

OC DEVELOPMENT SERVICES REPORT

DATE: August 4, 2022

TO: Orange County Zoning Administrator

FROM: OC Development Services / Planning Division

SUBJECT: Planning Application PA22-0065 for a Variance

PROPOSAL: The applicant is seeking a Variance to enclose an existing courtyard to create a 162 sq. ft. addition and reduce the rear setback to 5 feet instead of the required 15 feet.

ZONING: R1/28(C3849) “Single-Family Residence”

GENERAL PLAN: 1B “Suburban Residential”

LOCATION: The project is located at 11522 Davenport Rd. Rossmoor within the First (1st) Supervisorial District (APN: 086-082-02)

APPLICANT: James Kaddis, Property Owner
Ignacio Erazo, Agent

STAFF CONTACT: Cynthia Burgos, Contract Staff Planner
Phone: (714) 667-8898 E-mail: Cynthia.Burgos@ocpw.ocgov.com

RECOMMENDED ACTION(S):

OC Development Services/Planning recommends the:

1. Receive the staff report and public testimony as appropriate
2. Find that the proposed project is exempt from CEQA per Section 15301 Class 1 exemption (Existing Facilities) provides for accessory structures and uses on the same site as the approved principal use and per Section 15303 Class 3 exemption (New Construction or Conversion of Small Structures) provides for construction of the minor addition to the existing dwelling.
3. Approve Planning Application PA22-0065 for a Variance subject to the Findings and Conditions of Approval provided as attachments #1 and #2 to this report.

BACKGROUND AND EXISTING CONDITIONS:

The subject property, lot 2 of Tract 1680 (11522 Davenport Rd.), is located within the unincorporated community of Rossmoor in the County of Orange. The property is zoned R1/28(C3849) “Single Family Residence” District with a 28-foot maximum height limit. The subject site is a rectangular shaped lot and flat in topography. The lot is 7,409 square feet in size and has a width of 71 feet and a depth of 103 feet. The lot is a through lot with the front facing Davenport Road and rear facing Los Alamitos Blvd. The site has an existing 2,656 square foot one story house with an attached 425 square foot garage.

This site was developed under the original standard R1 “Single-Family Residence” zoning and Variance V3060, a tract-wide Variance approved in October 1957 and amended in May 1958, which permitted variances to front, rear and side setbacks and to locations of detached garages. A rear setback of 15 feet is required for the subject property per Ordinance No. 3557, approved on November 20, 1985. This Ordinance established a rear yard setback of 15 feet, with a condition that all structures located between 15 and 25 feet from the rear property line be limited to a height of 17 feet. Variance PA07-0027 was approved for the subject property by the Zoning Administrator on July 26, 2007 to allow for a room addition with a rear yard setback of 5 feet as opposed to the required 15 feet.

Proposed Project

The applicant is seeking a Variance to enclose an existing courtyard to create a 162 sq. ft. addition within the required rear setback area.

SURROUNDING LAND USES:

Zoning and existing land uses for the project site and for other surrounding properties beyond are as follows.

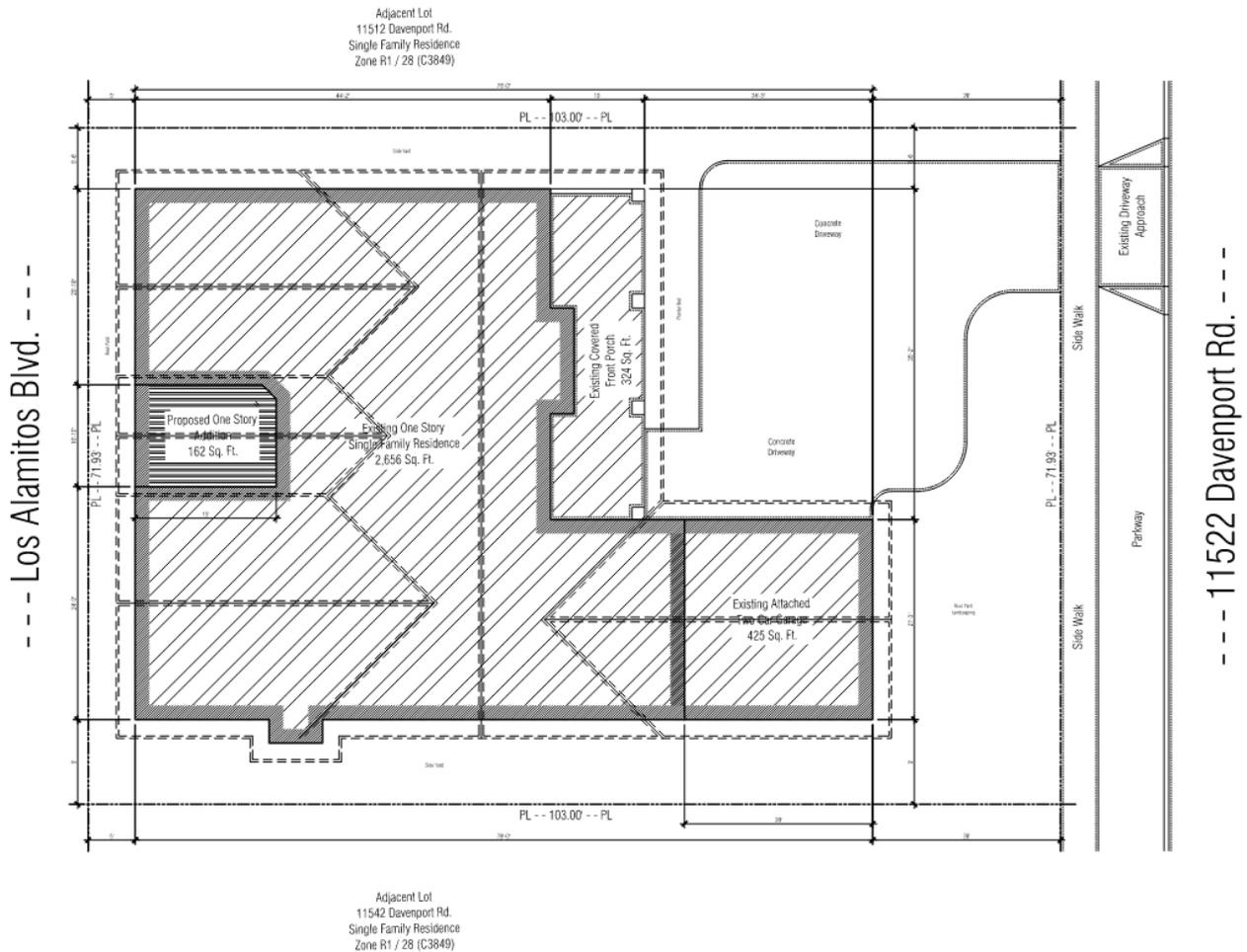
DIRECTION	ZONING DISTRICT	EXISTING LAND USE
Project Site	R1/28 (C3849) “Single-Family Residence” district	Single Family Dwelling
North	R1/28 (C3849) “Single-Family Residence” district	Single Family Dwelling
South	R1/28 (C3849) “Single-Family Residence” district	Single Family Dwelling
East	City of Los Alamitos	Church
West	R1/28 (C3849) “Single-Family Residence” district	Single Family Dwelling

Aerial of Project Site

An aerial photograph of the Project site and surrounding properties within unincorporated Rossmoor is provided below.



SITE PLAN



DISCUSSION/ANALYSIS:

Below is a table comparing the development standards for the R1/28 (C3849) “Single-Family Residence” district with the Applicant’s proposal.

STANDARD	PERMITTED	PROPOSED
Building Site Area	7,200 square feet minimum	7,409 square feet (existing)
Structural Front Setback	20’ minimum	20’ (existing)
Structural Side Setback	5’ minimum	6’6” right side (existing) 6’5 left side (existing)

Structural Rear Setback	15' minimum (Ord. 3556 reduces the rear setback from a minimum of 25' to 15')	5' (proposed)*
Maximum Building Height	17' maximum (Ord. 3556 reduces the height from a maximum of 28' to 17')	15'4" (proposed)
Parking	2 covered spaces minimum	2 car garage (existing)

*Indicates deviation from Site Development Standards

The applicant is seeking approval of a variance to enclose an existing courtyard and create a 162 sq. ft. rec room within the required rear setback area. A rear setback of 15 feet is required for the subject property per Ordinance No.3556, whereby all structures located between 15 and 25 feet from the rear property line are limited to a height of 17 feet.

Per PA07-0027 the existing house has an approved rear setback of 5 feet by enclosing the courtyard the new addition would also be 5-feet from the rear property line and would be aligned with the rest of the existing house. Since the property backs up to Los Alamitos Blvd, and beyond that is a Church, there are no residential uses directly behind the project that could be impacted from the reduced rear setback proposed. The proposed addition would be similar to other approved projects, so it is not expected to impact the character of the neighborhood either.

Pursuant to Zoning Code Section 7-9-125.6 (b), in order to approve a Variance, two (2) specific findings need to be made. These findings are:

1. Special Circumstance: There are special circumstances applicable to the subject building site which, when applicable zoning regulations are strictly applied, deprive the subject building site of privileges enjoyed in the vicinity and subject to the same zoning regulations.
2. No Special Privileges: Approval of the application will not constitute a grant of special privileges, which are inconsistent with the limitations place upon other properties in the vicinity and subject to the same zoning regulations when specified conditions are complied with.

Special Circumstance:

Although the property is generally flat and rectangular in size, the rear of the property is not adjacent to a residential use. The rear of the property backs up to Los Alamitos Blvd, and beyond that is a Church. The primary purpose of the setbacks is to provide visual separation and privacy among the neighboring uses, however in this case the adjacent use is a street. Due to the physical separation provided by the street this property does have a special circumstance allowing for a reduction in the setback while meeting the intent of the zoning code. Moreover, the proposed addition is modest in scale and will remain within the single-story configuration of the existing residence.

No Special Privileges:

Similar projects in the Rossmoor area have been proposed and approved. Below is a table of similar projects approved that are of a similar nature to the proposed project.

APPLICATION	LOCATION	PERMITTED	APPROVED REAR SETBACK
PA21-0030	3212 Yellowtail Drive	Variance for a proposed 427 square foot addition to an existing single-family dwelling located 5 feet 8 inch from the rear property line.	5'8"
PA170039	11321 Loch Lomond	Variance to attach a room addition to an existing detached garage with a reduced rear setback of 5 feet 1 inch.	5'1"
PA140035	2071 Chaucer Road	Variance to reduce the rear setback to five (5) feet from an existing flood control channel	5'
PA130034	3201 Bradbury Road	Variance for a reduced rear setback of five (5) feet.	5'
PA100045	11791 Newbury Road	Variance to attach a room addition to an existing detached garage with a reduced rear setback of four (4) feet eight (8) inches.	4'8"
PA010099	3202 Yellowtail Drive	Variance to reduce the rear setback from the required 15 feet to 10 feet.	10'

Staff finds that the two required findings can be made. Multiple variances for rear yard setbacks have been previously approved in this vicinity and this proposal is typical of those previous approvals. Staff believes approval of the requested rear yard setback variance would not constitute the granting of special privileges inconsistent with the limitations placed upon other properties in the area because as previously stated other rear yard variances have been granted in the vicinity.

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

A copy of the planning application and the proposed site plan were distributed for review and comment to appropriate County division. Staff has reviewed all comments received, and where appropriate, has addressed the comments through recommended Conditions of Approval, which are provided as Attachment 2. Public notices were mailed to all owners of record within 300 feet of the subject property, and posted in front of the project site, the Orange County Hall of Administration at 333 W. Santa Ana Blvd., and in the lobby at the County Administration South building located at 601 N. Ross Street, Santa Ana, CA 92701, at least ten days prior to this public hearing, as required by established public hearing posting procedures. As of the writing of this staff report, no comments raising issues with the project have been received from OCFA or other County divisions.

Additionally, copies of the planning application and sets of plans for the proposed project were distributed to the Rossmoor Homeowner Association for review and comment. The Homeowners Association (HOA) did not respond to the review request.

CEQA COMPLIANCE:

The proposed project is exempt from CEQA per Section 15301 Class 1 exemption (Existing Facilities) provides for accessory structures and uses on the same site as the approved principal use and per Section 15303 Class 3 exemption (New Construction or Conversion of Small Structures) provides for construction of the minor addition to the existing dwelling.

CONCLUSION:

Staff has closely reviewed the applicant's request for a rear setback variance and found it to be compatible with adjacent use and development. Staff recommends Zoning Administrator approval of Planning Application PA22-0065 for Variance subject to attached Findings and Conditions of Approval.

Submitted by:



Justin Kirk, Planning Division Manager
OC Development Services/Planning

Concurred by:

Amanda Carr, Interim Deputy Director
OC Public Works/Development Services

ATTACHMENTS:

1. Recommended Findings
2. Recommended Conditions of Approval
3. Applicant's Letter of Justification
4. Environmental Documentation NOE PA22-0065
5. Site Photos
6. Site Plans

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Zoning Administrator on this permit to the OC Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$500 filed at the County Service Center, 601 N. Ross Street, Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to OC Development Services/Planning Division.

Attachment 1



Attachment 1
Findings
PA22-0065

1 **PA22-0065**
GENERAL PLAN

That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.

2 **PA22-0065**
ZONING

That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the provisions of the Zoning Code, or specific plan regulations applicable to the property.

3 **PA22-0065**
COMPATIBILITY

That the location, size, design and operating characteristics of the proposed use will not create unusual conditions or situations that may be incompatible with other permitted uses in the vicinity.

4 **PA22-0065**
GENERAL WELFARE

That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

5 **PA22-0065**
CATEGORICALLY EXEMPT

That the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301 Class 1 exemption (Existing Facilities) provides for accessory structures and uses on the same site as the approved principal use and per Section 15303 the Class 3 exemption (New Construction or Conversion of Small Structures) provides for construction of the minor addition to the existing dwelling.

6 **PA22-0065**
VARIANCE 1

That there are special circumstances applicable to the subject building site which, when applicable zoning regulations are strictly applied, deprive the subject building site of privileges enjoyed by other property in the vicinity and subject to the same zoning regulations. Due to the physical separation provided by the drainage channel this property does have a special circumstance allowing for a reduction in the setback while meeting the intent of the zoning code.

7 **PA22-0065**
VARIANCE 2

That approval of the application will not constitute a grant of special privileges which are inconsistent with the limitations placed upon other properties in the vicinity and subject to the same zoning regulations when the specified conditions are complied with.

Attachment 2



**Attachment 2
Conditions of Approval
PA22-0065**

BASIC/APPEAL EXACTIONS - Z06

BASIC

Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees, dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.

BASIC/COMPLIANCE - Z04

BASIC

Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Orange County Planning Commission.

BASIC/INDEMNIFICATION - Z05

BASIC

Applicant shall defend with counsel approved by the County of Orange in writing, indemnify and hold harmless the County of Orange, its officers, agents and employees from any claim, action or proceeding against the County, its officers, agents or employees to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents, findings or other environmental determination, by the County of Orange, its Board of Supervisors, Planning Commission, Zoning Administrator, Director of OC Public Works, or Deputy Director of OC Development Services concerning this application. The County may, at its sole discretion, participate in the defense of any action, but such participation shall not relieve applicant of his/her obligations under this condition. Applicant shall reimburse the County for any court costs and attorneys fees that the County may be required to pay as a result of such action. The County shall promptly notify the applicant of any such claim, action or proceeding.

BASIC/LAND USE PLAN - Z03

BASIC

Except as otherwise provided herein, this permit is approved as a land use plan. If the applicant proposes changes regarding the location or alteration of any use or structure, the applicant shall submit a changed plan to the Director, OC Development

Services , for approval. If the Director, OC Development Services , determines that the proposed change complies with the provisions and the spirit and intent of the original approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.

BASIC/TIME LIMIT - Z02

BASIC

This approval is valid for a period of 36 months from the date of final determination. If the use approved by this action is not established within such period of time, this approval shall be terminated and shall thereafter be null and void.

BASIC/ZONING REGULATIONS - Z01

BASIC

This approval constitutes approval of the proposed project only to the extent that the project complies with the Orange County Zoning Code and any other applicable zoning regulations. Approval does not include any action or finding as to compliance or approval of the project regarding any other applicable ordinance, regulation or requirement.

EROSION AND SEDIMENT CONTROL PLAN - WQ05

SC

Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Permit Intake, to demonstrate compliance with the County's NPDES Implementation Program and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. The ESCP shall be updated as needed to address the changing circumstances of the project site. A copy of the current ESCP shall be kept at the project site and be available for County review on request.

CONSTRUCTION NOISE: - 558

RA

A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Building Permits Services, that: (County Standard Condition N10)

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- (1) All construction vehicles or equipment, fixed or mobile, operated within 1,000' of a dwelling shall be equipped with properly operating and maintained mufflers. (County Standard Condition N10)
 - (2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control). (County Standard Condition N10)
 - (3) Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings. (County Standard Condition N10)
- B. Notations in the above format, appropriately numbered and included with other notations on the front sheet of the project's permitted grading plans, will be considered as adequate evidence of compliance with this condition. (County Standard Condition N10)

NEW REAR SETBACK

Approval of this permit reduces the required rear setback to 5 feet instead of the minimum required 15 feet.

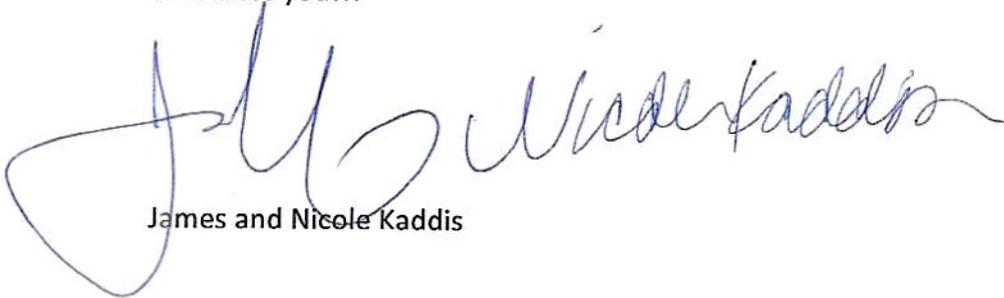
Attachment 3

To Whom it may Concern:

I am writing this letter regarding the property that me and my wife own in Rossmoor. The property address is 11522 Davenport Road, Rossmoor, CA 90720. We are seeking permits for the room addition in order to accommodate the need resulting from adopting two girls. Both are biological siblings (4 year old and 15 month old). It is our intention to provide a home schooling environment for them. We believe it is best to do so for two reasons. First, they are still bonding to us and developing healthy social attachments that continue to be reinforced by the environment and education being provided to them. Second, with the advent of a substantial increase in school shootings and violence, we believe it would be much safer to educate our children at home. It should also be noted that such an addition would substantially help my efforts to be as mobile as possible as I fall under the Americans with Disabilities act due to a debilitating nerve disease that significantly impairs my mobility.

Finally, I should note that variances and or variance modifications similar to this have been granted to many people in my neighborhood for various reasons, and we believe that this request does not represent some type of special privilege.

Thank you for your expedient and considerate treatment of this matter!
God bless you!!!

A handwritten signature in blue ink, appearing to read "James and Nicole Kaddis". The signature is stylized and cursive, with a large initial "J" and "N" that are connected to the rest of the names.

James and Nicole Kaddis

Attachment 4

CEQA Exemption Exceptions Worksheet

Project Name: Kaddis's One Story Addition Project

Project Number: PA 22-0065

Project Location: 11522 Davenport Rd Los Alamitos, CA 90720

Project: The project consists of enclosing a courtyard to create a 162 square feet one-story addition located at rear of existing single-family residence

Eligible Orange County Local CEQA Exemption(s)	Analysis
None	None
Eligible State CEQA Guidelines Exemption(s)	Analysis
<p>Class 1(e) – Existing Facilities.</p> <p>Class 3(e)– New Construction or Conversion of Small Structures.</p>	<p>Section 15301(e) - Additions to existing structures provided that the addition will not result in an increase of more than:</p> <p>(1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or</p> <p>(2) 10,000 square feet if:</p> <p>(A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and</p> <p>(B) The area in which the project is located is not environmentally sensitive.</p> <p>Section 15303(e) - construction and location of limited numbers of new, small structures and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.</p>
Exemption Exceptions (Guidelines §15300.2)	Analysis
<p>§15300.2(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.</p>	<p>This exception does not nullify the use of the Class 1 or 3 exemption.</p>
<p>§15300.2(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.</p>	<p>This exception does not nullify the use of the Class 1 or 3 exemption.</p> <p>The project does not include or require additional or successive projects to implement the proposed project.</p>

CEQA Exemption Exceptions Worksheet

Eligible Orange County Local CEQA Exemption(s)	Analysis
<p>§15300.2(c) Significant Effect due to Unusual Circumstances. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.</p>	<p>This exception does not nullify the use of the Class 1 or 3 exemption.</p> <p>In the 2015 California Supreme Court Case (Berkeley Hillside Preservation v. City of Berkeley) the court created a two-part test to determine if unusual circumstances are operative that would nullify the use of an exemption: 1) Is there an unusual circumstance? 2) If yes, is there a reasonable possibility it will create a significant impact?</p> <ul style="list-style-type: none"> • The project is within an existing single-family residence. • The proposed construction includes enclosing a courtyard to create a 162 square feet one-story addition located at rear of existing single-family residence. • Project implementation will not result in significant impacts. <p>The test for Unusual Circumstances has not been met because unusual circumstances are not present.</p>
<p>§15300.2(d) Scenic Highways. A categorical exemption shall not be used for a project, which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.</p>	<p>This exception does not nullify the use of the Class 1 or 3 exemption.</p> <p>The project site is not located near scenic resources.</p>
<p>§15300.2(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.</p>	<p>This exception does not nullify the use of the Class 1 or 3 exemption.</p> <p>The project site is not located near any hazardous waste sites.</p>
<p>§15300.2(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.</p>	<p>This exception does not nullify the use of the Class 1 or 3 exemption.</p> <p>The project site is not a historical resource.</p>

Attachment 5



Attachment 6

--- ABBREVIATIONS ---

@	AT	ELEV.	ELEVATOR
A.B.	ANCHOR BOLT	EMER.	EMERGENCY
AC.T.	ACOUSTIC TILE	ENCL.	ENCLOSURE
A/C.	AIR CONDITIONING	E.P.	ELECTRICAL PANEL
AC.	ACOUSTICAL	E.R.	EXISTING RELOCATED
A.D.	AREA DRAIN	EPO.	EMERGENCY POWER OFF
ADJ.	ADJACENT	EQ.	EQUAL
A.F.F.	ABOVE FINISH FLOOR	EQPT.	EQUIPMENT
AGGR.	AGGREGATE	E.W.C.	ELECTRIC WATER COOLER
AL.	ALUMINUM	EXP.	EXPANSION
AMP.	AMPERES	EXPO.	EXPOSED
A.P.	ACCESS PANEL	EXIST.	EXISTING
APPROX.	APPROXIMATE	EXT.	EXTERIOR
ANCH.	ANCHOR	F.A.	FIRE ALARM
ARCH.	ARCHITECTURAL	F.B.	FACE BRICK
ASB.	ASBESTOS	F.D.	FLOOR DRAIN
ASPH.	ASPHALT	FDN.	FOUNDATION
BD.	BOARD	F.E.	FIRE EXTINGUISHER
BITUM.	BITUMINOUS	F.E.C.	FIRE EXTINGUISHER CABINET
BLDG.	BUILDING	F.F.	FINISH FLOOR
BLK.	BLOCKING	F.G.	FINISH GRADE
BM.	BEAM	F.H.	FIRE HYDRANT
BOT.	BOTTOM	F.H.C.	FIRE HOSE CABINET
BRKT.	BRACKET	F.V.C.	FIRE VALVE CABINET
BSMT.	BASEMENT	FIN.	FINISH
B.T.U.	BRITISH THERMAL UNITS	FL.	FLOOR / FLOW LINE
CAB.	CABINET	FLASH.	FLASHING
C.B.	CATCH BASIN	FLOUR.	FLOURESCENT
CEM.	CEMENT	F.O.C.	FACE OF CONCRETE
CER.	CERAMIC	F.O.F.	FACE OF FINISH
C.G.	CORNER GUARD	F.O.G.	FACE OF GLASS
C.I.	CAST IRON	F.O.M.	FACE OF MASONRY
C.I.P.	CAST-IN-PLACE	F.O.S.	FACE OF STUD
C.J.	CEILING JOIST	FPRF.	FIREPROOF (ING)
C.L.	CENTER LINE	FR.	FRAME
CLG.	CEILING	F.S.	FULL SIZE / FLOOR SINK
CLKG.	CAULKING	F.T.	FOOT OR FEET
CLO.	CLOSET	FTG.	FOOTING
CLR.	CLEAR	FURR.	FURRING
C.M.U.	CONCRETE MASONRY UNIT	FUT.	FUTURE
C.O.	CASED OPENING / CLEANOUT	FV.	FIELD VERIFY
COL.	COLUMN	G.	GAS LINE (FUEL GAS)
CONC.	CONCRETE	GA.	GAUGE
CONN.	CONNECTION	GALV.	GALVINIZED
CONSTR.	CONSTRUCTION	G.B.	GRAB BAR
CONT.	CONTINUOUS	G.C.	GENERAL CONTRACTOR
CORR.	CORRIDOR	GL.	GLASS
CNTR.	COUNTER	GND.	GROUND
CTR.	CENTER	G.P.H.	GALLONS PER HOUR
CTSK.	COUNTERSUNK	G.P.M.	GALLONS PER MINUTE
DBL.	DOUBLE	GR.	GRADE
DEPT.	DEPARTMENT	GYP.	GYPNUM
DET.	DETAIL	G.W.B.	GYPWUM WALL BOARD
D.F.	DRINKING FOUNTAIN	H.B.	HOSE BIBB
DIA.	DIAMETER	H.C.	HOLLOW CORE
DIM.	DIMENSION	HD.	HEAD / HEAVY DUTY
DISP.	DISPENSER	HDW.	HARDWARE
DN.	DOWN	HDWD.	HARDWOOD
D.O.	DOOR OPENING	HGT.	HEIGHT
D.P.	DAMPPOOFING	H.M.	HOLLOW METAL
DR.	DOOR	HDRL.	HANDRAIL
DRN.	DRAIN	HORIZ.	HORIZONTAL
DS.	DOWNSPOUT	HR.	HOUR
D.S.G.	DOUBLE STRENGTH GLASS	H.V.A.C.	HEATING VENT. AIR
D.S.P.	DRY STAND PIPE	HW.	HOT WATER
DWG.	DRAWING	INC.	INCORPORATED
DWGS.	DRAWINGS	I.D.	INSIDE DIAMETER
DWR.	DRAWER	IN.	INCH
(E)	EXISTING	INCL.	INCLUDE(D)
E.	EAST	INSUL.	INSULATION
EA.	EACH	INT.	INTERIOR
E.J.	EXPANSION JOINT	INV.	INVERT
E.D.	ELEVATION	JAN.	JANITOR
ELEC.	ELECTRICAL	JST.	JOIST

Kaddis's Residence

11522 Davenport Rd. Rossmoor, CA. 90720

-- One Story Addition --

--- ABBREVIATIONS ---

KIT.	KITCHEN	RWL.	RAIN WATER LEADER
K.P.	KICK PLATE	S.	SOUTH
KG.P.	KING POST	S.C.	SOLID CORE
KO.	KNOCKOUT	SCHED.	SCHEDULE
L.	LENGTH	S.A.	SMOKE DETECTOR
LAB.	LABORATORY	S.D.	STORM DRAIN
LAM.	LAMINATE	SECT.	SECTION
LAV.	LAVATORY	S.F.	SQUARE FOOT
LBS.	POUNDS	SHR.	SHOWER
L.F.	LINEAR FEET	SHT.	SHEET
LPT.	LOW POINT	SHTG.	SHEATHING
LT.	LIGHT	SIM.	SIMILAR
MATL.	MATERIAL	S.LD.	SLIDING
MAX.	MAXIMUM	S.O.V.	SHUT OFF VALVE
M.C.	MEDICINE CABINET	SAN.	SANITARY
MECH.	MECHANICAL	S.M.S.	STEEL MACHINE SCREWS
MEMB.	MEMBRANE	SPEC.	SPECIFICATION
MF.	MANUFACTURE	SPKR.	SPEAKER
M.H.	MAN HOLE	SQ.	SQUARE
MIN.	MINIMUM	S.SK.	SECVICE SINK
MIR.	MIRROR	STA.	STATION
MISC.	MISCELLANEOUS	STD.	STANDARD
MLDG.	MOULDING	S.S.	STAINLESS STEEL
M.O.	MASONRY OPENING	STL.	STEEL
M.S.	MOTION SENSOR	STOR.	STORAGE
MTD.	MOUNTED	STR.	STRUCTURAL
MTL.	METAL	SUBCAT.	SUBCATEGORY
MUL.	MULLION	SUPP.	SUPPORT
(N)	NEW	SUSP.	SUSPENDED
N.	NORTH	SYM.	SYMMETRICAL
N.G.	NATURAL GRADE	S4S.	SMOOTH 4 SIDES
N.I.C.	NOT IN CONTRACT	T.I.	TENANT IMPROVEMENT
NO. /#.	NUMBER	T.	THERMOSTAT
NOM.	NOMINAL	T.B.	TOWEL BAR
N.T.S.	NOT TO SCALE	T.C.	TOP OF CONCRETE
O.A.	OVER ALL	T.C.	TOP OF CORVE
O.C.	ON CENTER	T.D.	TOP OF DECK
O.D.	OUTSIDE DIAMETER	TEL.	TELEPHONE
OFF.	OFFICE	TEMP.	TEMPERED
O.H.	OPPOSITE HAND	TER.	TERAZZO
OPNG.	OPENING	T&G.	TONGUE AND GROOVE
OPP.	OPPOSITE	THK.	THICK
OVHD.	OVERHEAD	T.O.	TOP OF
PARTL.	PARTIAL	T.O.P.	TOP OF PAVEMENT
PAV.	PAVIN	T.P.D.	TOP OF PARAPET
P.C.	PRECAST CONCRETE	TRAN.	TOILET PAPER DISPENSER
PROJ.	PROJECT	TRD.	TRANSFORMER
PL.	PLATE	TRD.	TREAD
PL.	PROPERTY LINE	T.S.	TOP OF SLAB
P.LAM.	PLASTIC LAMINATE	T.S.	TOP OF STEEL
PLAS.	PLASTER	T.S.S.	TOP OF STRUCTURAL SLAB
PLYWD.	PLYWOOD	T.V.	TELEVISION
PLBG.	PLUMBING	T.W.	TOP OF WALL
PR.	PAIR	TYP.	TYPICAL
POL.	POLISHED	UNF.	UNFINISHED
PRCST.	PRECAST	U.N.O.	UNLESS NOTED OTHERWISE
PT.	POINT	UR.	URINAL
Q.T.	QUARRY TILE	U.T.R.	UP THROUGH ROOF
R.	RISER	V.	VENT / VOLTS
RAD.	RADIUS	VCP.	VETRIFIED CLAY PIPE
R.B.	RESILIENT BASE	VERT.	VERTICAL
REG.	REGULAR	VEST.	VESTIBULE
R.D.	FOOR DRAIN	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
REF.	REFERENCE	V.T.R.	VENT THROUGH ROOF
REFR.	REFRIGERATOR	V.G.	VERTICAL GRAIN
REINF.	REINFORCED	W.	WEST
REQ.	REQUIRED	W/.	WITH
REV.	REVISION	W.C.	WATER CLOSET
RESIL.	RESILIENT	WD.	WOOD
RFL.	REFLECTED	W.I.C.	WOODWORK INSTITUTE OF CAL.
RGTR.	REGISTER	W/O.	WITHOUT
RM.	ROOM	WP.	WATER PROOF
R.O.	ROUGH OPENING	WSCT.	WAINSCOT
RWD.	RED WOOD	WT.	WEIGHT.

CDS

--- Complete Development Solutions, LLC. ---

--- 3659 W. 106Th. St. ---

--- Inglewood, Ca. 90303 ---

--- (310) 465 - 6578 ---

--- CDS14.INC@gmail.Com ---

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS FOR CONFORMANCE TO DRAWINGS BEFORE STARTING CONSTRUCTION. ALL MEASUREMENTS ARE SUBJECT TO VERIFICATION BY THE CONTRACTOR AND HE SHALL NOTIFY CDS,LLC. OF ANY DISCREPANCIES PRIOR TO FABRICATION OR CONSTRUCTION.

THESE DRAWINGS ARE TO BE CONSIDERED PRELIMINARY AND ARE NOT APPROVED FOR CONSTRUCTION UNTIL THE OWNER AND THE DESIGNER HAVE SIGNED BELOW. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION BY THE CONTRACTOR UNTIL THE CONTRACTOR HAS SIGNED BELOW. SIGNATURES BELOW BY OWNER AND CONTRACTOR INDICATE A COMPLETE REVIEW AND KNOWLEDGE OF THE SCOPE, CONTENTS AND CONDITIONS AS SET FORTH IN THESE DOCUMENTS.

THESE DOCUMENTS ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSE OTHER THAN ORIGINALLY INTENDED, UNLESS AUTHORIZED IN WRITING BY CDS,LLC.

--- APPROVALS ---

CDS,LLC. _____

OWNER _____

CONTRACTOR _____

BUILDING DEPARTMENT

--- OWNERS INFORMATION ---

Nicole & James Kaddis

11522 Davenport Rd.

Rossmoor, CA. 90720

1(562) 572 - 3251

--- PROJECT ADDRESS ---

11522 Davenport Rd.

Rossmoor, CA. 90720

REVISIONS	DATE	DESCRIPTION

--- SHEET CONTENTS ---

COVER SHEET

Project Number	PR - DP010 - 2022
Drawn By	I. Erazo
Date	March - 20 - 2022
Checked By	
Scale	As Noted On Plans

--- SHEET ---

AR.1.00

--- SHEET (01) OF (00) ---

--- PROPERTY & PROJECT INFORMATION ---

--- PROJECT SUMMARY ---

--- CODE INFORMATION ---

--- SHEET INDEX ---

OWNER:	Nicole & James Kaddis
ADDRESS:	11522 Davenport Rd. Rossmoor, CA. 90720
ASSESSOR PARCEL NUMBER:	086 - 082 - 02
TRACT:	TR 1680
BLOCK:	82
LOT:	02
PROPERTY ZONE:	R1 / 28 (C3849) "Single Family Residence"
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY CLASSIFICATION:	R3
NUMBER OF STORIES:	One Story

LOT	--	7,409 Square Feet.
EXISTING ONE STORY RESIDENCE	--	2,656 Square Feet
EXISTING ATTACHED TWO CAR GARAGE	--	425 Square Feet
EXISTING COVERED FRONT PORCH	--	324 Square Feet
<u>TOTAL EXISTING SQUARE FOOTAGE</u>	--	<u>3,405 Square Feet</u>
PROPOSED ONE STORY ADDITION	--	162 Square Feet
<u>NEW TOTAL SQUARE FOOTAGE</u>	--	<u>3,567 Square Feet</u>
<u>LOT COVERAGE</u>	--	<u>3,567 / 7,409 = 0.481 X 100 = 48.14%</u>

<u>California Residential Code 2019 Edition</u>
<u>California Building Code 2019 Edition, Volumes 1 & 2</u>
<u>California Mechanical Code 2019 Edition</u>
<u>California Plumbing Code 2019 Edition</u>
<u>California Electrical Code 2019 Edition</u>
<u>California Fire Code (OCFA)</u>
<u>Current California Regulations including State Building Code Title 24</u>
<u>Disabled Access Code</u>
<u>Title 24 California Energy Code 2019 Edition</u>
<u>California Green Building Standards 2019 Edition</u>

AR.1.00	--	COVER SHEET
AR.2.00	--	GENERAL NOTES
AR.3.00	--	CALGREEN RESIDENTIAL MANDATORY MEASURES
AR.4.00	--	CALGREEN RESIDENTIAL MANDATORY MEASURES
AR.5.00	--	SITE PLAN
AR.6.00	--	FLOOR PLAN
AR.7.00	--	ELEVATIONS

NOTE: ALL WORK SHALL COMPLY WITH THE ABOVE CODES INCLUDING LOCAL AMENDMENTS.

--- NOTE ---

THESE DOCUMENTS ARE NOT READY FOR CONSTRUCTION UNTIL THEY HAVE BEEN APPROVED AND STAMPED BY THE NECESSARY CITY DEPARTMENTS.(BUILDING AND SAFETY, PLANNING, FIRE, PUBLIC WORKS...ETC..)

NOTE: THIS IS A LEGAL DOCUMENT AND IT CANNOT BE REPRODUCED OR COPIED WITH OUT A WRITTEN CONSENT OF CDS,LLC

GENERAL

1) ALL DESIGN, CONSTRUCTION, AND WORKMANSHIP SHALL CONFORM TO CURRENT EDITION OF THE CODE LISTED ON COVER SHEET, AND ALL LOCAL ORDINANCES AND REQUIREMENTS.

2) THE APPROVED CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.

3) IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, BRACING AND SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. THE METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SUPERVISION, AND INSTALLATION OF ALL TEMPORARY BRACING AND SHORING SHOULD ENSURE THE SAFETY OF THE WORK. BRACING AND SHORING IS TO BE INSTALLED PER THE LATEST OSHA STANDARDS. ALL BRACING AND/OR SHORING SHALL STAY IN PLACE UNTIL ALL WORK HAS BEEN SUITABLY COMPLETED.

4) THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.

5) DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES ON DRAWINGS. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

6) IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL APPLICABLE SAFETY LAWS ARE STRICTLY ENFORCED AND TO MAINTAIN A SAFE CONSTRUCTION PROJECT.

7) IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE SUPERVISION OF THE CONSTRUCTION WORK TO ENSURE THAT IT IS BUILT IN PERFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE ENGINEER WILL PROVIDE ONLY OBSERVATION OF THE WORK DURING CONSTRUCTION.

8) THE APPROVED SET OF CONSTRUCTION DOCUMENTS, INCLUDING ALL APPROVED REVISIONS, SHALL BE PRESENT AT THE JOB SITE AT ALL TIMES.

9) CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOFS. LOADS SHALL NOT EXCEED THE DESIGN LOADING FOR THE SUPPORTING MEMBERS.

10) NO CHANGES IN THE PLANS WILL BE MADE AND NO EXTRA WORK PERFORMED UNLESS SO APPROVED BY THE OWNER, CIVIL/STRUCTURAL ENGINEER, SOILS ENGINEER/GEOLOGISTS, COUNTY/CITY INSPECTOR AND BUILDING OFFICIALS.

11) A CLAIM FOR EXTRAS WILL BE CONSIDERED IF A CONDITION ARISES WHICH WAS CHANGED BY DESIGN BY OTHERS, UNFORESEEN OR HAS NOT BEEN SHOWN ON THE PLANS. SUCH CLAIMS FOR EXTRAS WILL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS NOTIFIED THE OWNER AND SUPERVISING ENGINEER IN WRITING, INCLUDING AN AGREED-TO REIMBURSEMENT SCHEDULE, PRIOR TO PERFORMING THE EXTRA WORK.

INTENT OF THE DOCUMENTS

IT IS THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS TO REQUIRE THE COMPLETION OF THE WORK IN A THOROUGH AND WORKMANLIKE MANNER IN EVERY RESPECT.

DESCRIPTION OF WORK

THE CONTRACTOR SHALL FURNISH PERMITS, LICENSES, FEES, MATERIAL, LABOR, TOOLS, PLANT, SUPPLIES, EQUIPMENT, TRANSPORTATION, SUPERINTENDENCE, TEMPORARY CONSTRUCTION OF EVERY NATURE, INSURANCE, TAXES, CONTRIBUTIONS, AND ALL OTHER SERVICES AND FACILITIES, UNLESS SPECIFICALLY EXCEPTED NECESSARY TO COMPLETE THIS PROJECT.

LIABILITY AND COMPENSATION INSURANCE

THE CONTRACTOR SHALL MAINTAIN AT ALL TIMES, FULL AND UNLIMITED WORKMENS COMPENSATION INSURANCE IN ACCORDANCE WITH THE LABOR CODE OF THE STATE OF CALIFORNIA, AND SHALL CARRY PUBLIC CONTINGENT LIABILITY OF INSURANCE, IN AMOUNTS SATISFACTORY TO AND IN COMPANIES SELECTED WITH THE CONSENT OF THE OWNER.

PERMITS

THE CONTRACTOR SHALL OBTAIN THE BUILDING PERMIT, AND ALL OTHER CERTIFICATIONS, INSPECTION REPORTS, RELEASES, JURISDICTIONAL SETTLEMENTS, NOTICES, RECEIPTS FOR FEE PAYMENTS, JUDGMENTS, AND SIMILAR DOCUMENTS, CORRESPONDENCE AND RECORDS IN COLLECTION.

SUBCONTRACTOR'S STATUS

EVERY ITEM MENTIONED IN THE SPECIFICATIONS IS INTENDED TO REPRESENT THE QUALITY OF MATERIALS THAT WILL BE DEMANDED. SHOULD THE SUBCONTRACTOR WISH TO SUGGEST ANY SUBSTITUTES THAT HE CONSIDERS EQUAL IN VALUE AND EFFICIENCY WITH THE ONE SPECIFIED, HE SHALL STATE WHAT THE ITEM SUGGESTED IS, AND THE DIFFERENCE IN COST, IF ANY.

IF SUBSTITUTES OF MATERIALS (EQUALLY GOOD) ARE OFFERED AT THE TIME BIDS ARE SUBMITTED, THEY WILL BE CONSIDERED. AND IN THE EVENT OF THE OWNER WISHING TO ACCEPT THE SUBSTITUTE, ARRANGEMENTS WILL BE MADE FOR THE CHANGE BEFORE ENTERING INTO A CONTRACT.

IF NO ITEMS ARE SUGGESTED AS A SUBSTITUTE AT THE TIME THE BIDS ARE SUBMITTED, THEN NO DEVIATION WILL BE ALLOWED FROM THE MATERIALS SPECIFIED WITHOUT FIRST SECURING THE APPROVAL OF THE OWNER.

NOTIFICATION

THE ENGINEER SHALL BE NOTIFIED AT THE FOLLOWING TIMES:

- AFTER FOUNDATION EXCAVATIONS HAVE BEEN MADE AND PRIOR TO PLACING REINFORCING STEEL AND FORMWORK.
- PRIOR TO ALL CONCRETE POURS.

TRASH REMOVAL

THE CONTRACTOR SHALL PROMPTLY REMOVE FROM THE BUILDING, LOT, SIDEWALKS, AND STREETS - ALL RUBBISH AND DIRT, AS IT ACCUMULATES, DUE TO THE WORK DONE UNDER THIS CONTRACT.

ALL COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING ON A DAILY BASIS.

CONSTRUCTION NOTES

CONTRACTOR TO INCLUDE IN THIS SCOPE OF WORK PATCHING OF INTERIOR OR EXTERIOR WALLS AND CEILINGS. CONTRACTOR TO CONSULT OWNER TO THE EXTENT OF COSMETIC WORK.

CONTRACTOR TO RE-LEVEL STRUCTURE PER OWNERS APPROVAL. CONTRACTOR TO INSTALL PROPER SHIMS OR REPLACE COLUMNS AFTER RE-LEVEL.

CONTRACTOR TO UNDERSTAND CONTENTS OF THE PROJECT SOIL AND GEOLOGY REPORTS AND THEIR RECOMMENDATIONS.

WORKMAN SAFETY-EXCAVATIONS

IF IT IS DECIDED TO CONSTRUCT THE PILES OR CAISSONS BY HAND EXCAVATION IT IS NECESSARY FOR THE CONTRACTOR TO PROVIDE ADEQUATE SHORING AND SAFETY EQUIPMENT AS REQUIRED BY THE STATE OR FEDERAL OSHA REGULATIONS.

ALL REGULATIONS OF THE STATE OR FEDERAL OSHA SHOULD BE FOLLOWED BEFORE ALLOWING WORKMEN IN A TRENCH OR OTHER EXCAVATION.

IF EXCAVATIONS ARE TO BE MADE DURING THE RAINY SEASON PARTICULAR CARE SHOULD BE GIVEN TO INSURE THAT BERMS OR OTHER DEVICES PREVENT SURFACE WATER FROM FLOWING OVER THE TOP OF THE EXCAVATION OR PONDING AT THE TOP OF THE EXCAVATIONS.

NOTE

NO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO ISSUANCE OF A BUILDING OR GRADING PERMIT.

WRAP AND PROTECT ALL UTILITY LINES IN WAY OF CONSTRUCTION PER STANDARD CONSTRUCTION PRACTICES

DRAINAGE NOTES

ALL GAPS BETWEEN PAVED AREAS AND THE HOUSE FOUNDATION SHOULD BE SEALED TO PREVENT WATER SEEPAGE.

NEW CATCH BASINS SHALL BE NDS WITH CAST IRON GRATE U.N.O. SEE PLAN FOR LOCATION OF CATCH BASINS.

ALL DOWNSPOUTS SHALL BE CONNECTED TO THE DRAIN LINES USING 6" ADS ADAPTER.

6" DIA. ADS DRAIN LINE WITH A MINIMUM 1/8"-12" OR 1% SLOPE WITH A MINIMUM 18" TOP SOIL COVER BETWEEN CATCH BASINS. SEE PLAN FOR LOCATION OF DRAIN LINES.

DRAINAGE SYSTEM CAN BE PURCHASED FROM A.D.S., "ADVANCE DRAINAGE SYSTEMS, INC." 1025 COMMERCE DR., MADERA, CA 93637. (209) 674-9903.

NDS PRODUCTS MAY BE PURCHASED FROM "NDS" (800) 726-1994 OR VISIT THEM ON THE WEB @: WWW.NDSPRO.COM

TIMBER

1) ALL TIMBER DESIGN AND CONSTRUCTION SHALL BE PER 2007 CBC CHAPTER 23 AND 2005 NATIONAL DESIGN SPECIFICATION (NDS). ALL SAWN LUMBER SHALL BE GRADED BY EITHER WMPA OR WCLB.

2) U.N.O., ALL WOOD SILL PLATES AND LEDGERS BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR-LARCH. ANCHOR BOLTS SHALL BE 5/8" DIAMETER SPACED A MAXIMUM 4'-0" O.C. AND WITHIN 12" AND GREATER THAN SEVEN BOLT DIAMETERS FROM EACH END OF A SILL, FROM A HOLE, OR FROM A NOTCH GREATER THAN 1/3 THE WIDTH OF THE SILL. SEE SHEARWALL SCHEDULE FOR OTHER REQUIREMENTS.

3) ALL WALL BRACING AND MATCHING OF STUDS SHALL CONFORM TO SECTION 2308.9.3 OF THE 2007 CALIFORNIA BUILDING CODE.

4) UNLESS NOTED OTHERWISE ON FRAMING PLANS:

ROOF SHEATHING SHALL BE 15/32" CDX APA-RATED SHEATHING. EXPOSURE 1, MIN. SPAN RATING 24/0, NAILED WITH 6d COMMON @ 6" O.C. EDGES & BOUNDARIES AND 12" O.C AT INTERMEDIATE FRAMING MEMBERS.

FLOOR SHEATHING SHALL BE 23/32" CDX APA-RATED STURD-I-FLOOR T&G. EXPOSURE 1, MIN. SPAN RATING 20" O.C., NAILED WITH 10d COMMON @ 6" O.C. AT EDGES & BOUNDARIES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS

SHEARWALL SHEATHING SHALL BE APA "STRUCTURAL I" RATED. EXPOSURE 1, GROUP 1. NAILING PER SHEARWALL SCHEDULE.

ALL WOOD STRUCTURAL PANEL SHEATHING SHALL BE GRADE MARKED BY APA, T.E.C.O., OR P.T.L. AND SHALL CONFORM TO PS 1-95, PS 2-92, OR PRP-108..

5) HORIZONTAL WOOD STRUCTURAL PANELS SHALL BE LAID WITH THE LONG DIMENSION AND FACE GRAIN PERPENDICULAR TO THE RAFTERS OR JOISTS, AND THE SHEETS SHALL BE STAGGERED AS SHOWN IN 2007 CBC TABLE 2306.3.1 (CASES 1 AND 3). EACH SHEET SHALL CONTAIN A MINIMUM OF 8 SQUARE FEET AND EXTEND TO 3 SUPPORTS. 18" SPACING BETWEEN PANEL ENDS AND EDGES IS REQUIRED. ALL WOOD STRUCTURAL PANEL DIAPHRAGMS SHALL BE REVIEWED BY CONTRACTOR FOR COMPLIANCE WITH NAILING AND PANEL REQUIREMENTS BEFORE FINISH IS APPLIED.

6) U.N.O., ALL 2x ROOF RAFTER AND FLOOR JOIST FRAMING MEMBERS SHALL BE MINIMUM GRADE DOUGLAS FIR-LARCH NO. 2 OR BETTER, ALL BEAMS, HEADERS, AND POSTS SHALL BE MINIMUM DOUGLAS FIR-LARCH NO. 1 OR BETTER. ALL VERTICAL WALL FRAMING MEMBERS SHALL BE DOUGLAS FIR-LARCH NO. 2 OR BETTER.

7) ALL PSL AND LVL ENGINEERED FRAMING MEMBERS SHOWN ON PLANS TO BE 2.0E PARALLAM (E=2000 ksi) AND 1.9E MICROLAM BEAMS (E=1900 ksi), RESPECTIVELY, AS DESCRIBED IN ICC-ES-ESR-1153 & ICC-ES-ESR-1387. ALL WOOD I-JOIST MEMBERS SHOWN ON PLANS TO BE AS DESCRIBED IN ESR-1153.

8) MOISTURE CONTENT OF SAWN LUMBER AT TIME OF INSTALLATION SHALL NOT EXCEED 19%.

9) ALL BOLT HEADS AND NUTS BEARING ON WOOD SHALL HAVE WASHERS. HOLES IN WOOD FOR BOLTS SHALL BE DRILLED MAX. 1/16" LARGER THAN NOMINAL BOLT SIZE.

10) NOTCHING OR DRILLING HOLES IN BEAMS OR JOISTS SHALL BE ONLY AS DETAILED PER ENGINEER AND SHALL COMPLY WITH 2007 CBC SECTION 2308.9.10 & 2308.9.11

TIMBER

11) ALL SAWN LUMBER (2x, 4x, 6x) RAFTERS, FLOOR JOISTS, AND BEAMS SHALL HAVE SOLID WOOD BLOCKING AT ALL POINTS OF SUPPORT. MEMBERS WITH NOMINAL DEPTH 10" OR GREATER SHALL HAVE 2x FULL DEPTH SOLID BLOCKING OR CROSS BRIDGING SPACED AT 8'-0" FOR MAXIMUM.

12) U.N.O., ALL FRAMING CONNECTION HARDWARE SHALL BE AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY AND SHALL BE REFERENCED AS SHOWN IN THEIR LATEST CATALOG. ALL CONNECTOR NAILS AND BOLTS SHALL BE AS DESIGNATED PER MANUFACTURER. ALTERNATE MANUFACTURER CONNECTOR HARDWARE MAY BE USED PROVIDED ENGINEER'S WRITTEN APPROVAL IS OBTAINED BY CONTRACTOR AND ICBO APPROVAL IS PROVIDED.

13) TOP PLATES SHALL LAP LOWER PLATES AT CORNERS, AND BREAKS AT PLATE SHALL BE LAPPED A MINIMUM OF 4'-0", WITH 20-16d NAILS ON EACH SIDE.

14) ALL BEAMS SHALL BE SUPPORTED BY POSTS OR GIRDERS. FOR 4x8 AND SMALLER BEAMS A MINIMUM (2)-2X4 D.F. #2 POST SHALL BE USED. U.N.O. FOR 4X10 AND LARGER BEAMS A MINIMUM 4x4 D.F. #1 POST SHALL BE USED, U.N.O. ALL POSTS SHALL PROVIDE FULL BEARING WIDTH FOR THE BEAM, U.N.O.

15) ALL POSTS SHALL BE CONTINUED BETWEEN FLOORS WITH SOLID FULL WIDTH BLOCKING AND A POST OF EQUAL OR GREATER SIZE BELOW, UNTIL A BEAM OR FOUNDATION IS ENCOUNTERED. ALL POSTS INSIDE WALLS MAY BEAR ON THE SOLE OR SILL PLATE. U.N.O. ISOLATED POSTS SHALL BE SEATED IN POST OR COLUMN BASES PER PLAN.

16) ALL WALLS HIGHER THAN 10'-0" SHALL BE 2x6 OR 3x6 STUDS @ 16" O.C., UNLESS SPECIFICALLY DESIGNED OTHERWISE BY ENGINEER. ALL WALLS CONTAINING MECHANICAL PIPING 2" IN DIAMETER OR LARGER SHALL BE FRAMED WITH 2x6 STUDS @ 16" O.C.

17) CUTTING, NOTCHING, OR BORING HOLES IN STUDS SHALL COMPLY WITH 2010 CBC SECTION 2308.9.10 & 2308.9.11.

18) FRAMING AND NAILING NOT SPECIFICALLY DETAILED ON THE PLANS ARE TO CONFORM TO 2007 CBC TABLE 2304.9.1. COMMON NAILS ARE REQUIRED FOR ALL SHEARWALL, FLOOR AND ROOF DIAPHRAGMS. USE DOUBLE JOISTS UNDER PARALLEL PARTITIONS. U.N.O. DOUBLED HORIZONTAL MEMBERS SHALL BE STITCH-NAILED TOGETHER WITH TWO ROWS OF 16d NAILS @ 12" O.C. STAGGERED, UNLESS OTHERWISE DETAILED. TRIPLED HORIZONTAL MEMBERS SHALL HAVE MIN. 1/2" DIAMETER BOLTS AT 18" O.C. T&B, STAGGERED.

19) ANCHOR BOLTS TO SILL AND SOLE PLATES SHALL HAVE NUTS DRIVEN FLUSH WITH SQUARE PLATE WASHERS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

BOLT DIAMETER	PLATE SIZE
5/8"	0.229" x 3" x 3"
3/4"	5/16" x 3" x 3"
7/8"	5/16" x 3" x 3"
1"	3/8" x 3 1/2" x 3 1/2"

THE ABOVE SCHEDULE ALSO APPLIES TO LAG SCREWS DRIVEN INTO SOLE PLATES FOR RAISED FLOOR AND UPPER STORY CONDITIONS.

20) LAG SCREWS SHALL BE INSTALLED IN PRE-DRILLED HOLES. THE CLEARANCE HOLE FOR THE SHANK PORTION SHALL HAVE THE SAME DIAMETER AND DEPTH AS THE SHANK. THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 40%-70% OF THE SHANK DIAMETER (FOR ALL DOUG-FIR LARCH MEMBERS). LAG SCREWS ARE TO BE INSTALLED WITH THE TURN OF A WRENCH. DRIVING, AS WITH A HAMMER, IS NOT PERMITTED.

21) MINIMUM NAILING SHALL BE PER TABLE 2304.9.1 OF THE 2007 C.B.C.

22) ALL CONNECTORS AND METAL HARDWARE IN CONTACT WITH PRESSURE TREATED TIMBER SHALL HAVE CORROSION RESISTANT COATINGS OR PROTECTION, SUCH AS "ZMAX", HOT DIPPED GALVANIZED, OR BE STAINLESS STEEL.

PARALLAM

1) THE PARALLAM BEAMS ARE TO BE FABRICATED IN THE SHOP OF A LICENSED FABRICATOR.

2) THE MANUFACTURERS LOGO TO BE IMPRINTED ON THE SIDE OF THE PARALLAM BEAM.

3) THE PARALLAM BEAMS ARE TO BE LOAD TESTED BY THE MANUFACTURER AND THE TEST RESULTS SUBMITTED TO THE BUILDING INSPECTOR.

4) TRUSS JOIST MANUFACTURES THE PARALLAM BEAMS (ESR 1153).

5) "E" MODULUS OF ELASTICITY OF PARALLAM IS 2,000,000 PSI.

STRUCTURAL STEEL

1) ALL STRUCTURAL STEEL SHALL CONFORM TO SECTION2203.1 2010 CBC: W-WIDE FLANGE SHAPES: ASTM A992, Fy = 50-65 KSI PLATES, ANGLES, CHANNELS: ASTM A36, Fy = 36 KSI HOLLOW TUBE SHAPES: ASTM A500, GRADE B, Fy = 46 KSI ROUND PIPE SHAPES: ASTM A53, GRADE B, Fy = 35 KSI

2) ALL STRUCTURAL STEEL SHALL BE FABRICATED IN A SHOP APPROVED BY THE LOCAL MUNICIPAL BUILDING DEPARTMENT.

3) STRUCTURAL SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION.

4) ALL STRUCTURAL STEEL SHALL BE IDENTIFIED PER 2010 CBC. DESIGN OF STEEL MEMBERS SHALL BE PER ASD PROVISIONS IN THE 2007 CBC SECTION 2205.1 & 2205.2.

5) STRUCTURAL STEEL SHALL HAVE A SHOP COAT OF RED-OXIDE PRIMER.

6) AFTER ERECTION, ALL FIELD CONNECTIONS, BOLTS, WELDS, AND ALL ABRADED PLACES ON THE SHOP PAINT SHALL BE TOUCHED UP WITH THE SAME TYPE OF PAINT AS THE SHOP COAT.

7) FIELD AND SHOP WELDING SHALL BE DONE BY A DULY CERTIFIED WELDER USING LOW-HYDROGEN E70-T6 ELECTRODE RODS, UNLESS NOTED OTHERWISE. CONTINUOUS INSPECTION BY A REGISTERED INSPECTOR IS REQUIRED FOR FIELD WELDING. ALL WELDING SHALL BE PER AWS, LATEST EDITION, AND AISC SPECIFICATIONS.

8) BOLTS SHALL BE OF A307 QUALITY WITH WASHERS, UNLESS OTHERWISE SPECIFIED ON PLANS. ANY HIGH STRENGTH A325 OR A490 BOLTS SHALL HAVE SPECIAL INSPECTION, UNLESS NOTED OTHERWISE.

9) STEEL ERECTOR SHALL PROVIDE ALL ERECTION BRACING REQUIRED TO MAINTAIN STRUCTURE PLUMB AND PROPERLY BRACED DURING CONSTRUCTION.

FOUNDATION

1) CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS FOR POURED-IN-PLACE CONTINUOUS AND SPREAD FOOTINGS, AND 3000 PSI (SPECIAL INSP. REQ.D) AT 28 DAYS FOR GRADE BEAMS.

2) PORTLAND CEMENT SHALL BE TYPE 11 PER ASTM C 150. AGGREGATES SHALL BE PER ASTM C33 WITH MAXIMUM SIZE OF 11/2" FOR FOOTINGS AND 1" FOR ALL OTHER WORK.

3) REINFORCING STEEL SHALL BE ASTM A615, GRADE 60, CLEAN AND RUST FREE. LAPS AT SPLICES AND POUR LINES TO BE 40 BAR DIAMETERS (2'-0" MINIMUM) UNLESS NOTED OTHERWISE ON PLANS.

4) U.N.O., SLABS ON GRADE SHALL BE 4" THICK WITH # 4 BARS @ 16" O.C. EACH WAY WITH 2 INCH COVER AT BOTTOM. 4" CLEAN SAND SHALL BE PLACED BELOW THE SLAB WITH A 6 MIL PLASTIC VAPOR BARRIER PLACED AT MID-HEIGHT. BARS SHALL BE LAPPED 20". SEE SOILS REPORT (IF AVAILABLE) FOR OTHER REQUIREMENTS.

5) ALL NEW SILL PLATE ANCHOR BOLTS TO BE INSTALLED IN FRESH CONCRETE SHALL BE 5/8" DIAMETER A307 "L" BOLTS SPACED PER PLAN AND SHEARWALL SCHEDULE WITH MINIMUM 7" EMBEDMENT. MAXIMUM ANCHOR BOLT SPACING SHALL BE 4'-0" O.C. ANCHOR BOLTS AT ENDS OF WALL PANELS SHALL BE LOCATED WITHIN 12" AND GREATER THAN 7 BOLT DIAMETERS FROM THE END OF SILL PLATE. THERE SHALL BE A MINIMUM OF TWO ANCHOR BOLTS PER WALL PANEL. (ANCHOR BOLTS TO EXISTING FOOTINGS PER NOTE #13 BELOW). PLATE WASHERS A MINIMUM 3'X3'X0.229" THICK SHALL BE USED ON EACH BOLT.

6) IF NO SOILS REPORT IS PROVIDED, ASSUMED ALLOWABLE SOIL BEARING PRESSURE (ASBP) SHALL BE 1000 PSF (PER SOIL SITE CLASS D) & EMBED FOOTINGS A MINIMUM OF 12" INTO COMPETENT SOIL.

7) REINFORCEMENT CLEARANCES FOR FOOTINGS AND GRADE BEAMS, (U.N.O.):

A) POURED AGAINST EARTH - 3"

B) FORMED SURFACE - 2"

8) REMOVAL OF FORMS:

A) SUPPORTING VERTICAL SURFACES - 2 DAYS MINIMUM

B) SUPPORTING BEAMS & GIRDERS - 15 DAYS MINIMUM

9) REINFORCING SHALL BE CONTINUOUS AROUND CORNERS AND THROUGH INTERSECTIONS.

10) DOWEL ANY NEW FOOTINGS TO EXISTING FOOTINGS WITH (2) #4 x 2'-0" BARS TOP AND BOTTOM WITH 6" EMBEDMENT IN 11/2" DIAMETER CORED HOLES IN APPROVED NON-SHRINK GROUT MATERIAL. (e.g. EMBECO 636, POR-ROK, etc.).

11) ALL HOLD DOWNS INTO EXISTING FOOTINGS TO BE INSTALLED WITH SIMPSON SET ADHESIVE EPOXY, ICC-ESR-1772/LARR# 25279. CONTRACTOR TO INSTALL PER MANUFACTURERS SPECIFICATIONS AND OBTAIN DEPUTY INSPECTOR.

12) UNLESS NOTED OTHERWISE, DOWEL ANY NEW SLABS TO EXISTING FOOTINGS WITH (1)-#4 x 2'-0" BARS SPACED @ 36" O.C. WITH 6" EMBEDMENT IN 5/8" DIAMETER CORED HOLES IN SIMPSON SET EPOXY (ICBO, ICC-ESR-1772 / LARR# 25279).

13) ALL NEW SILL PLATE ANCHOR BOLTS TO BE INSTALLED INTO EXISTING FOOTINGS SHALL BE SIMPSON TITAN HD ANCHOR (ICC-ES-ESER-1056/LARR# 25560)

14) CONSTRUCTION JOINTS SHALL BE PREPARED BY WIRE BRUSHING, CLEANING AND BRUSHING IN A PASTE OF NEAT CEMENT MORTAR IMMEDIATELY PRIOR TO POURING. LOCATION OF CONSTRUCTION JOINT SHALL BE APPROVED BY THE PROJECT STRUCTURAL ENGINEER.

15) ALL CONNECTORS AND METAL HARDWARE IN CONTACT WITH PRESSURE TREATED TIMBER SHALL HAVE CORROSION RESISTANT COATINGS OR PROTECTION, SUCH AS "ZMAX", HOT DIPPED GALVANIZED, OR BE STAINLESS STEEL.

16) PRIOR TO POURING INTERIOR CONCRETE FLOOR SLABS, ALL SOIL BELOW FLOOR SHALL BE COMPACTED TO REQUIRED DENSITY AND MOISTENED TO A DEPTH NOT LESS THAN 18" OR PER SOILS REPORT.

17) DEEPEN NEW FOOTINGS AS NECESSARY TO OBTAIN REQUIRED EMBEDMENT FOR ALL NEW HOLD DOWN BOLTS. ALL HOLD DOWN BOLTS TO HAVE A MINIMUM OF 3" OF CONCRETE COVER TO SOIL @ BOTTOM.

EXPANSIVE SOIL REQUIREMENTS:

A) IF SOIL IS FOUND TO BE EXPANSIVE, THE FOOTINGS MUST MEET THE FOLLOWING MINIMUM REQUIREMENTS.

B) DEPTH OF FOOTINGS BELOW THE NATURAL AND FINISH GRADES SHALL NOT BE LESS THAN 24 INCHES FOR EXTERIOR AND 18 INCHES FOR INTERIOR FOOTINGS.

C) EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE SUPPORTED ON CONTINUOUS FOOTINGS.

D) FOOTINGS SHALL BE REINFORCED WITH MINIMUM FOUR 1/2-INCH DIAMETER DEFORMED REINFORCING BARS. TWO BARS SHALL BE PLACE 4 INCHES OF THE BOTTOM OF THE FOOTING AND TWO BARS WITHIN 4 INCHES OF THE TOP OF THE FOOTINGS.

E) THE SOIL BELOW AN INTERIOR CONCRETE SLAB SHALL BE SATURATED WITH MOISTURE TO A DEPTH OF 18 INCHES PRIOR TO PLACING THE CONCRETE.

F) CONCRETE SLABS ON GRADE SHALL BE PLACED ON A 4-INCH FILL OF COARSE AGGREGATE OF ON 2" SAND BED COVERED MOISTURE BARRIER MEMBRANE. THE SLABS SHALL BE AT LEAST 3-1/2 INCHES THICK AND SHALL BE REINFORCED WITH #4 BARS SPACED AT INTERVALS NOT EXCEEDING 16 INCHES EACH WAY.

REINFORCING STEEL

ALL PRIMARY REINFORCEMENT SHALL CONFORM TO A.S.T.M. A- 615, GRADE 60 K.S.I. STEEL.

ALL TIES AND STIRRUPS SHALL CONFORM TO A.S.T.M. A-615, GRADE 40 K.S.I. STEEL.

SPLICES OF REINFORCING SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS UNLESS SPECIFIED ON PLANS AND SECURELY WIRED TOGETHER, USING A MINIMUM OF 16 GA. WIRE. SPLICES OF ADJACENT REINFORCING BARS SHALL BE STAGGERED WHEREVER POSSIBLE.

CONCRETE

1) ALL PHASES OF WORK PERTAINING TO CONCRETE CONSTRUCTION SHALL CONFORM TO 2010 CBC CHAPTER 19 (BASED ON ACI-318, LATEST ADOPTED EDITION) FOR REINFORCED CONCRETE.

2) MINIMUM ULTIMATE COMPRESSIVE CONCRETE STRENGTHS (f'c) SHALL BE:

SLAB ON GRADE	2500 PSI @ 28 DAYS
STRUCTURAL DECK	3000 PSI @ 28 DAYS
COLUMNS	3000 PSI @ 28 DAYS
FOOTINGS	2500 PSI @ 28 DAYS
CONCRETE/GRADE BEAMS	3000 PSI @ 28 DAYS
CAISSONS	3000 PSI @ 28 DAYS

3) CONTINUOUS INSPECTION BY AN APPROVED DEPUTY INSPECTOR IS REQUIRED FOR CAISSONS, GRADE BEAMS, STRUCTURAL SLABS, AND OTHER CONCRETE MEMBERS WHERE DESIGN COMPRESSIVE STRENGTH VALUE EXCEEDS 2500 PSI.

4) CEMENT SHALL BE TYPE II, LOW ALKALI, CONFORMING TO A.S.T.M. C-150.

5) ALL PRIMARY REINFORCEMENT SHALL BE PER ASTM A-615, GRADE 60 ksi STEEL. ALL TIES AND STIRRUPS SHALL CONFORM TO A.S.T.M. A-615, GRADE 40 ksi STEEL.

6) UNLESS NOTED OTHERWISE, SPLICES OF REINFORCING SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS AND SECURELY WIRED TOGETHER USING A MINIMUM OF 16 GA. WIRE. SPLICES OF ADJACENT REINFORCING BARS SHALL BE STAGGERED WHEREVER POSSIBLE. WHERE SPECIFICALLY CALLED OUT, WELDING OF REINFORCING BARS SHALL BE PERFORMED BY A CERTIFIED WELDER USING E90 SERIES ELECTRODES PER AWS, LATEST EDITION.

7) INTERIOR CONCRETE SLABS ON GRADE SHALL HAVE A STEEL TROWEL FINISH. DRIVEWAYS, WALKS, AND GARAGE SLABS SHALL HAVE A BROOM FINISH AND SHALL BE PITCHED TO SHED WATER.

8) PRIOR TO POURING INTERIOR CONCRETE FLOOR SLABS, ALL SOIL BELOW FLOOR SHALL BE COMPACTED TO REQUIRED DENSITY AND MOISTENED TO A DEPTH NOT LESS THAN 18" OR PER SOILS REPORT.

9) CLEAR COVERAGE OF CONCRETE OVER REINFORCING BARS, ANCHOR BOLTS, AND ALL OTHER CONCRETE INSERTS, UNLESS OTHERWISE SPECIFIED, SHALL BE AS FOLLOWS:
POURED AGAINST EARTH : 3" CLEAR
FORMED CONCRETE : 2" CLEAR

10) FORMS FOR CONCRETE SHALL BE LAID OUT AND CONSTRUCTED TO PROVIDE THE SPECIFIED CAMBERS SHOWN ON THE DRAWINGS. DECK CAMBERING SHOWN ON PLANS IS INTENDED TO PROVIDE A LEVEL DECK. ANY SLOPING FOR DRAINAGE SHALL BE ADDED OR SUBTRACTED FROM CAMBERING AS APPROPRIATE. THE DECK THICKNESS SHALL NOT BE REDUCED IN ORDER TO ACHIEVE DECK SLOPES.

11) DRYPACK UNDER BASEPLATES, SILL PLATES, AND WHERE OTHERWISE NOTED ON DRAWINGS SHALL CONSIST OF APPROVED NON-SHRINK HIGH STRENGTH GROUT. WHEN SPACE BETWEEN TWO SURFACES REQUIRES DRYPACK, IT SHALL BE PACKED BY TAMPING OR RAMMING WITH A BAR OR ROD UNTIL THE VOIDS ARE COMPLETELY FILLED.

12) PLACEMENT OF CONCRETE SHALL CONFORM TO A C.I. LATEST STANDARD AND PROJECT SPECIFICATIONS. WIRE BRUSH OR SANDBLAST ALL CONCRETE SURFACES AGAINST WHICH CONCRETE IS TO BE PLACED.

13) IF COLUMNS AND WALLS ARE PLACED WITH FLOORS, MINIMUM TIME OF TWO HOURS MUST ELAPSE BETWEEN END OF COLUMN OR WALL POUR AND BEGINNING OF FLOOR POUR.

14) PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. COPING IN CONCRETE IS NOT PERMITTED, EXCEPT AS SHOWN. NOTIFY THE PROJECT STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

15) COVER TO BEAM REINFORCEMENT TO BE 2" MINIMUM FORMED CONCRETE & 3" MINIMUM AGAINST EARTH, UNLESS NOTED OTHERWISE.

16) ARCHITECTURAL DRAWINGS TO BE REFERRED TO FOR DECK SLOPES, DRAINAGE, PLUMBING, FRAMING AND ELECTRICAL HARDWARE & ALL DIMENSIONS.

17) REINFORCEMENT CALLED OUT IN DETAILS SHALL BE IN ADDITION TO THAT SHOWN ON PLANS (U.N.O.). REINFORCING METHODS SHOWN IN DETAILS SHALL BE USED AS APPLICABLE.

18) WHEN A MONOLITHIC POUR IS NOT POSSIBLE, CONSTRUCTION JOINTS SHALL BE APPROVED BY THE PROJECT STRUCTURAL ENGINEER.

--- Complete Development Solutions, LLC. ---
 --- 3659 W. 106th. St. ---
 --- Inglewood, Ca. 90303 ---
 --- (310) 465 - 6578 ---
 --- CDS14.INC@Gmail.Com ---

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THESE DOCUMENTS ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSE OTHER THAN ORIGINALLY INTENDED, UNLESS AUTHORIZED IN WRITING BY CDS, LLC.

--- APPROVALS ---

CDS, LLC. _____
 OWNER _____
 CONTRACTOR _____
 BUILDING DEPARTMENT

--- OWNERS INFORMATION ---

Nicole & James Kaddis
 11522 Davenport Rd.
 Rossmore, CA. 90720
 1(562) 572 - 3251
 --- PROJECT ADDRESS ---
 11522 Davenport Rd.
 Rossmore, CA. 90720

REVISIONS	DATE	DESCRIPTION

--- SHEET CONTENTS ---

CALGREEN RESIDENTIAL MANDATORY MEASURES

Project Number	PR - DP010 - 2022
Drawn By	I. Erazo
Date	March - 20 - 2022
Checked By	
Scale	As Noted On Plans

--- SHEET ---

AR.3.00

--- SHEET (03) OF (00) ---

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Chapter 1 – ADMINISTRATION	
Scope	
101.3.1	Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotels/motels.
102.3	Requires a completed Residential Occupancies Application Checklist or alternate method acceptable to the enforcing agency to be used for documentation of conformance.
Chapter 3 – GREEN BUILDING	
Additions and alterations	
301.1.1	• Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. • Requirements only apply within the specific area of the addition or alteration.
Low-rise and high-rise residential buildings	
301.2	Banners identify provisions applying to low-rise only [LR] or high-rise only [HR].
Mixed occupancy buildings	
302.1	Requires each portion of mixed occupancy buildings to comply with CALGreen measures applicable for the specific occupancy. Exceptions: • Accessory structures and accessory occupancies serving residential buildings to comply with Chapter 4 and Appendix A4, as applicable. • Live/work units complying with the California Building Code Section 419 shall not be considered a mixed occupancy. Live/work units are required to comply with Chapter 4 and Appendix A4, as applicable.

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Chapter 4 – RESIDENTIAL MANDATORY MEASURES	
Division 4.1 – PLANNING AND DESIGN	
Storm water drainage and retention during construction	
4.106.2	Projects which disturb less than 1 acre of soil and are not part of a larger common plan of development shall manage storm water drainage during construction.
Grading and paving	
4.106.3	Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Exception: Additions and alterations which do not alter the existing drainage path.
Electric vehicle (EV) charging for new construction	
4.106.4	• Comply with Section 4.106.4.1, 4.106.4.2 or 4.106.4.3 for future installation and use of EV chargers. • Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. Exceptions: 1. On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon 1 of the following: 1.1. Where there is no commercial power supply. 1.2. Verification that meeting requirements will alter the local utility infrastructure design requirements on the utility side of the meter increasing costs to the homeowner/developer by more than \$400.00 per dwelling unit. 2. Accessory Dwelling Units and Junior Accessory Dwelling Units without additional parking facilities. Note: For definitions of Accessory Dwelling Units and Junior Accessory Units, see CALGreen Chapter 2.

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
EV charging: 1- & 2-family dwellings/townhouses with attached private garages	
4.106.4.1	• Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit. • Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). • Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. • Raceways are required to be continuous at enclosed, inaccessible, or concealed areas and spaces. • Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
Identification	
4.106.4.1.1	Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."
EV charging for multifamily dwellings	
4.106.4.2	• Applies to all multifamily dwelling units with parking facilities on the site. • 10% of the total number of parking spaces provided for all types of parking facilities, but in no case less than 1, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number. Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
EV charging space (EV space) locations	
4.106.4.2.1	Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least 1 EV space shall be located in the common use parking areas and shall be available for use by all residents.
EV charging stations (EVCS)	
4.106.4.2.1.1	When EV chargers are installed, EV spaces (required by Section 4.106.4.2.2, Item 3,) shall comply with at least 1 of the following options: 1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. 2. The EV space shall be located on an accessible route to the building, as defined in the California Building Code, Chapter 2. Exception: EVCS designed and constructed in compliance with the California Building Code Chapter 11B are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.
EV charging space (EV space) dimensions	
4.106.4.2.2	EV spaces shall be designed to comply with the following: 1. The minimum length of each EV space shall be 18 feet. 2. The minimum width of each EV space shall be 9 feet. 3. 1 in every 25 EV spaces, but not less than 1, shall also have an 8-foot wide minimum aisle. A 5-foot wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet. a. Surface slope for this EV space and aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction.

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Division 4.3 – WATER EFFICIENCY AND CONSERVATION	
Water conserving plumbing fixtures and fittings	
4.303.1	Plumbing fixtures and fittings shall comply with the following: 4.303.1.1 – Water closets: ≤ 1.28 gal/flush. 4.303.1.2 – Wall mounted urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush. 4.303.1.3.1 – Single showerheads: ≤ 1.8 gpm @ 80 psi. 4.303.1.3.2 – Multiple showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only 1 shower outlet is to be in operation at a time. 4.303.1.4.1 – Residential lavatory faucets: maximum flow rate ≤ 1.2 gpm @ 60 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi. 4.303.1.4.2 – Lavatory faucets in common and public use areas of residential buildings: ≤ 0.5 gpm @ 60 psi. 4.303.1.4.3 – Metering faucets: ≤ 0.2 gallons per cycle. 4.303.1.4.4 – Kitchen faucets: ≤ 1.8 gpm @ 60 psi, temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm.
Standards for plumbing fixtures and fittings	
4.303.2	Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet applicable standards referenced in Table 1701.1 of the California Plumbing Code.
Outdoor potable water use in landscape areas	
4.304.1	New residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
Division 4.4 – MATERIAL CONSERVATION & RESOURCE EFFICIENCY	
Rodent proofing	
4.406.1	Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
EV charging for hotels and motels	
4.106.4.3	• Applies to all newly constructed hotels and motels. • Construction documents shall identify the location of EV spaces. Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.
Number of required EV spaces	
4.106.4.3.1	Table 4.106.4.3.1 shows the number of required EV spaces based on the total number of parking spaces provided for all types of parking facilities.
EV charging space (EV space) dimensions	
4.106.4.3.2	EV spaces shall be designed to comply with the following: • Minimum length of each EV space shall be 18 feet. • Minimum width of each EV space shall be 9 feet.
Single EV space required (similar to 4.106.4.2.3)	
4.106.4.3.3	• Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. • Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). • Raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. • Construction documents shall identify the raceway termination point. • Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Multiple EV spaces required (similar to 4.106.4.2.4)	
4.106.4.3.4	• Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. • Plan design shall be based upon a 40-ampere minimum branch circuit. • Required raceways and related components planned to be installed underground, enclosed, inaccessible or, in concealed areas and spaces shall be installed at the time of original construction.
Identification (similar to 4.106.4.2.5)	
4.106.4.3.5	Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.
Accessible EV spaces	
4.106.4.3.6	In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for EV charging stations in the California Building Code, Chapter 11B.
Division 4.2 – ENERGY EFFICIENCY	
Scope	
4.201.1 & 5.201.1	• Energy efficiency requirements for low-rise residential (Section 4.201.1) and high-rise residential/hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen. • Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2019 California Energy Code.

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Division 4.3 – WATER EFFICIENCY AND CONSERVATION	
Water conserving plumbing fixtures and fittings	
4.303.1	Plumbing fixtures and fittings shall comply with the following: 4.303.1.1 – Water closets: ≤ 1.28 gal/flush. 4.303.1.2 – Wall mounted urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush. 4.303.1.3.1 – Single showerheads: ≤ 1.8 gpm @ 80 psi. 4.303.1.3.2 – Multiple showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only 1 shower outlet is to be in operation at a time. 4.303.1.4.1 – Residential lavatory faucets: maximum flow rate ≤ 1.2 gpm @ 60 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi. 4.303.1.4.2 – Lavatory faucets in common and public use areas of residential buildings: ≤ 0.5 gpm @ 60 psi. 4.303.1.4.3 – Metering faucets: ≤ 0.2 gallons per cycle. 4.303.1.4.4 – Kitchen faucets: ≤ 1.8 gpm @ 60 psi, temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm.
Standards for plumbing fixtures and fittings	
4.303.2	Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet applicable standards referenced in Table 1701.1 of the California Plumbing Code.
Outdoor potable water use in landscape areas	
4.304.1	New residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
Division 4.4 – MATERIAL CONSERVATION & RESOURCE EFFICIENCY	
Rodent proofing	
4.406.1	Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.

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 11522 Davenport Rd.
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 1(562) 572 - 3251

--- PROJECT ADDRESS ---

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REVISIONS	DATE	DESCRIPTION

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CALGREEN RESIDENTIAL MANDATORY MEASURES

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Drawn By	I. Erazo
Date	March - 20 - 2022
Checked By	
Scale	As Noted On Plans

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AR.4.00

--- SHEET (04) OF (00) ---

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Aerosol paints and coatings	
4.504.2.3 & 4.504.2.4	<ul style="list-style-type: none"> Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49. Documentation is required per Section 4.504.2.4.
Carpet systems	
4.504.3	<p>Carpet installed in the building interior shall meet the testing and product requirements of 1 of the following:</p> <ol style="list-style-type: none"> Carpet and Rug Institute's Green Label Plus Program. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350). NSF/ANSI 140 at the Gold level. Scientific Certifications Systems Indoor Advantage™ Gold.
Carpet cushion	
4.504.3.1	Carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.
Carpet adhesive	
4.504.3.2	Carpet adhesives shall meet the requirements of Table 4.504.1.

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 HCD SHL 615 (New 01/20)	
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2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Waste stream reduction alternative [LR]	
4.408.4 & 4.408.4.1	<ul style="list-style-type: none"> Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
Operation and maintenance manual	
4.410.1	At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which covers 10 specific subject areas shall be placed in the building.
Recycling by occupants	
4.410.2	<p>Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of nonhazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.</p> <p>Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.</p>
Division 4.5 - ENVIRONMENTAL QUALITY	
Fireplaces - General	
4.503.1	Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves, and fireplaces shall also comply with all applicable local ordinances.

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Protection of mechanical equipment during construction	
4.504.1	At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air intake and distribution component openings shall be covered. Tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.
Adhesives, sealants and caulks	
4.504.2.1	<p>Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:</p> <ol style="list-style-type: none"> Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products shall also comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations (CCR), Title 17, commencing with Section 94507.
Paints and coatings	
4.504.2.2	Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat, or Nonflat-high Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat, or Nonflat-high Gloss VOC limit in Table 4.504.3 shall apply.

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2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Aerosol paints and coatings	
4.504.2.3 & 4.504.2.4	<ul style="list-style-type: none"> Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49. Documentation is required per Section 4.504.2.4.
Carpet systems	
4.504.3	<p>Carpet installed in the building interior shall meet the testing and product requirements of 1 of the following:</p> <ol style="list-style-type: none"> Carpet and Rug Institute's Green Label Plus Program. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350). NSF/ANSI 140 at the Gold level. Scientific Certifications Systems Indoor Advantage™ Gold.
Carpet cushion	
4.504.3.1	Carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.
Carpet adhesive	
4.504.3.2	Carpet adhesives shall meet the requirements of Table 4.504.1.

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SECTION	REQUIREMENTS
Resilient flooring systems	
4.504.4	<p>Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with 1 or more of the following:</p> <ol style="list-style-type: none"> Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program). Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).
Composite wood products	
4.504.5 & 4.504.5.1	<ul style="list-style-type: none"> Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in the Air Resources Board's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), as shown in Table 4.504.5. Documentation is required per Section 4.504.5.1. Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists, or finger-joined lumber, all as specified in CCR, Title 17, Section 93120.1(a).

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See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Concrete slab foundations	
4.505.2	Concrete slab foundations or concrete slab-on-ground floors required to have a vapor retarder by the California Building Code, Chapter 19, or the California Residential Code, Chapter 5, respectively, shall also comply with this section.
Capillary break	
4.505.2.1	<p>A capillary break shall be installed in compliance with at least 1 of the following:</p> <ol style="list-style-type: none"> A 4-inch thick base of 1/2 inch or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. Other equivalent methods approved by the enforcing agency. A slab design specified by a licensed design professional.
Moisture content of building materials	
4.505.3	<p>Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following:</p> <ol style="list-style-type: none"> Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified. At least 3 random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. <p>Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.</p>

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Bathroom exhaust fans	
4.506.1	<p>Each bathroom shall be mechanically ventilated and shall comply with the following:</p> <ol style="list-style-type: none"> Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. <ol style="list-style-type: none"> Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of ≤ 50% to a maximum of 80%. A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in. <p>Note: For CALGreen, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. Fans or mechanical ventilation is required in each bathroom.</p>
Heating and air-conditioning system design	
4.507.2	<p>Heating and air-conditioning systems shall be sized, designed and equipment selected using the following methods:</p> <ol style="list-style-type: none"> The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection) or other equivalent design software or methods. <p>Exception: Use of alternate design temperatures necessary to ensure the systems function are acceptable.</p>

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See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
CHAPTER 7 - INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS	
Installer training	
702.1	<p>HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program. Examples of acceptable HVAC training and certification programs include, but are not limited to, the following:</p> <ol style="list-style-type: none"> State certified apprenticeship programs. Public utility training programs. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. Programs sponsored by manufacturing organizations. Other programs acceptable to the enforcing agency.
Special inspection	
702.2	When required by the enforcing agency, special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.
Documentation	
703.1	Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.

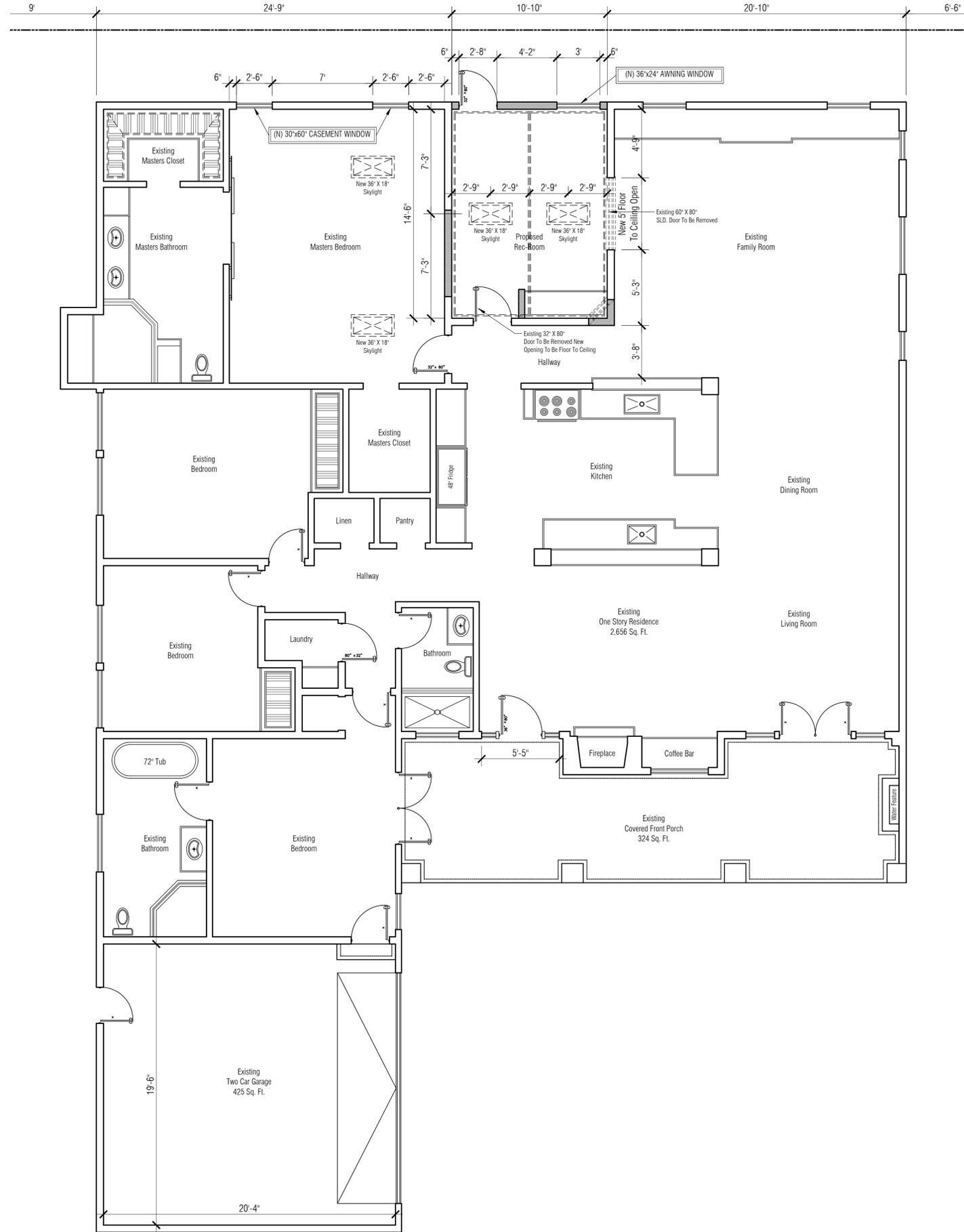
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--- ELECTRICAL PLAN SYMBOLS ---

SYMBOLS	DESCRIPTION
	= CEILING LIGHT
	= WALL LIGHT
	= SECURITY LIGHT (AUTOMATIC LIGHT SENSOR)
	= RECESSED LIGHT FIXTURE
	= FLORESCENT LIGHT FIXTURE
	= DUPLEX OUTLET
	= WEATHERPROOF OUTLET
	= SINGLE-POLE DIMMER SWITCH WITH MOTION SENSOR
	= DOUBLE POLE SWITCH
	= 3-WAY SWITCH
	= 4-WAY SWITCH
	= SMOKE & CARBON MONOXIDE DETECTOR HARDWIRED WITH 1-20V BATTERY BACK UP *INTERCONNECTED*
	= CEILING FAN
	= FAN LIGHT FLORESCENT TYPE WALL ACTIVATE -70 CFM. EXHAUST FAN 5 AIR CHANGES PER HOUR (EXHAUST FAN SHALL BE "ENERGY STAR" AND BE DUCTED TO TERMINATE TO OUTSIDE OF THE BUILDING) Must be controlled with a humidity control.
	= DISH WASHER
	= GARBAGE DISPENSERS
	= ELECTRICAL MAIN CONTROL

--- ELECTRICAL PLAN NOTES ---

- PROVIDE COVER AND LOCATE LIGHT FIXTURES 6" AWAY FROM SHELVES IN CLOSETS (PER NEC SECT. 410-8)
- PROVIDE BONDING WIRE TO METAL WATER SUPPLY SYSTEM, OR GROUND ROD (NEC 250-80(a) & 83)
- FLORESCENT LIGHTS RATED AT NOT LESS THAN 40/ LUMENS PER WATT FOR GENERAL LIGHTING IN KITCHENS AND IN BATHROOMS AS PER TITLE 24.
- ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATE CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (I.C.) BY UNDERWRITERS LABORATORIES OR OTHER TESTING/RATING LABORATORIES RECOGNIZED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS (ICBO) AS PER TITLE 24.
- PILOT LIGHTS TO BE 18" ABOVE FINISH FLOOR LEVEL.
- APPLIANCES SUCH AS KITCHEN SINK FOOD GRINDERS, DISHWASHER, MICROWAVE OVENS, TRASH COMPACTORS, WASHING MACHINES, DRYERS, REFRIGERATORS, FREEZERS, AIR CONDITIONS, FAU'S BUILT-IN HEATERS OR ANY FIXED APPLIANCE WITH MOTOR LARGER THAN 1/4 HP SHALL BE ON A SEPARATE BRANCH CIRCUIT SUPPLIED BY A MIN. NUMBER 12 AWG WIRE.
- SEPARATE EARLY WARNING SMOKE DETECTION SYSTEMS ARE REQUIRED.
- ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION SYSTEM AND SIMILAR SERVICE WIRES AND CABLES SHALL BE SERVED BY DEDICATED 20 AMP CIRCUIT (NEC SECT. 210-52 (d))
- RECEPTACLES ON THE KITCHEN COUNTER SHALL BE STARTED WITHIN 24" OF THE WALL OR THE COUNTER EDGE AND SPACED NOT MORE THAN 48" O.C. (NEC SECT. 210-52 (c))
- ANY SATELLITE DISH ANTENNAS AND/ OR SIMILAR EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECT. 17.46.240 OF THE ZONING ORDINANCE.
- CONDUIT SHALL BE INSTALLED IN EACH UNIT FOR CABLE TELEVISION ACCESS.
- THE ADDRESS SHALL BE CONSPICUOUSLY DISPLAYED ON THE STREET SIDE OF THE BUILDING WITH EXTERNALLY OR INTERNALLY LIT NUMBERS.
- ARC FAULT INTERRUPTION PROTECTION IS REQUIRED FOR ALL BEDROOM BRANCH CIRCUITS (CEC 210-12)
- LOCATE HIGH EFFICACY LIGHTING (E.G. FLORESCENT) IN HALL WAYS, DINING ROOM, BEDROOMS AND CLOSETS WITH AREA OF 70 SQUARE FEET OR MORE - OR LIGHTING SHALL BE CONTROLLED BY MANUAL - ON OCCUPANT SENSORS OR DIMMER SWITCHES.
- OUTDOOR LIGHTING ATTACHED TO THE BUILDING SHALL BE HIGH EFFICACY OR MUST BE CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTO CONTROL.



--- PROPOSED FLOOR PLAN ---

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

--- FLOOR PLAN SYMBOLS & LEGENDS ---

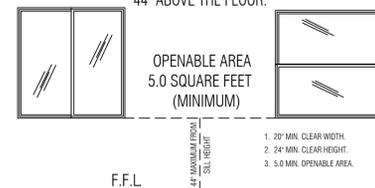
	= EXISTING WALLS TO REMAIN
	= EXISTING WALLS TO BE DEMOLISHED
	= NEW WALLS TO BE CONSTRUCT WITH 2x4 STUDS @ 16" O.C.
	= NEW WALLS TO BE CONSTRUCT WITH 2x6 STUDS @ 16" O.C.
	= NEW ONE HOUR FIRE RATED WALLS WITH 3/8\"/>
	= BUILDING CROSS SECTION
	= DOOR SYMBOL (SEE DOOR SCHEDULE)
	= WINDOW SYMBOL (SEE WINDOW SCHEDULE)

--- FLOOR PLAN NOTES ---

- A MECHANICAL EXHAUST FAN CONNECTED DIRECTLY TO THE OUTSIDE WITH A MINIMUM OF 5 AIR CHANGE PER HOUR. WIRE TO WALL SWITCH MUST BE PROVIDED IN ALL BATH AND LAUNDRY ROOMS.
- PROVIDE MINIMUM TWO TOWEL BARS AT EACH BATH & POWDER ROOM AND ONE TOILET PAPER HOLDER AT EACH WATER CLOSET. PROVIDE SOAP DISH BAR AT EACH TUB AND /OR SHOWER.
- ULTRA-LOW CONSUMPTION WATER CLOSET MUST BE PROVIDED IN ALL NEW CONSTRUCTION (1.6 GAL/FLUSH).
- EXISTING TOILETS AND SHOWERS HEADS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- A RECESSED MEDICINE CABINET MUST BE INSTALLED IN ALL BATHROOMS.
- PROVIDE A 30" X 30" ATTIC ACCESS W/30" CLEAR HEADROOM FROM NEW ADDITION TO EXISTING @ ATTIC AREA.
- HARDWIRED SMOKE DETECTOR WITH BATTERY BACKUPS ARE REQUIRED. ALARMS MUST BE AUDIBLE IN THE ROOMS THEY SERVE. ALARMS SHALL BE INSTALLED IN EVERY SLEEPING ROOM, AND IN ALL ROOMS ADJACENT TO IT AND @ EACH STORY LEVEL. IN EXISTING CONSTRUCTION SMOKE DETECTORS MAY BE BATTERY OPERATED. SMOKE DETECTORS MUST BE INTERCONNECTED SUCH AS THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS. WITH CARBON MONOXIDE DETECTOR.
- PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MIN 24" CLEAR HT. 20" CLEAR WIDTH. 5.0 SQ. FT. MIN. AREA & 44" MAX TO SILL.
- ALL NEW GLAZING TO BE DUAL GLAZED LOW E & SHALL CONFORM TO STATE ENERGY CONSERVATION STANDARDS BASED ON THE CURRENT REGULATIONS.
- EACH WATER CLOSET STOOL SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH AND HAVE A CLEAR SPACE IN FRONT OF THE WATER CLOSET STOOL OF NOT LESS THAN 24".
- STEPS RISE MAX. 7.75". MIN. RUN 11" AT ALL EXTERIOR LANDINGS.
- ENCLOSED WATER HEATER SHALL BE ANCHORED OR STRAPPED (ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK W/ 4" MIN. ABOVE THE CONTROLS) TO PREVENT HORIZONTAL AND VERTICAL DISPLACEMENT W/ 50 SQUARE INCH VENTS TOP & BOTTOM OF COMPARTMENT A MINIMUM 18" HIGH PLATFORM.
- LANDING AT A DOOR SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NO LESS THAN 36"
- SHOWER NOTES
 - SHOWER WALL COVERING SHALL BE CEMENT PLASTER, TILE OR AN APPROVED MATERIAL EQUAL TO 70" ABOVE DRAIN LEVEL AT TUB SHOWERS OR SHOWERS.
 - MATERIALS OTHER THAN STRUCTURAL ELEMENTS MUST BE MOISTURE RESISTANT.
 - SHOWER SIZE. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 Sq. Inch. OF FLOOR AREA, AND ENCOMPASS 30" DIAMETER CIRCLE.
 - GLASS ENCLOSURE, DOOR MUST BE LABELED CATEGORY II AND MUST SWING OUTWARD.
 - PROVIDE A 12"x12" Min. ACCESS AT TUB TRAP EXCEPT WHERE CONCERNED FIXED CONNECTIONS ARE OF BRASS AND WITH OUT SLIP JOINTS.

--- EMERGENCY ESCAPE & EXIT WINDOWS IN SLEEPING ROOMS ---

BASEMENTS IN DWELLING UNITS AND EVERY SLEEPING ROOM BELOW THE FOURTH STORY SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE WHICH SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR EXIT COURT. THE UNITS SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.



EMERGENCY ESCAPE AND RESCUE WINDOWS

NOTE: EXPERIENCE HAS SHOWN THAT 48" HIGH SINGLE OR DOUBLE HUNG WINDOWS GENERALLY DO NOT PROVIDE THE REQUIRED 24" MINIMUM CLEAR OPEN HEIGHT. THESE EGRESS REQUIREMENTS APPLY TO ALL NEW BEDROOM CONSTRUCTION AS WELL AS WINDOW REPLACEMENTS IN EXISTING BEDROOMS.

CDS

--- Complete Development Solutions, LLC. ---
 --- 3659 W. 106Th. St. ---
 --- Inglewood, Ca. 90303 ---
 --- (310) 465 - 6578 ---
 --- CDS14.INC@Gmail.Com ---

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS FOR CONFORMANCE TO DRAWINGS BEFORE STARTING CONSTRUCTION. ALL MEASUREMENTS ARE SUBJECT TO VERIFICATION BY THE CONTRACTOR AND HE SHALL NOTIFY CDS,LLC. OF ANY DISCREPANCIES PRIOR TO FABRICATION OR CONSTRUCTION.

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--- APPROVALS ---

CDS,LLC. _____
 OWNER _____
 CONTRACTOR _____
 BUILDING DEPARTMENT _____

--- OWNERS INFORMATION ---

Nicole & James Kaddis
 11522 Davenport Rd.
 Rossmoor, CA. 90720
 1(562) 572 - 3251

--- PROJECT ADDRESS ---

11522 Davenport Rd.
 Rossmoor, CA. 90720

REVISIONS	DATE	DESCRIPTION

--- SHEET CONTENTS ---

FLOOR PLAN

Project Number	PR - DP010 - 2022
Drawn By	I. Erazo
Date	March - 20 - 2022
Checked By	
Scale	As Noted On Plans

--- SHEET ---

AR.6.00

--- SHEET (06) OF (00) ---

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 --- Inglewood, Ca. 90303 ---
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ELEVATIONS

Project Number	PR - DP010 - 2022
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--- SHEET ---

AR.7.00

--- SHEET (07) OF (00) ---

