
Shear wall 11	44.87	ft
Shear wall 12	21.84	ft
Shear wall 14	48.91	ft

FLOOR FRAMING PLAN SCALE: 1/4" = 1'-0" **1**



FRAMING NOTES

- SEE SHEET SN FOR GENERAL NOTES
- SEE SHEETS SDO THROUGH SD2 FOR TYPICAL DETAILS.
- USE D.F. #1 FOR 6x OR GREATER MEMBER.
- SEE STRUCTURAL NOTE FOR SHEAR WALL SCHEDULE w/ SILL CONNECTION AND TOP ANCHORAGE.
- STUDS:
 - FOR EXTERIOR WALLS: 2x6 @ 16" O.C. D.F.#2 U.N.O.
 - FOR INTERIOR WALLS: 2x4 @ 16" O.C. D.F.#2 U.N.O.
 - FOR PLUMBING WALLS: 2x6 @ 16" O.C. D.F.#2 U.N.O.
- FILL ALL HOLES FOR STRAPS & HANGERS.
- ALL UPPER STORY POSTS SHALL BE SUPPORTED BY BEAMS OR LOWER POST WITH A FULL DEPTH 4x BLOCK BETWEEN FLOOR JOIST.
- ALL EXPOSED WOOD OR WOOD THAT CONTACT w/ CONCRETE SHALL BE PRESSURE TREATED.
- PROVIDE DOUBLE JOIST BELOW PARALLEL UPPER STORY PARTITION WALLS.
- INSTALL SHEAR PANEL PRIOR FRAMING PERPENDICULAR WALL. SHEAR PANEL SHALL NOT DISCONTINUE REFER TO DETAIL (6) SDO

- THE FOLLOWING APPLIES TO ALL SHEAR WALLS WITH A SHEAR VALUES USING ALLOWABLE STRESS DESIGN (ASD) EXCEED 350 PLF OR LOAD AND RESISTANCE FACTOR DESIGN (LRFD) EXCEED 500 PLF. THESE WALLS SHALL BE CLEARLY IDENTIFIED ON THE PLANS AND PROVIDED WITH THE FOLLOWINGS:
 - 3x STUDS AND BLOCKS FOR ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ADJUTING PANELS.
 - 1/2" EDGE DISTANCE FROM THE PANEL EDGES AND 3/8" FROM THE EDGE OF THE CONNECTING MEMBERS.
 - ALL WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED AT ALL PANEL EDGES.
- PROVIDE (#) 16d NAILS AT EACH SIDE OF TOP PLATE SPLICE (U.O.N.), SEE DETAIL (7) SDO
- PROVIDE SIMP. "ST22" STRAP AT EACH SIDE OF TOP PLATE SPLICE (U.O.N.), SEE DETAIL (7) SDO

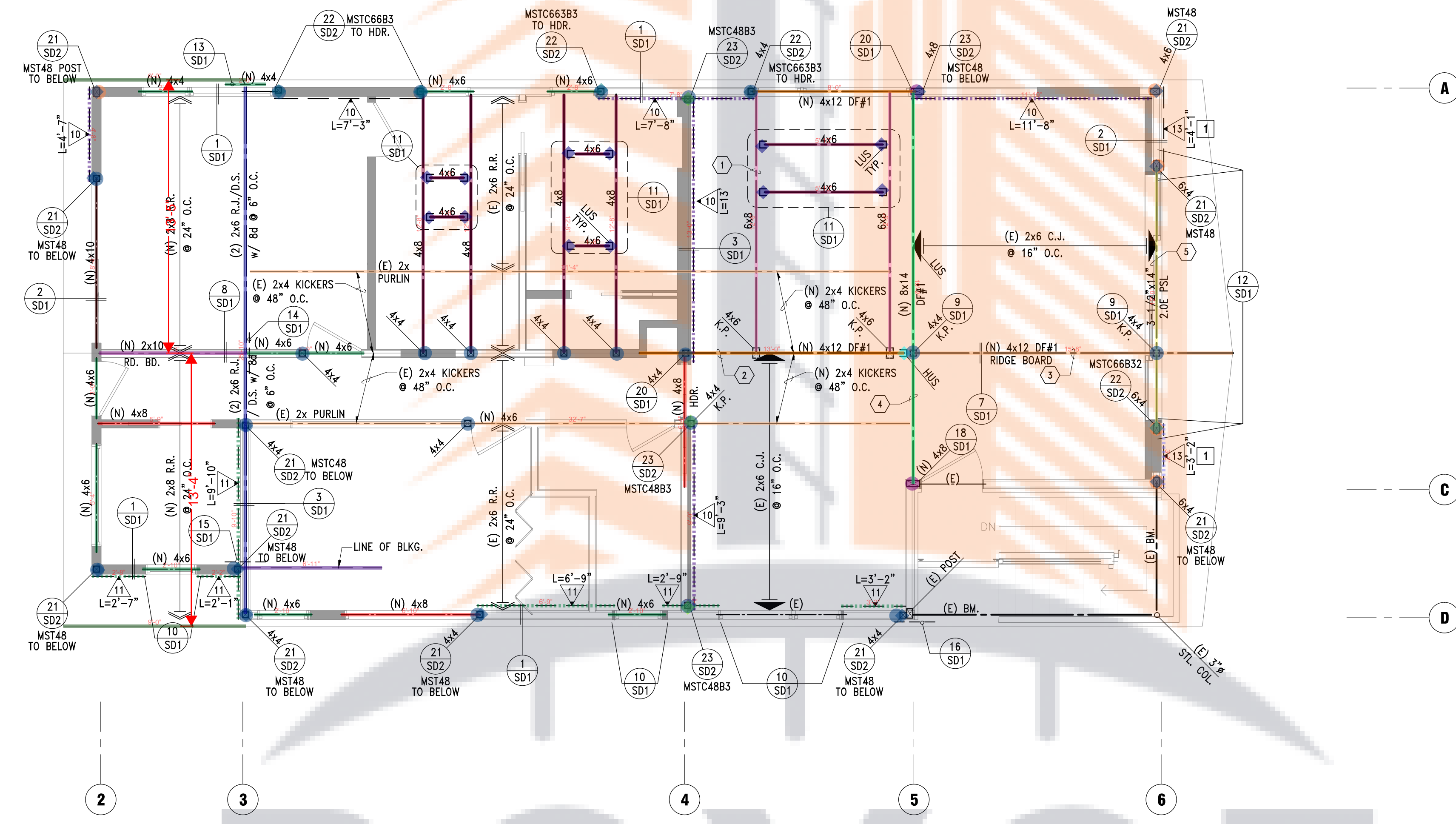


LS
LANDMARK STRUCTURES, INC.
 2600 E. PACIFIC COAST HWY. STE 170
 Long Beach, CA 90804
 TEL: (562) 498 9166
 FAX: (562) 498 9377

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OWNER:
RICHARD & RANDI GIBSON
 5725-5727 E. OCEAN BLVD.
 LONG BEACH, CA 90803

PROJECT / ADDRESS:
REMODEL AT:
 5725-5727 E. OCEAN BLVD.
 LONG BEACH, CA 90803



Description	Quantity	Unit
(2) 2x6 R.J./ D.S. w/ 8d @ 6" O.C.	25.84	ft.
Beam: 2x10 Ridge Board	7.22	ft.
Beam: 3-1/2"x14" 2.0E PSL	12.75	ft.
Beam: 4x6	18.25	ft.
Beam: 4x8	50.63	ft.
Beam: 4x10	8.36	ft.
Beam: 4x12 DF#1	20.97	ft.
Beam: 4x12 DF#1 Ridge Board	15.65	ft.
Beam: 6x8	25.45	ft.
Beam: 8x14 DF#1	19.21	ft.
Blocking	6.93	ft.
Header: 4x4	4.67	ft.
Header: 4x6	27.85	ft.
Header: 4x8	18.96	ft.
HUS	1	Count
Kicker: 2x4 Kickers @ 48" O.C. (3'-6" L)	63.90	ft.
LUS	12	Count
MST48	12	Count
MSTC48B3	3	Count
MSTC66B3	4	Count
MSTC66B32	1	Count
MSTC66B33	1	Count
Post: 4x4	23	Count
Post: 4x6	5	Count
Post: 4x8	2	Count
Roof Rafter: 2x8 Roof Rafters @ 24" O.C. (13'-5" L)	17.93	ft.
Shear wall 10	46.10	ft.
Shear wall 11	27.30	ft.
Shear wall 13	3.17	ft.

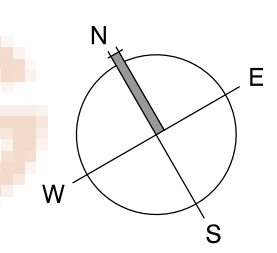
ROYCE CONSULTING

ROOF FRAMING PLAN SCALE: 1/4" = 1'-0" **1**

FRAMING SYMBOLS

- USE "X" TYPE HANGER.
- JOISTS PER PLAN
- RAFTERS PER PLAN
- VERTICAL KICKER
- DIAGONAL KICKER
- DESIGNATES SHEARWALL
- DESIGNATES BEAMS PER BEAM CALCULATIONS

AWP = ALIGN WITH POST ABOVE
 B.N. = BOUNDARY NAILING
 C.J. = CEILING JOIST
 D.B. = DROP BEAM
 D.S. = DRAG STRUT
 F.B. = FLUSH BEAM
 F.H. = FULL HEIGHT
 LSL = LAMINATED STRAND LUMBER; (i.e. TIMBERSTRAND)
 PA = POST ABOVE
 PSL = PARALLEL STRAND LUMBER; (i.e. PARALLAM)
 R.R. = ROOF RAFTER





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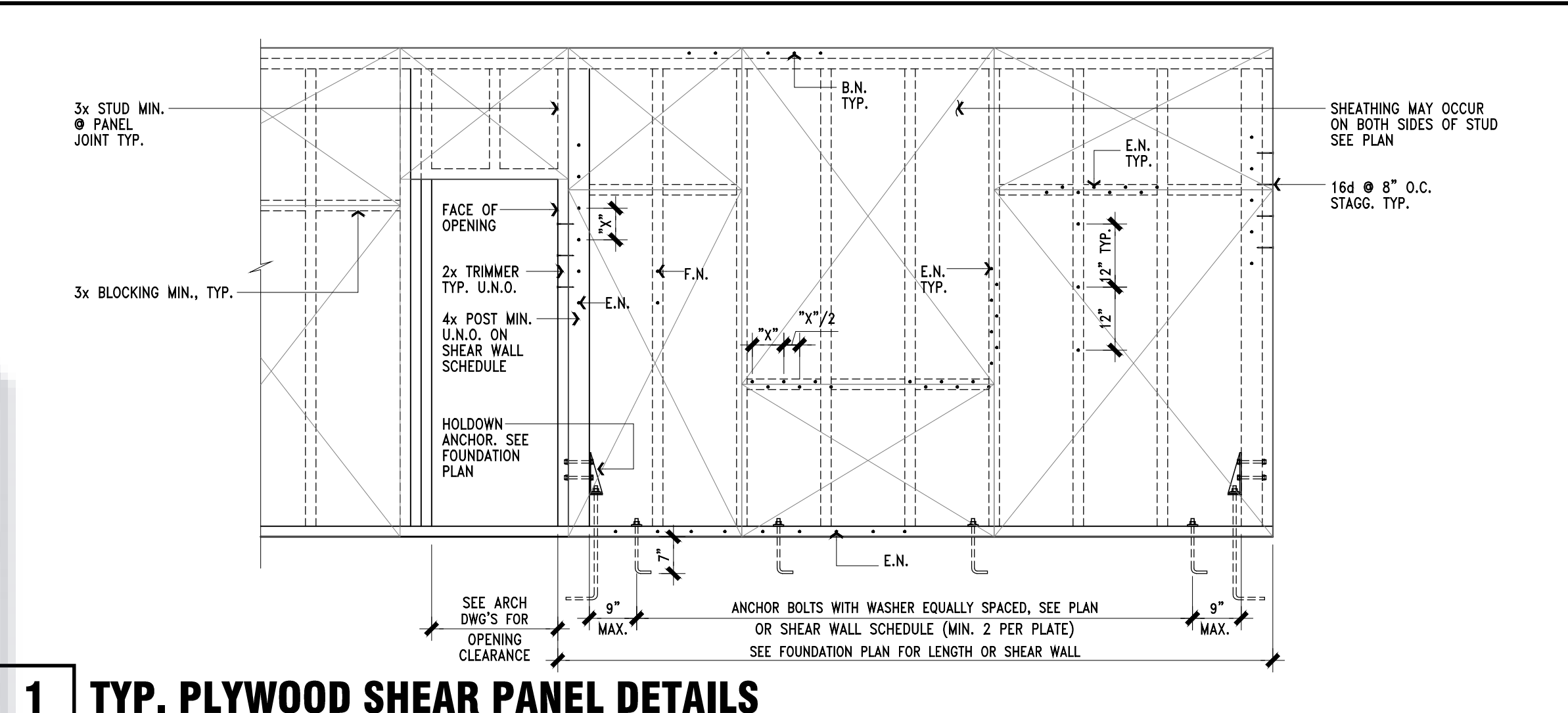
OWNER: **RICHARD & RANDI GIBSON**
 PROJECT / ADDRESS: **REMODEL AT: TYPICAL STRUCTURAL DETAILS**
 5725-5727 E. OCEAN BLVD.
 LONG BEACH, CA 90803

5725-5727 E. OCEAN BLVD.
 LONG BEACH, CA 90803

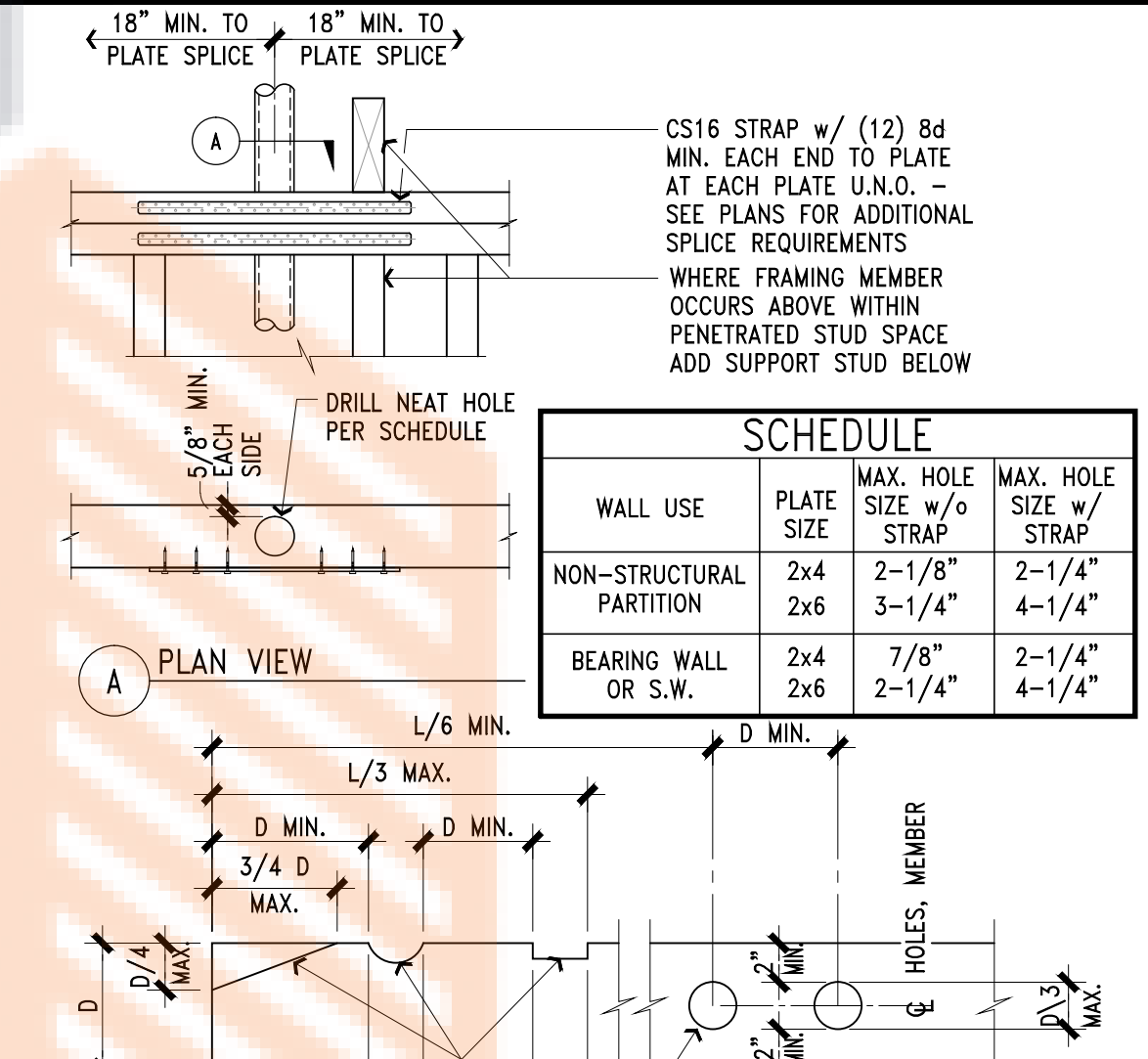
SHEET TITLE: **TYPICAL STRUCTURAL DETAILS**

REVISIONS		
DATE	NO.	BY

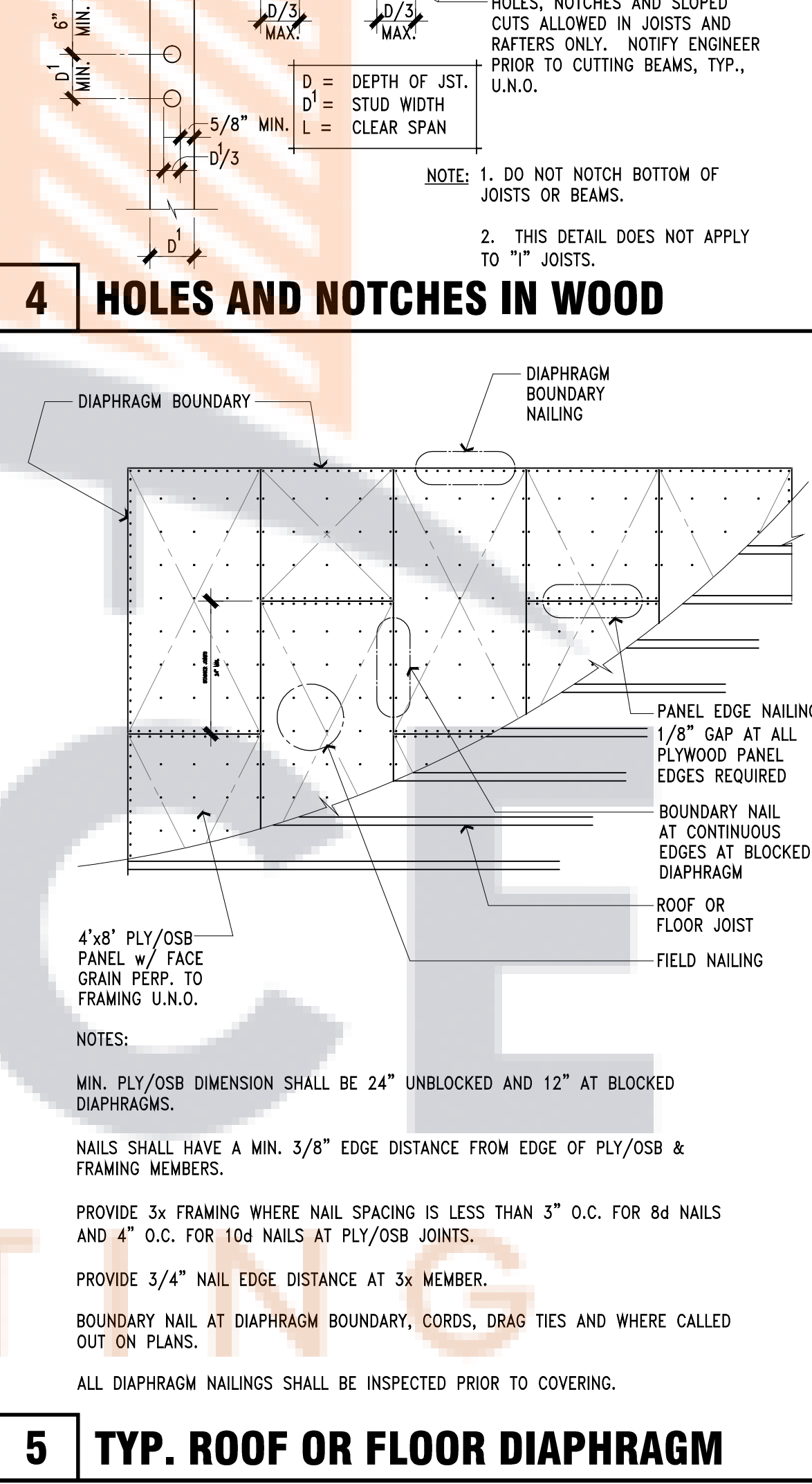
JOB No.: **722-4855**
 ISSUED DATE: **DEC 15, 2022**
 BLOCK NAME: **SDO**
 SCALE: AS SHOWN



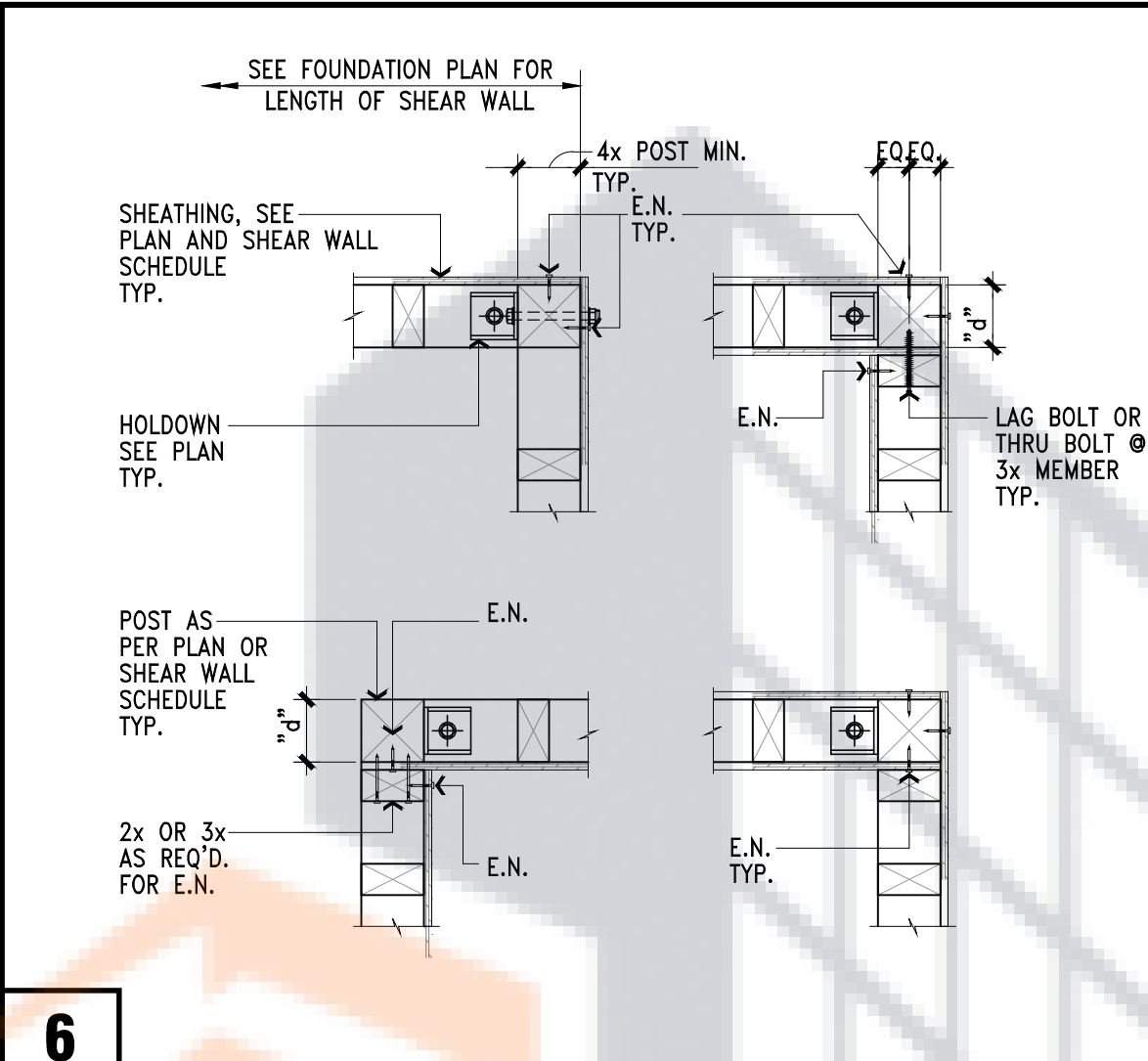
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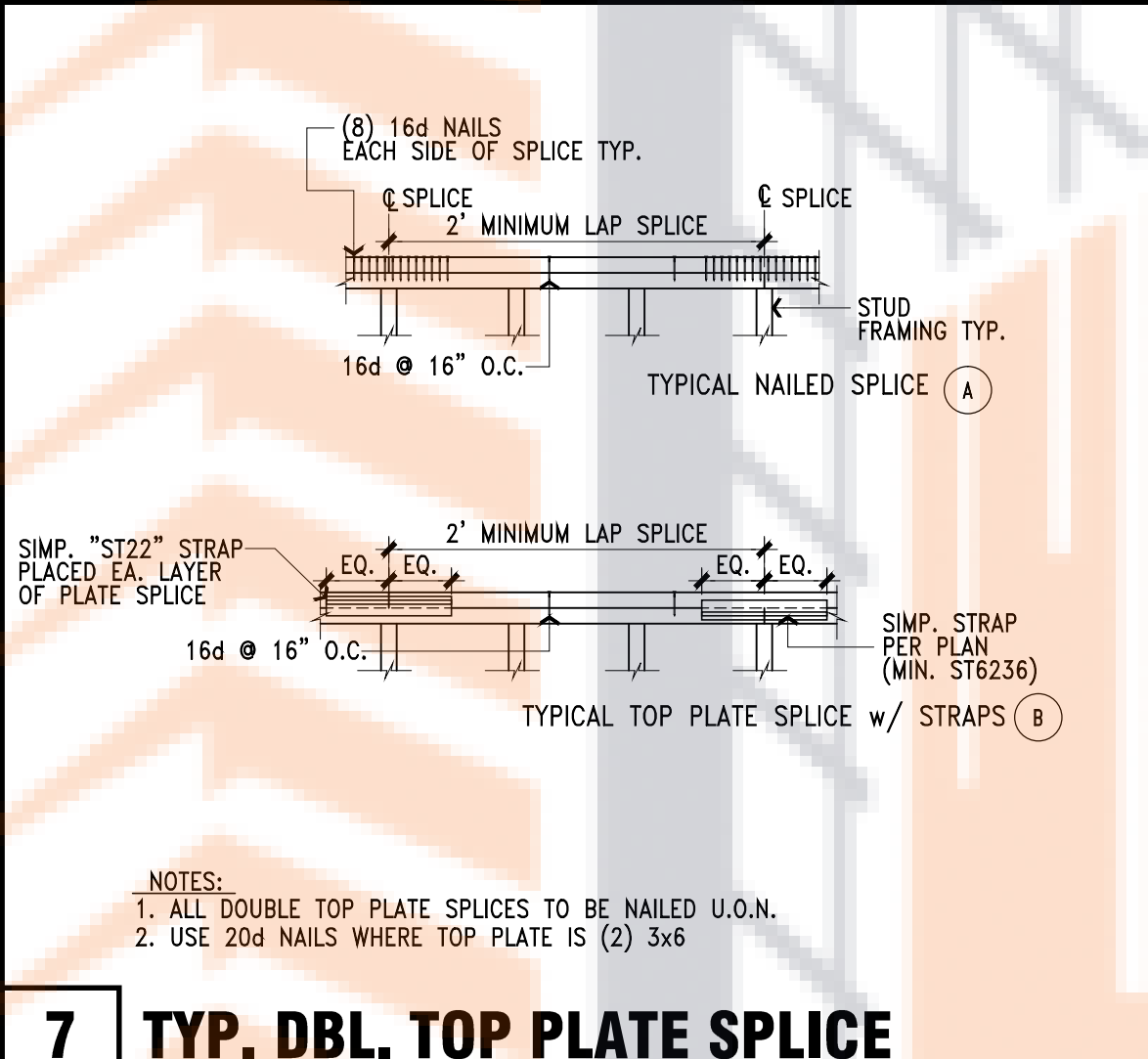
4 HOLES AND NOTCHES IN WOOD



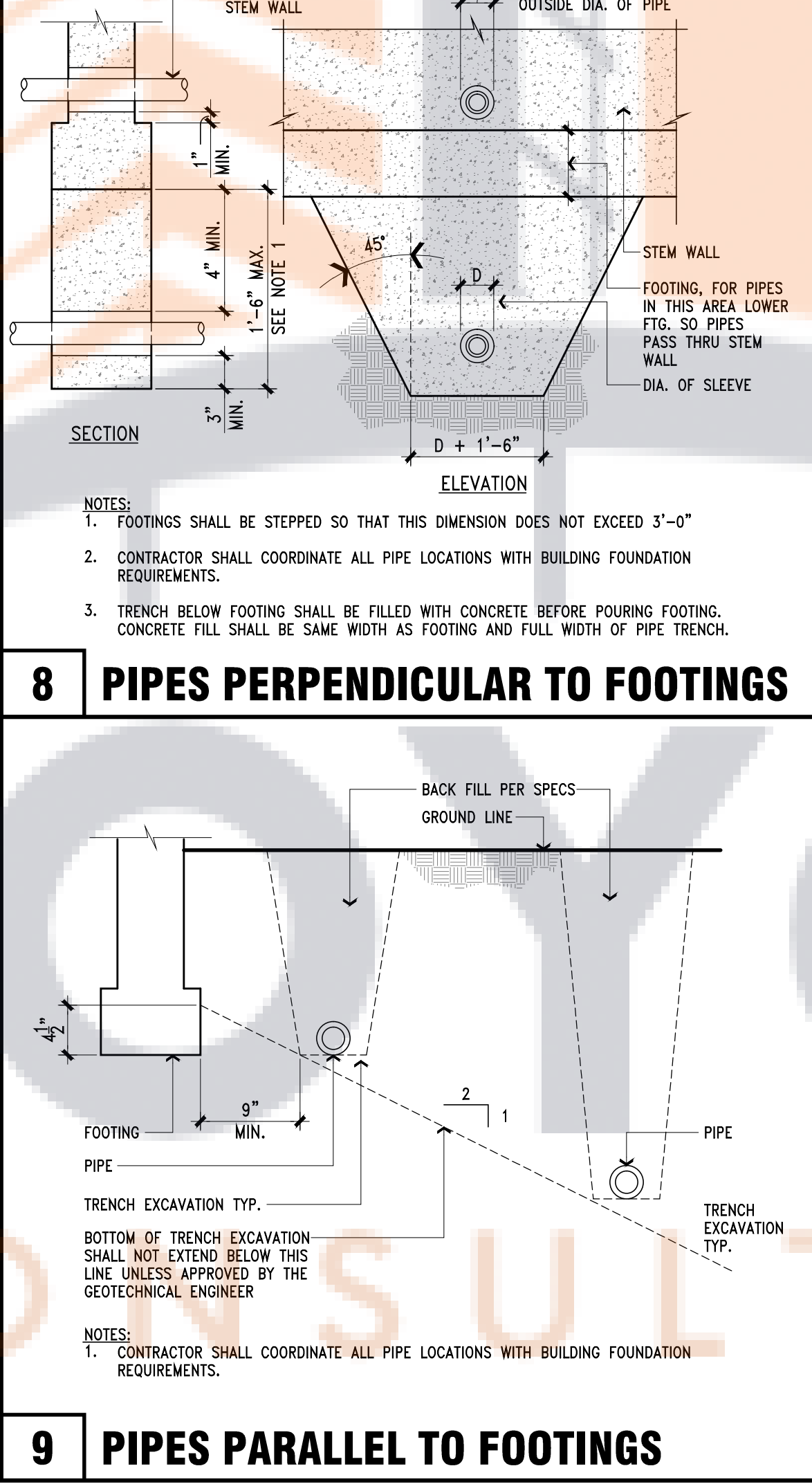
5 TYP. ROOF OR FLOOR DIAPHRAGM



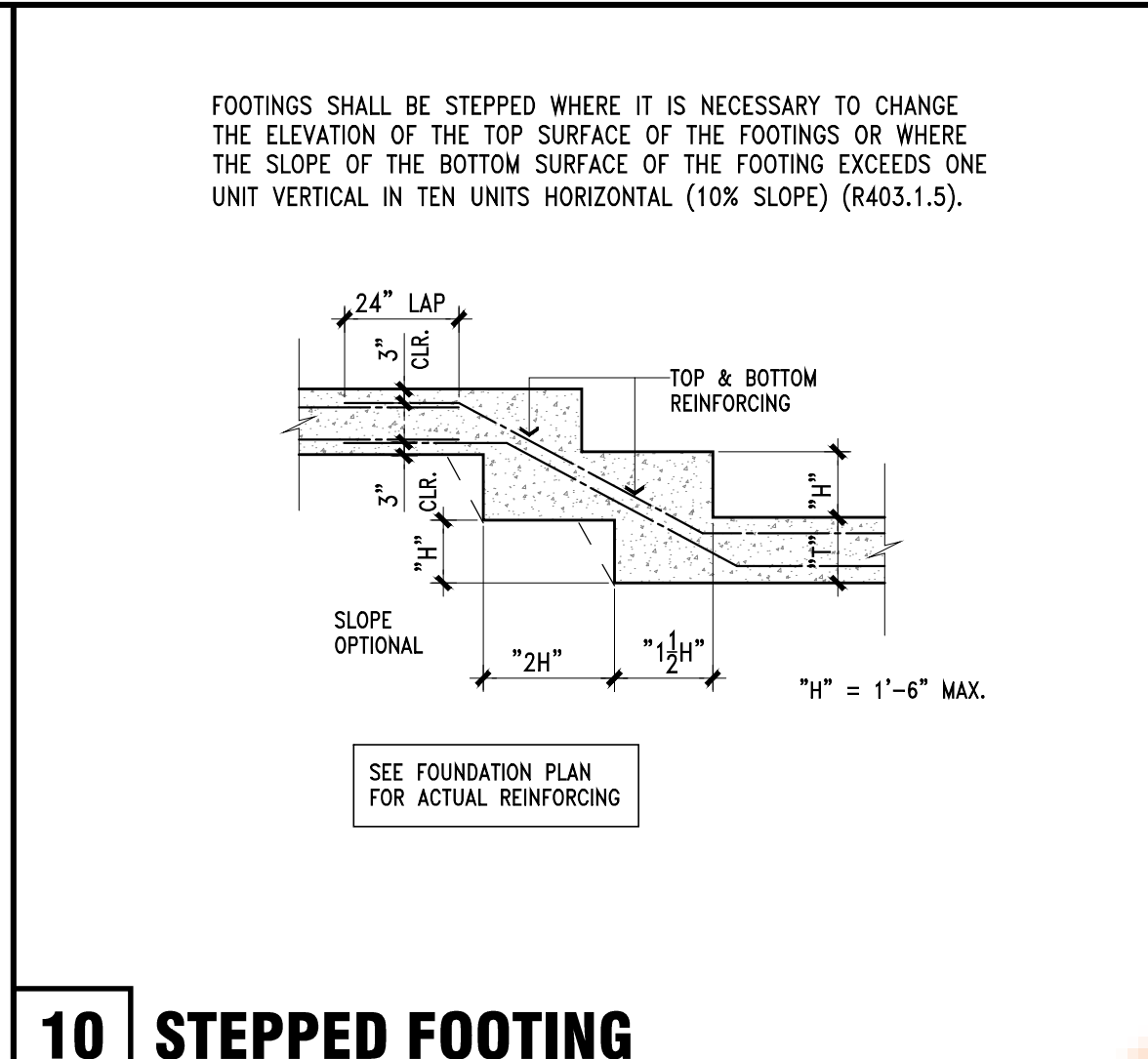
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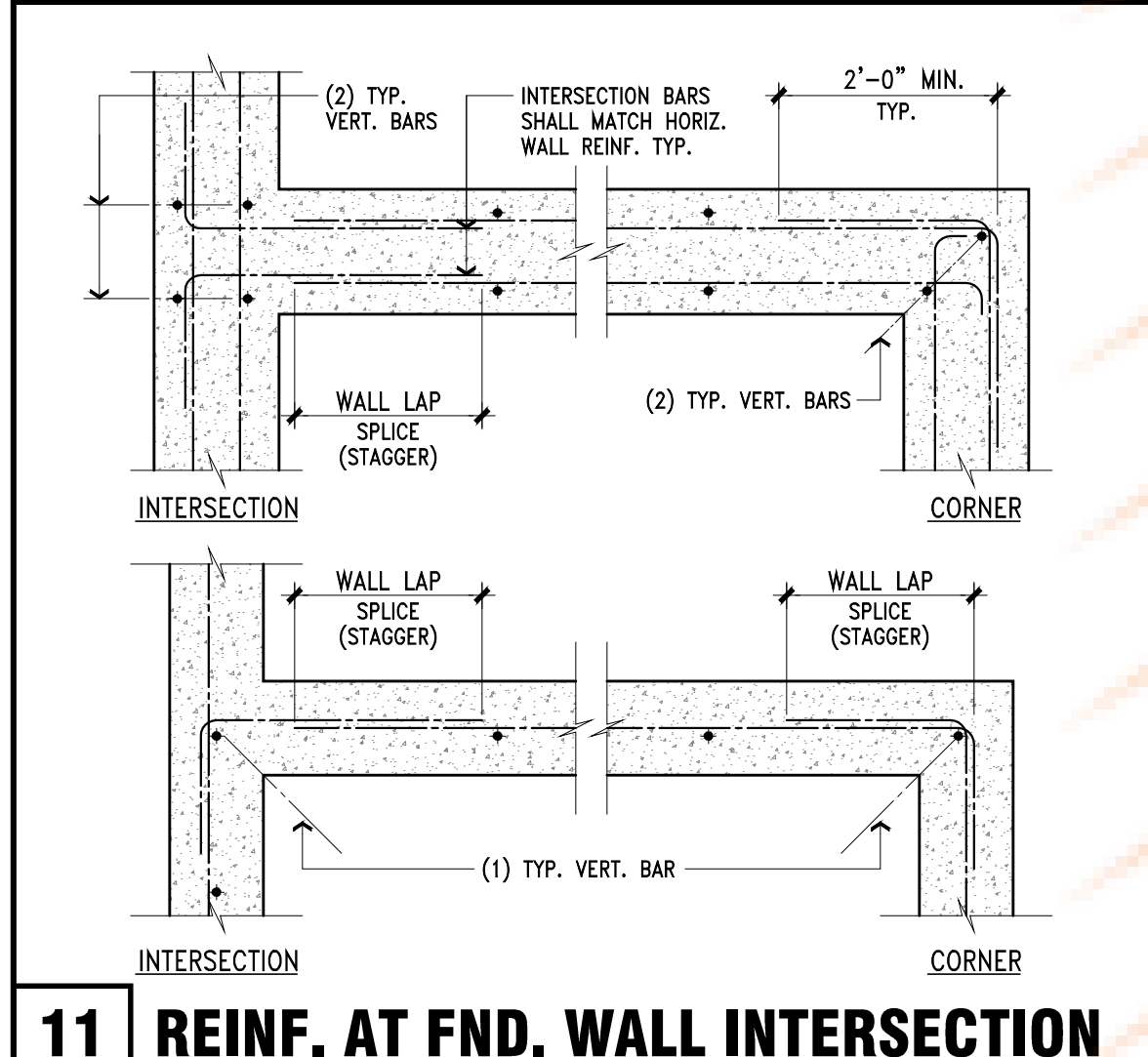
7 TYP. DBL. TOP PLATE SPLICE



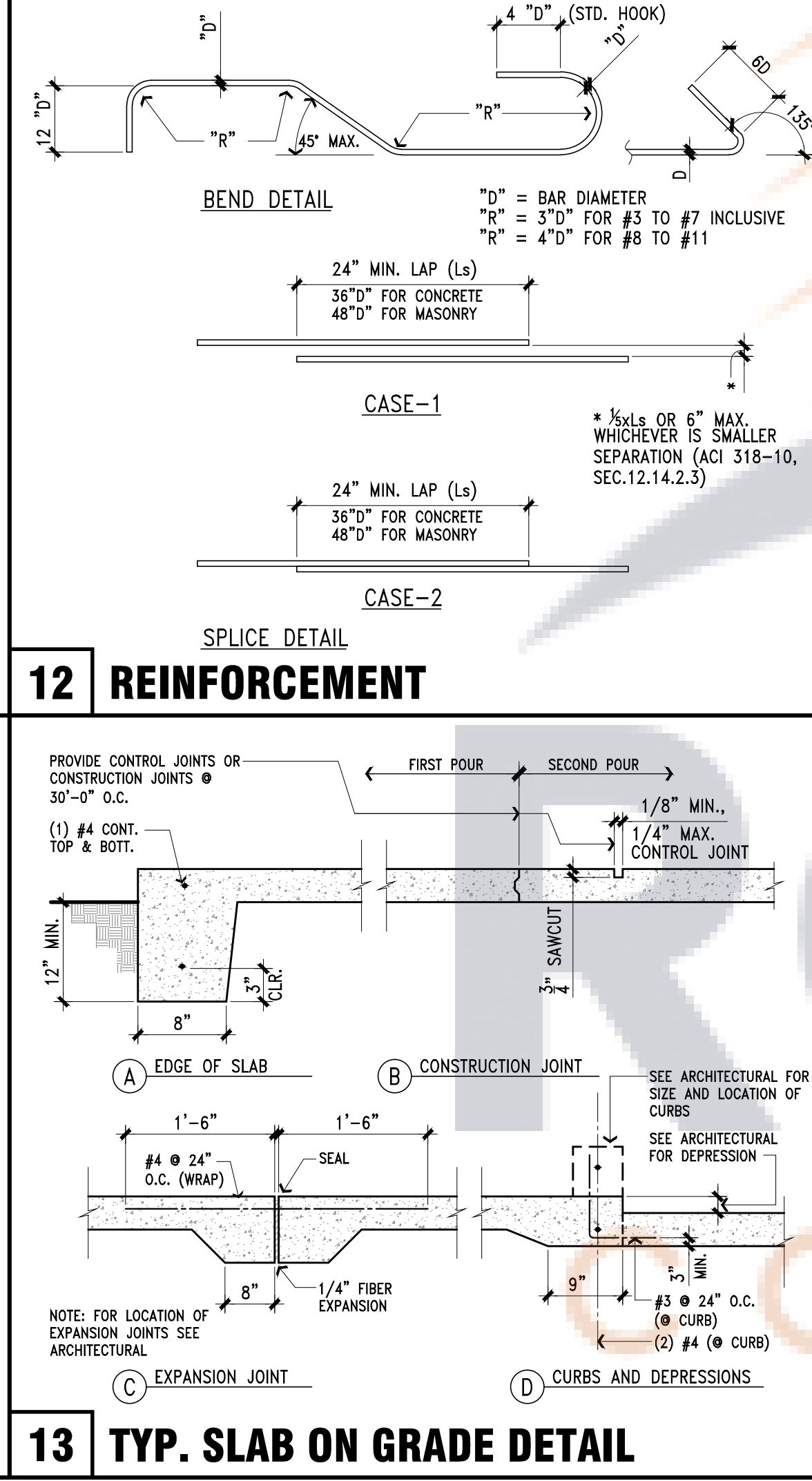
9 PIPES PARALLEL TO FOOTINGS



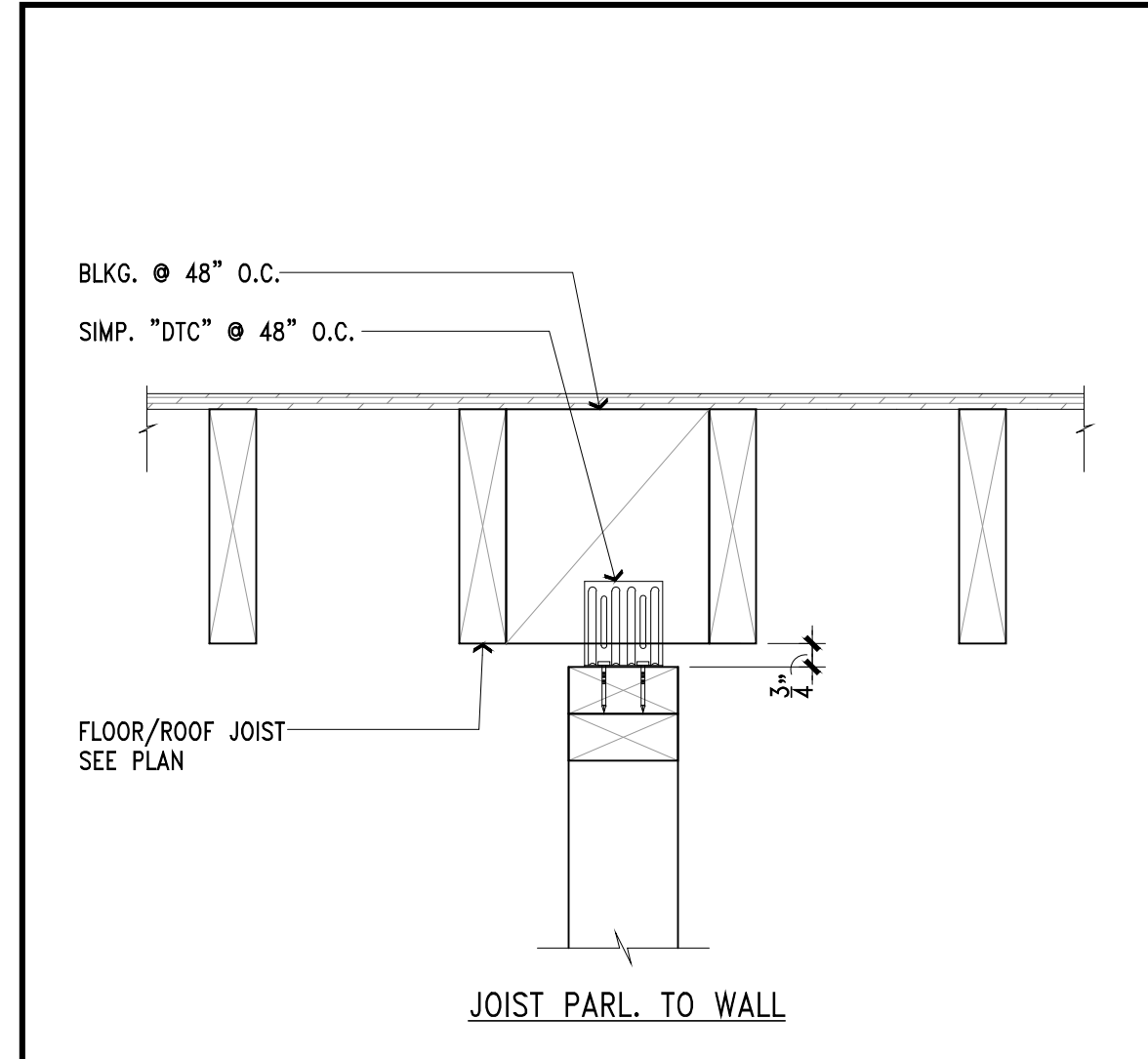
10 STEPPED FOOTING



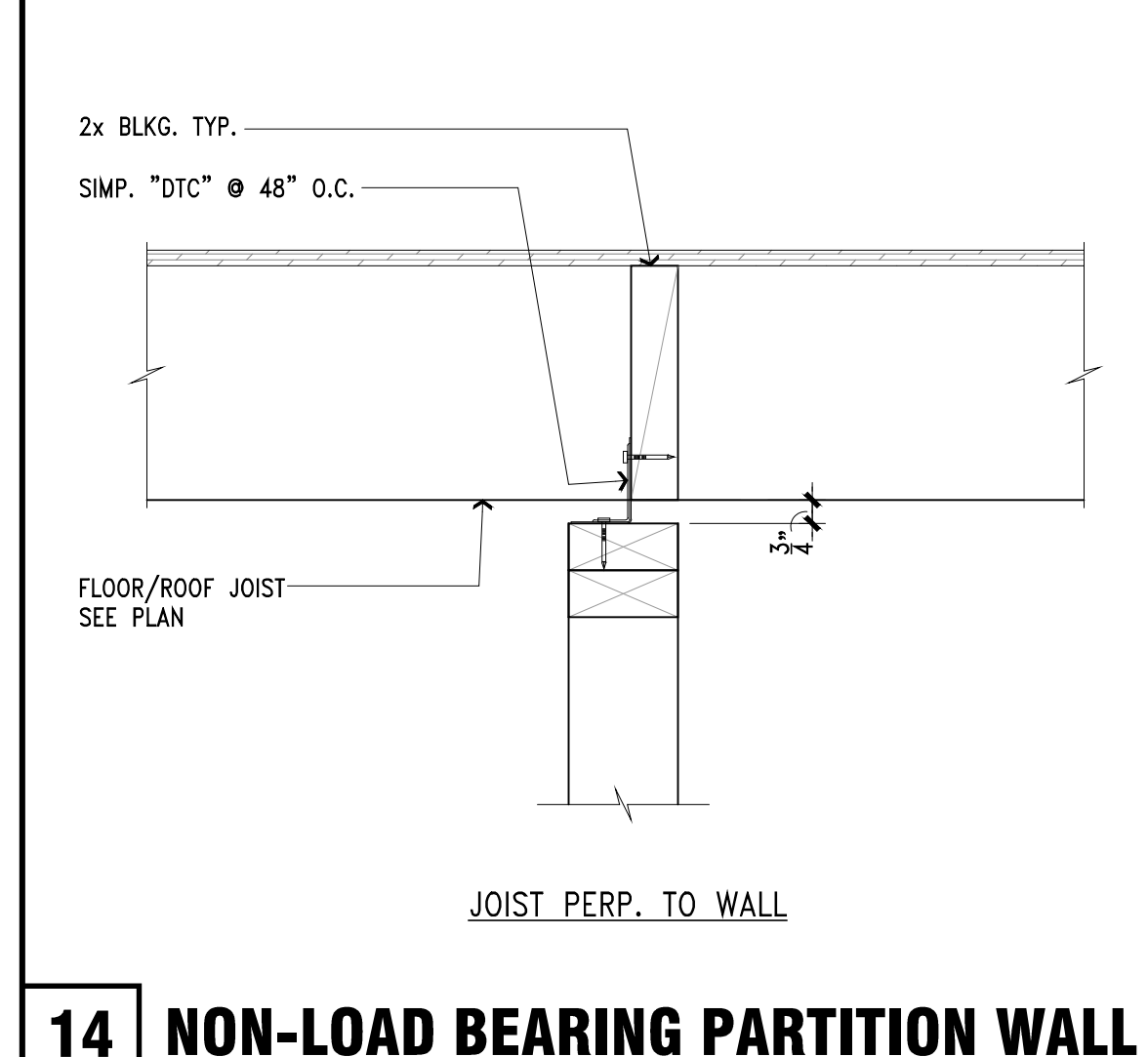
11 REINF. AT FND. WALL INTERSECTION



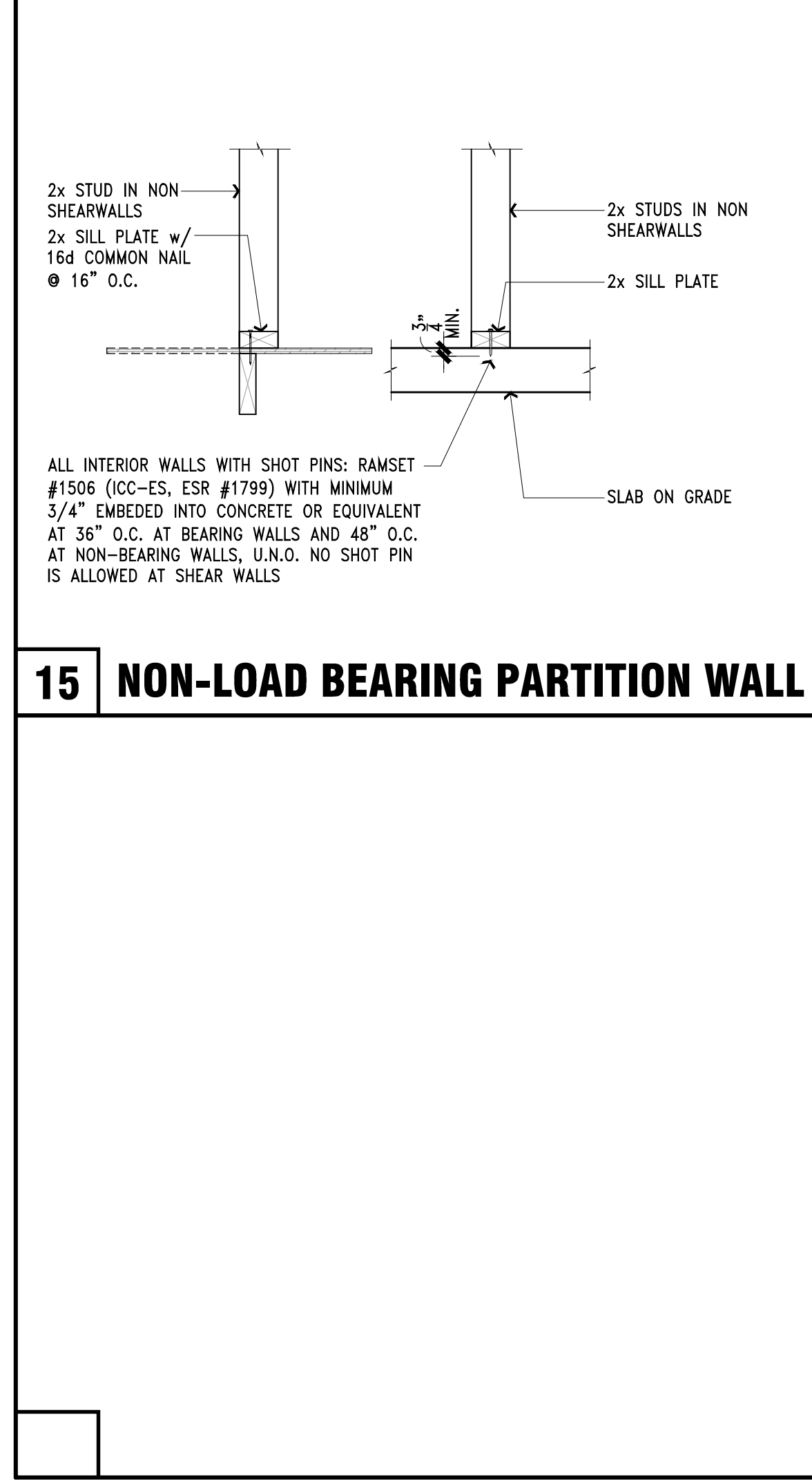
12 REINFORCEMENT



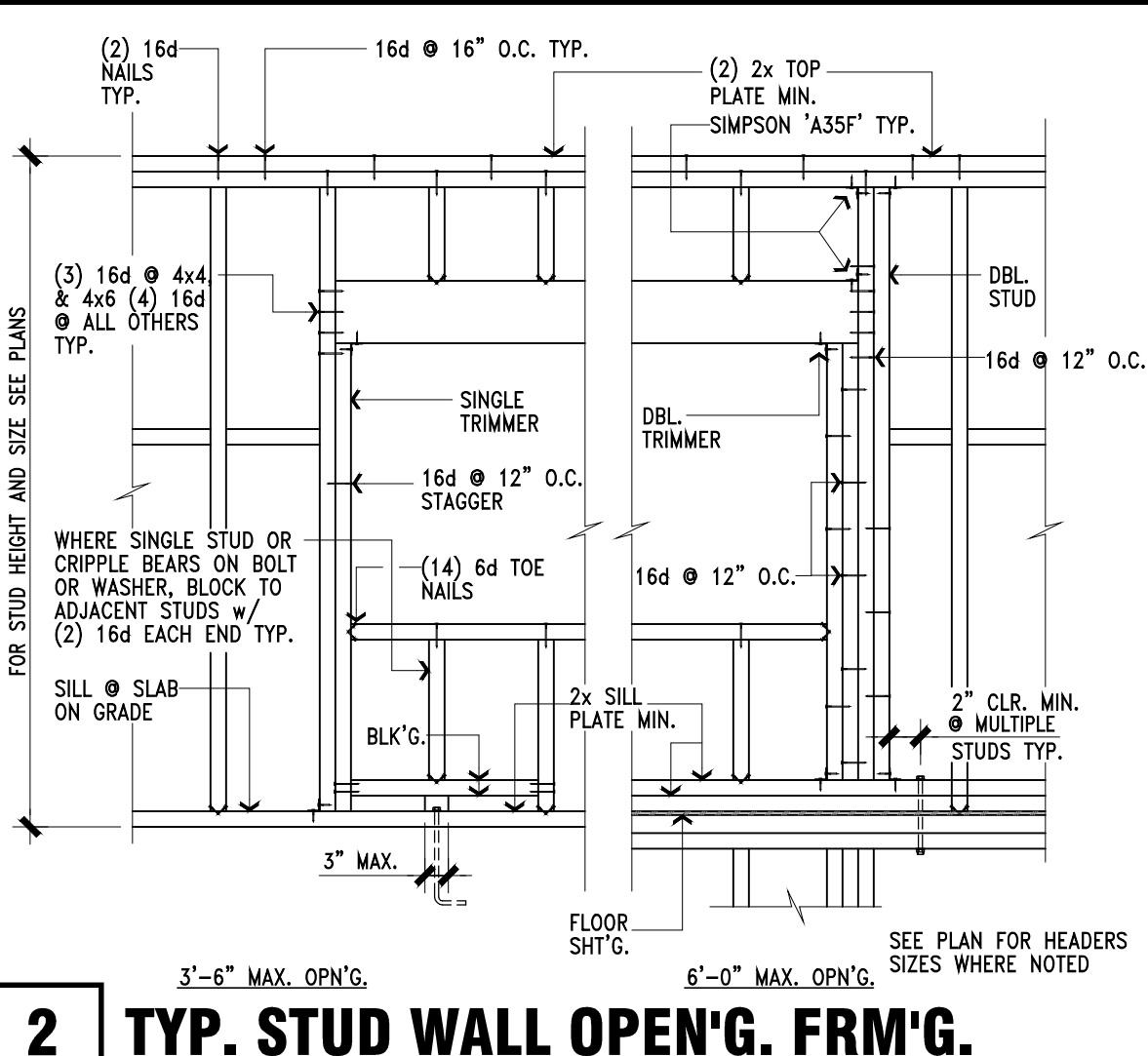
14 NON-LOAD BEARING PARTITION WALL



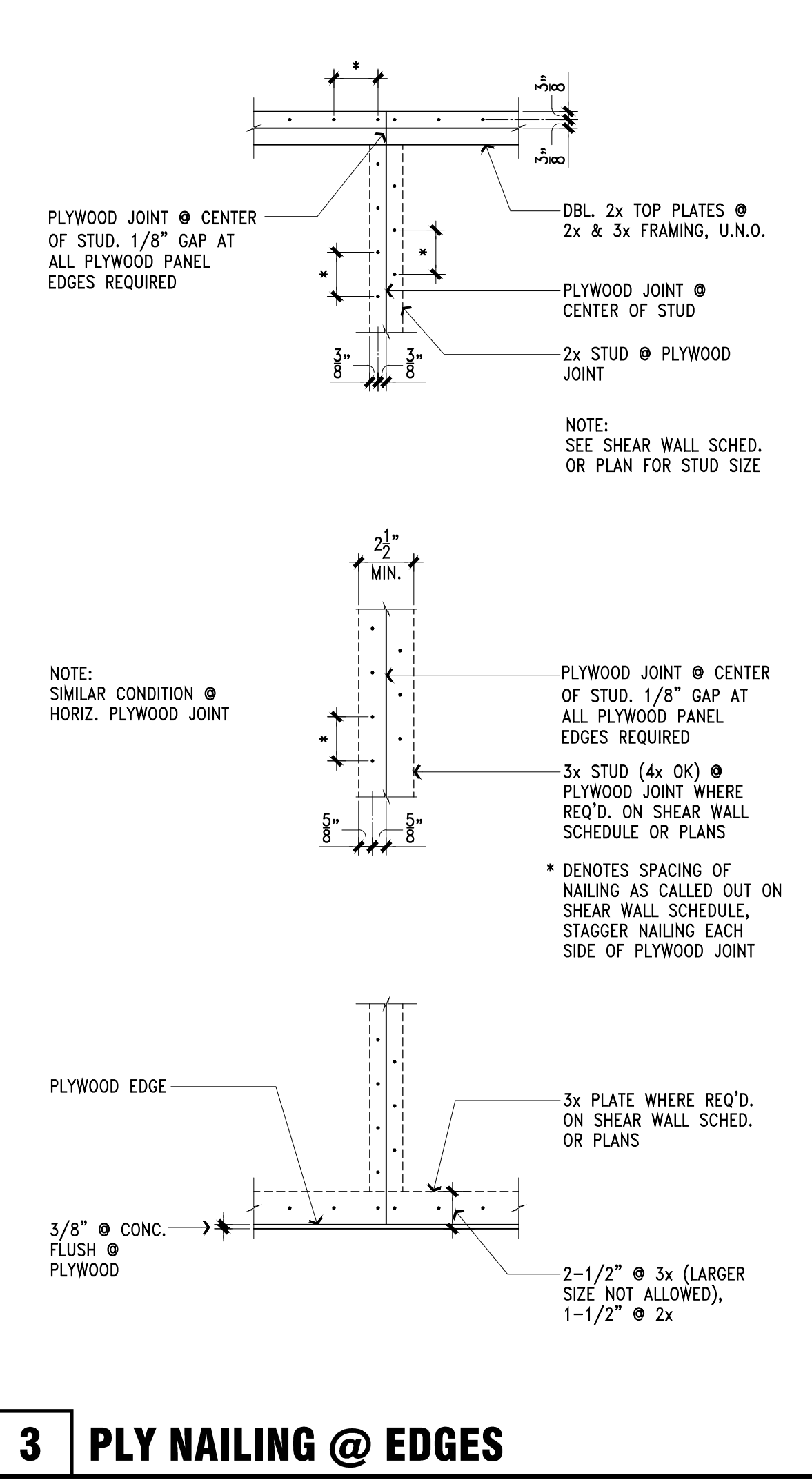
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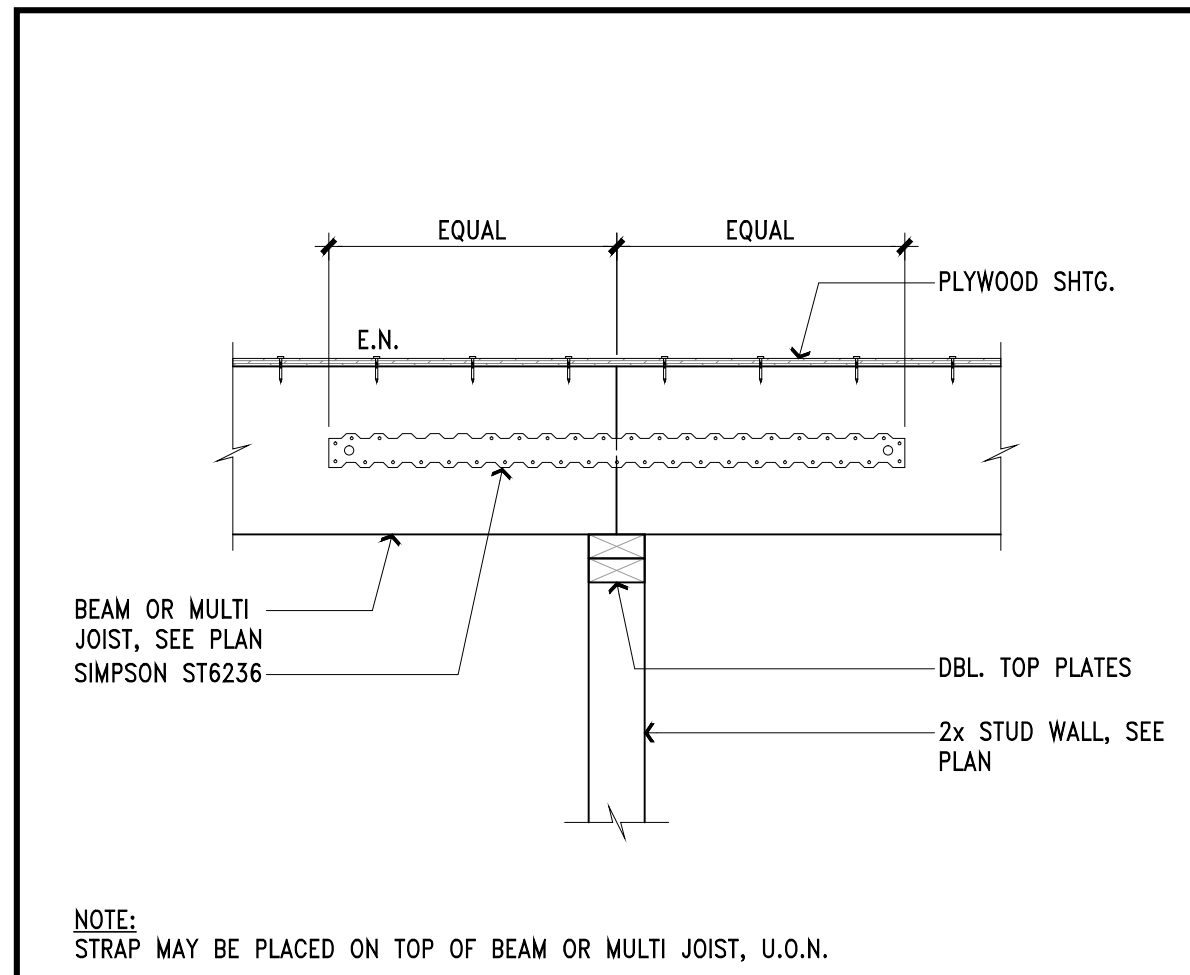
13 TYP. SLAB ON GRADE DETAIL



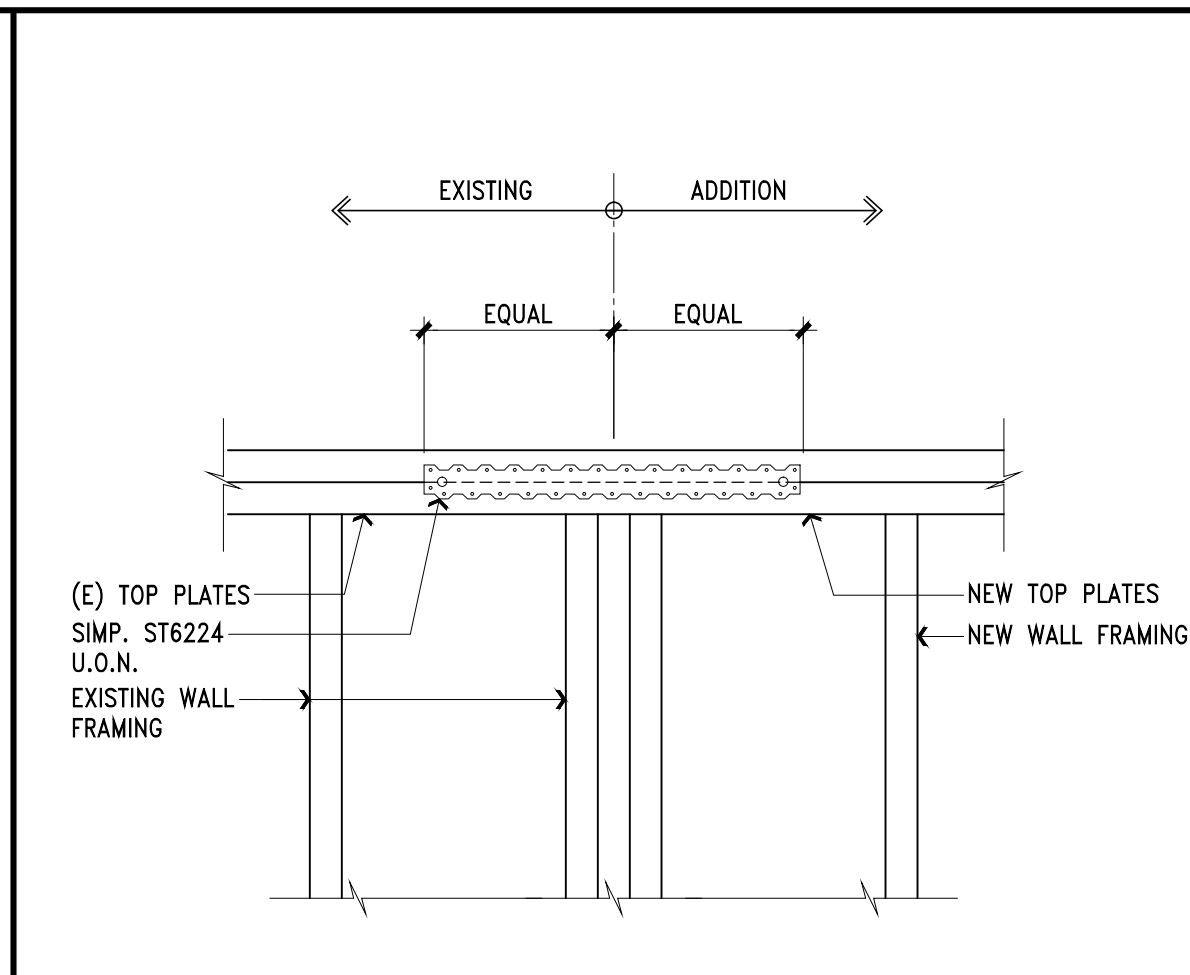
2 TYP. STUD WALL OPEN'G. FRM'G.



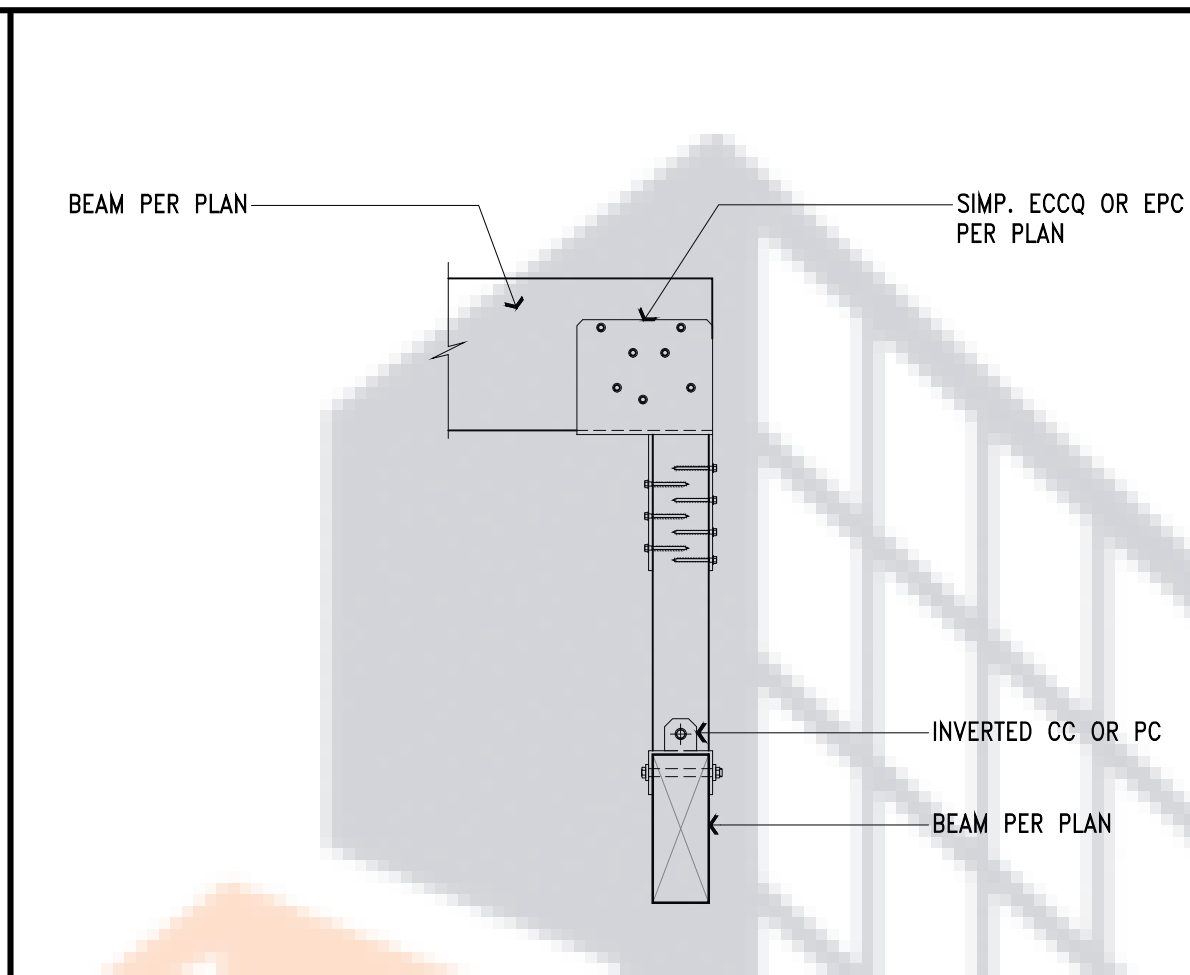
3 PLY NAILING @ EDGES



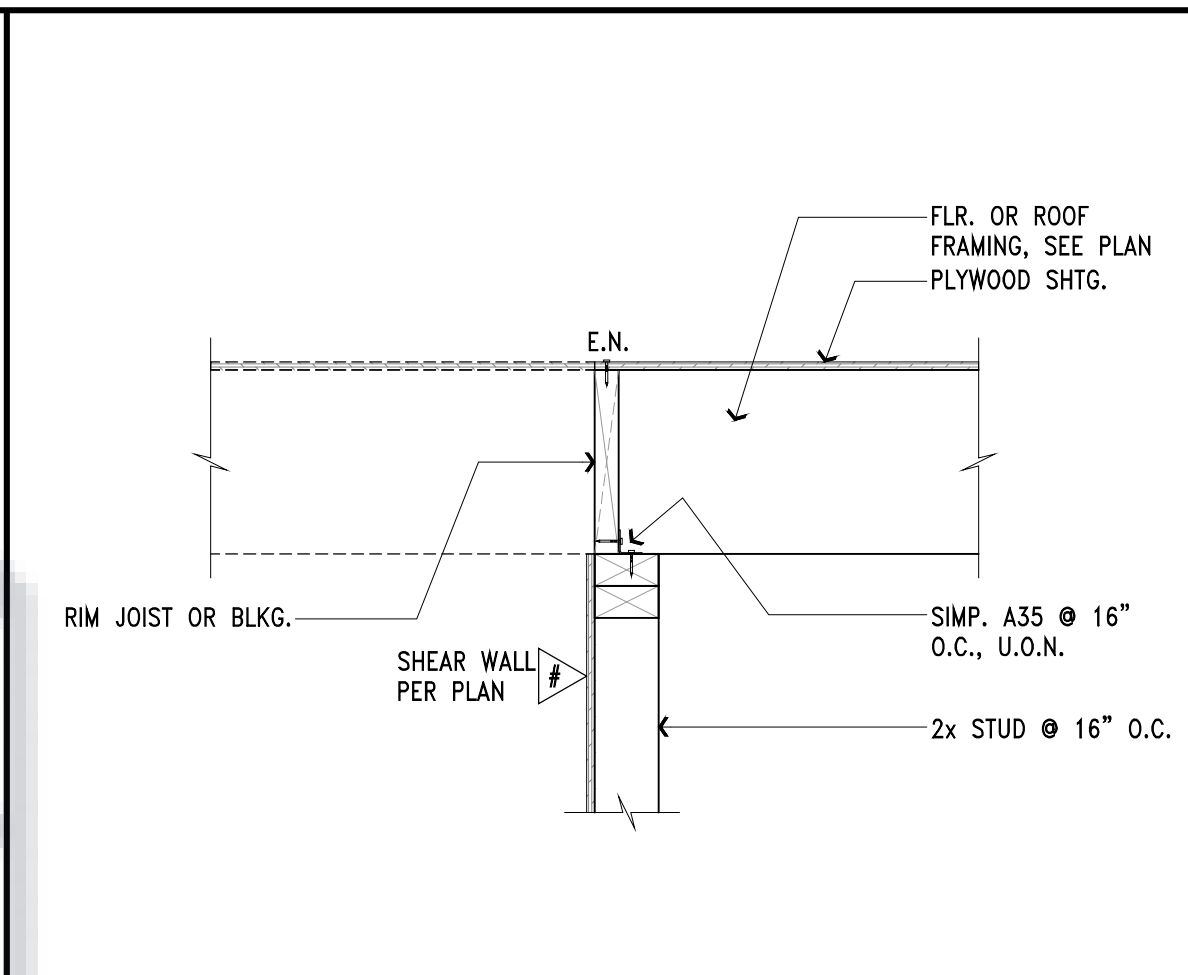
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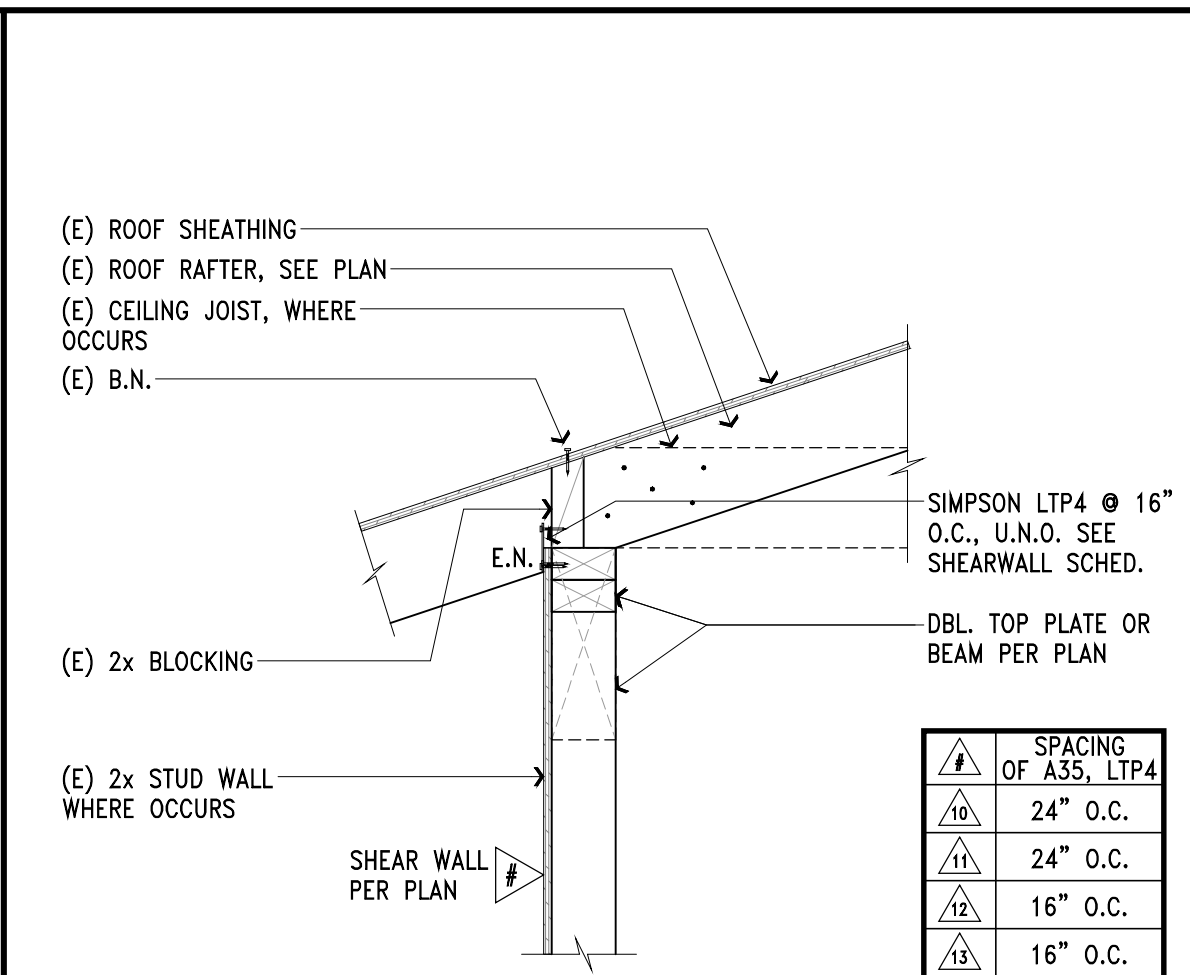
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9 KING POST DETAIL

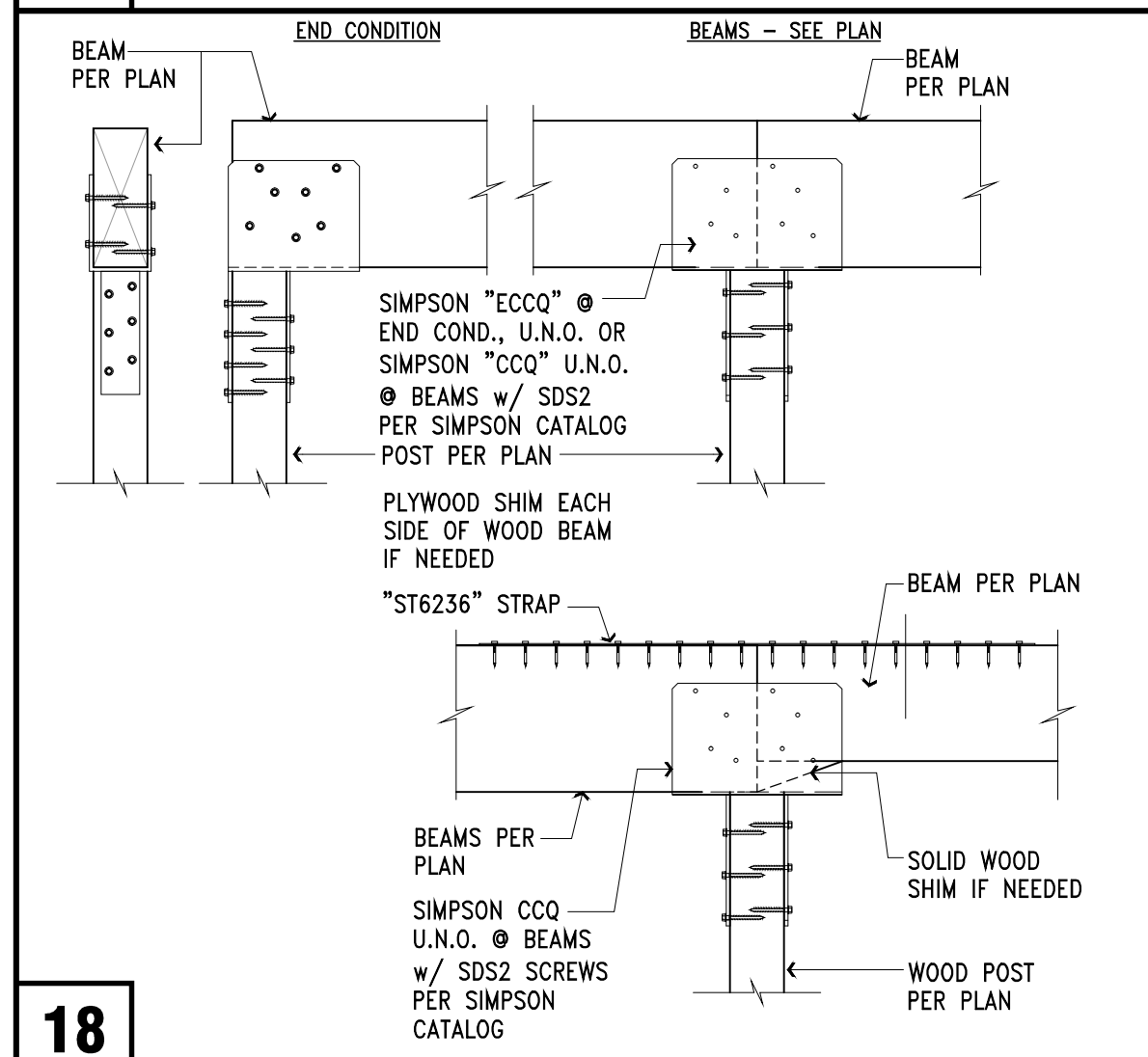


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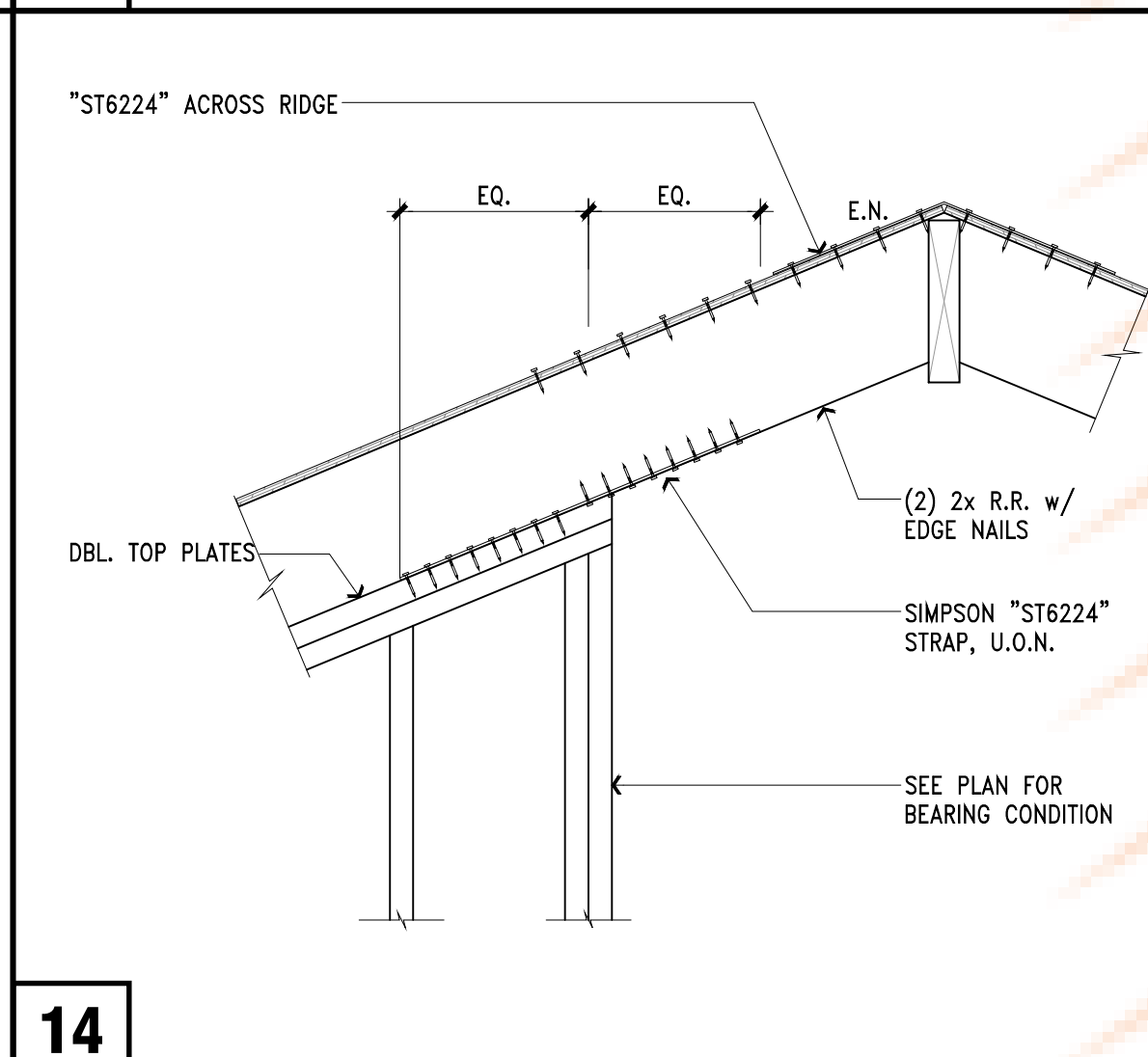


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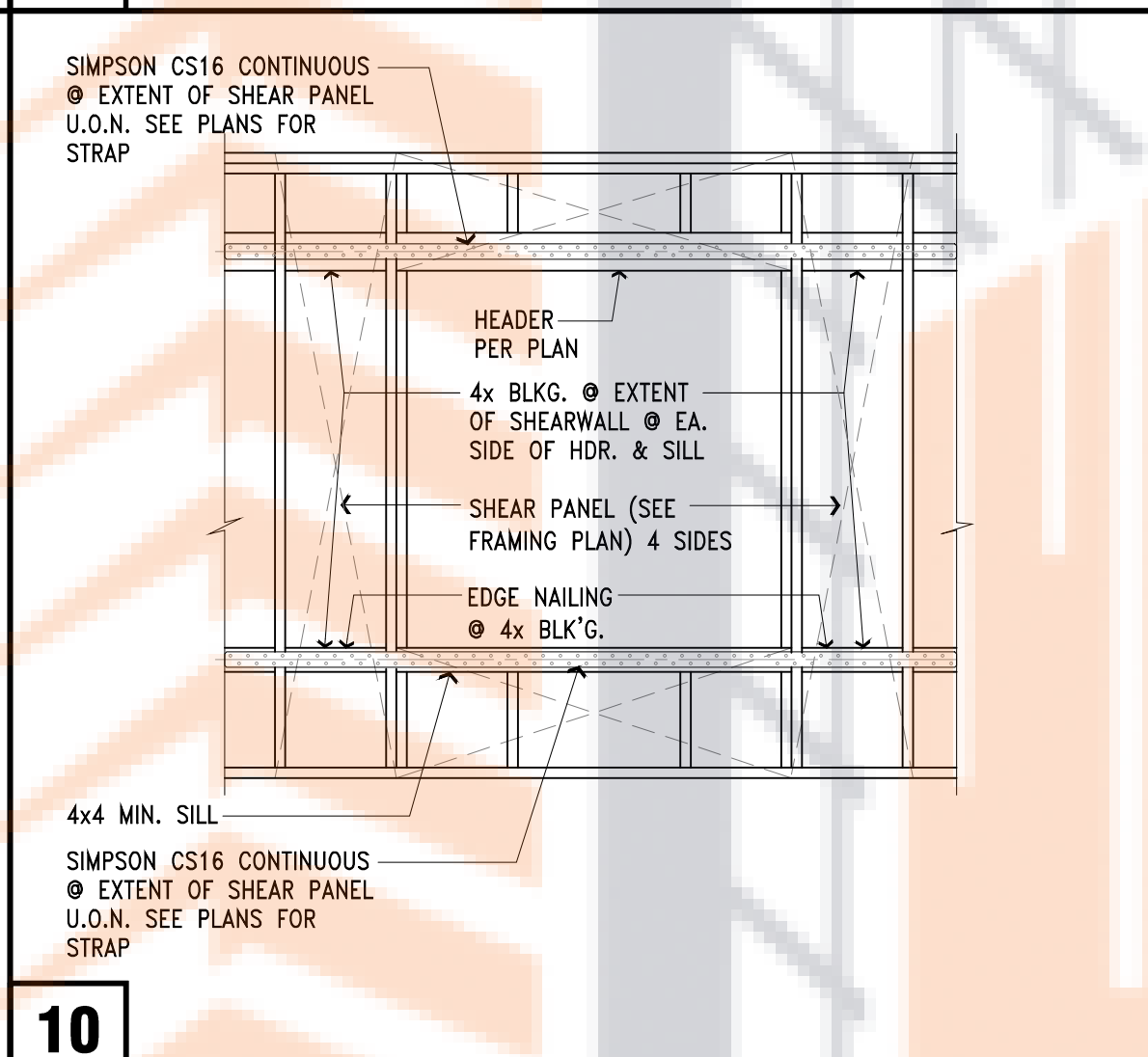
SPACING OF A35, LTP4	
24" O.C.	
16" O.C.	
12" O.C.	
6" O.C.	



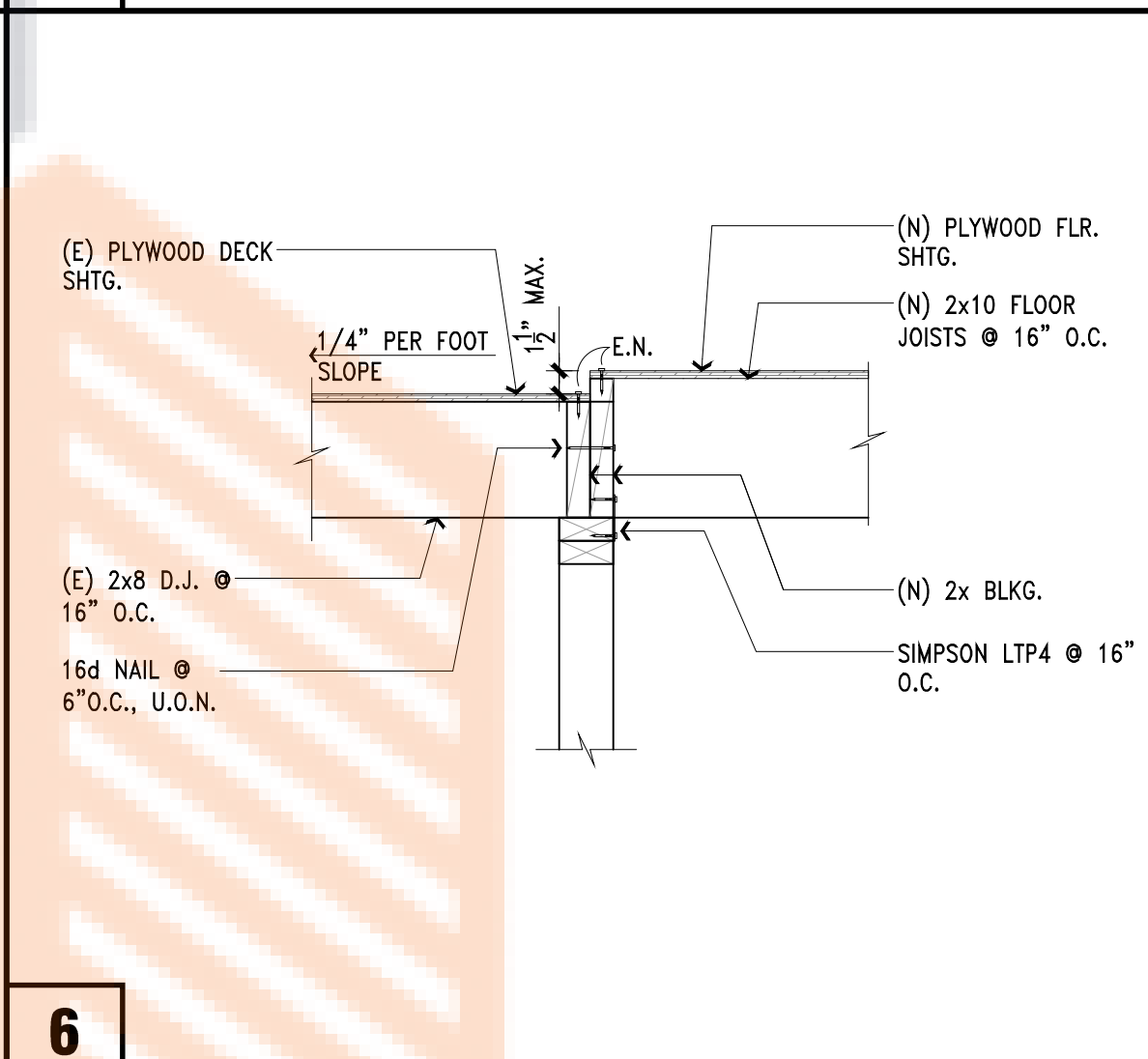
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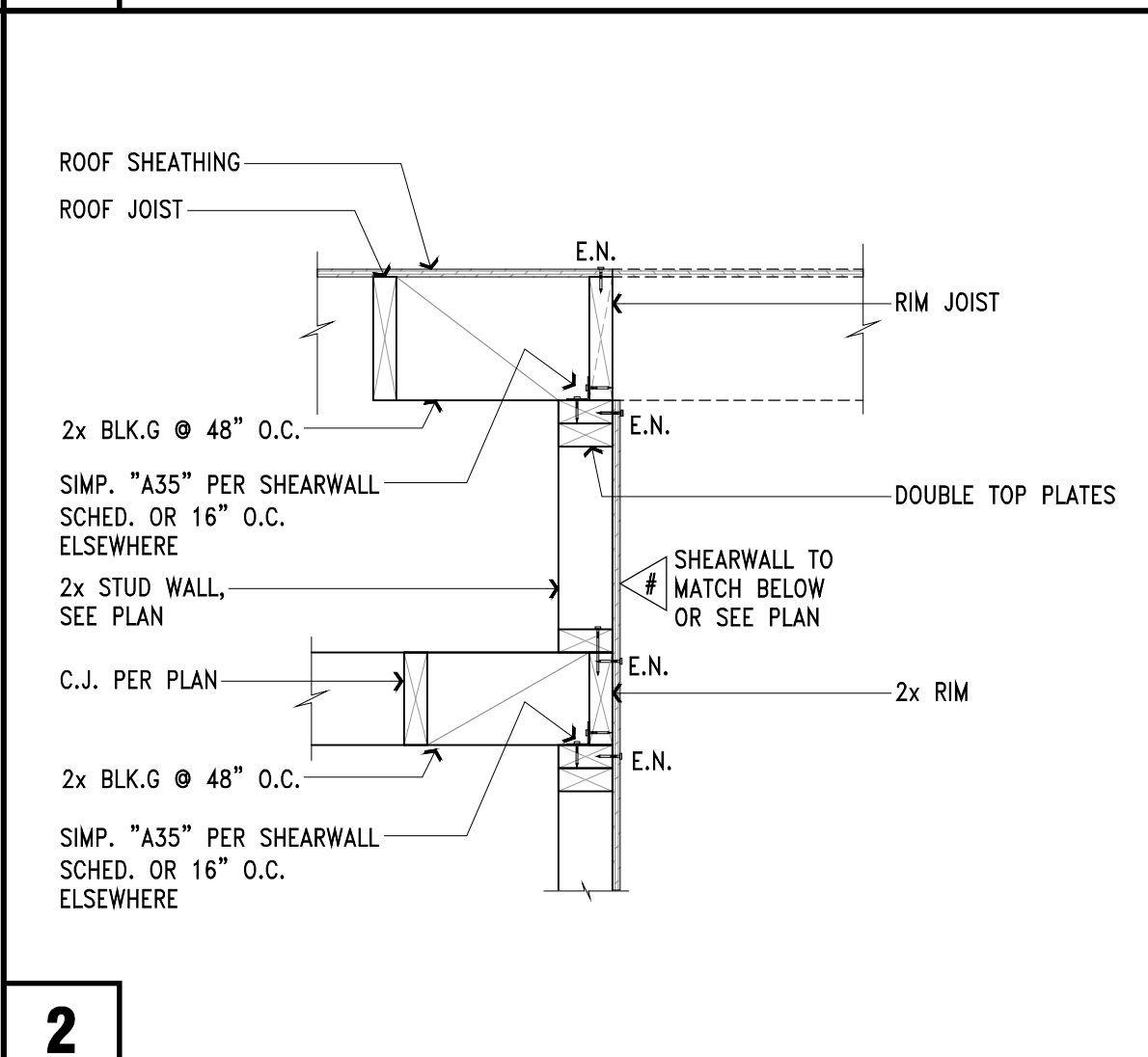
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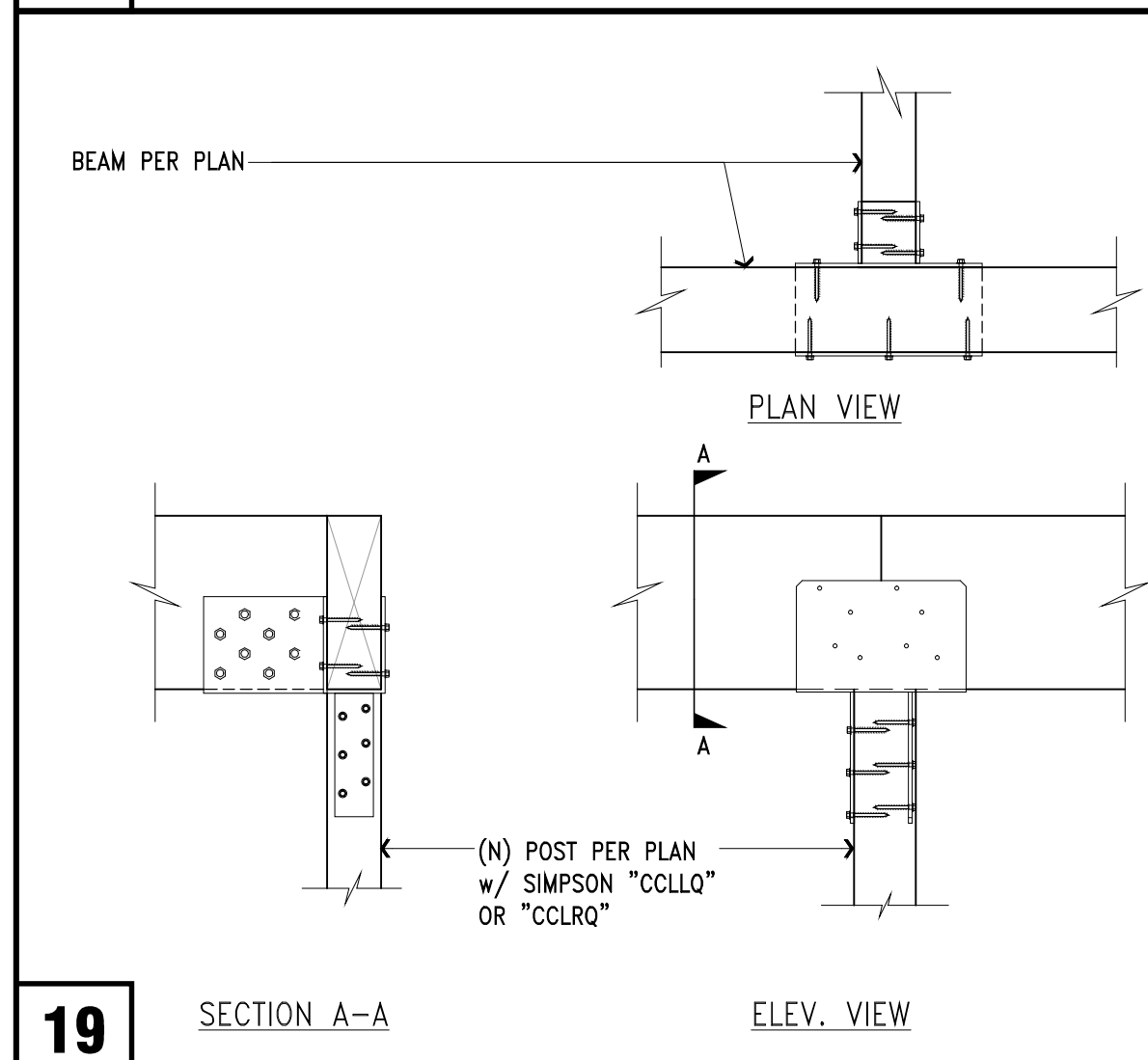
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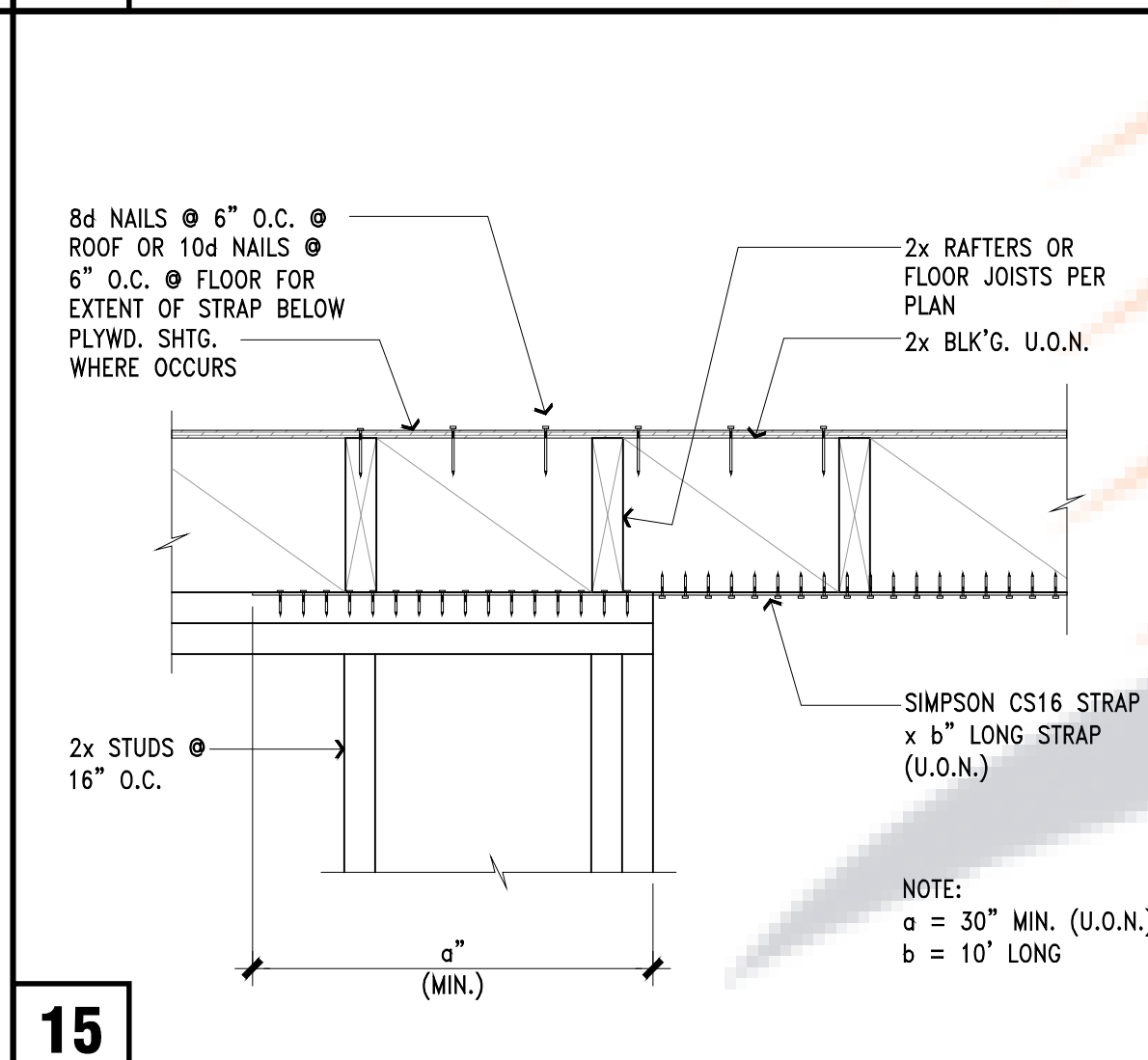
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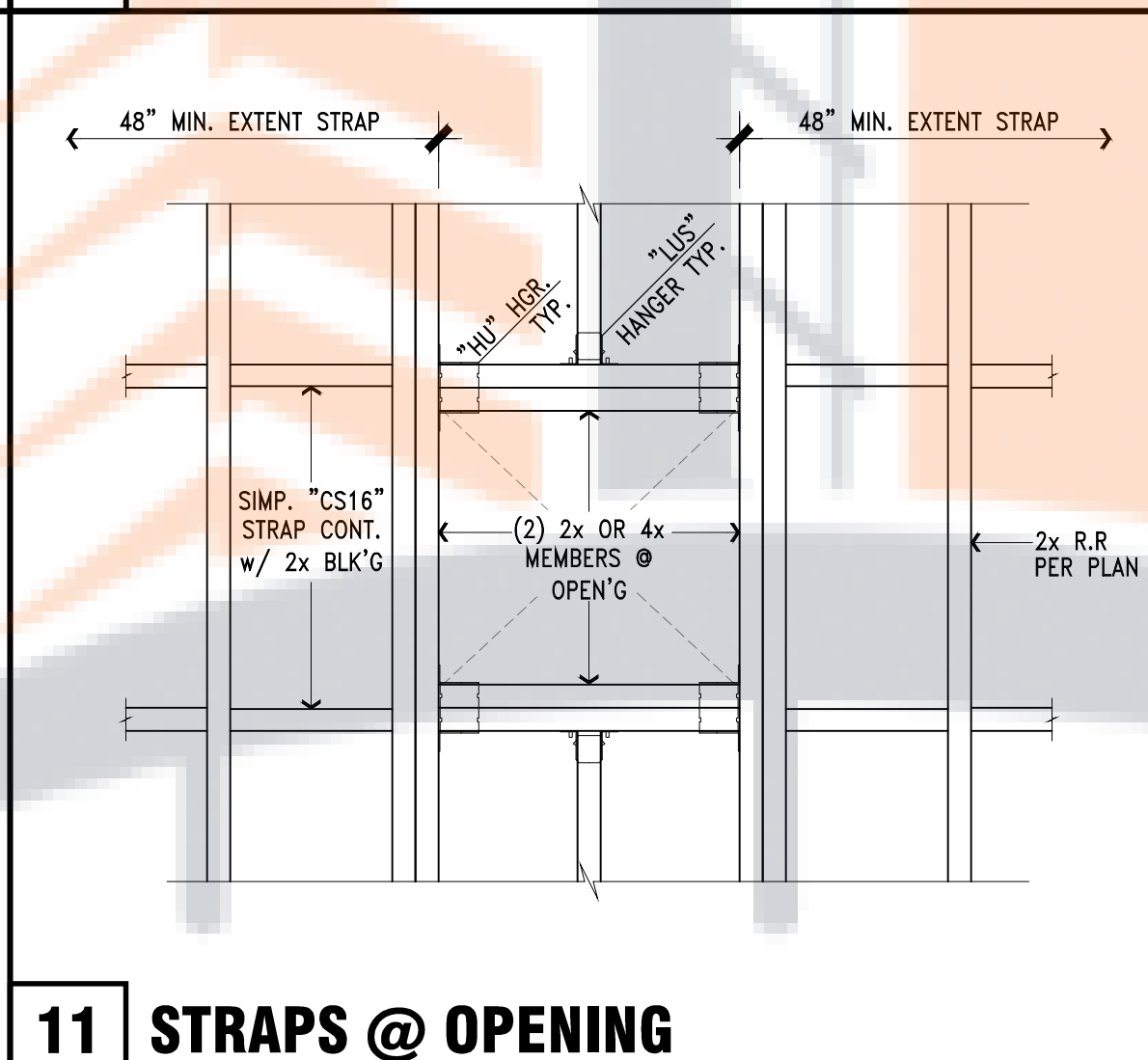
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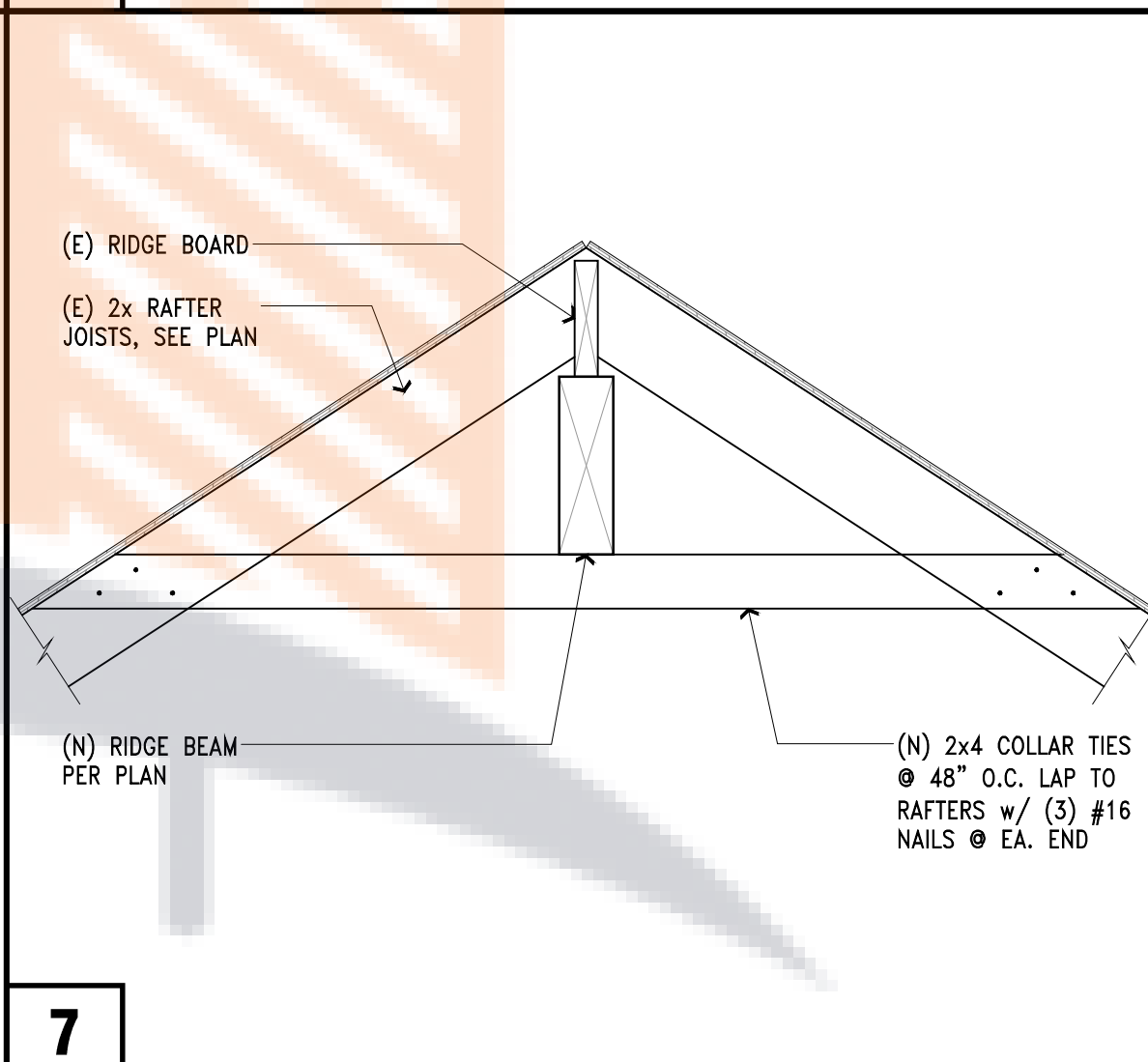
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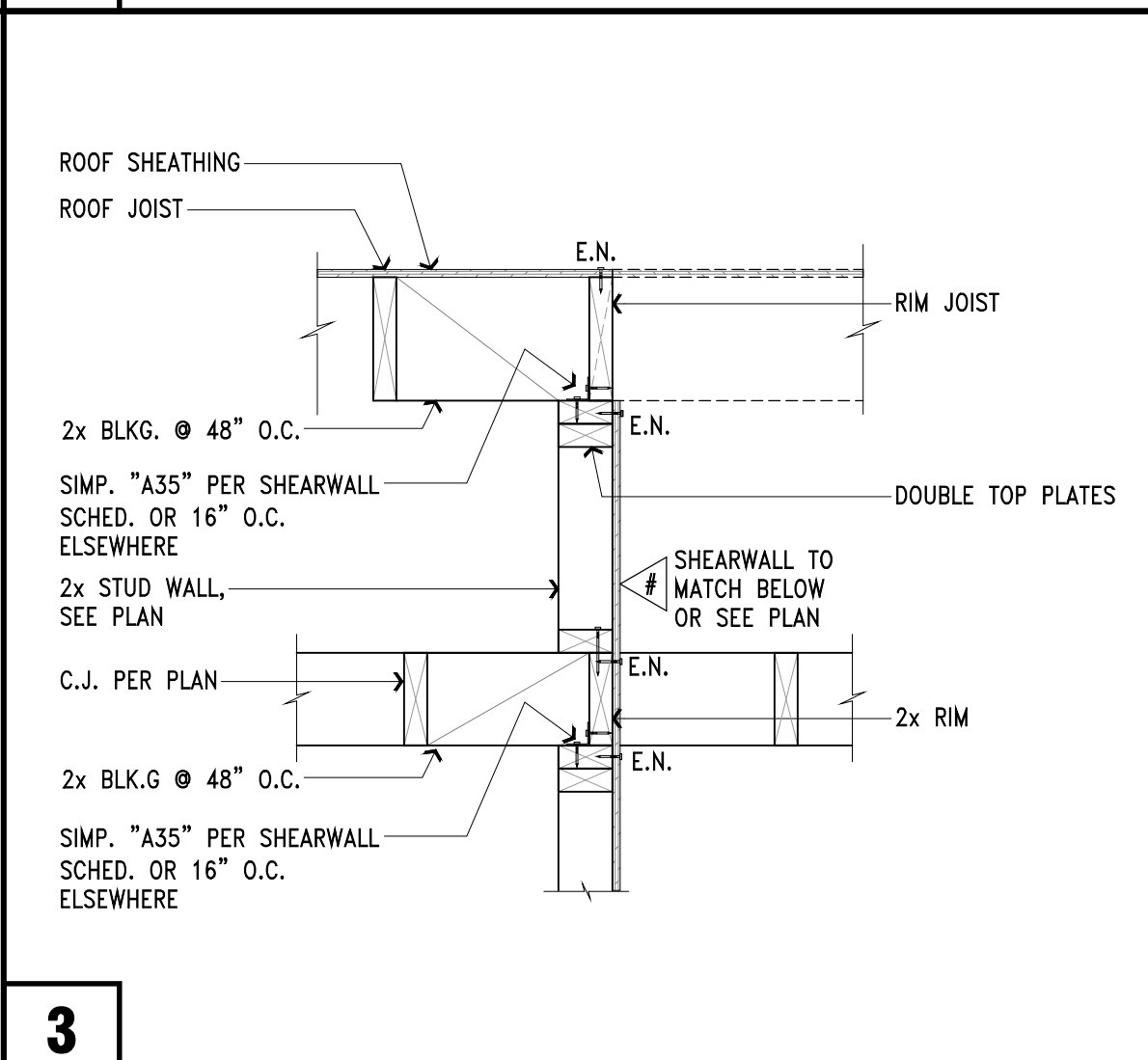
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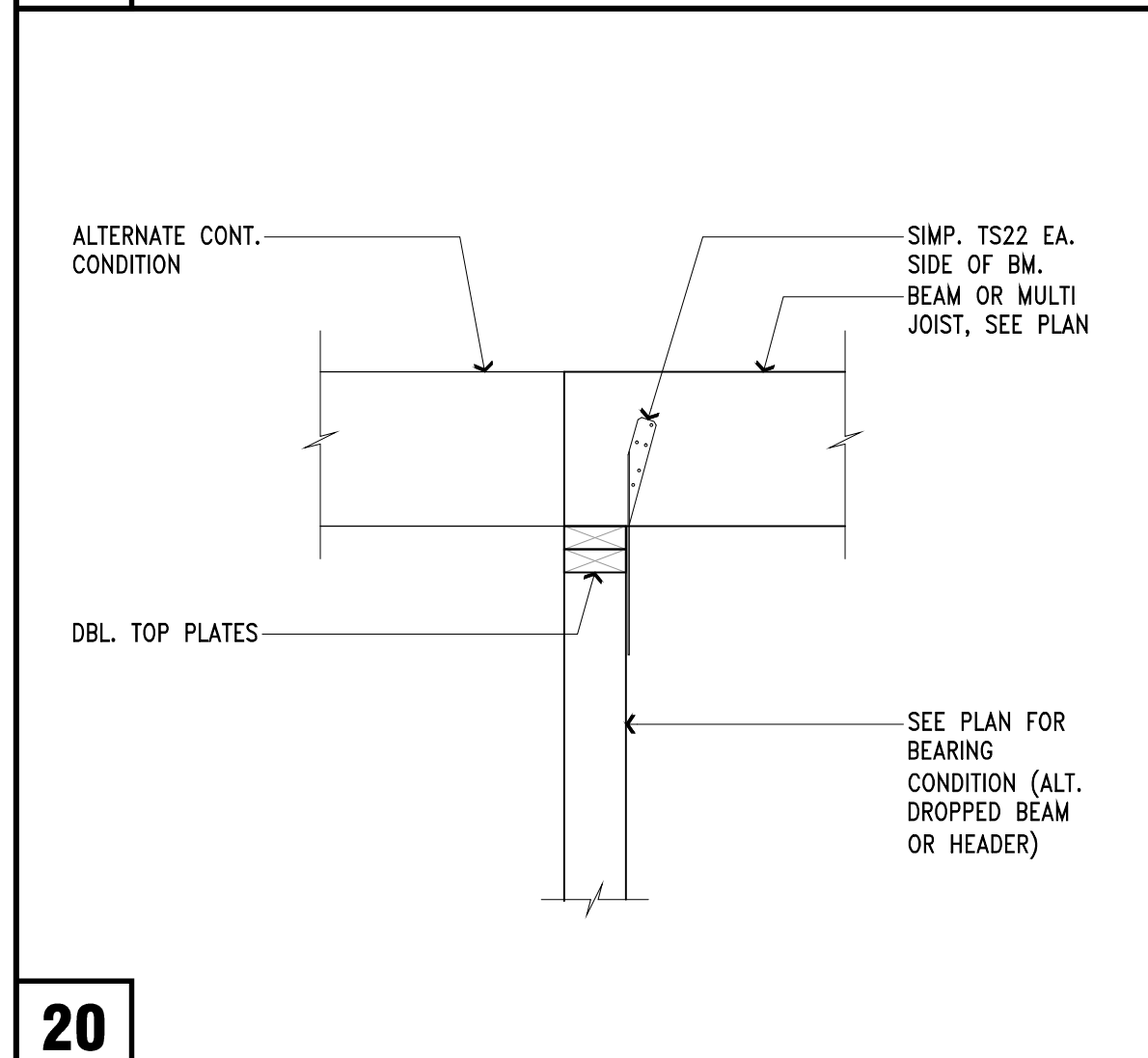
11 STRAPS @ OPENING



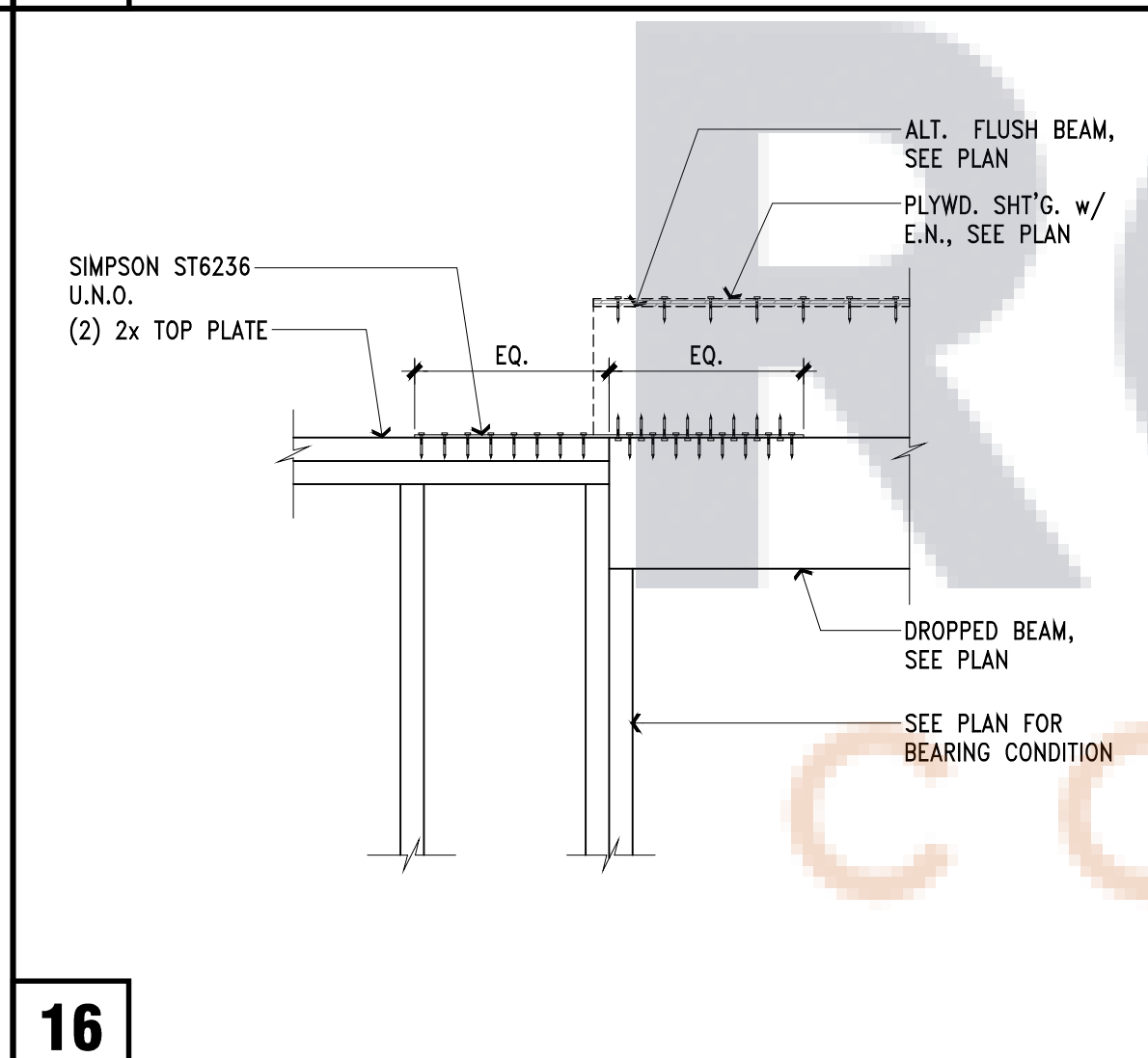
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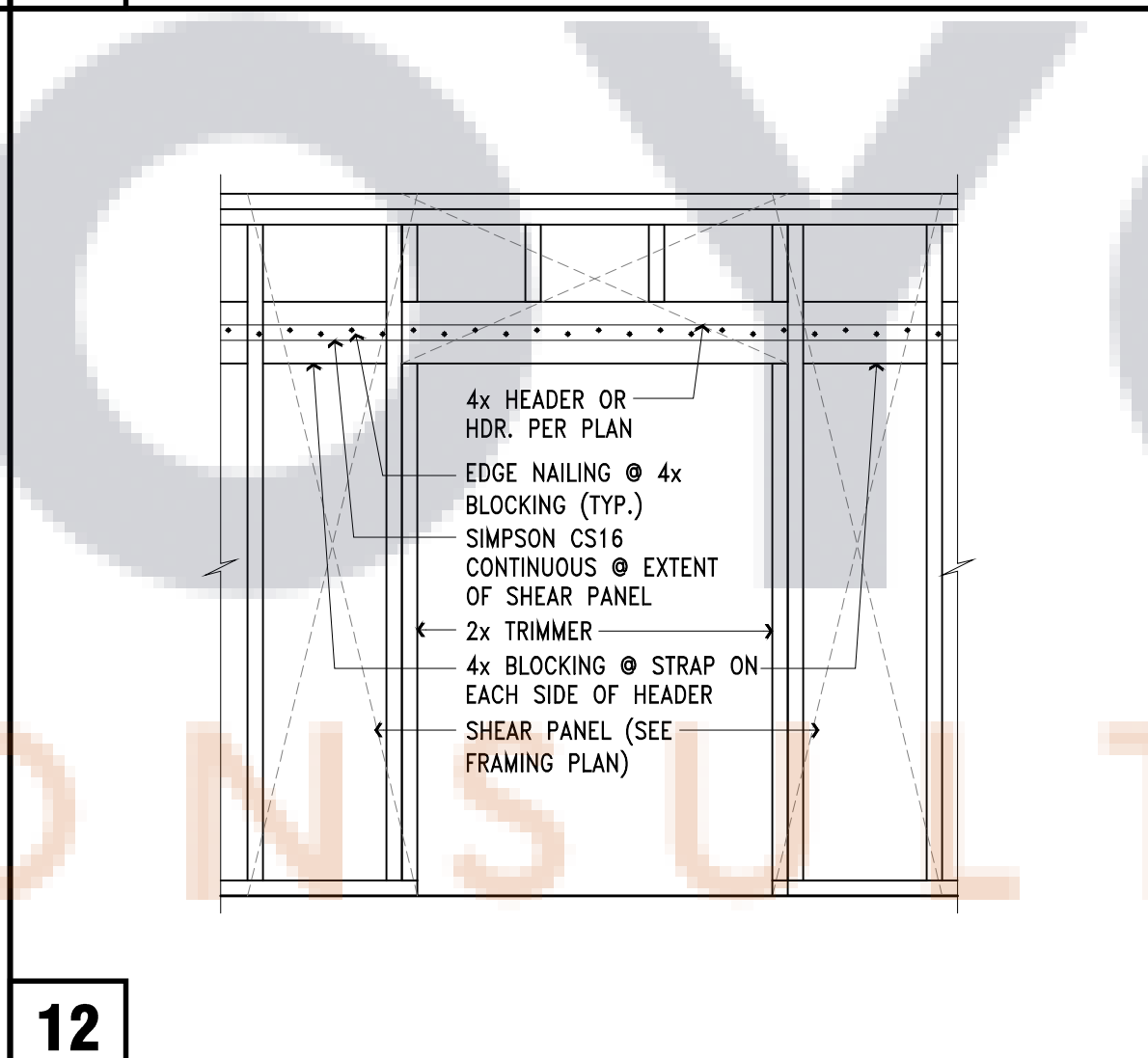
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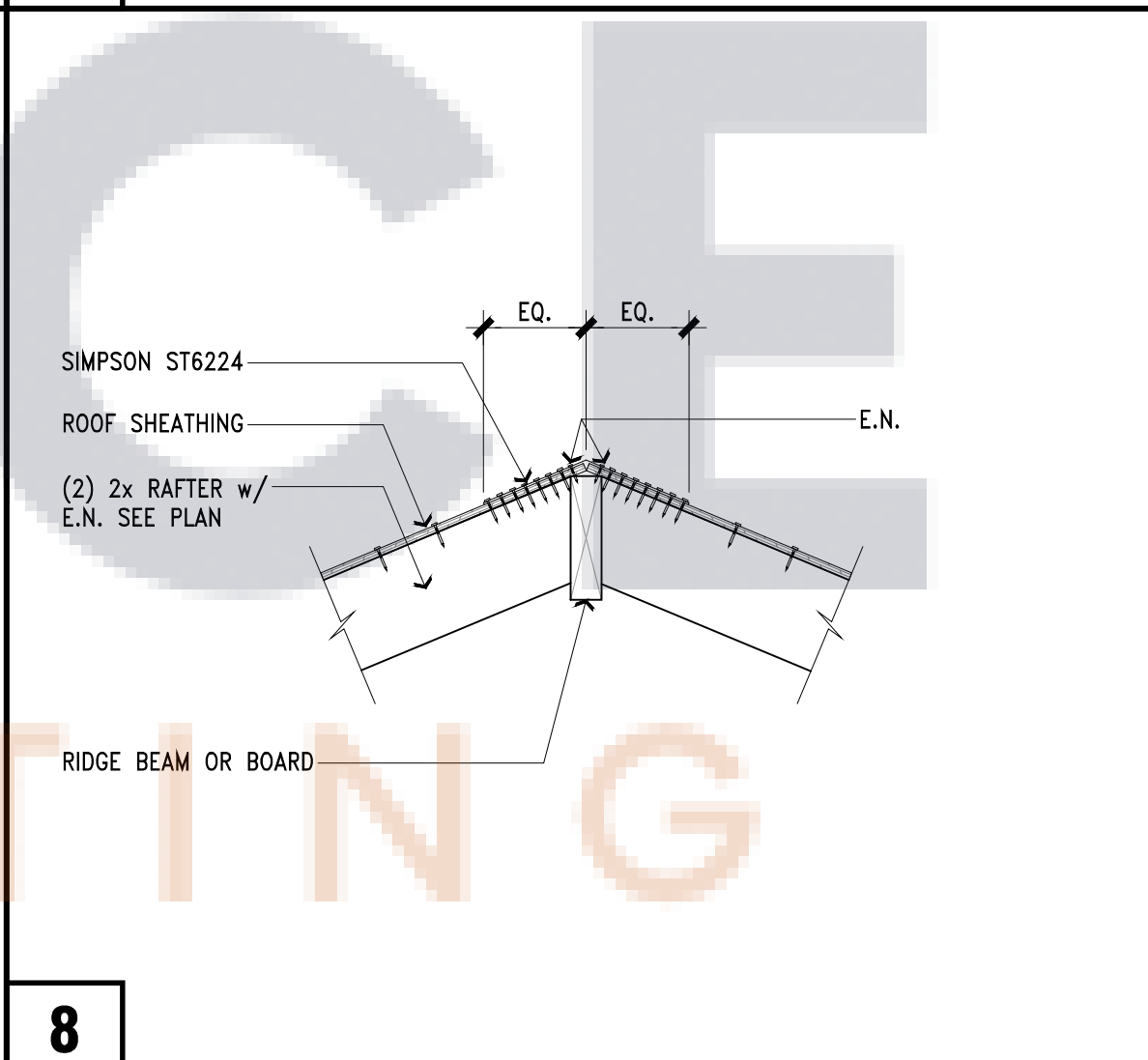
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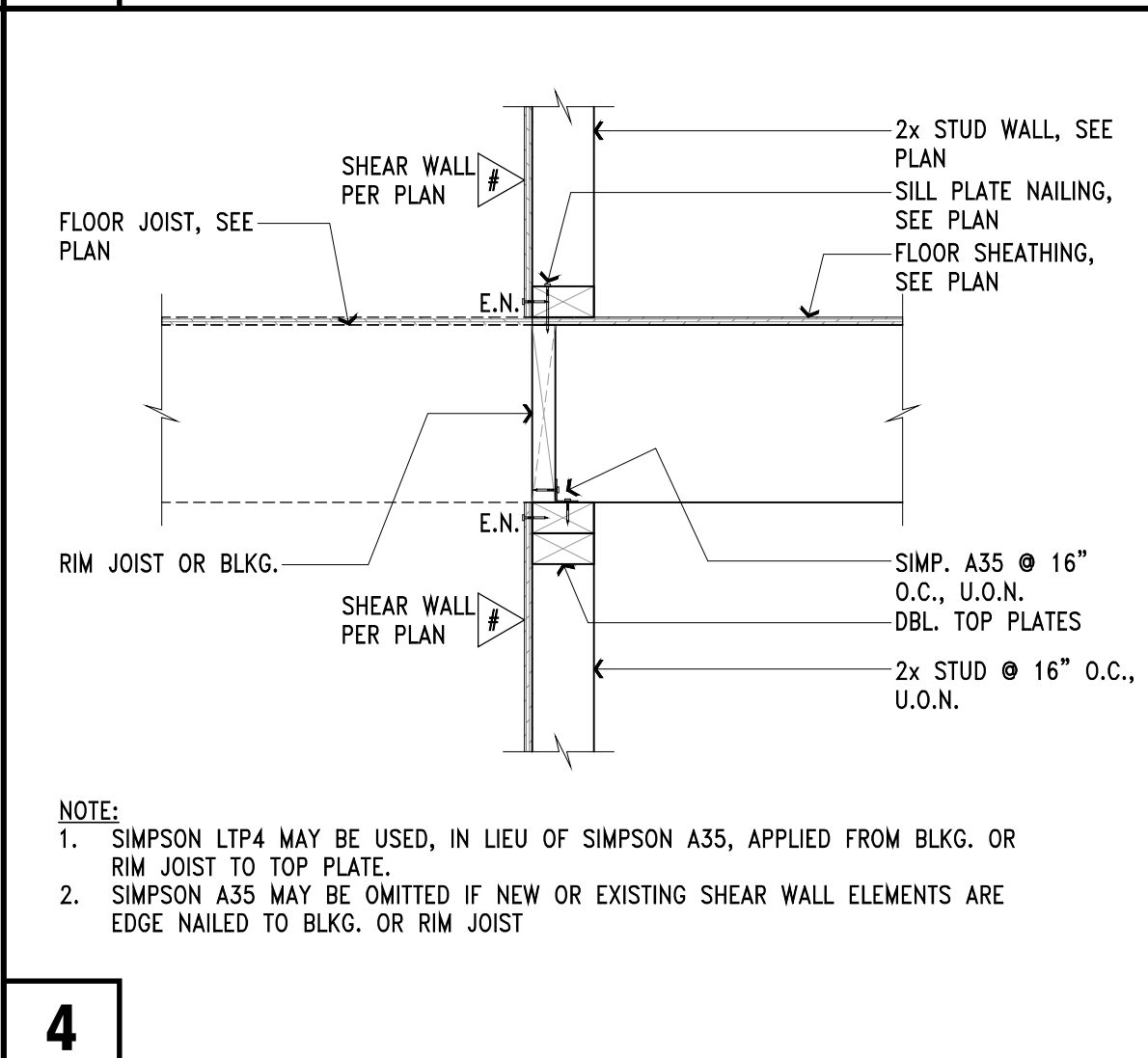
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12

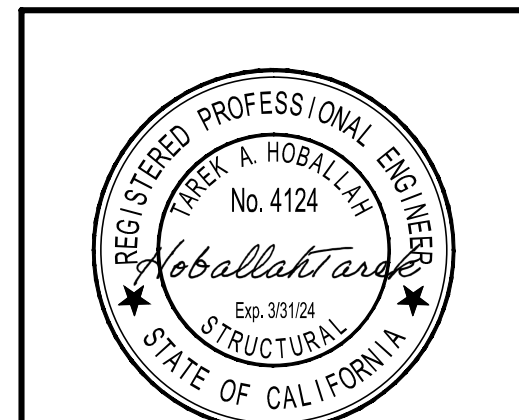


8



4

NOTE:
1. SIMPSON LTP4 MAY BE USED, IN LIEU OF SIMPSON A35, APPLIED FROM BLKG. OR RIM JOIST TO TOP PLATE.
2. SIMPSON A35 MAY BE OMITTED IF NEW OR EXISTING SHEAR WALL ELEMENTS ARE EDGE NAILED TO BLKG. OR RIM JOIST



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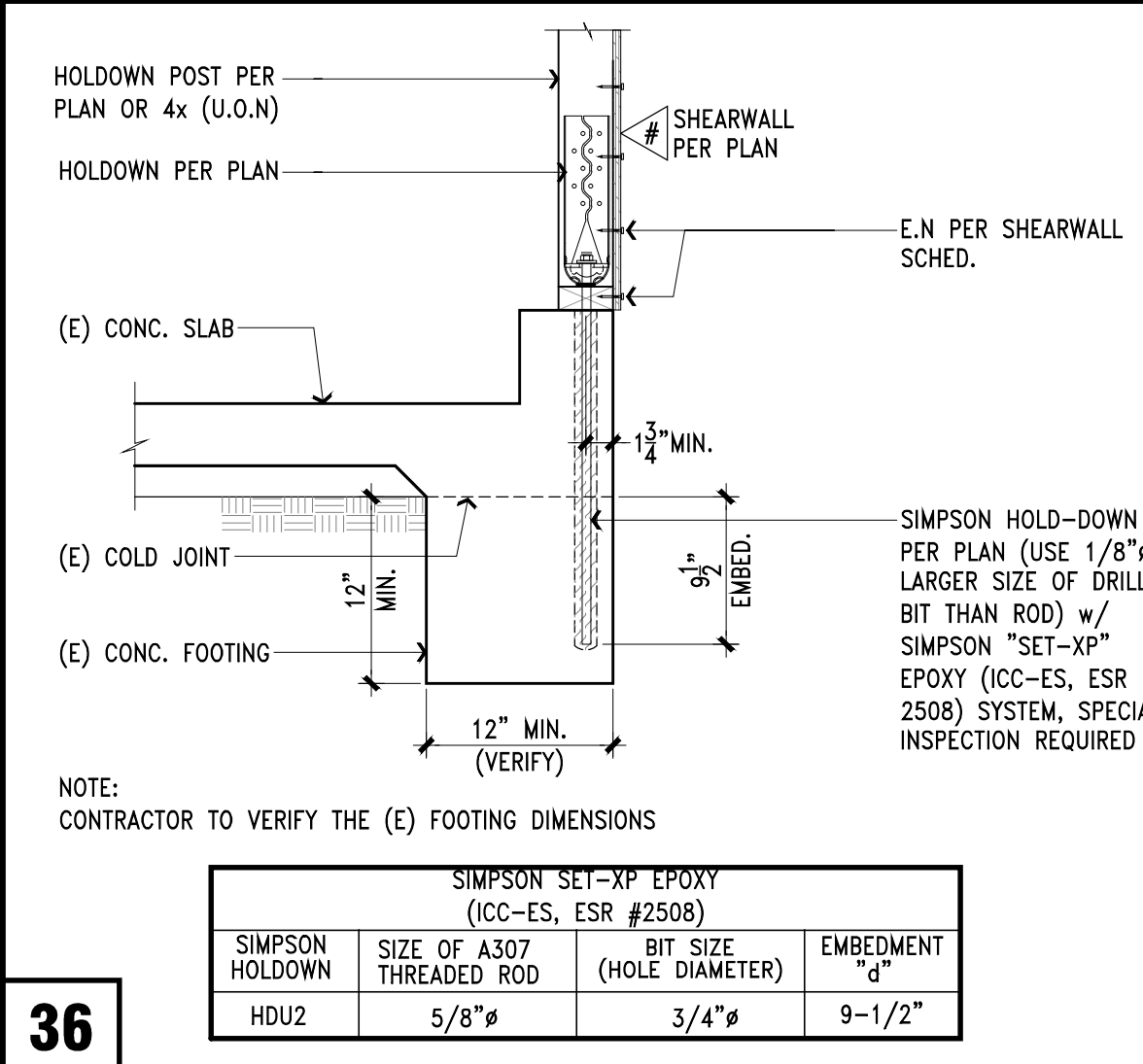
OWNER:
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REMODEL AT:
5725-5727 E. OCEAN BLVD.
LONG BEACH, CA 90803

SHEET TITLE:
DETAILS

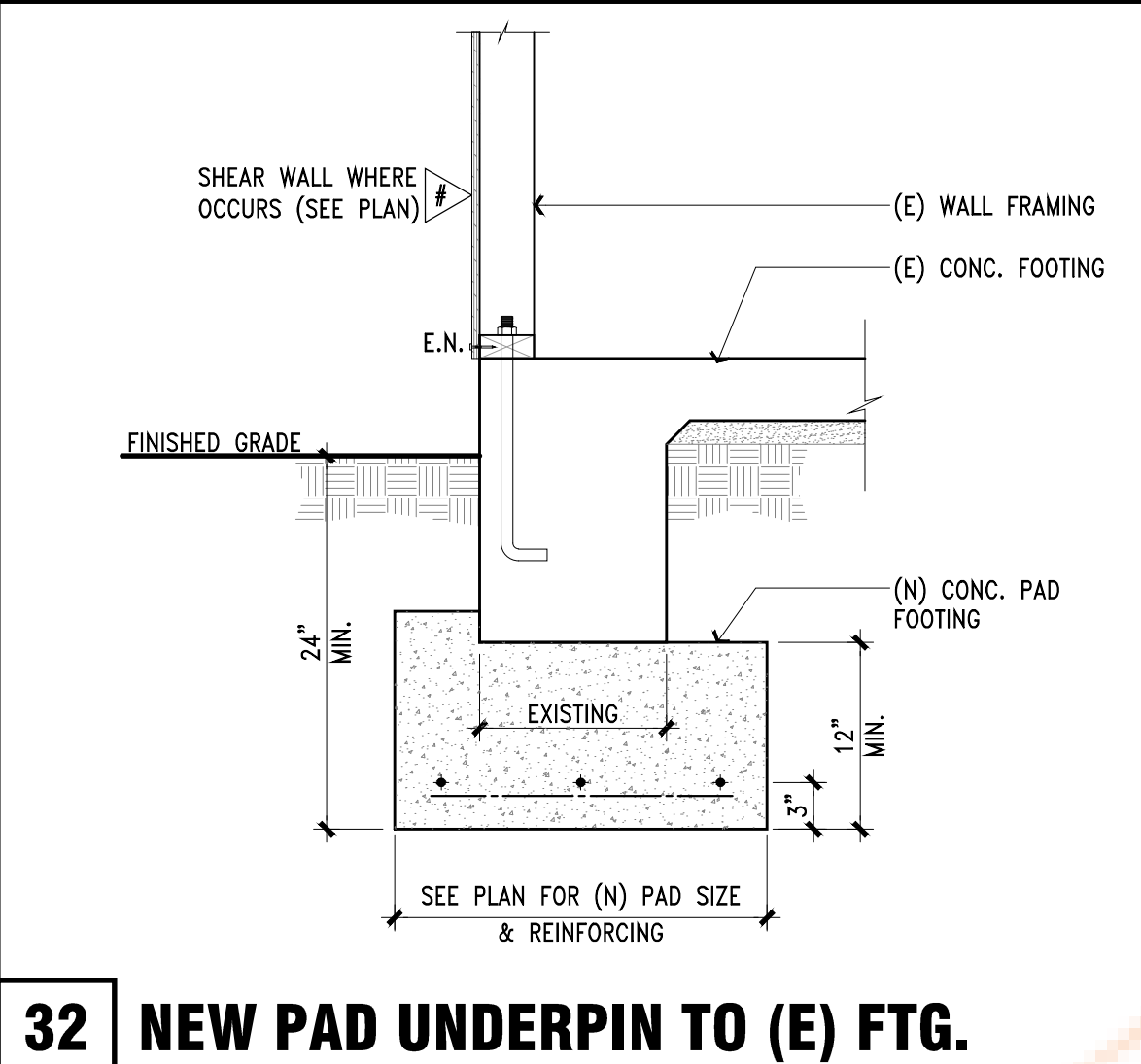
REVISIONS		
DATE	NO.	BY

JOB No.: 722-4855
ISSUED DATE: DEC 15, 2022
BLOCK NAME: SHEET
SD1
SCALE: AS SHOWN

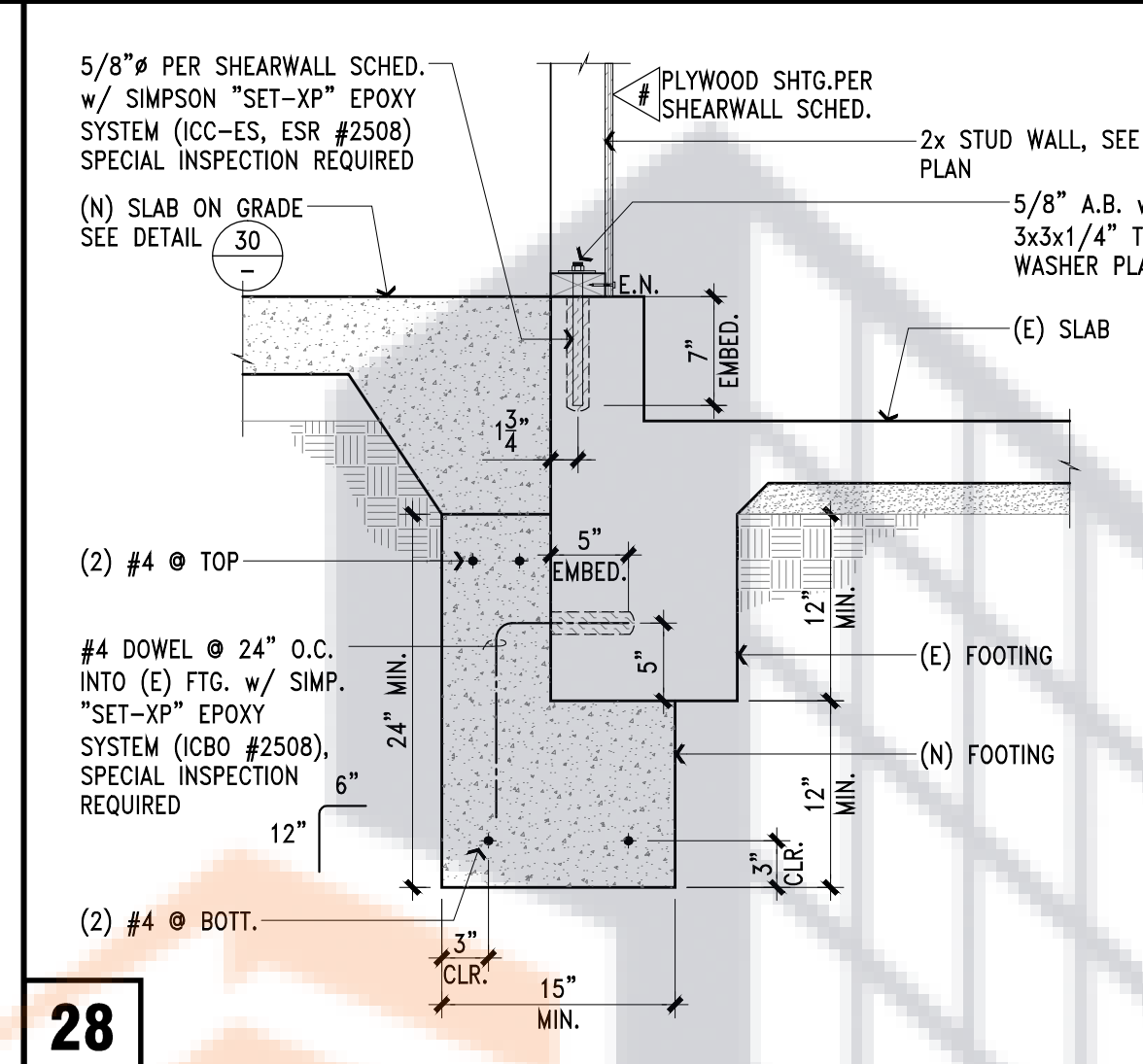


SIMPSON SET-XP EPOXY (ICC-ES, ESR #2508)			
SIMPSON HOLDOWN	SIZE OF A307 THREADED ROD	BIT SIZE (HOLE DIAMETER)	EMBEDMENT "d"
HOU2	5/8"	3/4"	9-1/2"

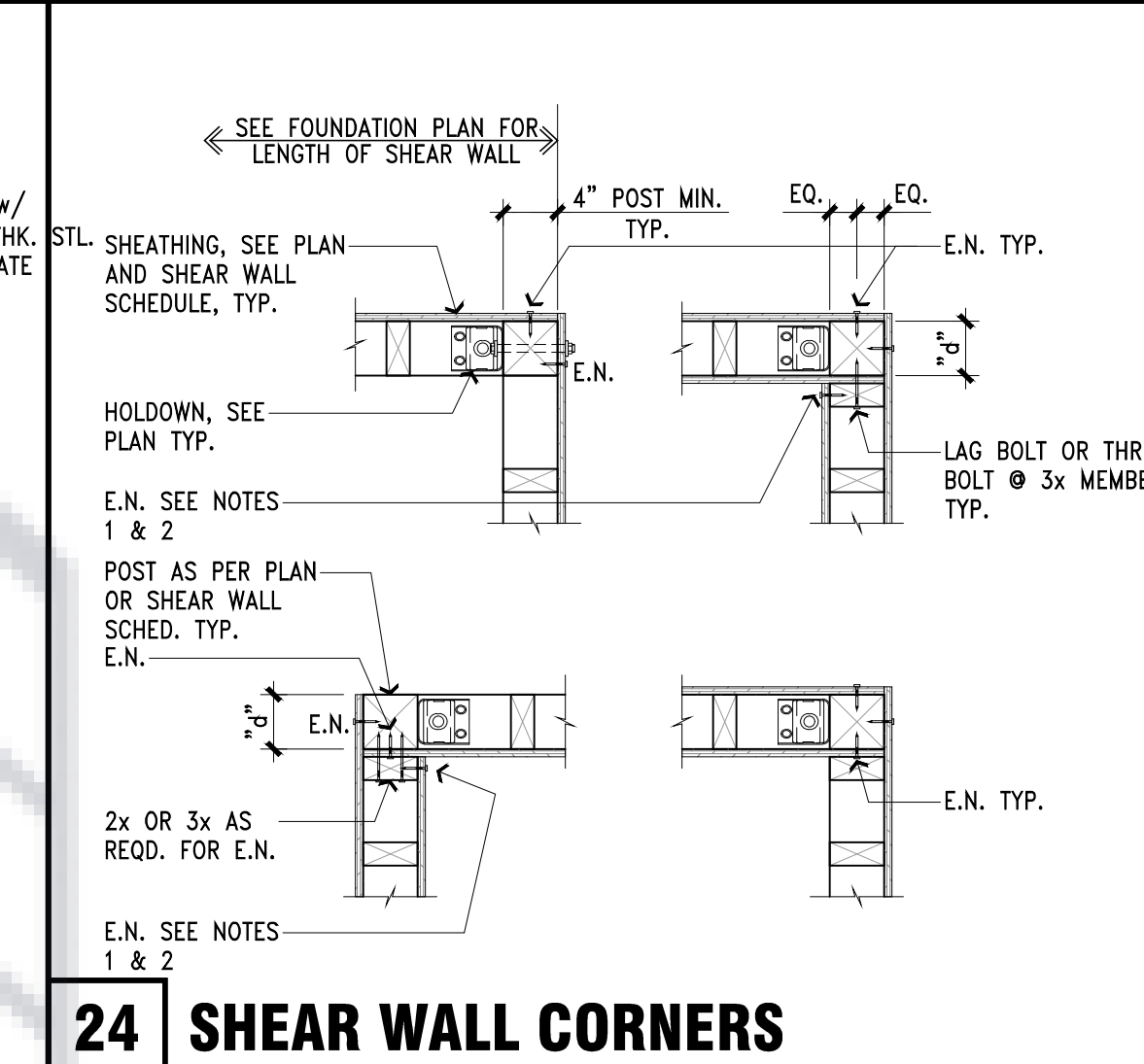
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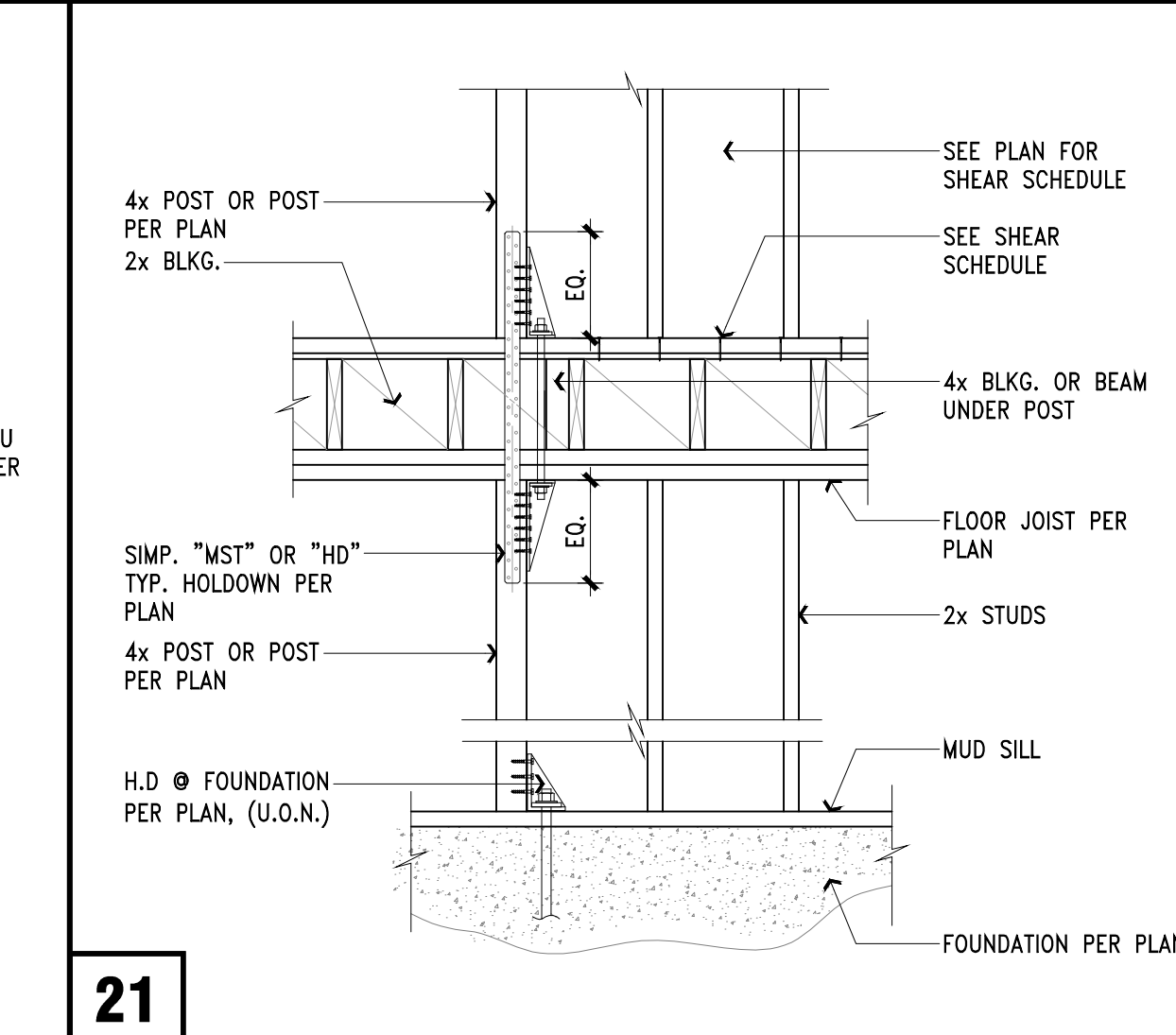
32 NEW PAD UNDERPIN TO (E) FTG.



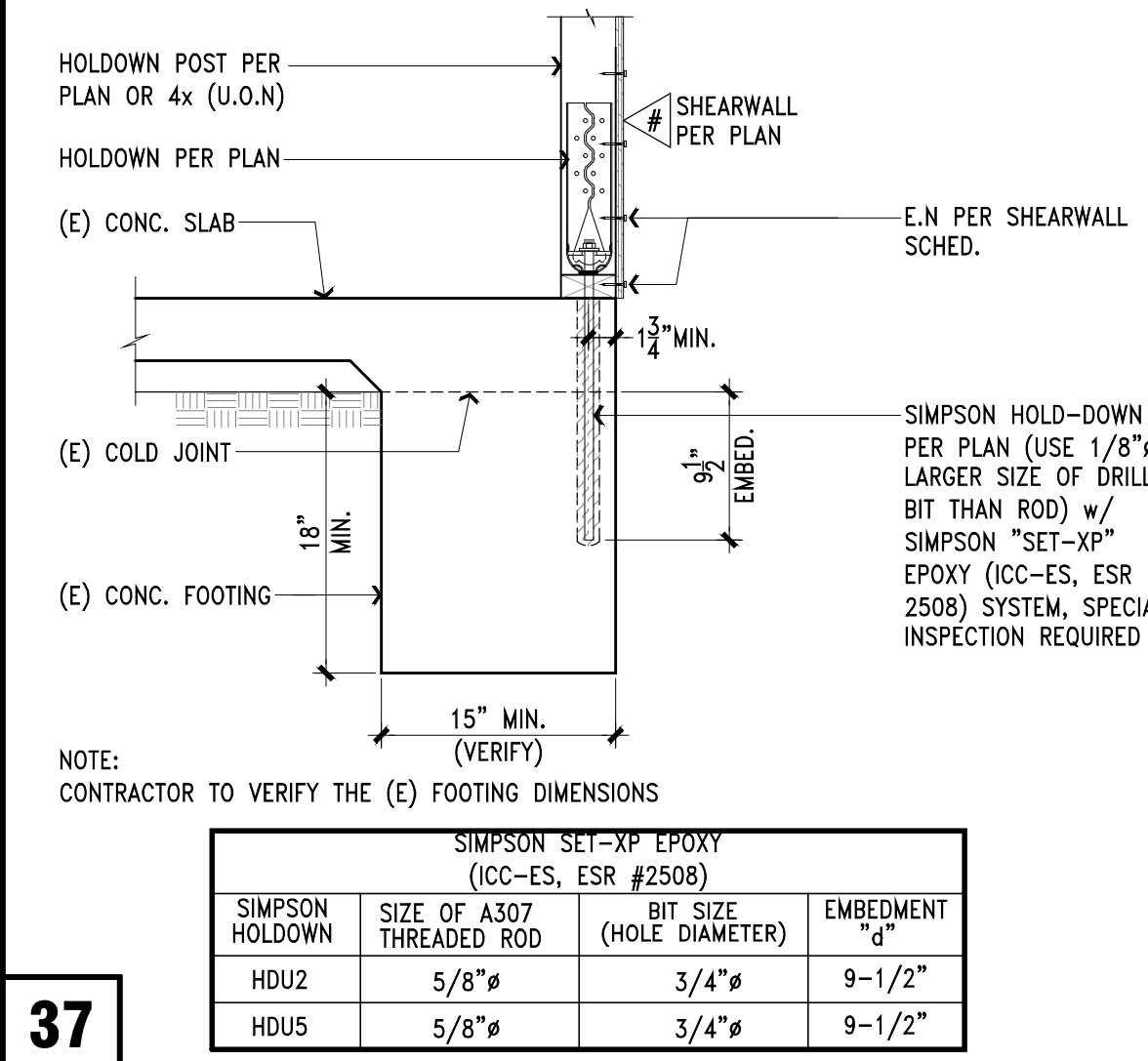
28



24 SHEAR WALL CORNERS

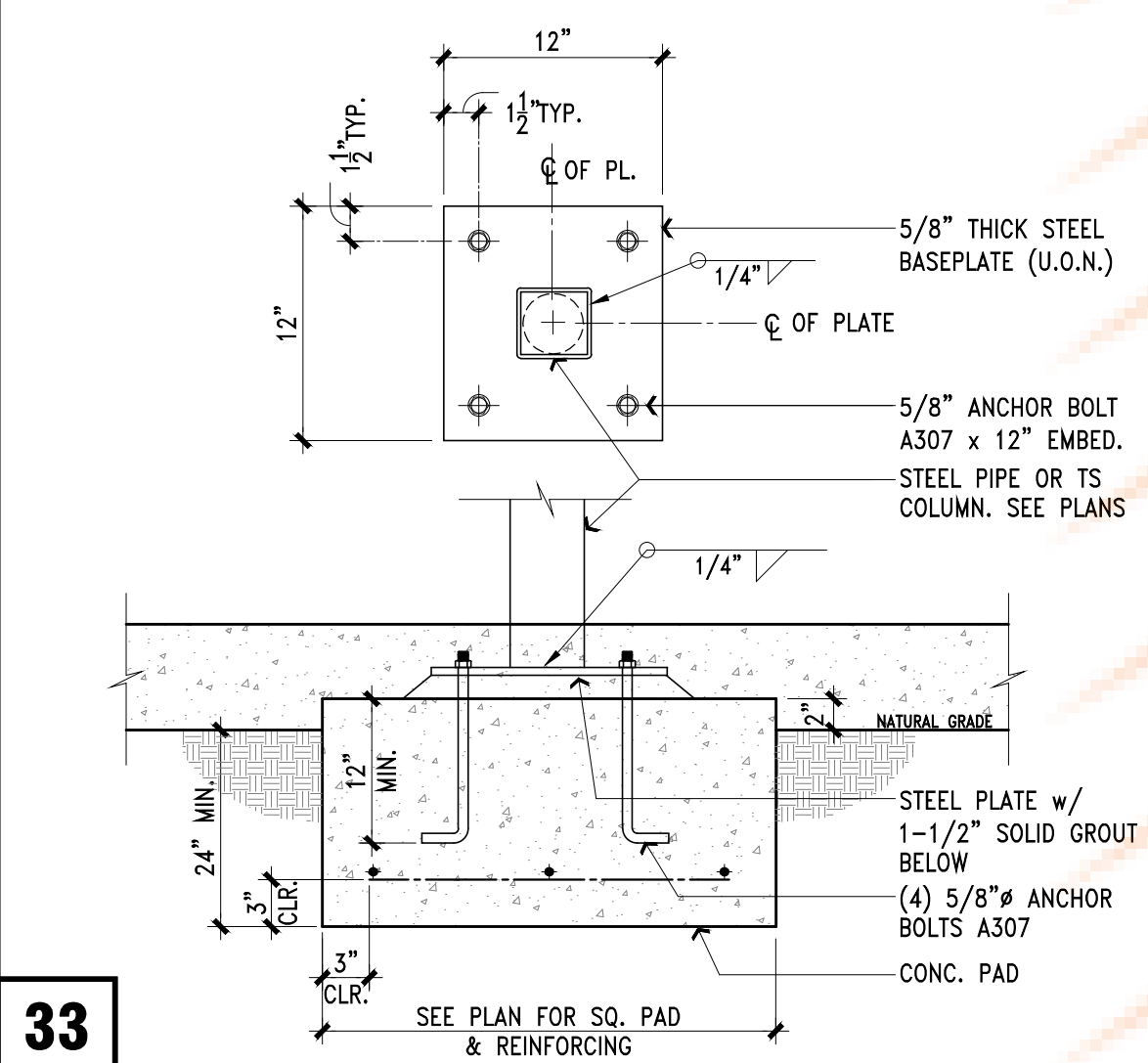


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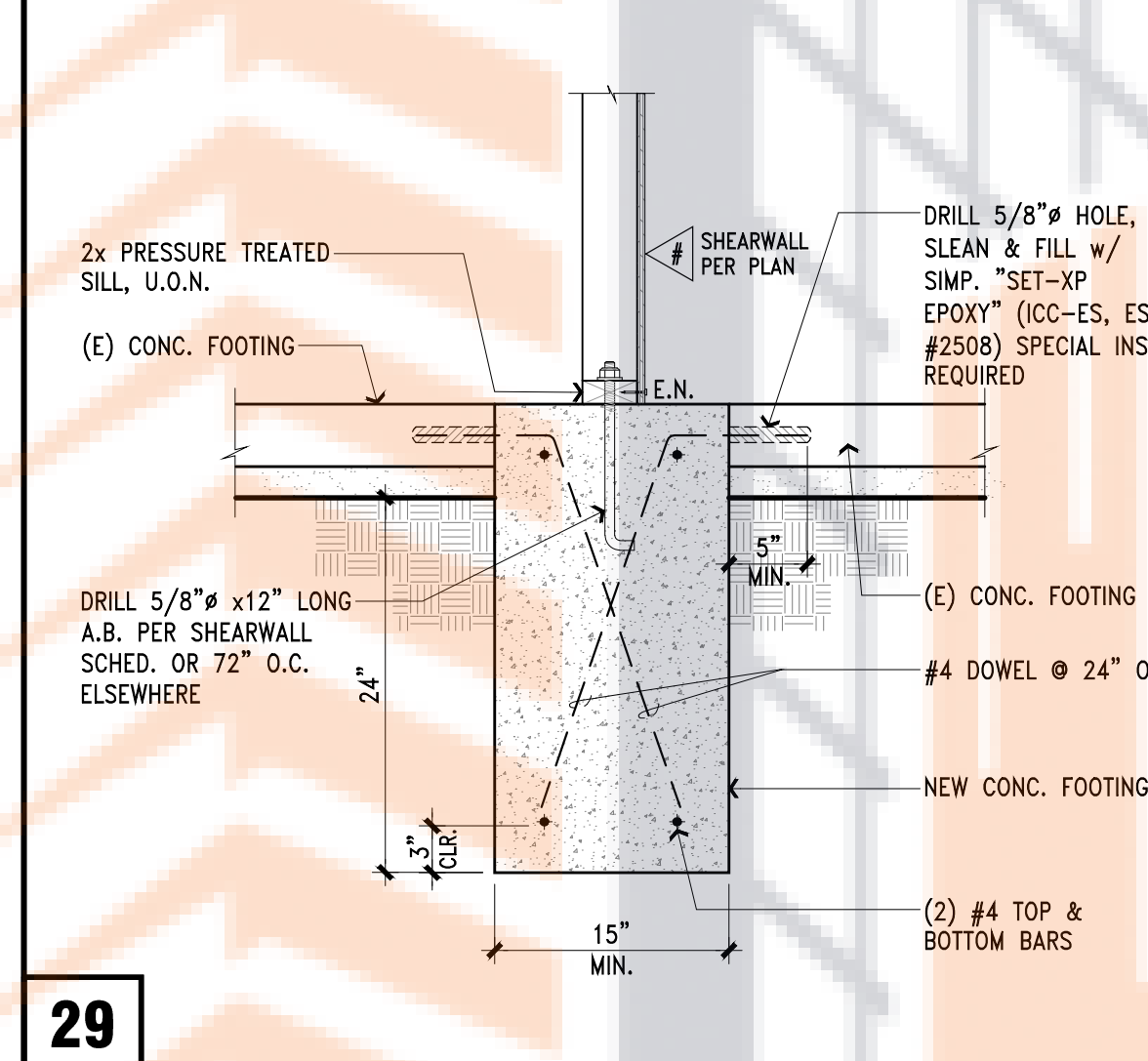


SIMPSON SET-XP EPOXY (ICC-ES, ESR #2508)			
SIMPSON HOLDOWN	SIZE OF A307 THREADED ROD	BIT SIZE (HOLE DIAMETER)	EMBEDMENT "d"
HOU2	5/8"	3/4"	9-1/2"
HOU5	5/8"	3/4"	9-1/2"

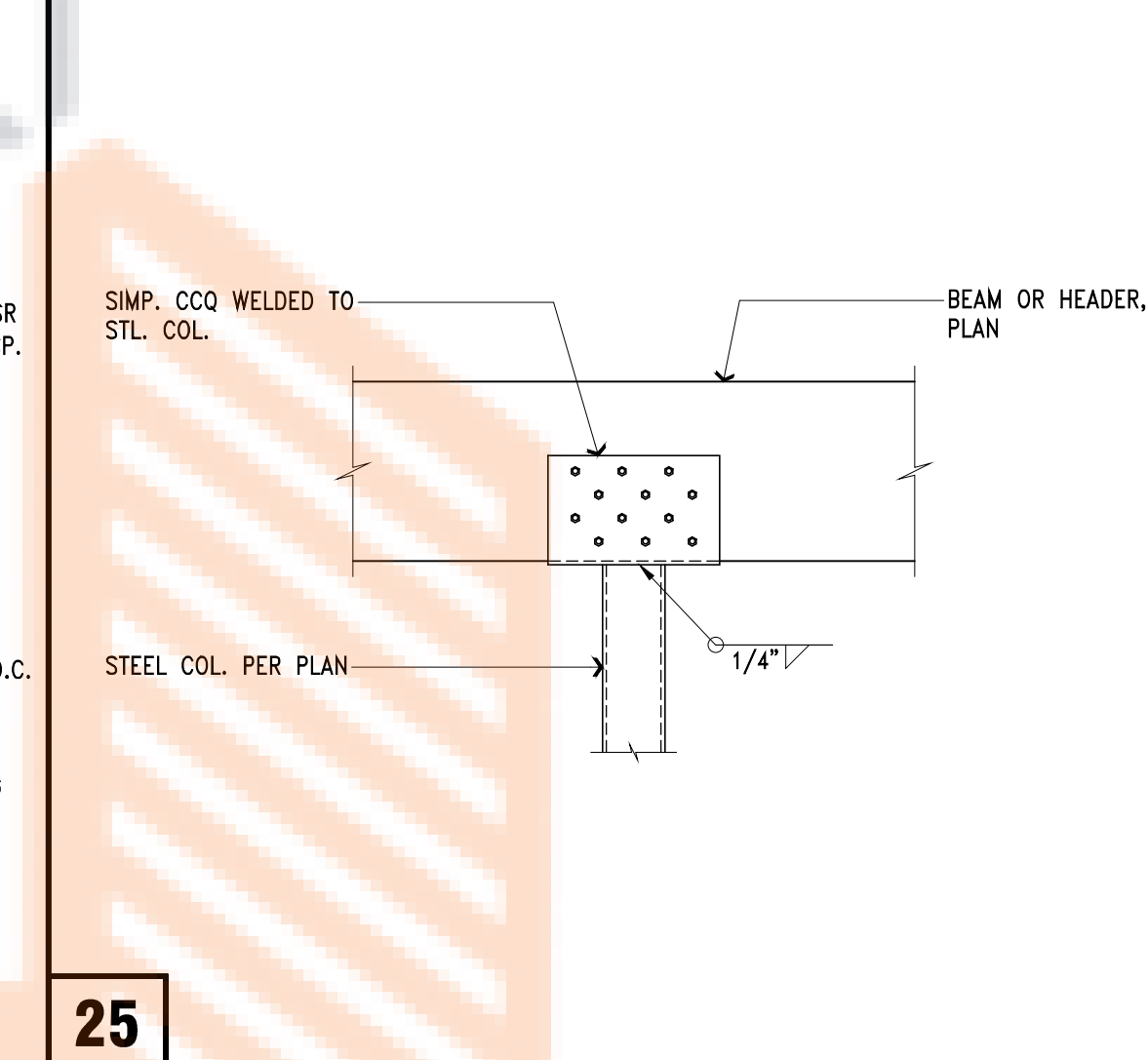
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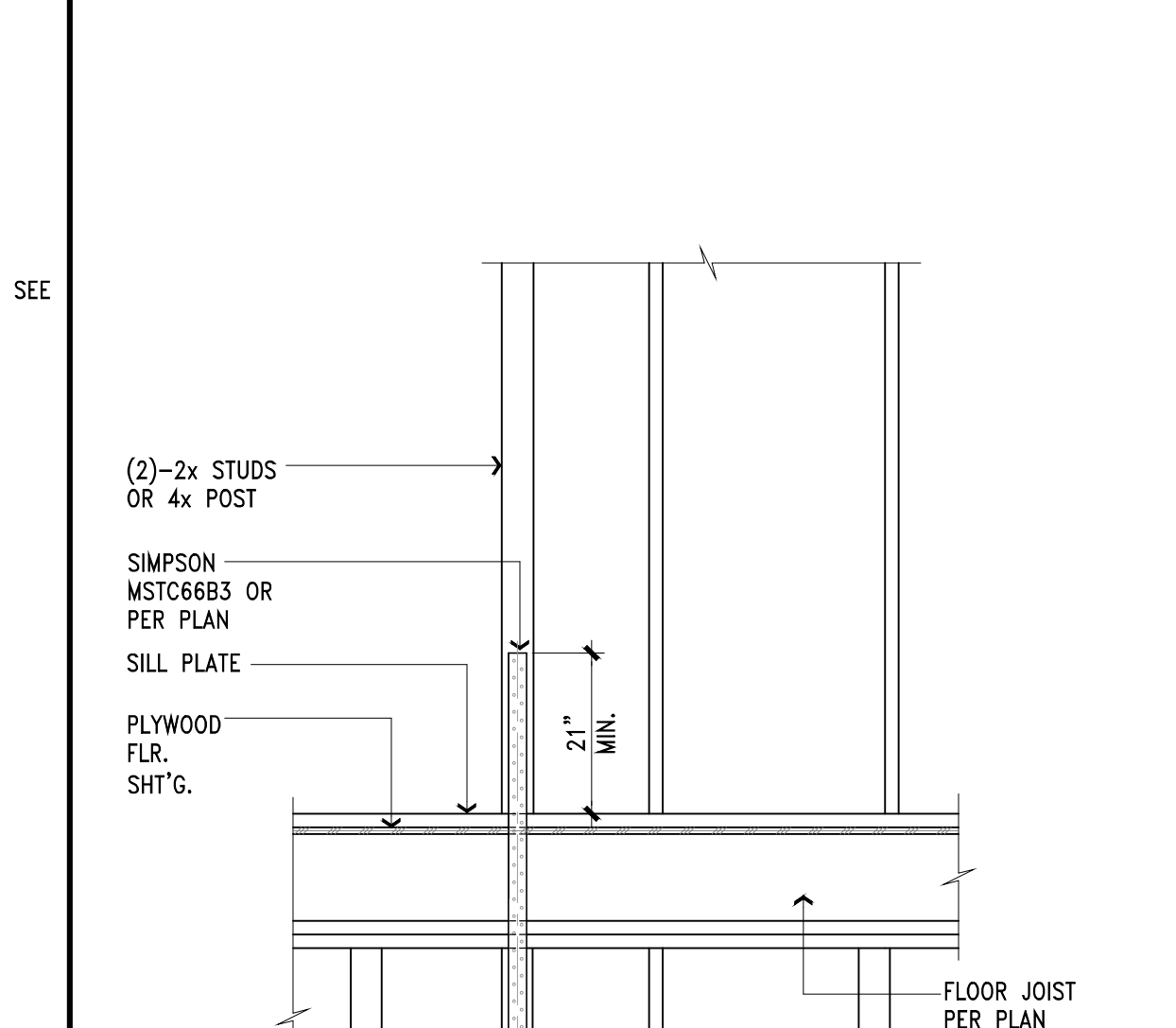
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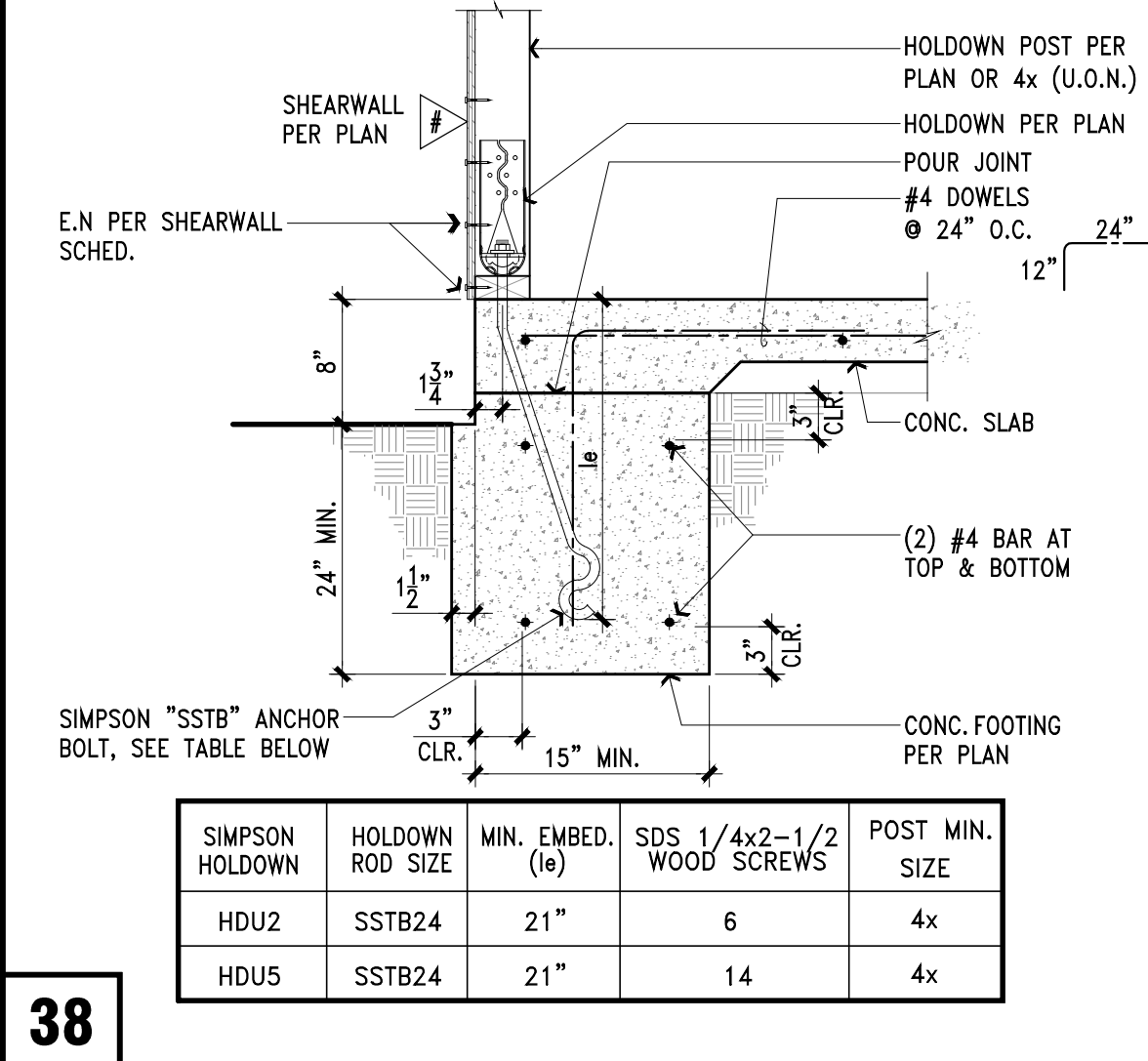
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25

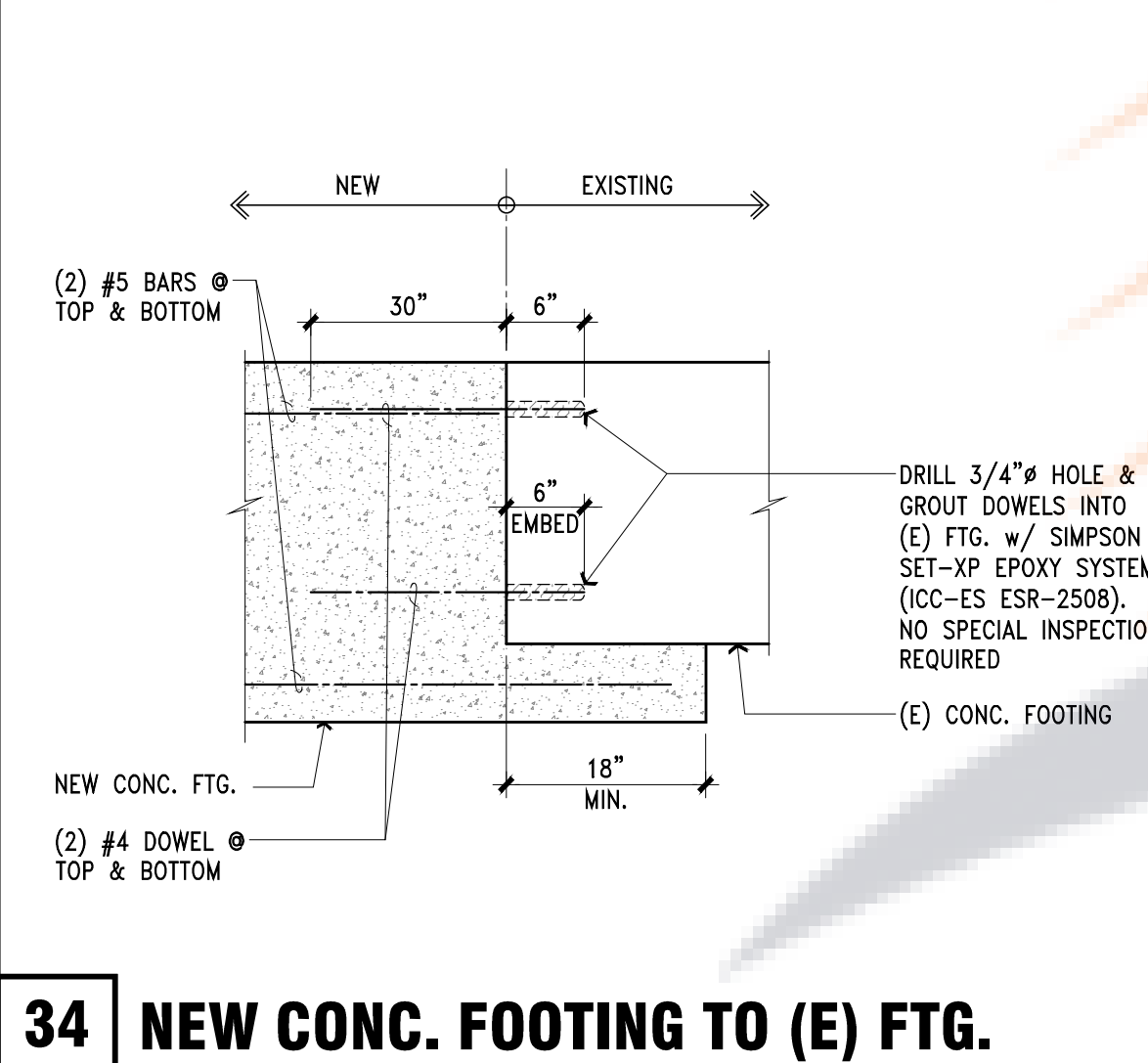


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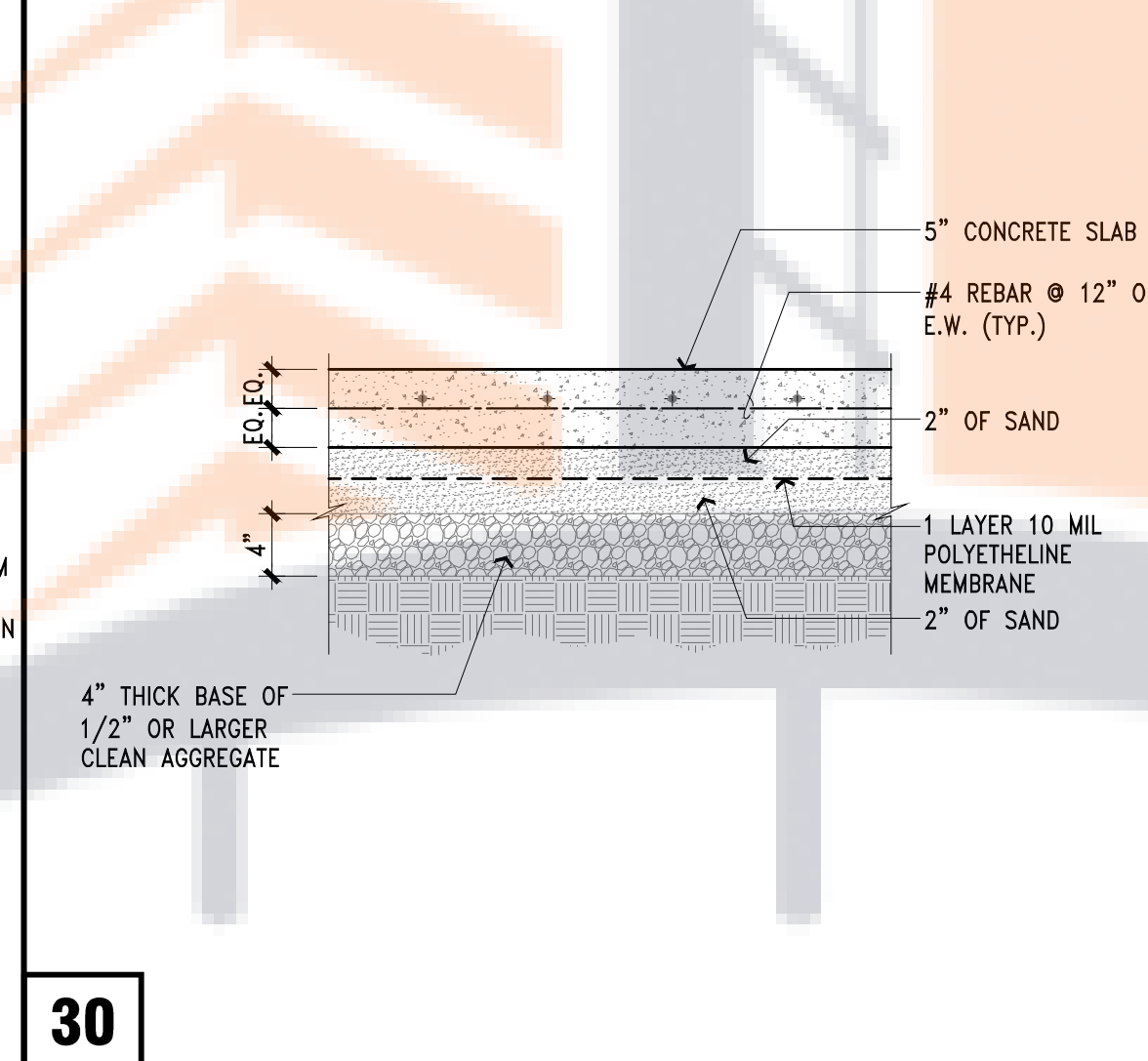


SIMPSON HOLDOWN	HOLDOWN ROD SIZE	MIN. EMB. (in)	SDS 1/4x2-1/2 WOOD SCREWS	POST MIN. SIZE
HOU2	SSTB24	21"	6	4x
HOU5	SSTB24	21"	14	4x

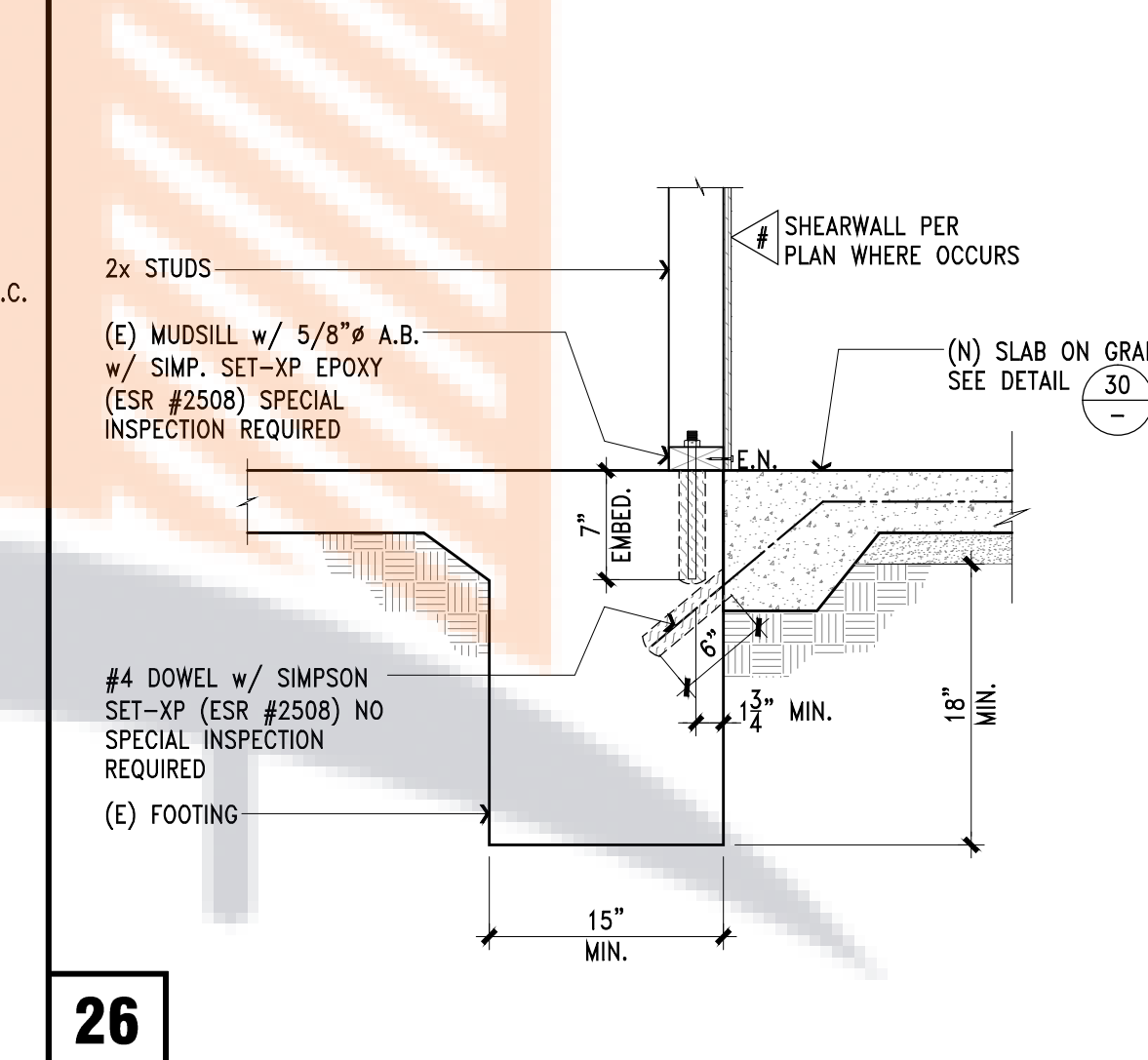
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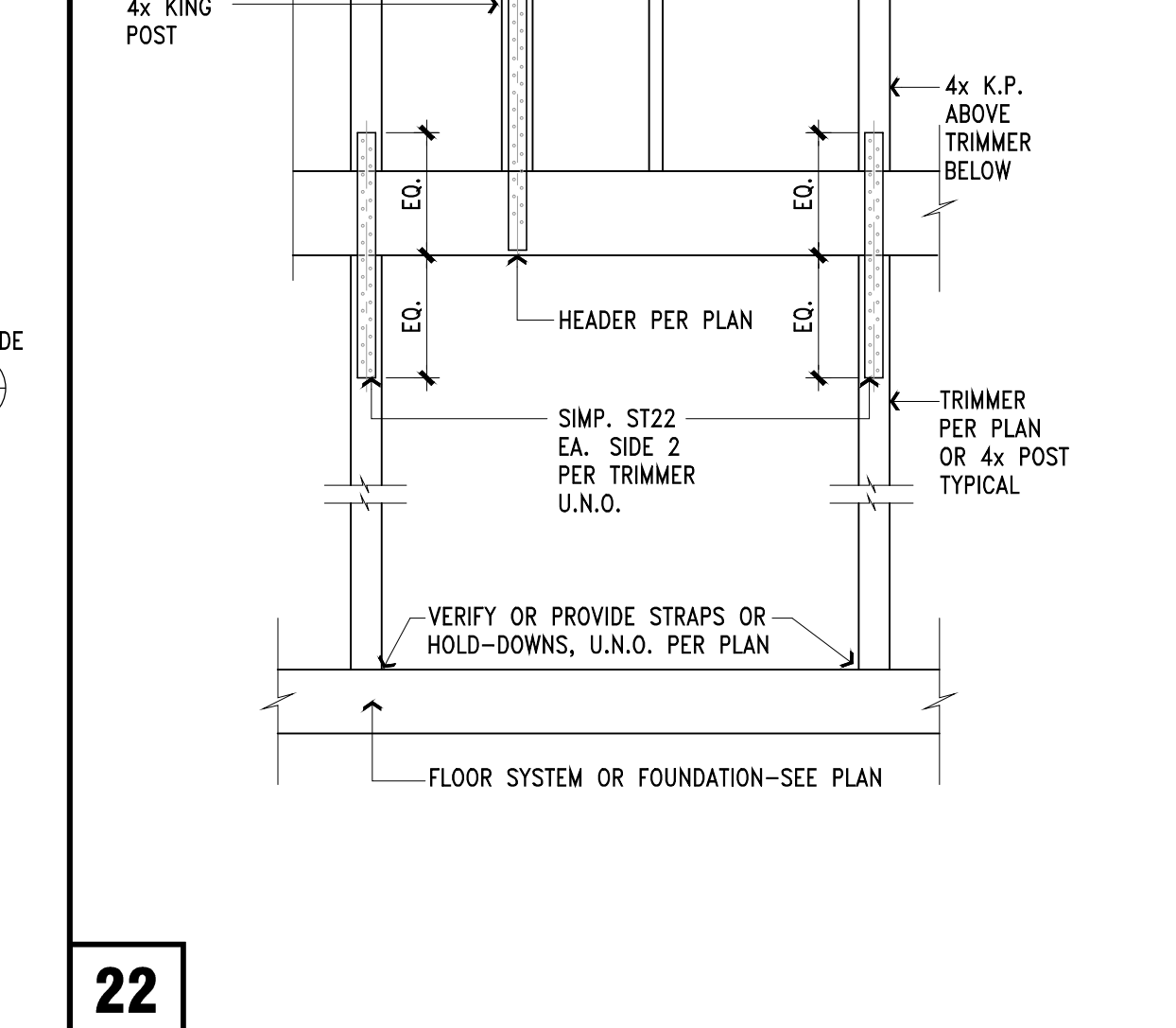
34 NEW CONC. FOOTING TO (E) FTG.



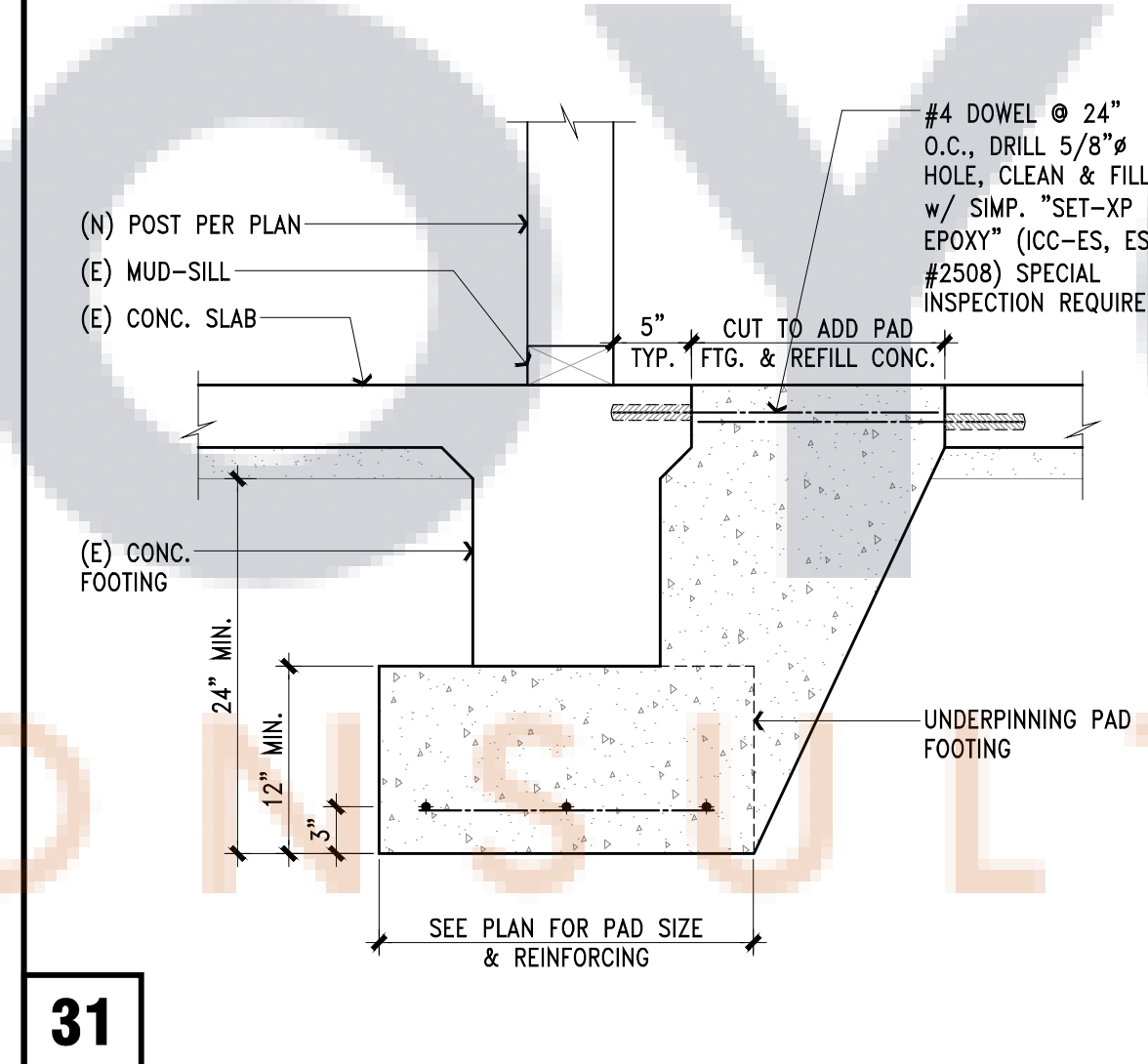
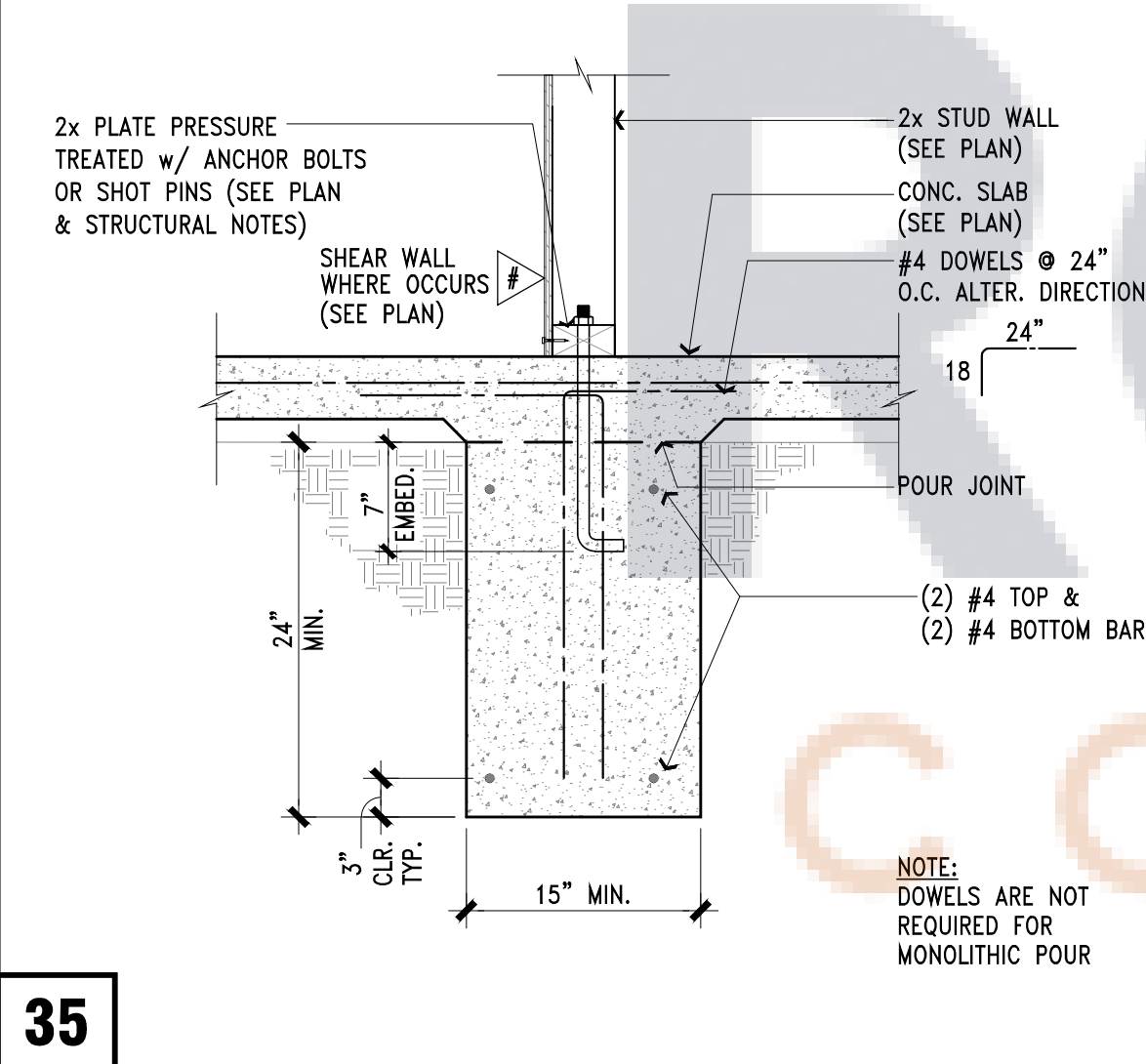
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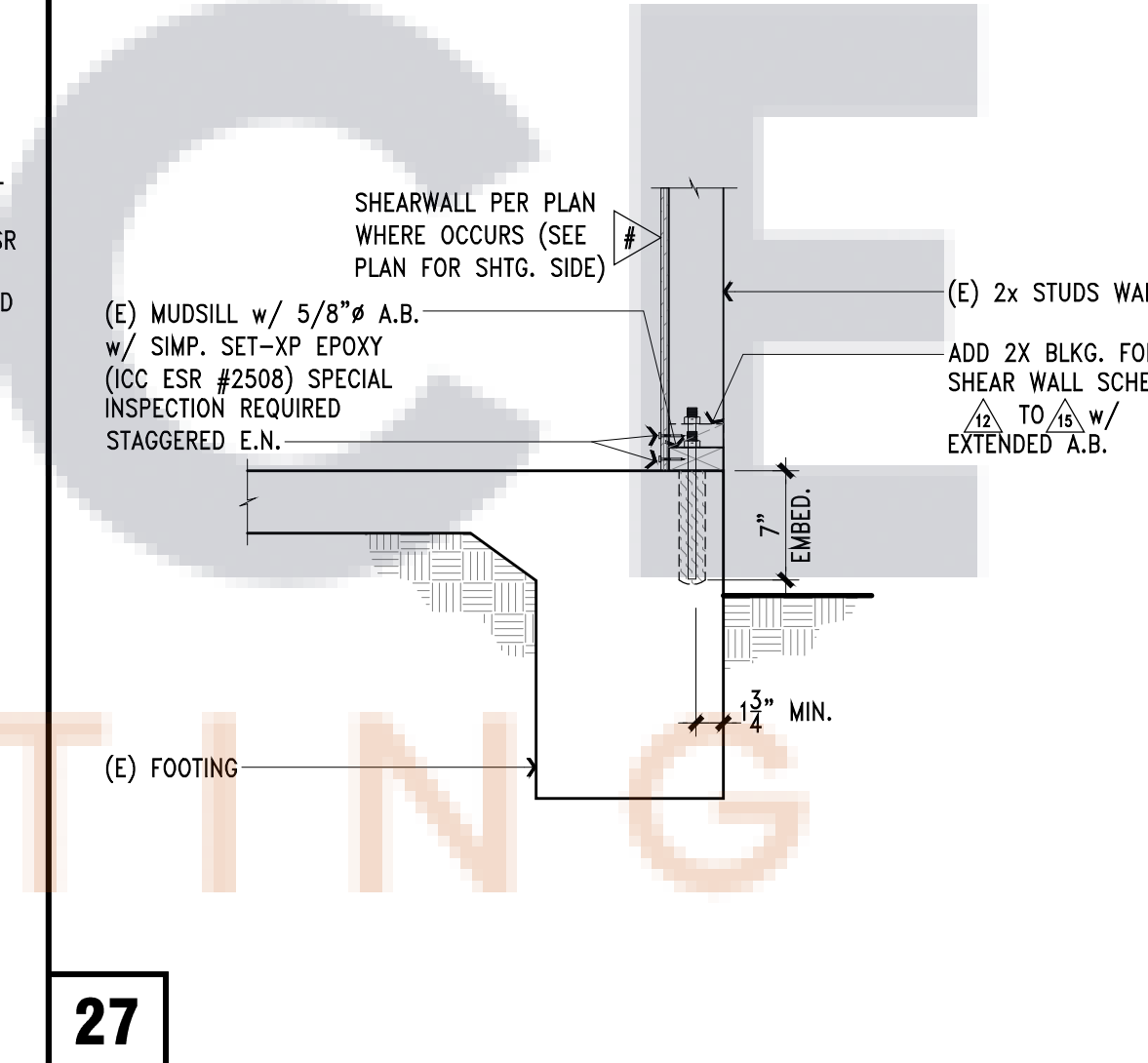
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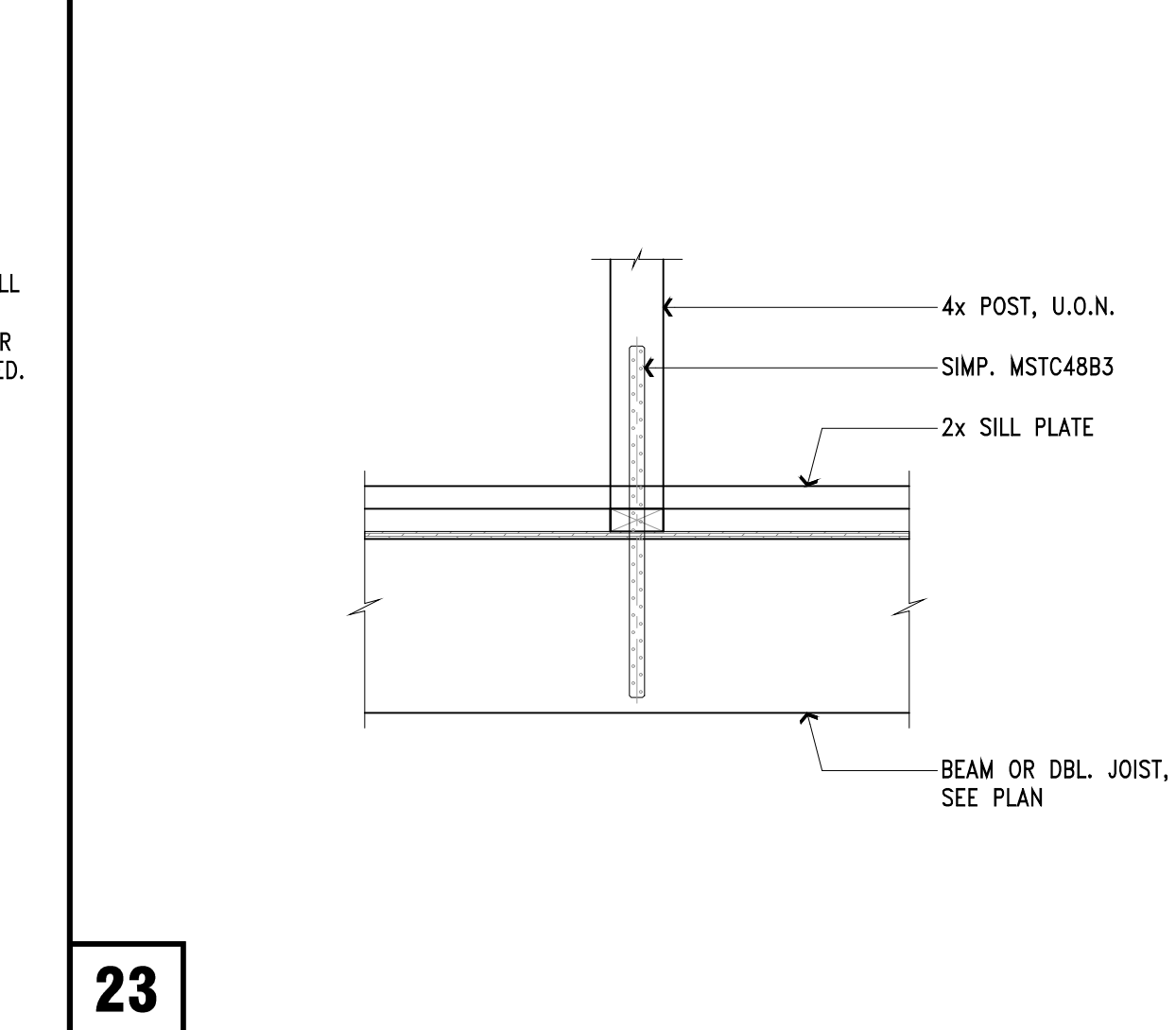
23



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REGISTERED PROFESSIONAL ENGINEER
No. 4124
Structural
STATE OF CALIFORNIA

LS

LANDMARK STRUCTURES, INC.
2600 E. PACIFIC COAST HWY. STE 170
Long Beach, CA 90804
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OWNER:
RICHARD & RANDI GIBSON

PROJECT / ADDRESS:
**REMODEL AT:
5725-5727 E. OCEAN BLVD.
LONG BEACH, CA 90803**

SHEET TITLE:
DETAILS

REVISIONS		
DATE	NO.	BY

JOB No.: 722-4855
ISSUED DATE: DEC 15, 2022
BLOCK NAME: **SD2**

SCALE: AS SHOWN