



**CITY OF CAMPBELL**  
Community Development Department

December 14, 2020

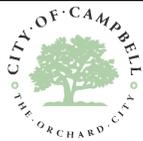
**NOTICE OF SITE AND ARCHITECTURAL REVIEW PERMIT APPLICATION**

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site and Architectural Review Permit for the following project proposal:

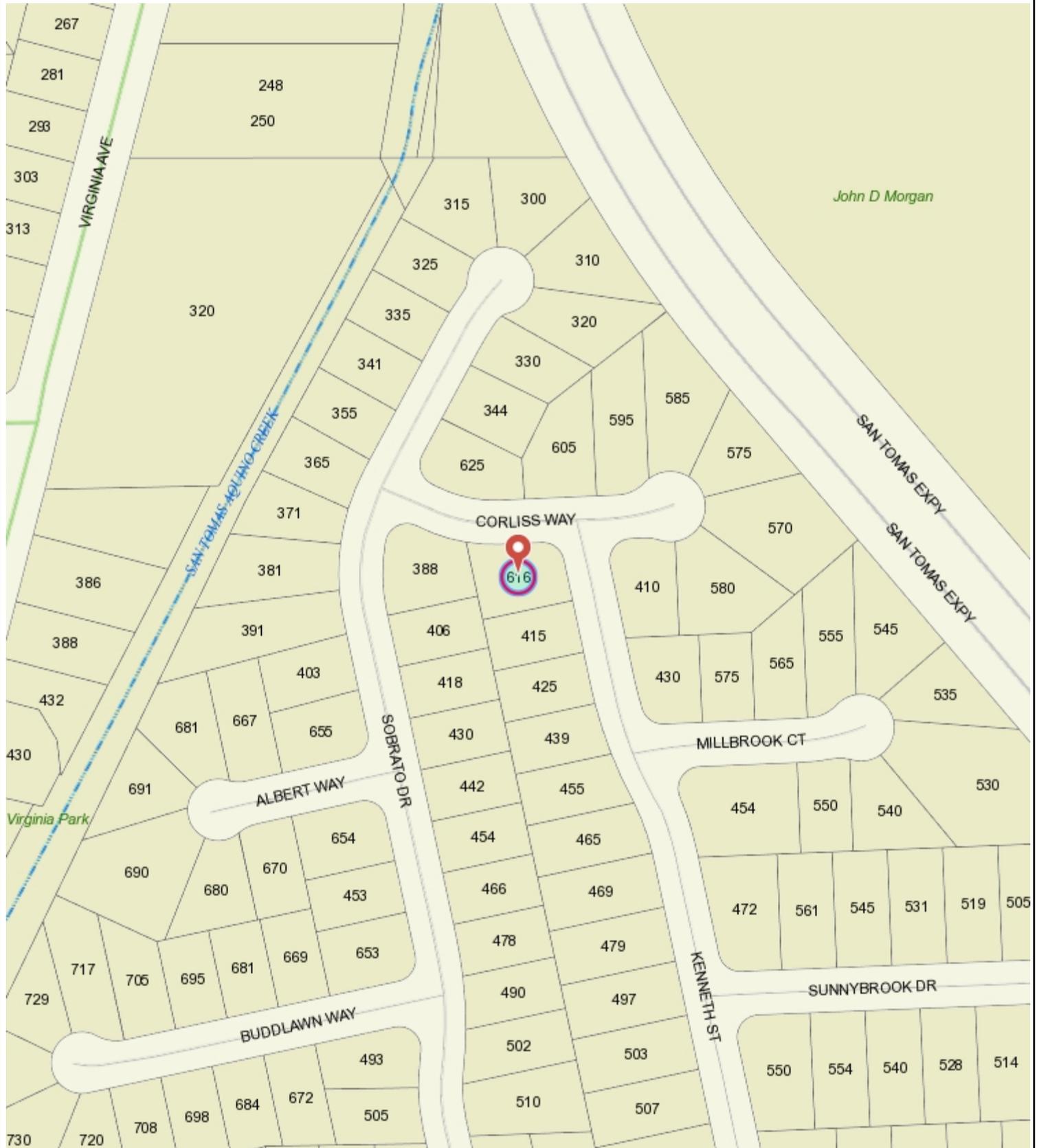
<b>File No.:</b>	<b>PLN-2020-136</b>
<b>Applicant:</b>	<b>Alex Valles</b>
<b>Project Address:</b>	<b>616 Corliss Way</b>
<b>Property Owner:</b>	<b>Teresa Maria</b>
<b>Zoning District:</b>	<b>R-1-6 (Single Family Residential)</b>
<b>General Plan:</b>	<b>Low Density Residential (San Tomas Area Neighborhood Plan)</b>
<b>Neighborhood Association(s):</b>	<b>San Tomas Area Community Coalition</b>
<b>Project Description:</b>	<b>To allow a 157 square-foot single-story addition to existing single-story, single-family residence.</b>

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on December 12, 2020 and ends on December 22, 2020. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **December 22, 2020**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. City Hall is currently closed to the public however plans and architectural drawings may be viewed on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions' or by contacting the project planner. Questions or comments regarding this application may be addressed to Stephen Rose, Senior Planner, in the Community Development Department, at (408) 866-2142 or by email [stephenr@campbellca.gov](mailto:stephenr@campbellca.gov).



# Location Map - 616 Corliss Way



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

APPLICABLE CODES
CBC CALIFORNIA BUILDING CODE 2019
CRC CALIFORNIA RESIDENTIAL CODE 2019
CEC CALIFORNIA ELECTRICAL CODE 2019
CPC CALIFORNIA PLUMBING CODE 2019
CMC CALIFORNIA MECHANICAL CODE 2019
CENC CALIFORNIA ENERGY CODE 2019
CALGREEN CALIFORNIA GREEN BUILDING STANDARDS CODE 2019
ASCE 7 MINIMUM DESIGN LOADS FOR BUILDINGS AND 2015
SDPWS SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC 2015

**PROJECT CONST. NOTES**

\*IF APPLICABLE, ALL FILL MUST REACH 90% COMPACTION MINIMUM  
 \*VERIFY LAYOUT OF BUILDING PAD W/OWNER OR DESIGNER PRIOR TO TRENCHING/DRILLING  
 \*CONTRACTOR/OWNER ASSUMES RESPONSIBILITY OF LOCATING EXISTING UTILITIES PRIOR TO CONSTRUCTION  
 \*VERIFY LAYOUT OF SIDEWALKS, PATIOS, & STEPS W/OWNER/CONTRACTOR PRIOR TO SETTING UP & POURING  
 \*ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS  
 ADDRESS SHALL BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.  
 ADDRESS NUMBERS SHALL BE MINIMUM FOUROF 4", 1/2 INCH MIN STROKE WIDTH, AND MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET. WHERE ADDRESS CANNOT BE VIEWED FROM A PUBLIC WAY, A MONUMENT OR POLE SHALL BE USED  
 \* CHECK WITH PG&E FOR GAS SERVICE LOCATION  
 \* ON AND AFTER JANUARY 1, 2014, RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS, OR IMPROVEMENTS SHALL REPLACE NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINALCOMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT, SEE CIVIL CODE SECTION 1101.1 ET SEQ. FOR THE DEFINITION OF NON COMPLIANT PLUMBING FIXTURE, TYPESOF OTHER RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT ENACTMENT DATES SEE 2019 CALIFORNIA GREEN BUILDING CODE 301.1.1 & CIVIL CODE SECTION 1101.3 IN THE SUPPLEMENTAL BOOK

**PROJECT INFO**

**PROJECT DATA:**  
 APN: 404-25-54  
 ADDRESS: 616 CORLISS WAY CAMPBELL, CA 95008  
 FLOOD ZONE: NO  
 BUILDING OCCUPANCY: R3/U  
 CONSTRUCTION TYPE: VB  
 STORIES: 1  
 HISTORIC: NO  
 ZONING: R-1-6  
 LAND USE: LOW DENSITY RESIDENTIAL

SHEET INDEX
A0) COVER SHEET
SP) SITE PHOTOGRAPHY SHEET
A1) SITE PLAN
A2) FLOOR PLAN
A3) ELEVATIONS
A4) MEP/STRUCTURAL
D1) DETAILS
CG) CALGREENS

**PROJECT DIRECTORY**

**OWNER:**  
 TERESA MARIA  
 616 CORLISS WAY  
 CAMPBELL, CA 95008  
 TERESA@SGARLATO.COM

**DESIGNER:**  
 ALEX VALLES  
 SOUTH BAY DESIGN  
 P.O. BOX 27  
 HOLLISTER, CA 95024



**GENERAL PROJECT NOTES**

- PROJECT TO BE SUPERVISED BY A LICENSED GENERAL CONTRACTOR.
- IN CASE OF CONFLICT OR DISCREPANCIES IN THE DRAWINGS, CONTRACTOR SHALL NOTIFY THE DESIGNER PRIOR TO PROCEEDING
- PRIOR TO START OF WORK CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENSURE ALL WORK IS BUILDABLE AS SHOWN.
- REDUCE FORMALDEHYDE IN INTERIOR FINISH TO MEET CURRENT CARB AIRBORNE TOXIC CONTROL MEASURE (ATCM) FOR COMPOSITE WOOD.
- FIRE SPRINKLERS NOT REQUIRED
- SOLAR/PV NOT REQUIRED

**CITY STAMPS**

**FLOOR AREA SUMMARY:**

LOT AREA:	7,158 S.F.
(E) LIVING AREA:	1,040 S.F.
LIVING ADDITION:	157 S.F.
COV. STOOP:	29 S.F.
(P) LIVING AREA:	1,197 S.F.
(E) GARAGE:	459 S.F.
FLOOR AREA RATIO:	23.13%
LOT COVERAGE (FAR):	4.000 +/- S.F.
SOFTSCAPE AREA:	727 S.F.
CONCRETE WALKWAYS AND D/W:	13'-6"
BUILDING HEIGHT:	1/2
COVERED/UNCOVERED PARKING:	

**SCOPE OF WORK**

ADDITION TO EXISTING 1,040 S.F. SINGLE FAMILY DWELLING OF 157 S.F., 1 STORY KITCHEN AND DINING ROOM ADDITION & KITCHEN REMODEL

**PROJECT INFO**

DESIGNS PRESENTED BY THESE DRAWINGS ARE THE PROPERTY OF SOUTH BAY DESIGN AND WERE DEVELOPED FOR USE ON THIS PROJECT ONLY. THIS DRAWING AND THE DESIGNS THEY REPRESENT SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR FIRM OUTSIDE THE SCOPE OF THIS PROJECT WITHOUT WRITTEN PERMISSION OF SOUTH BAY DESIGN

**VICINITY MAP**



**PROPOSED PROJECT:**  
**616 CORLISS WAY**  
**CAMPBELL, CA 95008**

REVISIONS
1 11/11/20
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8

**SOUTH BAY DESIGN**  
 DBA  
 ALEX VALLES  
 DESIGNER/DRAFTSMAN  
 P.O. BOX 27  
 HOLLISTER, CA 95024  
 831.207.9677  
 sbdesign27@yahoo.com

ADDITION/REMODEL  
 TERESA MARIA  
 616 CORLISS  
 CAMPBELL, CA 95008

COVER SHEET/WASTE  
 MANAGEMENT PLAN

**DRAWN BY:**  
 A.V.  
**CHECKED:**

**DATE:**  
 8.13.20

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

**JOB NO.:**

**SHEET**  
**AO**



**City of Campbell**  
**WASTE MANAGEMENT PLAN**

**SUBMIT TO:**  
 City of Campbell  
 Public Works Dept.  
 70 N. First St.  
 Campbell, CA 95008  
 Mon. - Fri. 8:00 am - 5:00 pm  
**INFORMATION AND SUPPORT:**  
 Public Works Dept. - 408 866 2150

Project Address: 616 Corliss Way Campbell, Ca 95008

Permit No. \_\_\_\_\_

**WMP REQUIRED BECAUSE PROJECT IS A**

Demolition ≥ 500 Sq. Ft.  
 Construction/Remodel ≥ 250,000  
 Construction/Remodel ≥ 2,000 sq. ft.

**SECTION ONE: PERMIT APPLICATION**

This Waste Management Plan (WMP) must be completed and approved to obtain a building permit. Separate WMPs must be completed for demolition and construction at the same site unless the Building Department requires only one permit.

**Step 1: PROJECT INFORMATION - FILL OUT THE FOLLOWING INFORMATION**

Applicant's Name: Teresa Maria  
 Contact Phone Number: 831-207-9677 Fax Number: \_\_\_\_\_  
 Check one:  Owner  Architect  Builder  Owner/Builder  Other  
 Contractor: \_\_\_\_\_ Contact Phone Number: \_\_\_\_\_  
 Project Type:  New  Remodel  Addition  Demolition  
 Project Square Footage: 157 Addition/ 300 Remodel  
 Project Description: ADDITION TO EXISTING 1,040 S.F. SINGLE FAMILY DWELLING OF 157 S.F., 1 STORY KITCHEN AND DINING ROOM ADDITION & KITCHEN REMODEL  
 Estimated Completion Date: 8/1/20

**Step 2: WASTE MANAGEMENT REQUIREMENTS**

**REQUIREMENTS: You are required to recycle or re-use 65% of all construction and demolition debris.**  
 I understand that I am required by the City of Campbell Municipal Code Section 6.12 to salvage, reuse, or recycle a minimum of 65% of all construction and demolition debris (C.S.D.).  
 Applicant: Teresa Maria Date: 11-11-20  
 DPW Approval: \_\_\_\_\_ Date: \_\_\_\_\_

I understand that failure to meet the requirements of Municipal Code Section 6.12 shall constitute a misdemeanor, and shall be punishable by imprisonment in the county jail for up to 6 months, or by a fine of up to \$1,000, or both. In addition, a stop order on the job or a delay of final approval may occur. TM (Initial)

All the completion of this project, or more frequently if required, all receipts or other equivalent documentation from salvage, recycling and waste facilities will be provided to the City of Campbell Public Works Department and I understand that I may not be issued my final inspection unless all receipts and documentation are submitted to the City of Campbell Public Works Department. TM (Initial)

**Step 3: RECYCLING CONSTRUCTION AND DEMOLITION DEBRIS - ANSWER THE QUESTIONS BELOW**

**SAVAGE AND REUSE:**  
 What materials will be salvaged? Roofing, Concrete, Sheetrock, any metal or plastic  
 Salvage Company (if applicable): Self Haul to Zanker Recycling  
 What materials will be reused on site? Little to none  
 How will this be documented? Receipts provided to city

**MATERIAL TRANSPORTATION:**  
 Will you be using a hauling company or hauling the material yourself? (Check one)  
 West Valley Collection & Recycling Co. (WVCR)\*  Self Haul  
 \* Permit Applicant is required to contact WVCR (408-283-9250) to request construction and demolition debris box service.

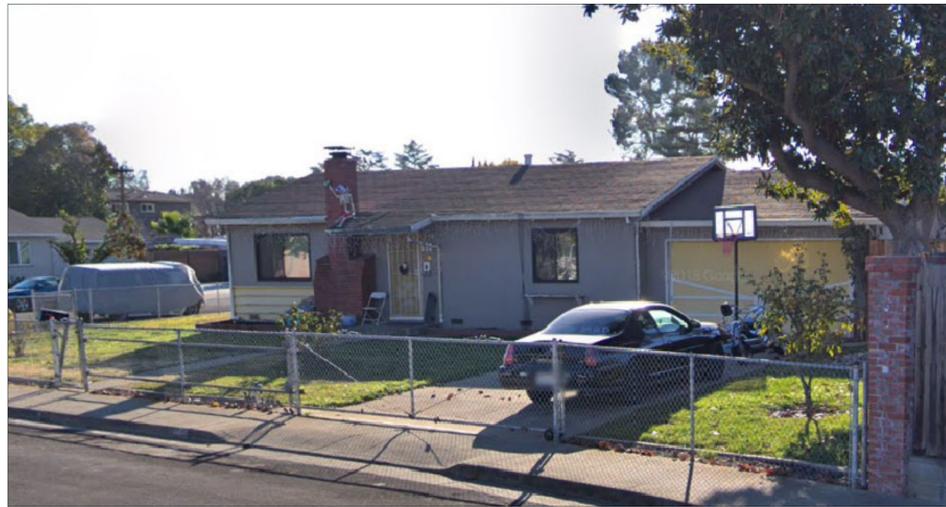
All original receipts, weight tags and documentation for salvage, recycling, and disposal must be submitted.  
 On Completion of project  Other \_\_\_\_\_  
 DPW Approval: \_\_\_\_\_ Date: \_\_\_\_\_

**SECTION TWO: FINAL REPORT APPROVAL**

Please complete this section and have it approved by the Public Works Department no later than 30 days after completion of the demolition or construction project.

**This section must be completed and signed, and all original receipts or other supporting documentation must be attached in order to receive final project approval.**

All original receipts or equivalent documentation for salvage, recycling, and disposal are hereby attached.  
 This project has recycled at least 65% of all construction and demolition debris generated.  
 Applicant: Teresa Maria Date: 11-11-20  
 DPW Approval: \_\_\_\_\_ Date: \_\_\_\_\_



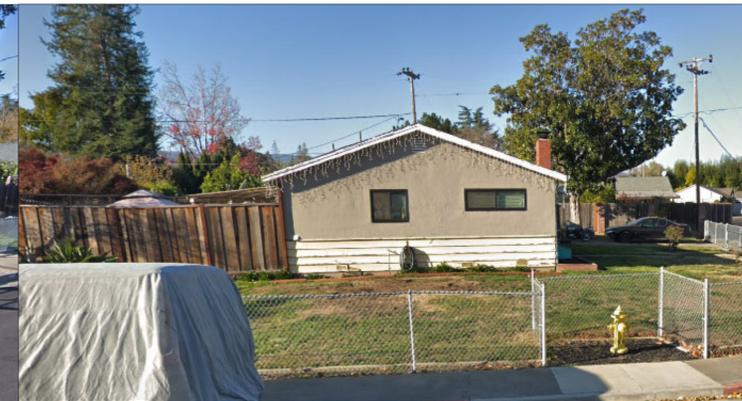
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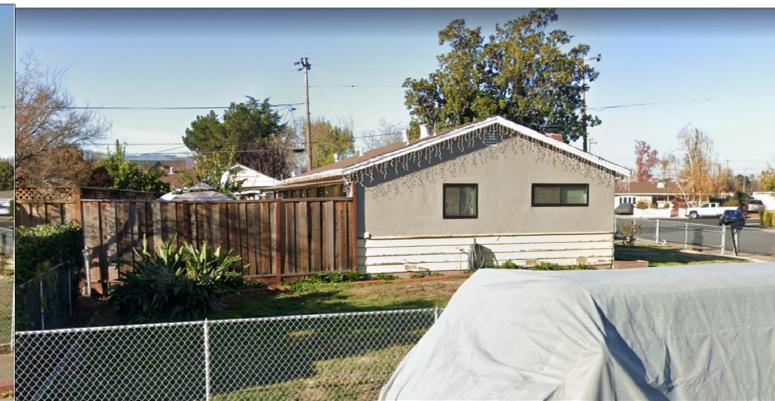
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*Alex Valles*

REVISIONS	
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**SOUTH BAY DESIGN**  
DBA  
**ALEX VALLES**  
DESIGNER/DRAFTSMAN  
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sbdesign27@yahoo.com

**ADDITION/REMODEL**  
**TERESA MARIA**  
**616 CORLISS**  
**CAMPBELL, CA 95008**

**SITE PHOTOGRAPHY**

CITY STAMPS

DRAWN BY  
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SCALE  
1/4" = 1'-0"  
JOB NO.  
SHEET  
**SP**

# ARCHITECTURAL GENERAL NOTES

## VENTILATION

1. LOCATION AND SIZE OF FOUNDATION VENTS TO CONFORM TO CRC R408.
2. PROVIDE UNDER ROOF CROSS VENTILATION AT THE RATE OF 1/150 OF THE ATTIC AREA. CRC R806.2.
3. BATHROOMS AND LAUNDRY ROOMS SHALL BE MECHANICALLY VENTILATED (50 CUBIC FT/MIN). THE POINT OF DISCHARGE MUST BE 3' MIN. ABOVE ANY BUILDING OPENINGS WITHIN 10'. HABITABLE ROOMS SHALL BE NATURALLY VENTILATED WITH CLEAR OPEN AREA NOT LESS THAN 4% OF THE FLOOR AREA OF THE ROOM.CRC.

## ACCESS

4. PROVIDE UNOBSTRUCTED 18" MIN. BY 24" MIN. ACCESS TO ALL UNDERFLOOR SPACES WHERE JOISTS OR SUBFLOOR IS UNTREATED. CRC R408.4.
5. PROVIDE 22" MIN. BY 30" MIN. ACCESS TO ALL ATTIC SPACES WITH 30" CLEAR HEIGHT OR MORE. CRC R807. FIRE PROTECTION
6. ALL GARAGE WALLS COMMON WITH LIVING AREA TO BE 1/2" GYPSUM BOARD MINIMUM FROM FOUNDATION TOROOF SHEATHING ON THE GARAGE SIDE AT SEPARATION WALL BETWEEN GARAGE AND RESIDENCE. GARAGE SUPPORTING HABITABLE ROOMS ABOVE TO BE OF 1 HOUR CONSTRUCTION WITH 5/8" TYPE 'X' GYPSUM BOARD MINIMUM. DOORS FROM GARAGE TO LIVING AREA TO BE 1-3/8" MIN. SOLID WOOD DOOR OR 20-MINUTE FIRE-RATED WITH SELF-CLOSING AND SELF-LATCHING DEVICE AND WEATHER STRIPPING. PROVIDE 1/2" GYPSUM BOARD ON ALL WALLS & STRUCTURES (BEAMS, POSTS, ETC.) AT GARAGE SIDE OF THE WALL SUPPORTING 5/8" TYPE 'X' GYPSUM BOARD.
7. USABLE SPACE UNDER STAIRS AT R2 AND R3 TO BE 1/2" GYPSUM BOARD MIN. AT ALL WALLS AND CEILING PER CRC.
8. PROVIDE 6" MINIMUM CLEARANCE AT BACK OF FURNACE AND 12" TOTAL CLEARANCE ON SIDES OF FURNACE.
9. INSTALL ZERO CLEARANCE PRE-FAB FIREPLACES AS DIRECTED BY THE MANUFACTURERS INSTALLATION RECOMMENDATIONS AND ITS LISTING PER CRC. VERIFY HEARTH EXTENSION MATERIAL AND THICKNESS MEET MANUFACTURERS SPECIFICATIONS. FIRE STOPS WITH NON-COMBUSTIBLE MATERIALS SHALL BE PROVIDED AROUND THE CHIMNEY IN OPENINGS AT THE CEILING PER CRC.
10. TOP OF FIREPLACE CHIMNEYS TO EXTEND 2 FEET MIN. ABOVE ANY ROOFING MATERIAL WITHIN 10 FEET (MEASURED HORIZONTALLY) OF CHIMNEY AND 3 FEET MIN. ABOVE ANY ADJACENT ROOFING MATERIAL. CRC R1003.

## GLAZING

11. ALL GLASS AND GLAZING SHALL COMPLY WITH THE U.S. SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS, AND WITH FEDERAL SPECIFICATIONS.
12. VERIFY WINDOWS MEET EGRESS REQUIREMENTS (CRC R310). AT LEAST ONE ESCAPE ROUTE FROM EACH SLEEPING ROOM, 20" CLEAR WIDTH, 24" CLEAR HEIGHT, AND 5.7 SQ. FT. CLEAR OPENING, THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" ABOVE THE FLOOR (CRC).
13. SKYLIGHT DESIGN TO CARRY ALL TRIBUTARY ROOF LOADS AS SPECIFIED IN CRC R301.
14. CONSTRUCTION OF SKYLIGHT GLAZING SYSTEM TO MEET REQUIREMENTS OF CRC R308.6.
15. GLASS SHOWER AND TUB ENCLOSURES, AND WINDOWS OVER SHOWERS AND TUBS TO BE SAFETY GLASS. CRC R308.4.5.
16. GLAZING IN ANY DOOR, OR GLAZING WITHIN 24" OF ANY DOOR AND WITHIN 60" OF FLOORS TO BE TEMPERED GLASS CRC R308.4.1 AND R308.4.2. GLAZING WITHIN 18" OF THE FLOOR AS PER CRC R308.4.3 OR AT ENCLOSED WALLS AT STAIRWAYS AS PER CRC R308.4.6 AND R308.4.7 TO BE TEMPERED GLASS.

## STAIRS

17. RISERS ON STAIRWAYS SHALL NOT BE LESS THAN 4", NOR GREATER THAN 7-3/4". THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE RUN SHALL NOT BE LESS THAN 10". THE LARGEST RUN SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". CRC R311.7.5. HEADROOM AT STAIRWAYS TO BE 6'-8" MIN., MEASURED VERTICALLY AT ALL POINTS FORMED BY A PLANE TANGENT TO ALL TREAD NOSINGS. CRC R311.7.2. NOSING DIMENSION AND PROFILE PER CRC R311.7.5.3, 18.
18. GUARDRAILS SHALL HAVE MINIMUM OF 42" IN HEIGHT. CRC R312.1.2. OPEN GUARDS SHALL HAVE BALUSTERS SUCH THAT 4" DIAMETER SPHERE CANNOT PASS THROUGH. CRC R312.1.3. FOR R2 AND R3 OCCUPANCY, OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW PASSAGE OF A SPHERE OF 4-3/8" OR MORE IN DIAMETER. CRC R312.1.3 EX. 2.
19. HANDRAILS TO BE 34" TO 38" ABOVE TREAD NOSING, CIRCULAR HANDGRIP TO BE MIN. 1-1/4" TO MAX. 2" IN CROSS SECTION. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF THREADS OF FLIGHT WITH FOUR RISERS OR MORE. CRC R311.7.8.

## BATHROOMS

20. TOILETS TO HAVE A MINIMUM CLEAR STALL SPACE OF 30" AND A MINIMUM CLEAR SPACE OF 24" IN FRONT. INSTALL MAX. 1.28 GALLON PER FLUSH TOILETS.
21. SHOWERS TO HAVE A MINIMUM AREA OF 1024 SQ. IN. AND A MINIMUM CLEAR HORIZONTAL DIMENSION OF 30", MEASURED AT THE TOP OF THE CURB. WALLS SHALL BE CEMENT-BASED BACKER BOARDS TO A MIN. HEIGHT OF 72" ABOVE THE DRAIN INLET. CRC R307.2. PROVIDE INDIVIDUAL PRESSURE BALANCE OR TEMPERATURE CONTROL AT EACH SHOWER OR TUB/SHOWER.
22. INSTALL TUB WITH FULL MORTAR SET TILE SURROUND. WALLS SHALL BE CEMENT-BASED BACKER BOARDS TO THE CEILING AT SHOWERS AND TUB/SHOWERS.

## GENERAL

23. VAULTED CEILINGS SHALL BE PROVIDED WITH A VAPOR BARRIER BENEATH THE INSULATION AND A 1" MIN. AIR SPACE ABOVE THE INSULATION. THE AIR SPACE SHALL BE VENTILATED AS PER CRC R806.
24. FURNACES AND WATER HEATERS IN GARAGES SHALL BE MOUNTED UPON PLATFORMS NOT LESS THAN 18" ABOVE THE GARAGE FLOOR.
25. WATER HEATER SHALL BE STRAPPED FOR SEISMIC LOAD AT POINTS BETWEEN THE UPPER ONE THIRD AND LOWER ONE THIRD OF ITS HEIGHT. THE LOWERS STRAP SHALL BE A MINIMUM OF 4 INCHES ABOVE THE WATER HEATER CONTROLS. SEE CPC.
26. PROVIDE ROOF DRAINS AND OVERFLOW DRAINS AT FLAT ROOFS AS PER CRC R903.4 AND CPC.

## PERFORMANCE

27. PROVIDE FABRICATOR'S CERTIFICATE FOR GLU-LAM BEAMS TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL AT TIME OF DELIVERY AND PRIOR TO INSTALLATION AS PER CBC.
28. ALL HARDWOOD FLOORING TO BE INSTALLED IN ACCORDANCE WITH THE LATEST NOFMA SPECIFICATIONS AND RECOMMENDATIONS.
29. ALL TILE WORK TO BE INSTALLED IN ACCORDANCE WITH THE LATEST TILE COUNCIL OF AMERICA SPECIFICATIONS AND RECOMMENDATIONS.
30. ALL PLUMBING WORK SHALL COMPLY WITH THE CALIFORNIA PLUMBING CODE, SAFETY ORDERS OF THE STATE OF CALIFORNIA AND ALL LOCAL CODES AND ORDINANCES.
31. ALL H.V.A.C. WORK SHALL BE IN CONFORMANCE WITH APPLICABLE CODES, THE CALIFORNIA MECHANICAL CODE, AND THE RECOMMENDED PRACTICES OF ASHRAE AND SMACNA.
32. ALL ELECTRICAL WORK SHALL CONFORM TO THE CALIFORNIA ELECTRICAL CODE AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS. TOXIC MATERIALS REMOVAL

## TOXIC MATERIALS REMOVAL

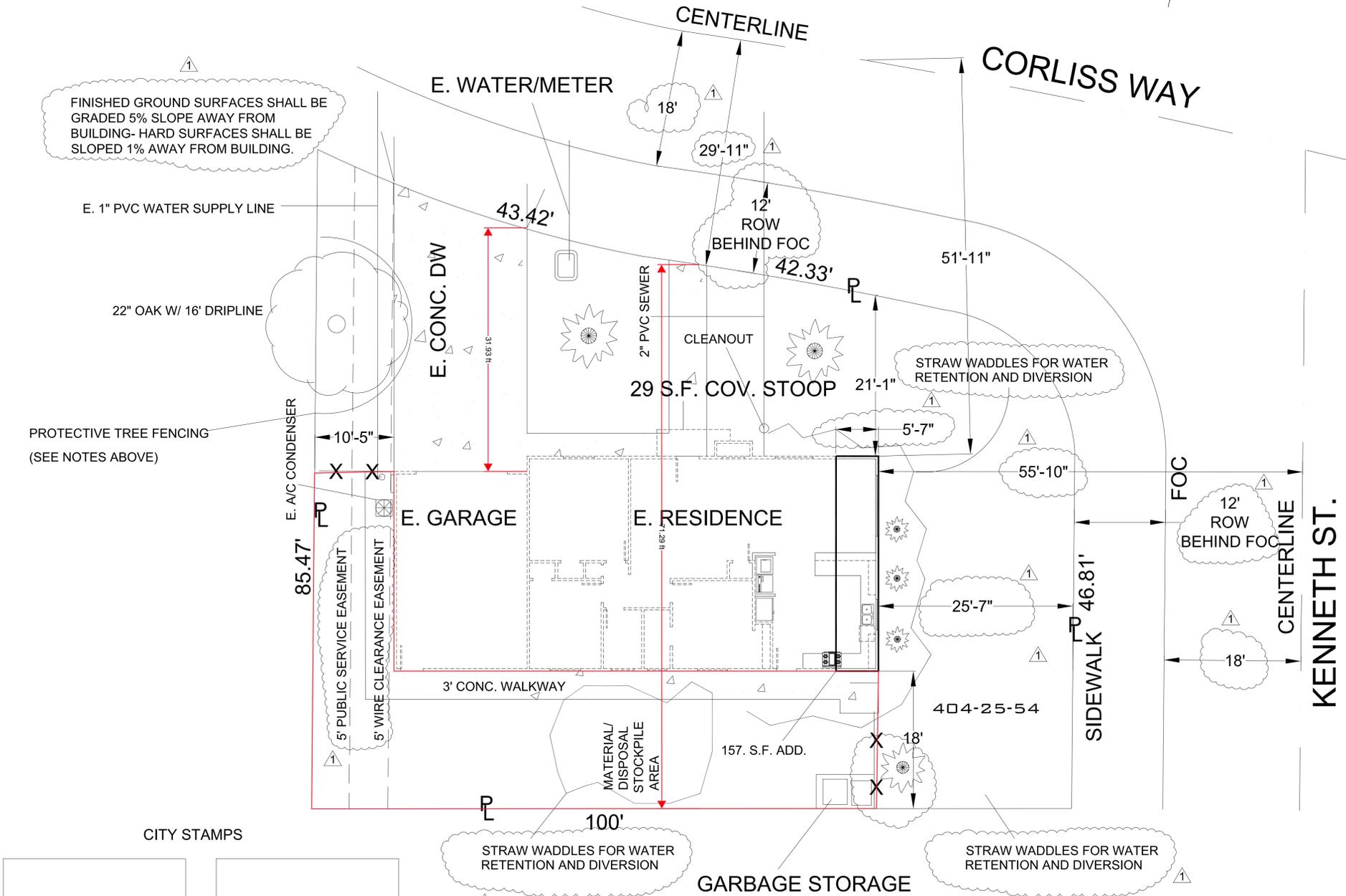
33. ALL HANDLING AND REMOVAL OF TOXIC MATERIALS TO BE DONE BY A CERTIFIED TOXIC WASTE CONTRACTOR. CERTIFICATION TO BE DONE BY THE STATE OF CALIFORNIA AND REGISTERED WITH THE LOCAL BUILDING OFFICIAL.
34. FOR ALL NEW CONSTRUCTION, ALL DWELLINGS SHALL COMPLY WITH THE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE. BUILDINGS SHALL BE DESIGNER TO INCLUDE THE GREEN BUILDING MEASURED SPECIFIED AS MANDATORY IN THIS CODE. FOR SITE DEVELOPMENT PER CGBSC SECTION 4.106, FOR WATER EFFICIENCY AND CONSERVATION PER CGBSC SECTION 4.301, FOR INDOOR AIR QUALITY PER CGBSC SECTION 5.506

Construction of private property where protected trees are designated for preservation shall be protected during development of a property by compliance with the following:

1. Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree. Protective fencing shall be installed as follows:
  - A. The fence shall be a minimum of six feet in height and shall be set securely in place.
  - B. The fence shall be chain link without slats to allow visibility to the trunk for inspections and safety.
  - C. There shall be no storage of any kind prior to or at such time after the protective fencing is installed.
  - D. The fence may be adjusted as necessary to accommodate work approved within the dripline provided any excavation is done in accordance with instructions directed by a qualified arborist.
2. The existing grade level around a tree shall normally be maintained out to the dripline of the tree. Alternate grade levels may be approved by the Community Development Director when it is reasonably demonstrated that the alternate grade will not damage the health of the tree.
3. Drain wells shall be installed whenever impervious surfaces will be placed over the root system of a protected tree (the root system generally extends to the outermost edges of

the branches).

4. Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.
5. Trees cannot be pruned to accommodate grading or construction without the express written approval of the City. Upon receipt of written approval, pruning of trees must be undertaken in accordance with "Pruning Standards" of the International Society of Arboriculture and must be carried out by a licensed arborist.
6. Soil compaction of the area under the dripline of the tree shall be avoided during all phases of site clearing and construction.
7. No soil sterilants or weed killer that will inhibit or restrict the tree's growth may be applied in the root area.
8. No signs, wires or any other object shall be attached to the tree.
9. Any other measures deemed necessary by a qualified arborist and specified in any report prepared for development projects with City review and approval.
10. The applicant shall provide the project planner with photos of the installed protective fencing prior to issuance of a building permit.



CITY STAMPS

REVISIONS	
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**SOUTH BAY DESIGN**  
DBA  
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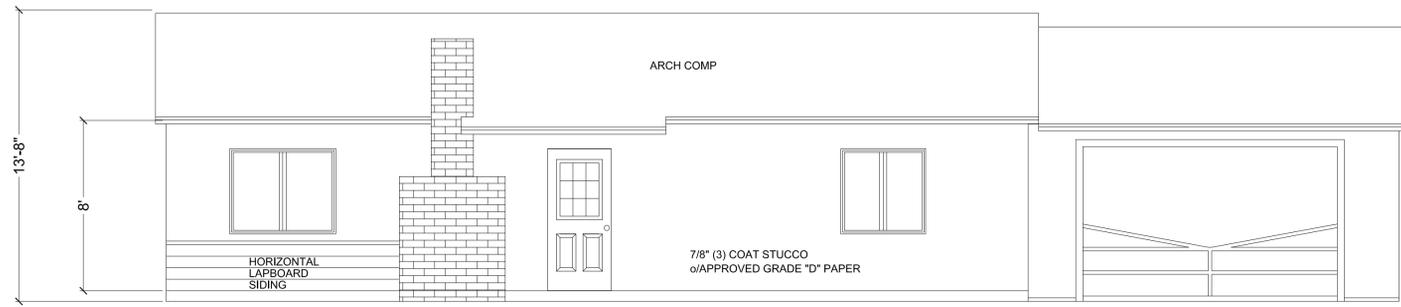
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SITE PLAN

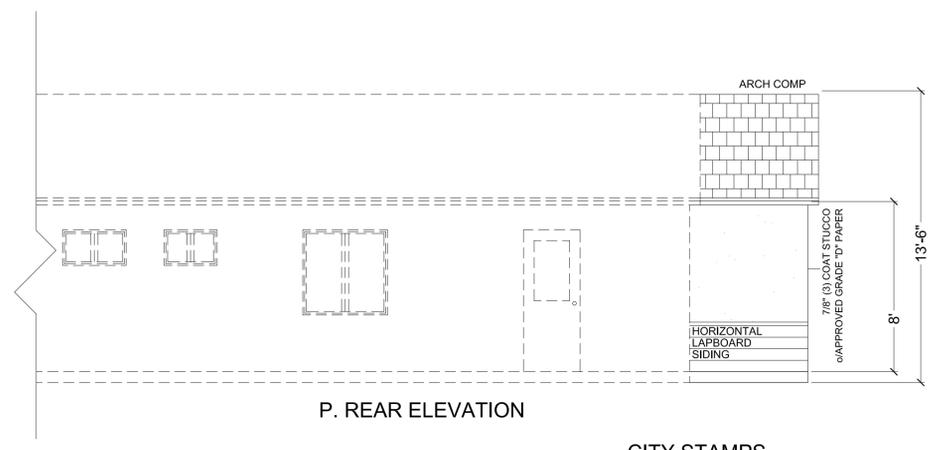
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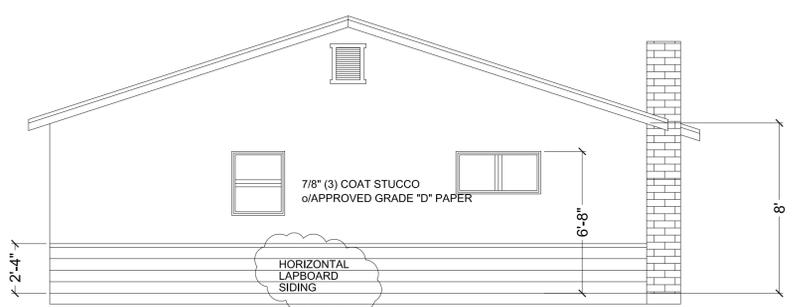


E. FRONT ELEVATION

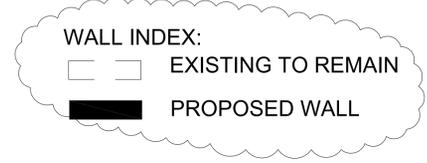


P. REAR ELEVATION

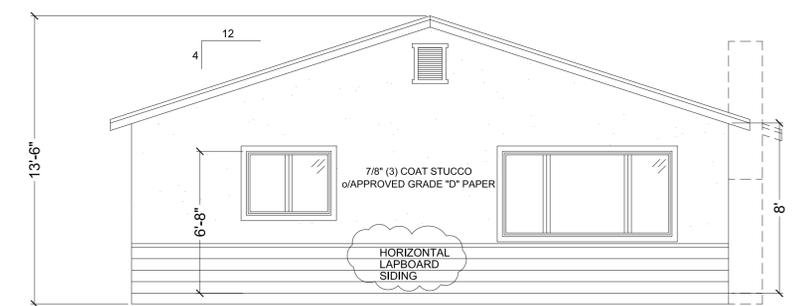
ALL MATERIALS ON "EXISTING TO REMAIN" SECTIONS WILL REMAIN AS IS, ADDITION TO MATCH EXISTING FINISHES LIKE FOR LIKE



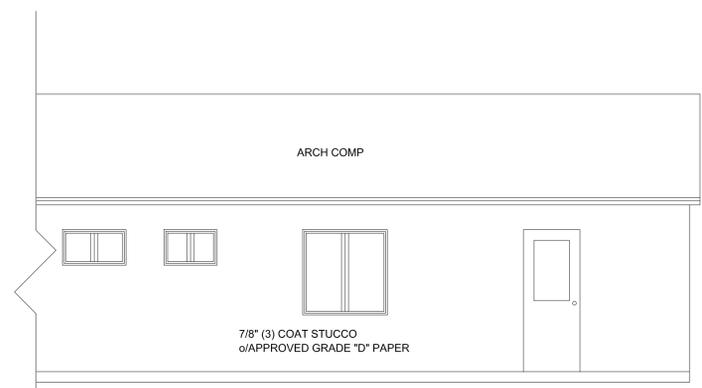
E. LEFT ELEVATION



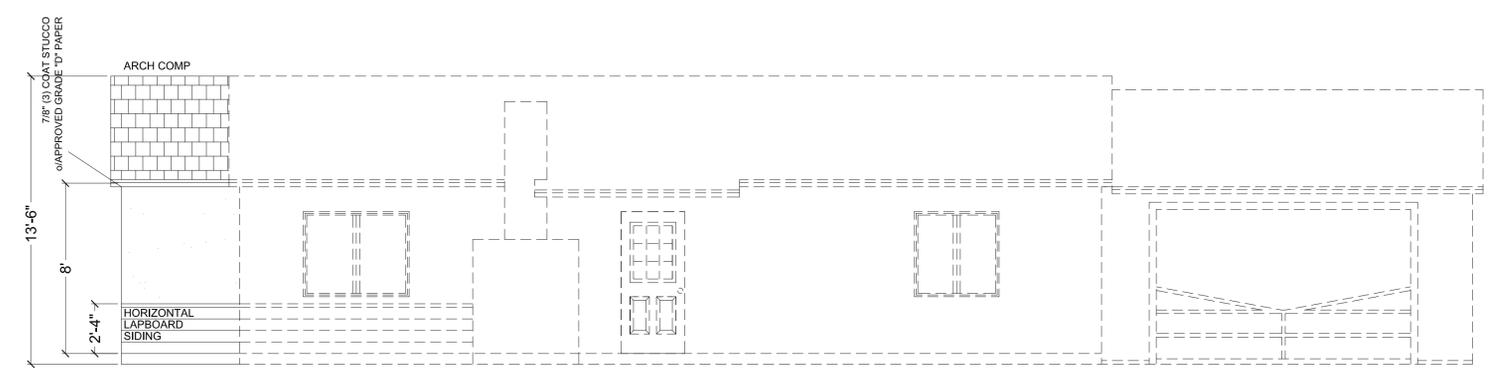
\*\*FINISHES & COLORS TO MATCH EXISTING LIKE FOR LIKE



P. LEFT ELEVATION



E. REAR ELEVATION



P. FRONT ELEVATION

CITY STAMPS

REVISIONS	
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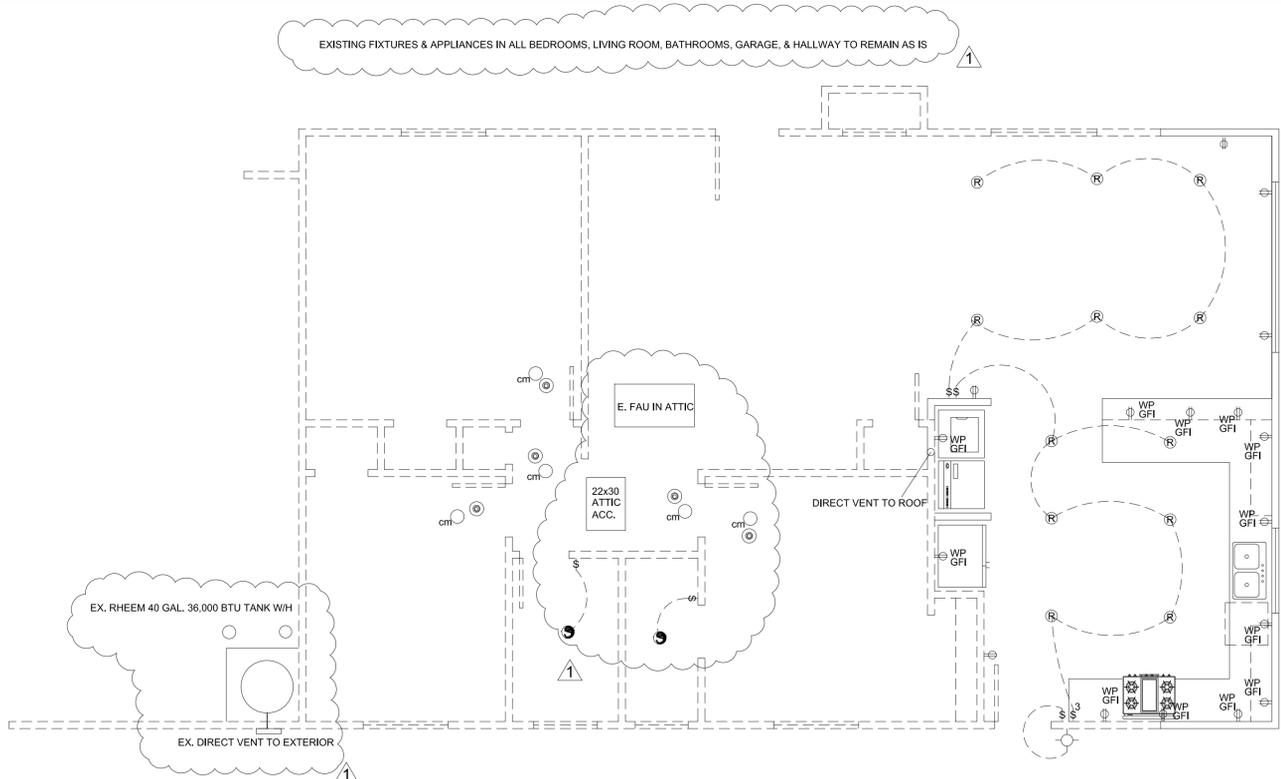
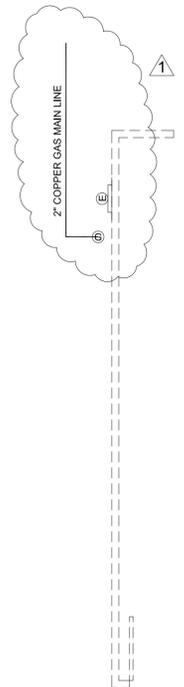
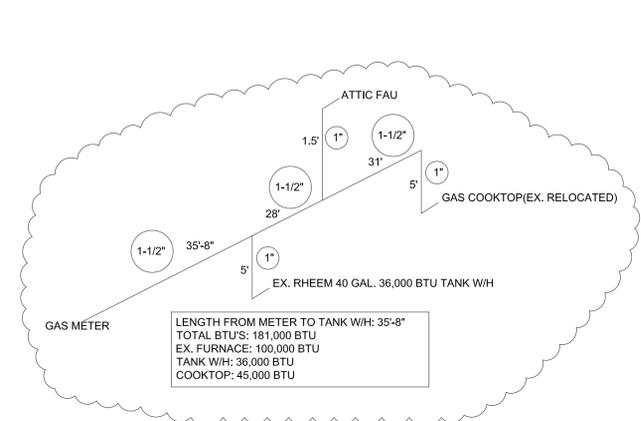
E. / P. ELEVATIONS

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 A.V.  
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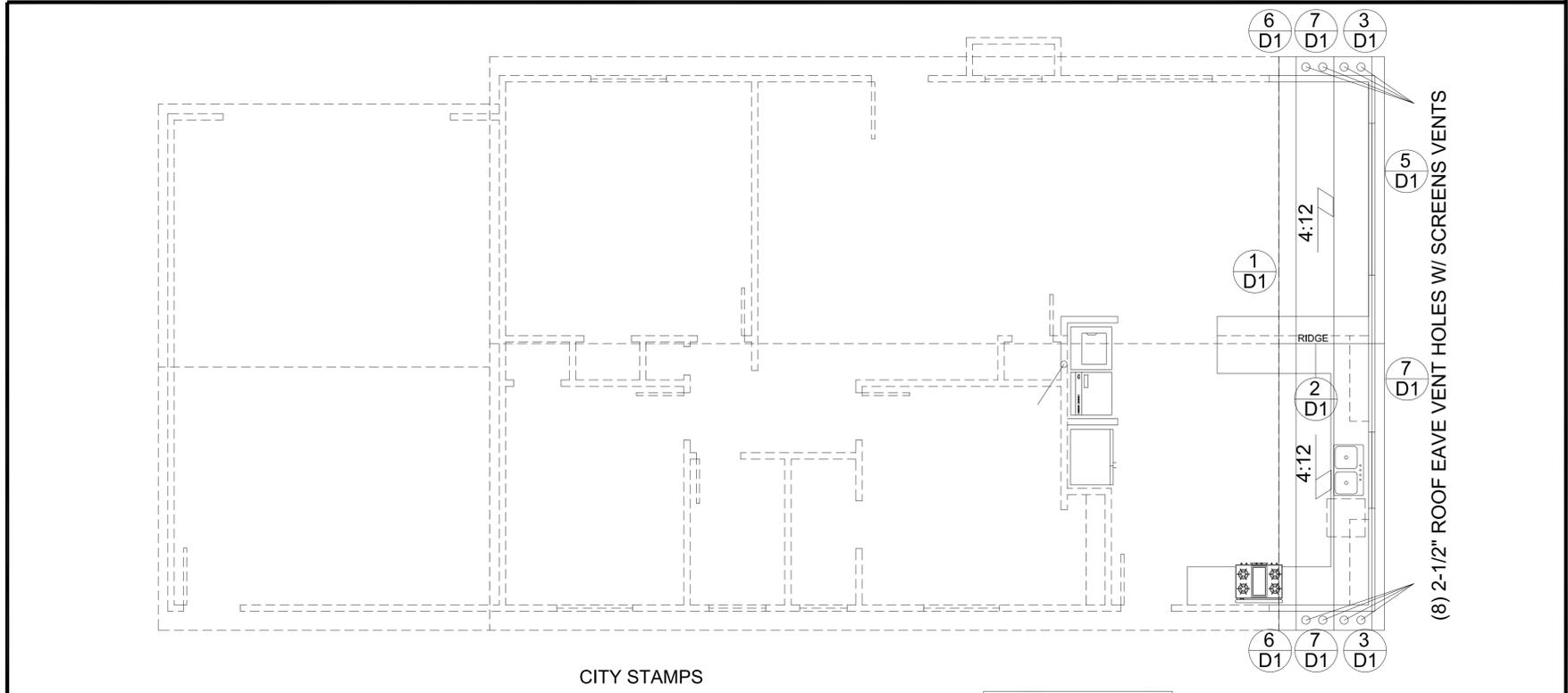
**ELECTRICAL SYMBOLS**

	DUPLEX RECEPTACLE
	220 V. RECEPTACLE
	CEILING FIXTURE (high efficacy)
	RECESSED FIXTURE (high efficacy)
	EXTERIOR WALL FIXTURE (high efficacy)
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	SWITCH
	"THREE" WAY SWITCH (TWO LOCATIONS)
	E. 200 ELECTRICAL PANEL
	E. EXHAUST FAN ENERGY STAR RATED
	WP WATER PROOF BUBBLE COVER FOR OUTDOOR RECEPTACLES
	GFI GROUND FAULT INTERRUPTOR
	E. 250 CF/H GAS METER



- 1) ALL EXTERIOR LIGHTING FIXTURES MUST COMPLY w/ DARK SKY LIGHTING REQ'S
  - 2) SMOKE DETECTORS AND CM DETECTORS TO BE HARD WIRED
  - 3) ALL ELECTRICAL NOT SHOWN ON THIS PLAN IS EXISTING AND TO REMAIN AS IS (CONTRACTOR VERIFY)
  - 4) ANY POSTS, WALLS, STUDS, FLOORING, ETC OF STRUCTURAL INTEGRITY MUST BE REPLACED IF FOUND TO HAVE WATER, SUN, FIRE OR TERMITE DAMAGE.
  - 5) NO CHAPTER 1A REQUIREMENTS DUE TO BUILDING BUILT BEFORE JULY 1 2006
  - 6) EFFICIENCY OF WATER HEATER, HEATING UNIT, AND COOLING UNIT SHALL MATCH EFFICIENCIES REQUIRED BY TITLE 24 ENERGY COMPLIANCE DOCUMENTATION
  - 7) GUARDRAILS SHALL BE PROVIDED ALONG OPEN SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS, AND LANDINGS THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
  - 8) PROVIDE AT LEAST ONE 20 AMP BRANCH CIRCUIT FOR BATHROOM OUTLETS W/ NO ADDITIONAL OUTLETS CONNECTED
  - 9) PROVIDE COMBINATION TYPE AFCI PROTECTION OUTLETS PER 2010 C.E.C. SEC 210-12 FOR ALL FAMILY, DINING, LIVING, PARLOR, LIBRARIES, DEN, SUN ROOMS, BEDROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS
  - 10) SMOKE ALARMS SHALL BE PROVIDED & MAINTAINED AT THE FOLLOWING LOCATIONS:  
ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS  
IN ENCLOSED COMMON STAIRWELLS OF TWO OR MORE DWELLING UNITS  
IN EACH ROOM USED FOR SLEEPING PURPOSES  
ON EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS  
(DO NOT INSTALL CLOSER THAN 24" FROM ANY COLD AIR RETURN)
  - 11) SMOKE ALARMS SHALL SOUND AN ALARM CLEARLY AUDIBLE IN ALL BEDROOMS (WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED, THE SMOKE ALARM SHALL BE INTERCONNECTED)
  - 12) PROVIDE CARBON MONOXIDE ALARM FOR EXISTING DWELLING AREA CONSTRUCTION WHERE A PERMIT IS REQUIRED FOR ALTERATIONS OR A COST EXCEEDING \$1,000
  - 13) CARBON MONOXIDE ALARMS MUST BE INSTALLED OUTSIDE OF EACH SEPERATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS & ON EVERY LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS
  - 14) IN EXISTING DWELLING UNITS THE CARBON MONOXIDE ALARM IS PERMITTED TO BE SOLELY BATTERY OPERATED WHERE  
1. REPAIRS OR ALTERATIONS DO NOT INVOLVE THE REMOVAL OF A WALL & CEILING FINISHES OR THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE. 2. REPAIRS OR ALTERATIONS ARE LIMITED TO EXTERIOR OF DWELLINGS 3. WHERE WORK IS LIMITED TO THE INSTALLATION, ALTERATION OR REPAIRS OF PLUMBING OR MECHANICAL SYSTEMS, OR THE INSTALLATION, ALTERATION, OR REPAIR OF ELECTRICAL SYSTEMS WHICH DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE
  - 15) IN EXISTING DWELLING UNITS THE CARBON MONOXIDE ALARM IS NOT REQUIRED TO BE INTERCONNECTED WHERE REPAIRS OR ALTERATIONS ARE LIMITED TO THE EXTERIOR SURFACES OF DWELLINGS OR WHERE WORK IS LIMITED TO THE ALTERATION, INSTALLATION, OR REPAIRS OF PLUMBING OR MECHANICAL SYSTEMS OR THE ALTERATION, INSTALLATION, OR REPAIRS OF ELECTRICAL SYSTEMS WHICH DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE
  - 16) ADJUST DIMENSIONS TO ALIGN WITH EXISTING CONDITIONS IN THE FIELD, WHERE APPLICABLE
  - 17) BUILDER MUST VERIFY ALL EXISTING FIELD CONDITIONS, EXISTING CONSTRUCTION INFORMATION MAY NOT BE ACCURATE
  - 18) CONTRACTOR SHALL SAFELY SHORE EXISTING CONSTRUCTION WHEREVER STRUCTURAL ELEMENTS ARE REMOVED
  - 19) STRUCTURAL ELEMENTS NOT INDICATED FOR REMOVAL ARE NOT TO BE REMOVED, IF EXISTING STRUCTURAL ELEMENTS INTERFERE WITH DESIGNATED WORK, CONTACT DESIGNER IMMEDIATELY
  - 20) CUTTING, DRILLING, REMOVAL, ETC. OF EXISTING CONSTRUCTION SHALL BE PERFORMED WITH CAUTION, DO NOT DAMAGE INTEGRITY OF THE BUILDING.
  - 21) ALL LOCATIONS WHERE NEW AND EXISTING STRUCTURES MEET SHALL BE WATERPROOFED AND DAMP PROOF
- 22) EXISTING FURNACE SHALL COMPLY WITH SECTION 904.11 CMC 2016. IT SHALL INCLUDE A SERVICE PLATFORM, CATWALK TO THE SCUTTLE, LIGHTING, AND 110V POWER. WEIGHT OF THE UNIT AND A SERVICE TECH MAY EXCEED THE LOADING OF THE CEILING UNLESS LOCATED UNDER SUPPORT WALLS. CONSIDER THE DOUBLING OF CEILING JOISTS THAT SPAN TO SUPPORT WALLS BELOW.
  - 23) KITCHEN HOOD VENT TO HAVE DAMPER AND BE DUCTED TO THE EXTERIOR WITH SMOOTH WALL SHEET METAL PER MFG'S INSTALLATION REQUIREMENTS. EXHAUST FAN MUST PROVIDE A MINIMUM OF 100 CFM.
  - 24) HARDWIRED SMOKE DETECTION IS REQUIRED IN EACH BEDROOM. COMBINATION SMOKE AND CARBON MONOXIDE DETECTION IS REQUIRED OUTSIDE EACH BEDROOM AND ON EACH FLOOR.
  - 25) PER CEC ART. 406.12 : ALL NEW AND REPLACED DUPLEX RECEPTACLES SHALL BE LISTED 'TAMPER-RESISTANT RECEPTACLES'.
  - 26) ARC FAULT (AFCI) REQUIRED IN FAMILY RMS, DINING RMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUN ROOMS, REC RMS, CLOSETS, AND HALLWAYS AND LIGHTING. GROUND FAULT (GFCI) IS REQUIRED IN BATH RMS, GARAGES, ACCESSORY AREAS, EXTERIOR, CRAWLSPACES, BASEMENTS, DISHWASHERS, AND DISPOSALS. COMBINATION AFCI/GFCI IS REQUIRED IN KITCHENS, AND LAUNDRY AREAS.
  - 27) ALL NEW LIGHTING SHALL BE HIGH-EFFICACY COMPLIANT TO TABLE 150.0A CEC. SCREW-BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW-BASED JA8 (JOINT APPENDIX 8) COMPLIANT LAMPS. JA8 COMPLIANT LIGHT SOURCES IN CEILING RECESSED DOWNLIGHTS AND LED'S ARE TO BE CONTROLLED BY VACANCY SENSORS OR DIMMERS.  
EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING.  
EXTERIOR LIGHTING SHALL BE CONTROLLED BY PHOTOCELL AND MOTION PER ENERGY 110.9  
AT LEAST ONE FIXTURE IN EACH GARAGE IS TO BE CONTROLLED BY A VACANCY SENSOR.  
AT LEAST ONE FIXTURE IN EACH LAUNDRY ROOM IS TO BE CONTROLLED BY A VACANCY SENSOR.  
AT LEAST ONE FIXTURE IN EACH UTILITY ROOM IS TO BE CONTROLLED BY A VACANCY SENSOR.  
AT LEAST ONE FIXTURE IN EACH BATHROOM IS TO BE CONTROLLED BY A VACANCY SENSOR.  
UNDER CABINET LIGHTING SHALL BE CONTROLLED BY SEPARATE SWITCHING.
  - 28) A 120V RECEPTACLE SHALL BE PLACED WITHIN 3' OF A WATER HEATER AND WITHIN 25' OF AN A/C CONDENSER.
  - 29) ON AND AFTER JANUARY 1, 2014, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO SINGLE FAMILY RESIDENTIAL REAL PROPERTY, AS A CONDITION FOR ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT, THE PERMIT APPLICANT SHALL REPLACE ALL NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES. SOME HISTORIC BUILDINGS MAY HAVE EXEMPT FIXTURES.

FIXTURE	IF THE WATER USAGE EXCEEDS	IF THE WATER USAGE EXCEEDS
WATER CLOSET	1.6 GAL/FLUSH	1.6 GAL/FLUSH
SHOWER HEAD	2.5 GAL/MINUTE	2.5 GAL/MINUTE
LAVATORY FAUCET	2.2 GAL/MINUTE	2.2 GAL/MINUTE
KITCHEN FAUCET	2.2 GAL/MINUTE	2.2 GAL/MINUTE



CITY STAMPS

**REVISIONS**

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MEP/STRUCTURAL

**DRAWN BY**  
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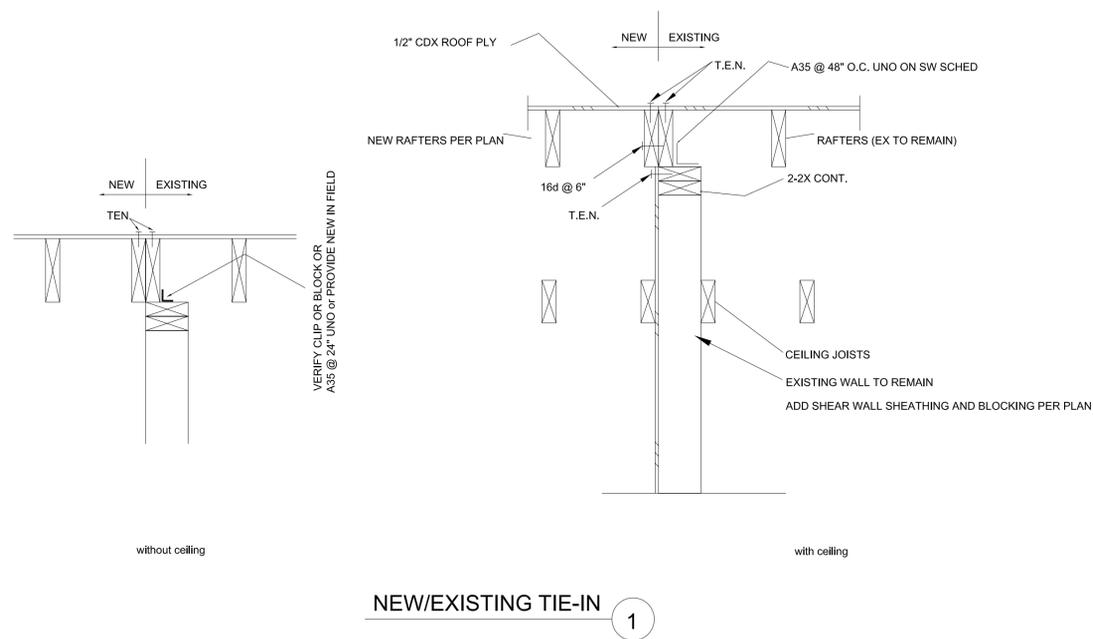
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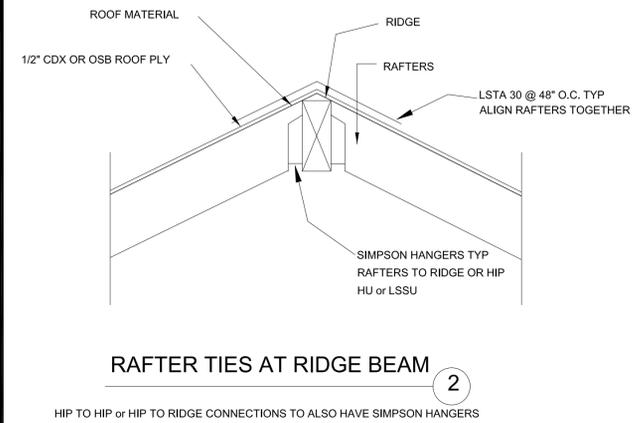
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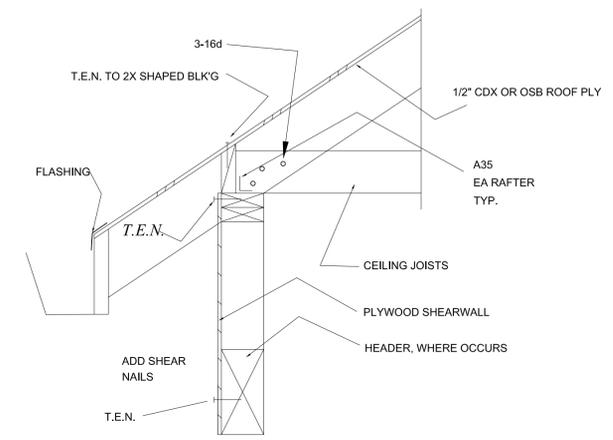


NEW/EXISTING TIE-IN 1

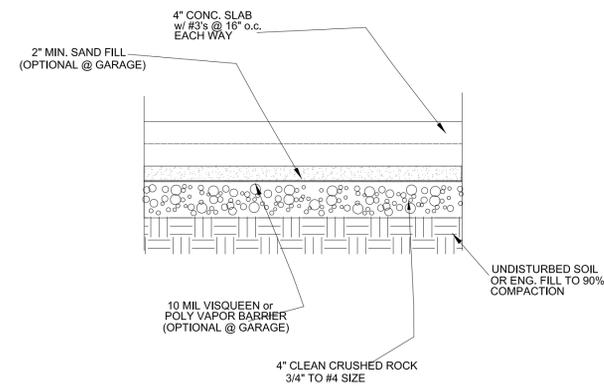


RAFTER TIES AT RIDGE BEAM 2

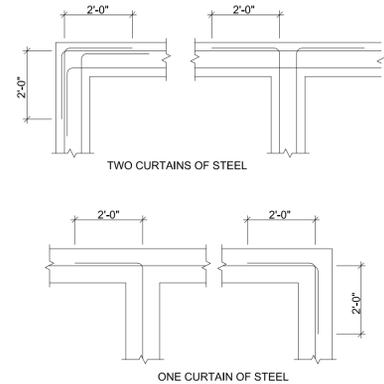
HIP TO HIP or HIP TO RIDGE CONNECTIONS TO ALSO HAVE SIMPSON HANGERS



ROOF EXT. SHEAR TRANSFER 3

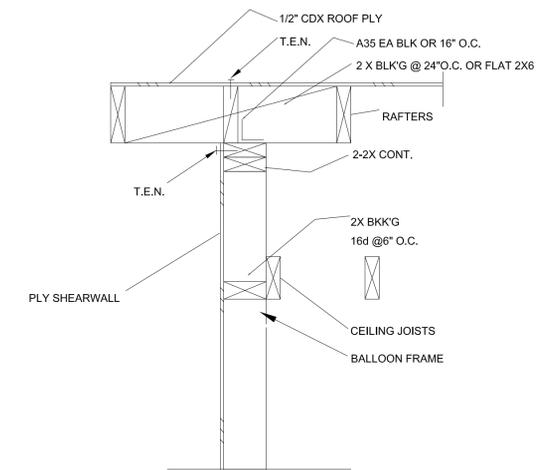


TYP. CONCRETE SLAB

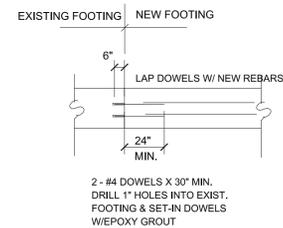


FOOTING INTERSECTION

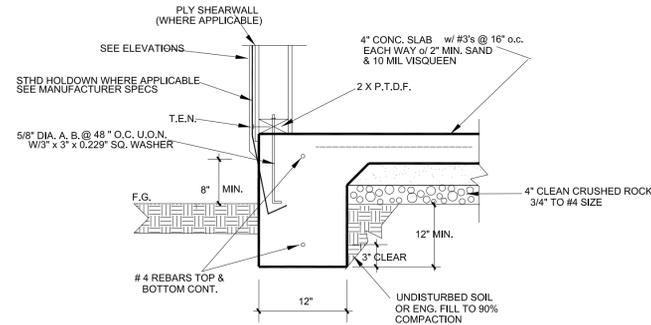
PLAN VIEW



GABLE END SHEARWALL 5



CONNECTION @ ADDITION 6



CONT. PERIMETER FOOTING 7

CITY STAMPS



*Alex Valles*

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DRAWN BY  
A.V.  
CHECKED

DATE  
8.13.20  
SCALE

JOB NO.

SHEET

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TABLE 2304.9.1  
FASTENING SCHEDULE

CONNECTION	FASTENING	LOCATION
1. JOIST TO SILL OR GIRDER	3 - 8d COMMON (2-1/2" x 0.131") 3 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOENAIL
2. BRIDGING TO JOIST	2 - 8d COMMON (2-1/2" x 0.131") 2 - 3" x 0.131" NAILS 2 - 3" 14 GAGE STAPLES	TOENAIL EACH END
3. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST	2 - 8d COMMON (2-1/2" x 0.131")	FACE NAIL
4. WIDER THAN 1" x 6" SUBFLOOR TO EACH JOIST	3 - 8d COMMON (2-1/2" x 0.131")	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	2 - 16d COMMON (3-1/2" x 0.162")	BLIND AND FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING	16d (3-1/2" x 0.135") AT 16" o.c. 3" x 0.131" NAILS AT 8" o.c. 3" 14 GAGE STAPLES AT 12" o.c.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3" - 16d (3-1/2" x 0.135") AT 16" 4 - 3" x 0.131" NAILS AT 16" 4 - 3" 14 GAGE STAPLES PER 16"	BRACED WALL PANELS
7. TOP PLATE TO STUD	2 - 16d COMMON (3-1/2" x 0.162") 3 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	END NAIL
8. STUD TO SOLE PLATE	4 - 8d COMMON (2-1/2" x 0.131") 4 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES  2 - 16d COMMON (3-1/2" x 0.162") 3 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOENAIL  END NAIL
9. DOUBLE STUDS	16d (3-1/2" x 0.135") AT 24" o.c. 3" x 0.131" NAIL AT 8" o.c. 3" 14 GAGE STAPLE AT 8" o.c.	FACE NAIL
10. DOUBLE TOP PLATES	16d (3-1/2" x 0.135") AT 16" o.c. 3" x 0.131" NAIL AT 12" o.c. 3" 14 GAGE STAPLE AT 12" o.c.	TYPICAL FACE NAIL
DOUBLE TOP PLATES	8 - 16d COMMON (3-1/2" x 0.162") 12 - 3" x 0.131" NAILS 12 - 3" 14 GAGE STAPLES	LAP SPLICE
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3 - 8d COMMON (2-1/2" x 0.131") 3 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOENAIL
12. RIM JOIST TO TOP PLATE	8d (2-1/2" x 0.131") AT 6" o.c. 3" x 0.131" NAIL AT 6" o.c. 3 - 3" 14 GAGE STAPLE AT 6" o.c.	TOENAIL
13. TOP PLATES, LAPS AND INTERSECTIONS	2 - 16d COMMON (3-1/2" x 0.162") 3 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON (3-1/2" x 0.162")	16" o.c. ALONG EDGE
15. CEILING JOISTS TO PLATE	3 - 8d COMMON (2-1/2" x 0.131") 5 - 3" x 0.131" NAILS 5 - 3" 14 GAGE STAPLES	TOENAIL
16. CONTINUOUS HEADER TO STUD	4 - 8d COMMON (2-1/2" x 0.131")	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3 - 16d COMMON (3-1/2" x 0.162") MINIMUM, TABLE 2308.10.4.1 4 - 3" x 0.131" NAILS 4 - 3" 14 GAGE STAPLES	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3 - 16d COMMON (3-1/2" x 0.162") MINIMUM, TABLE 2308.10.4.1 4 - 3" x 0.131" NAILS 4 - 3" 14 GAGE STAPLES	FACE NAIL
19. RAFTER TO PLATE (SEE SECTION 2308.10.1, TABLE 2308.10.1)	3 - 8d COMMON (2-1/2" x 0.131") 3 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOENAIL
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	2 - 8d COMMON (2-1/2" x 0.131") 2 - 3" x 0.131" NAILS 2 - 3" 14 GAGE STAPLES	FACE NAIL

TABLE 2304.9.1  
FASTENING SCHEDULE

CONNECTION	FASTENING	LOCATION
21. 1" x 8" SHEATHING TO EACH BEARING	3 - 8d COMMON (2-1/2" x 0.131")	FACE NAIL
22. WIDER THAN 1" x 8" SHEATHING TO EACH BEARING	3 - 8d COMMON (2-1/2" x 0.131")	FACE NAIL
23. BUILT-UP CORNER STUDS	16d COMMON (3-1/2" x 0.162") 3" x 0.131" NAILS 3" 14 GAGE STAPLE AT 12" o.c.	24" o.c. 16" o.c. 16" o.c.
24. BUILT-UP GIRDER AND BEAMS	20d COMMON (4" x 0.192") 32" o.c. 3" x 0.131" NAIL AT 24" o.c. 3" 14 GAGE STAPLE AT 24" o.c.  2 - 20d COMMON (4" x 0.192") 3 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES  FACE NAIL AT ENDS AND AT EACH SPLICE
25. 2" PLANKS	16d COMMON (3-1/2" x 0.162")	AT EACH BEARING
26. COLLAR TIE TO RAFTER	3 - 10d COMMON (3" x 0.148") 4 - 3" x 0.131" NAILS 4 - 3" 14 GAGE STAPLES	FACE NAIL
27. JACK RAFTER TO HIP	3 - 10d COMMON (3" x 0.148") 4 - 3" x 0.131" NAILS 4 - 3" 14 GAGE STAPLES  2 - 16d COMMON (3-1/2" x 0.162") 3 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOENAIL  FACE NAIL
28. ROOF RAFTER TO 2-BY RIDGE BEAM	2 - 16d COMMON (3-1/2" x 0.162") 3 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES  2 - 16d COMMON (3-1/2" x 0.162") 3 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOENAIL  FACE NAIL
29. JOIST TO BAND JOIST	3 - 16d COMMON (3-1/2" x 0.162") 4 - 3" x 0.131" NAILS 4 - 3" 14 GAGE STAPLES	FACE NAIL
30. LEDGER STRIP	3 - 16d COMMON (3-1/2" x 0.162") 4 - 3" x 0.131" NAILS 4 - 3" 14 GAGE STAPLES	FACE NAIL
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	1/2" AND LESS  19/32" TO 3/4"  7/8" TO 1" 1-1/8" TO 1-1/4"  3/4" AND LESS 7/8" TO 1" 1-1/8" TO 1-1/4"  1/2" AND LESS 5/8"	6d <sup>c,l</sup> 2-3/8" x 0.113" NAIL <sup>n</sup> 1-3/4" 16 GAGE <sup>d</sup> 8d <sup>o</sup> OR 6d <sup>e</sup> 2-3/8" x 0.113" NAIL <sup>p</sup> 2" 16 GAGE <sup>e</sup> 8d <sup>c</sup> 10d <sup>d</sup> OR 8d <sup>d</sup> 6d <sup>e</sup> 8d <sup>e</sup> 10d <sup>d</sup> OR 8d <sup>e</sup> 6d <sup>f</sup> 8d <sup>f</sup>
32. PANEL SIDING (TO FRAMING)	1/2" AND LESS 5/8"	6d <sup>f</sup> 8d <sup>f</sup>
33. FIBERBOARD SHEATHING	1/2"  1/2"	NO. 11 GAGE ROOFING NAIL 6d COMMON NAIL (2" x 0.113") NO. 16 GAGE STAPLE  NO. 11 GAGE ROOFING NAIL 8d COMMON NAIL (2-1/2" x 0.131") NO. 16 GAGE STAPLE
34. INTERIOR PANELING	1/4" 3/8"	4d <sup>j</sup> 6d <sup>k</sup>

FOR SI: 1 INCH = 25.4 MM.

- a. COMMON OR BOX NAILS ARE PERMITTED TO BE USED WHERE OTHERWISE STATED.  
b. NAILS SPACED 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.  
c. COMMON OR DEFORMED SHANK (6d - 2" x 0.113"; 8d - 2-1/2" x 0.131"; 10d - 3" x 0.148")  
d. COMMON (6d - 2" x 0.113"; 8d - 2-1/2" x 0.131"; 10d - 3" x 0.148")  
e. DEFORMED SHANK (6d - 2" x 0.113"; 8d - 1-7/8" x 0.106"; 10d - 3" x 0.148")  
f. CORROSION-RESISTANT SIDING (6d - 1-7/8" x 0.106"; 8d - 2-3/8" x 0.128") OR CASING (6d - 2" x 0.099"; 8d - 2-1/2" x 0.113") NAIL.  
g. FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS, WHEN USED AS STRUCTURAL SHEATHING. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS.  
h. CORROSION-RESISTANT ROOFING NAILS WITH 7/16-INCH DIAMETER HEAD AND 1-1/2-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1-3/4-INCH LENGTH FOR 25/32-INCH SHEATHING.  
i. CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16-INCH CROWN AND 1-1/8-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1-1/2-INCH LENGTH FOR 25/32-INCH SHEATHING. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).  
j. CASING (1-1/2" x 0.080") OR FINISH (1-1/2" x 0.072") NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.  
k. PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.  
l. FOR ROOF SHEATHING APPLICATIONS, 8d NAILS (2-1/2" x 0.131") ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.  
m. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH.  
n. FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.  
o. FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3 INCHES ON CENTER AT EDGES, 6 INCHES AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.  
p. FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.

REVISIONS

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SOUTH BAY  
DESIGN  
— DBA —  
ALEX VALLES  
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ADDITION/REMODEL  
TERESA MARIA  
616 CORLISS  
CAMPBELL, CA 95008

NAILING SCHEDULE

DRAWN BY  
A.V.  
CHECKED  
  
DATE  
8.13.20  
SCALE  
  
JOB NO.  
  
SHEET

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# 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y	NA	RESPON. PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Y	NA	RESPON. PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Y	NA	RESPON. PARTY	DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.303 INDOOR WATER USE 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.	Y	NA	RESPON. PARTY	DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 RODENT PROOFING.																		
			<p><b>301.1 SCOPE.</b> Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.</p> <p><b>301.1.1 Additions and alterations. [HCD]</b> The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.</p> <p><b>Note:</b> On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.</p> <p><b>301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD]</b> The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.</p>				<p><b>4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS)</b> When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:</p> <ol style="list-style-type: none"> <li>The EV space shall be located adjacent to an accessible parking space meeting the requirements of the <i>California Building Code</i>, Chapter 11A, to allow use of the EV charger from the accessible parking space.</li> <li>The EV space shall be located on an accessible route, as defined in the <i>California Building Code</i>, Chapter 2, to the building.</li> </ol> <p><b>Exception:</b> Electric vehicle charging stations designed and constructed in compliance with the <i>California Building Code</i>, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.</p> <p><b>Note:</b> Electric Vehicle charging stations serving public housing are required to comply with the <i>California Building Code</i>, Chapter 11B.</p> <p><b>4.106.4.2.2 Electric vehicle charging space (EV space) dimensions.</b> The EV space shall be designed to comply with the following:</p> <ol style="list-style-type: none"> <li>The minimum length of each EV space shall be 18 feet (5486 mm).</li> <li>The minimum width of each EV space shall be 9 feet (2743 mm).</li> <li>One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).</li> </ol> <p>a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.</p> <p><b>4.106.4.2.3 Single EV space required.</b> Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or 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.</p> <p><b>4.106.4.2.4 Multiple EV spaces required.</b> 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 ampereage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the 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 ampereage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.</p> <p><b>4.106.4.2.5 Identification.</b> The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the <i>California Electrical Code</i>.</p> <p><b>4.106.4.3 New hotels and motels.</b> All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.</p> <p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging.</li> <li>There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.</li> </ol> <p><b>4.106.4.3.1 Number of required EV spaces.</b> The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.</p>				<p><b>4.303.1.1 Water Closets.</b> The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.</p> <p><b>Note:</b> The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.</p> <p><b>4.303.1.2 Urinals.</b> The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.</p> <p><b>4.303.1.3 Showerheads.</b></p> <p><b>4.303.1.3.1 Single Showerhead.</b> Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.</p> <p><b>4.303.1.3.2 Multiple showerheads serving one shower.</b> When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.</p> <p><b>Note:</b> A hand-held shower shall be considered a showerhead.</p> <p><b>4.303.1.4 Faucets.</b></p> <p><b>4.303.1.4.1 Residential Lavatory Faucets.</b> The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.</p> <p><b>4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas.</b> The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.</p> <p><b>4.303.1.4.3 Metering Faucets.</b> Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.</p> <p><b>4.303.1.4.4 Kitchen Faucets.</b> The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.</p> <p><b>Note:</b> Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.</p> <p><b>4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS.</b> Plumbing fixtures and fittings shall be installed in accordance with the <i>California Plumbing Code</i>, and shall meet the applicable standards referenced in Table 1701.1 of the <i>California Plumbing Code</i>.</p>				<p><b>4.406.1 RODENT PROOFING.</b> Annular spaces around pipes, electric cables, conduits or other openings in soffit/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.</p> <p><b>4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING</b></p> <p><b>4.408.1 CONSTRUCTION WASTE MANAGEMENT.</b> Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.</p> <p><b>Exceptions:</b></p> <ol style="list-style-type: none"> <li>Excavated soil and land-clearing debris.</li> <li>Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.</li> <li>The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.</li> </ol> <p><b>4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN.</b> Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.</p> <ol style="list-style-type: none"> <li>Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.</li> <li>Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).</li> <li>Identify diversion facilities where the construction and demolition waste material collected will be taken.</li> <li>Identify construction methods employed to reduce the amount of construction and demolition waste generated.</li> <li>Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.</li> </ol> <p><b>4.408.3 WASTE MANAGEMENT COMPANY.</b> Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.</p> <p><b>Note:</b> The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.</p> <p><b>4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].</b> Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1</p> <p><b>4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE.</b> Projects that generate a total combined weight of construction and demolition waste disposed of 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</p> <p><b>4.408.5 DOCUMENTATION.</b> Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.</p> <p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at <a href="http://www.hcd.ca.gov/CALGreen.html">www.hcd.ca.gov/CALGreen.html</a> may be used to assist in documenting compliance with this section.</li> <li>Mixed construction and demolition debris (C &amp; D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).</li> </ol>																		
			<p><b>SECTION 302 MIXED OCCUPANCY BUILDINGS</b></p> <p><b>302.1 MIXED OCCUPANCY BUILDINGS.</b> In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.</p>				<p><b>4.106.4.3.1</b></p> <table border="1"> <thead> <tr> <th>TOTAL NUMBER OF PARKING SPACES</th> <th>NUMBER OF REQUIRED EV SPACES</th> </tr> </thead> <tbody> <tr> <td>0-9</td> <td>0</td> </tr> <tr> <td>10-25</td> <td>1</td> </tr> <tr> <td>26-50</td> <td>2</td> </tr> <tr> <td>51-75</td> <td>4</td> </tr> <tr> <td>76-100</td> <td>5</td> </tr> <tr> <td>101-150</td> <td>7</td> </tr> <tr> <td>151-200</td> <td>10</td> </tr> <tr> <td>201 and over</td> <td>6 percent of total</td> </tr> </tbody> </table>	TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES	0-9	0	10-25	1	26-50	2	51-75	4	76-100	5	101-150	7	151-200	10	201 and over	6 percent of total				<p><b>4.303.1.4.5 Urinals.</b> The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.</p> <p><b>4.303.1.4.6 Kitchen Faucets.</b> The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.</p> <p><b>Note:</b> Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.</p> <p><b>4.303.1.4.7 Metering Faucets.</b> Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.</p>				<p><b>4.408.4.2 WASTE STREAM REDUCTION ALTERNATIVE [LR].</b> Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1</p> <p><b>4.408.4.3 WASTE STREAM REDUCTION ALTERNATIVE.</b> Projects that generate a total combined weight of construction and demolition waste disposed of 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</p>
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			<p><b>ABBREVIATION DEFINITIONS:</b></p> <p>HCD Department of Housing and Community Development        BSC California Building Standards Commission        DSA-SS Division of the State Architect, Structural Safety        OSHPD Office of Statewide Health Planning and Development        LR Low Rise        HR High Rise        AA Additions and Alterations        N New</p>				<p><b>4.106.4.3.2 Electric vehicle charging space (EV space) dimensions.</b> The EV spaces shall be designed to comply with the following:</p> <ol style="list-style-type: none"> <li>The minimum length of each EV space shall be 18 feet (5486mm).</li> <li>The minimum width of each EV space shall be 9 feet (2743mm)</li> </ol> <p><b>4.106.4.3.3 Single EV space required.</b> When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.</p> <p><b>4.106.4.3.4 Multiple EV spaces required.</b> When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.</p> <p><b>4.106.4.3.5 Identification.</b> The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.</p> <p><b>4.106.4.3.6 Accessible EV spaces.</b> 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 the EV charging stations in the <i>California Building Code</i>, Chapter 11B.</p>				<p><b>4.408.4.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].</b> Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1</p> <p><b>4.408.4.5 WASTE STREAM REDUCTION ALTERNATIVE.</b> Projects that generate a total combined weight of construction and demolition waste disposed of 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</p>																						
			<p><b>CHAPTER 4 RESIDENTIAL MANDATORY MEASURES</b></p> <p><b>DIVISION 4.1 PLANNING AND DESIGN</b></p> <p><b>SECTION 4.102 DEFINITIONS</b></p> <p><b>4.102.1 DEFINITIONS</b></p> <p>The following terms are defined in Chapter 2 (<i>and are included here for reference</i>)</p> <p><b>FRENCH DRAIN.</b> A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.</p> <p><b>WATTLES.</b> Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.</p> <p><b>4.106 SITE DEVELOPMENT</b></p> <p><b>4.106.1 GENERAL.</b> Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.</p> <p><b>4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.</b> Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.</p> <ol style="list-style-type: none"> <li>Retention basins of sufficient size shall be utilized to retain storm water on the site.</li> <li>Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.</li> <li>Compliance with a lawfully enacted storm water management ordinance.</li> </ol> <p><b>Note:</b> Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.</p> <p>(Website: <a href="https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html">https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html</a>)</p> <p><b>4.106.3 GRADING AND PAVING.</b> Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:</p> <ol style="list-style-type: none"> <li>Swales</li> <li>Water collection and disposal systems</li> <li>French drains</li> <li>Water retention gardens</li> <li>Other water measures which keep surface water away from buildings and aid in groundwater recharge.</li> </ol> <p><b>Exception:</b> Additions and alterations not altering the drainage path.</p> <p><b>4.106.4 Electric vehicle (EV) charging for new construction.</b> New construction shall comply with Sections 4.106.4.2, 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the <i>California Electrical Code</i>, Article 625.</p> <p><b>Exceptions:</b></p> <ol style="list-style-type: none"> <li>On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:       <ol style="list-style-type: none"> <li>Where there is no commercial power supply.</li> <li>Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than \$400.00 per dwelling unit.</li> </ol> </li> <li>Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.</li> </ol> <p><b>4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.</b> For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service 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.</p> <p><b>4.106.4.1.1 Identification.</b> The 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".</p> <p><b>4.106.4.2 New multifamily dwellings.</b> If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.</p> <p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.</li> <li>There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.</li> </ol> <p><b>4.106.4.2.1 Electric vehicle charging space (EV space) locations.</b> Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.</p>				<p><b>DIVISION 4.2 ENERGY EFFICIENCY</b></p> <p><b>4.201 GENERAL</b></p> <p><b>4.201.1 SCOPE.</b> For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.</p>				<p><b>4.408.4.6 WASTE STREAM REDUCTION ALTERNATIVE [LR].</b> Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1</p> <p><b>4.408.4.7 WASTE STREAM REDUCTION ALTERNATIVE.</b> Projects that generate a total combined weight of construction and demolition waste disposed of 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</p>																						
			<p><b>SECTION 302 MIXED OCCUPANCY BUILDINGS</b></p> <p><b>302.1 MIXED OCCUPANCY BUILDINGS.</b> In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.</p>				<p><b>4.106.4.3.7 Electric vehicle charging space (EV space) dimensions.</b> The EV spaces shall be designed to comply with the following:</p> <ol style="list-style-type: none"> <li>The minimum length of each EV space shall be 18 feet (5486mm).</li> <li>The minimum width of each EV space shall be 9 feet (2743mm)</li> </ol> <p><b>4.106.4.3.8 Single EV space required.</b> When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.</p> <p><b>4.106.4.3.9 Multiple EV spaces required.</b> When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.</p> <p><b>4.106.4.3.10 Identification.</b> The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.</p> <p><b>4.106.4.3.11 Accessible EV spaces.</b> 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 the EV charging stations in the <i>California Building Code</i>, Chapter 11B.</p>				<p><b>4.303.1.4.8 Urinals.</b> The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.</p> <p><b>4.303.1.4.9 Kitchen Faucets.</b> The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.</p> <p><b>Note:</b> Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.</p> <p><b>4.303.1.4.10 Metering Faucets.</b> Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.</p>				<p><b>4.408.4.8 WASTE STREAM REDUCTION ALTERNATIVE [LR].</b> Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1</p> <p><b>4.408.4.9 WASTE STREAM REDUCTION ALTERNATIVE.</b> Projects that generate a total combined weight of construction and demolition waste disposed of 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</p>																		
			<p><b>CHAPTER 4 RESIDENTIAL MANDATORY MEASURES</b></p> <p><b>DIVISION 4.1 PLANNING AND DESIGN</b></p> <p><b>SECTION 4.102 DEFINITIONS</b></p> <p><b>4.102.1 DEFINITIONS</b></p> <p>The following terms are defined in Chapter 2 (<i>and are included here for reference</i>)</p> <p><b>FRENCH DRAIN.</b> A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.</p> <p><b>WATTLES.</b> Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.</p> <p><b>4.106 SITE DEVELOPMENT</b></p> <p><b>4.106.1 GENERAL.</b> Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.</p> <p><b>4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.</b> Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.</p> <ol style="list-style-type: none"> <li>Retention basins of sufficient size shall be utilized to retain storm water on the site.</li> <li>Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.</li> <li>Compliance with a lawfully enacted storm water management ordinance.</li> </ol> <p><b>Note:</b> Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.</p> <p>(Website: <a href="https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html">https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html</a>)</p> <p><b>4.106.3 GRADING AND PAVING.</b> Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:</p> <ol style="list-style-type: none"> <li>Swales</li> <li>Water collection and disposal systems</li> <li>French drains</li> <li>Water retention gardens</li> <li>Other water measures which keep surface water away from buildings and aid in groundwater recharge.</li> </ol> <p><b>Exception:</b> Additions and alterations not altering the drainage path.</p> <p><b>4.106.4 Electric vehicle (EV) charging for new construction.</b> New construction shall comply with Sections 4.106.4.2, 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the <i>California Electrical Code</i>, Article 625.</p> <p><b>Exceptions:</b></p> <ol style="list-style-type: none"> <li>On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:       <ol style="list-style-type: none"> <li>Where there is no commercial power supply.</li> <li>Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than \$400.00 per dwelling unit.</li> </ol> </li> <li>Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.</li> </ol> <p><b>4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.</b> For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service 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.</p> <p><b>4.106.4.1.1 Identification.</b> The 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".</p> <p><b>4.106.4.2 New multifamily dwellings.</b> If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.</p> <p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.</li> <li>There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.</li> </ol> <p><b>4.106.4.2.1 Electric vehicle charging space (EV space) locations.</b> Construction documents shall indicate the location of proposed EV spaces. 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