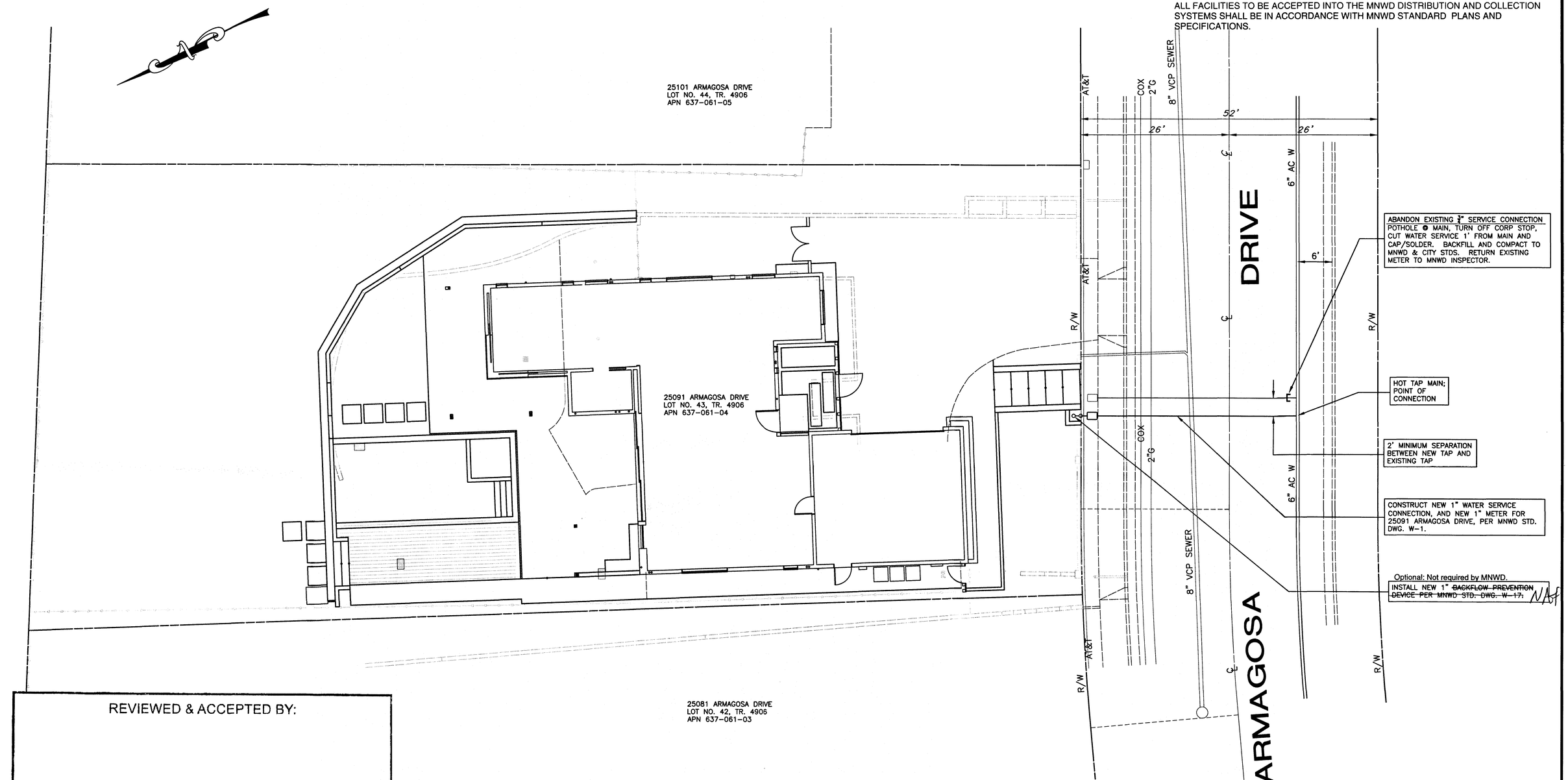
CONSTRUCTION PLANS FOR NEW 1" SINGLE SERVICE FOR 25091 ARMAGOSA DRIVE

ALL FACILITIES TO BE ACCEPTED INTO THE MNWD DISTRIBUTION AND COLLECTION SYSTEMS SHALL BE IN ACCORDANCE WITH MNWD STANDARD PLANS AND SPECIFICATIONS.



REVIEWED & ACCEPTED BY:

Mark H Mountford 8/31/2020

MOULTON NIGUEL WATER DISTRICT DATE

UTILITY LINES SHOWN ON THESE PLANS WERE LOCATED FROM THE PUBLIC RECORDS WHEN POSSIBLE FROM THE RESPECTIVE UTILITI'S OFFICE AND HAVE BEEN ASSUMED RELIABLE. HOWEVER, R G A CONSULTANTS, INC. ASSUMES NO LIABILITY FOR THE DAMAGE OF UNDERGROUND UTILITIES DURING OR AFTER CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION TO ARRANGE FOR FIELD LOCATION OF UTILITY LINES. CALL (800) 227-2600 FOR THIS SERVICE WHICH IS PROVIDED FREE OF CHARGE. ANY UTILITY NOT SUBSCRIBING TO THIS SERVICE SHALL BE CONTACTED DIRECTLY. IT SHALL BE THE CONTRACTOR'S DUTY TO DETERMINE WHETHER ALL UTILITIES HAVE BEEN NOTIFIED. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITY LINES HEREON AND ANY OTHER UTILITY LINES OTHERWISE LOCATED.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

SHOULD THE CONTRACTOR, CITY ENGINEER, CITY INSPECTOR, OR ANY OTHER INDIVIDUAL USING THESE PLANS FOR ANY REASON, NOTICE BE MADE AWARE OF OR ENCOUNTER CONDITIONS CONTRARY TO THOSE SHOWN OR SPECIFIED IN THESE PLANS OR SHOULD CIRCUMSTANCES CHANGE SINCE THE DATE OF PREPARATION OF THESE PLANS R G A CONSULTANTS, INC. SHALL BE NOTIFIED IMMEDIATELY AT (949)509-0909.

F/W B19-2821

APPROVED REVISION
BY: RGA
DATE: 12/7/21
DESCRIPTION: 1" MAIN

DAT: AUGUST 18, 2020 F:\RGAJOBS\2018\JN18718\18718-WATER.DWG

APPROVED
REVISION
BY: VSB for Ted Halsey
DATE:
DESCRIPTION:

B19-2821

BUILDING MAINTENANCE AND OPERATION

At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building.

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.

2. Operation and maintenance instructions for the following:
a. Equipment and appliances, including water-saving devices and systems, HVAC systems, water-heating systems and other major appliances and equipment.
b. Roof and yard drainage, including gutters and downspouts.
c. Space conditioning systems, including condensers and air filters.
d. Landscape irrigation systems.
e. Water reuse systems.

3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.

4. Public transportation and/or carpool options available in the area.

5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.

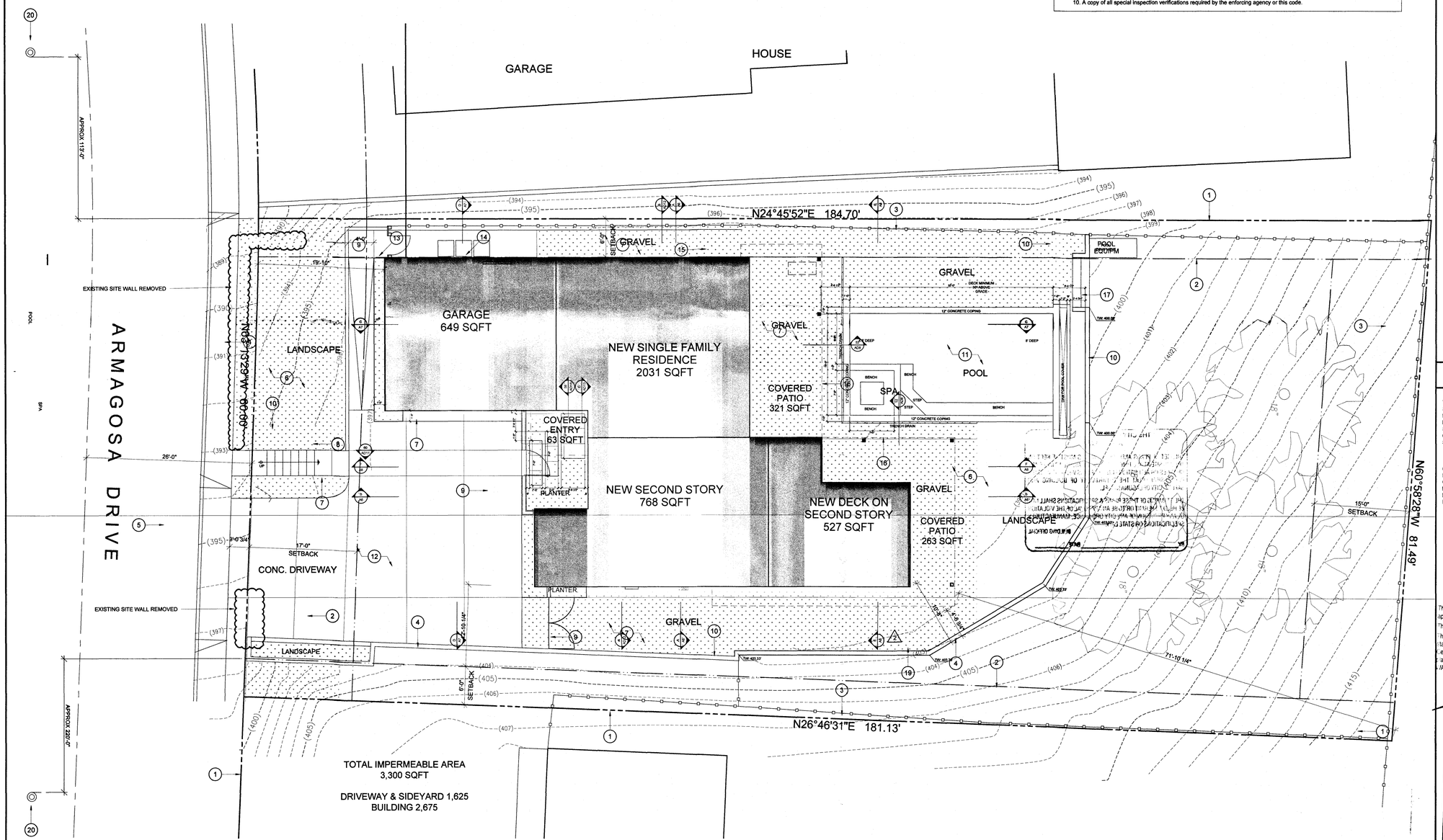
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.

7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.

8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.

9. Information about state solar energy and incentive programs available.

10. A copy of all special inspection verifications required by the enforcing agency or this code.



SITE PLAN

SITE PLAN NOTES

1. PROPERTY LINE
2. BUILDING SETBACK LINE
3. EXISTING BOUNDARY WALL/FENCE TO REMAIN
4. LANDSCAPE WALL TO REMAIN
5. EXISTING SIDEWALK, CURB AND GUTTER TO REMAIN
6. LANDSCAPE AREA
7. CONCRETE FLATWORK-TOPCAST FINISH-COLOR SELECTED BY DESIGNER
8. CONCRETE STEPS ON GRADE
9. NEW LANDSCAPE WALL/FENCE WITH GATE
10. NEW LANDSCAPE WALL
11. SPA & LAP POOL UNDER SEPARATE PERMIT. LEAK DETECTION EQUIPMENT REQUIRED.
12. EXISTING DRIVEWAY AND APPROACH TO REMAIN
13. LOCATION OF 200 AMP ELECTRICAL PANEL
14. LOCATION OF GAS METER
15. LINE OF ROOF EAVE
16. LINE OF BALCONY ABOVE
17. CONCRETE PAVERS ON GRADE
18. LINE OF NEW 2ND STORY DECK
19. TOE OF SLOPE
20. FIRE HYDRANT LOCATION

ADDITIONAL NOTES

THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED.NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

65% OF THE CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE RECYCLED UNLESS SELF-HAULED BY THE OWNER OR CONTRACTOR OF THE PROJECT. THE USE OF ANY WASTE HAULER OTHER THAN THE CITYS FRANCHISED HAULER, CR&R ENVIRONMENTAL SERVICES TO HAUL CONSTRUCTION DEBRIS IS PROHIBITED AND SUBJECT TO PERMIT SUSPENSION.

PLANNING & ZONE CLEARANCE

This Plan was inspected on 4/6/22 and found to comply with applicable City land-use regulations.

This clearance is only valid for the life of the building permit.

The occupancy of this building shall not be changed from the use stated in the permit application except by issuance of a new Certificate of Use and Occupancy. Deviation from the approved plan shall be cause for stopping construction.

WARNING: This stamp indicates partial review only and does not constitute a building permit.

Laguna Niguel Community Development Department

THE CITY OF LAGUNA NIGUEL
APPROVED

THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB SITE AT ALL TIMES AND IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS ON THE PLANS WITHOUT WRITTEN PERMISSION FROM THE DEPARTMENT OF BUILDING AND SAFETY, CITY OF LAGUNA NIGUEL.

THE STAMPING OF THESE PLANS & SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY PROVISION OF ANY CITY ORDINANCE, MANUFACTURES SPECIFICATIONS OR STATE LAW.

BUILDING OFFICIAL
BY _____ DATE 4/6/22

Removal of front walls

REVISIONS:

1	BLD'G 11/13/2019
2	PLNG 05/18/2020
3	OCFA 08/17/2020

PLANS PREPARED BY:

DUSTIN MORRIS — DATE: 04/05/2022

1050 CALLE CORILLERA, SUITE 102
SAN CLEMENTE, CALIFORNIA 92673
(949) 245-8960

BARCIKOWSKI RESIDENCE

ARMAGOSA DRIVE

BARCIKOWSKI RESIDENCE
25091 ARMAGOSA DRIVE
LAGUNA NIGUEL, CA 92677

PROJECT NAME: BARCIKOWSKI RESIDENCE

SCALE: 1/8" = 1'-0"

DATE: 04/05/2022

G4

Minor
Revision

THE CITY OF LAGUNA NIGUEL
APPROVED

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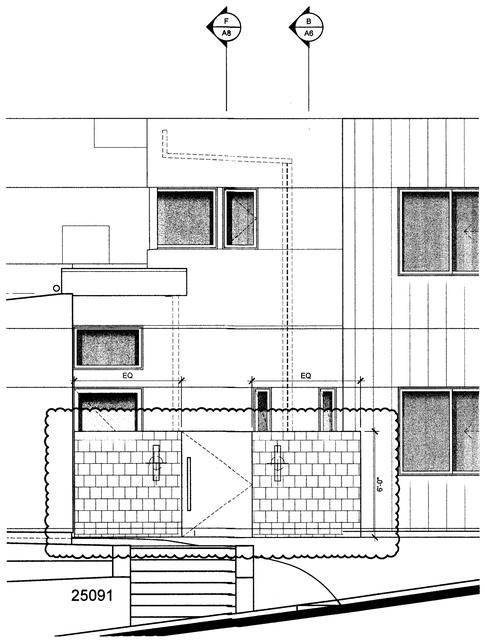
BUILDING OFFICIAL

BY _____ DATE 4/6/20

F/W
B19-2821



City of Laguna Niguel
Building Division
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
(949) 362-4360 FAX 362-4369
www.CityofLagunaNiguel.org

MASONRY FENCE

117

Construction of masonry fences requires permits. Wood fences lower than 42 Inches high and not supporting surcharge on top of slope does not require a building permit from the City of Laguna Niguel Building & safety. However, it is regulated by the California Building Code.

The following specifications are from the 2019 California Building Code used by the City of Laguna Niguel.

I. **Wall Height**
Fence height is measured from the top of the footing to the top of the wall.

II. **Masonry Fence Specifications**
Use the following specifications when constructing a masonry fence.

1. **Concrete Mix**
The concrete mix for footings must meet the strength of F'c = 4500 psi minimum Type V. W/C 0.45

2. **Mortar Mix**
Mortar mix must meet the strength of F'c=
1800 psi minimum or the following:
1 part Portland cement
3 ½ parts sand
¼ part hydrated lime or lime putty
Plastic cement may be used with 3 parts sand to 1 part plastic cement.

3. **Reinforcing Steel**
Reinforcing steel must be deformed and comply with ASTM specifications A615-82, Grade 40. When one continuous bar cannot be used, a lap or splice of 40-bar diameters is required.

4. **Grout Mix**
Grout must meet the strength of F'c=2000 psi minimum, or the following:
- 1 part Portland cement
- 3 parts sand
- 2 parts pea gravel (3/8 – inch aggregate)

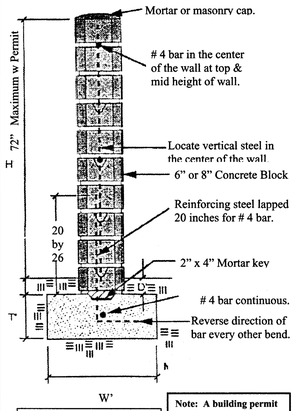
Water added to pouring consistency without segregation of the grout constituents.
Use of plastic cement is not allowed for grout.

NOTE: Fill cells solid with grout where steel occurs.

Rod or vibrate immediately. Re-rod or revibrate grout about 10 minutes after pouring to insure solid consolidation. Stop grout 2 inches from top of masonry units when grouting of second lift is to be continued at another time.

5. **Mortar Key**
To insure proper bonding between the footing and the first course of block, a mortar key must be formed by embedding a flat 2x4 flush with and at the top of the freshly poured footing. It should be removed after the concrete has started to harden (about 1 hour). A mortar key may be omitted if the first course of block is set into the fresh concrete when the footing is poured, and a good bond is obtained.

6. **Soil**
All footing must extend at least 24 inches into undisturbed natural soil compacted to at least 90 percent density. Soil should be dampened prior to placing concrete in footings. A soils report, completed by a licensed engineer, may be required.



Expansion Joints Required every 25'

Note: A building permit may be required if adjacent to slopes. Regardless of height.

REINFORCING STEEL REQUIREMENTS FOR MASONRY WALLS

Wall Height	Material	W in Inches	T in Inches	D in Inches	Reinforcing Steel
4'0"	6" Block 8" Block	12" 12"	24" 24"	2" 2"	#4 @ 32" o.c. #4 @ 16" o.c.
5'-0"	6" Block 8" Block	12" 18"	24" 24"	4" 4"	#4 @ 32" o.c. #4 @ 16" o.c.
6'-0"	6" Block 8" Block	18" 18"	24" 24"	4" 4"	#4 @ 24" o.c. #4 @ 16" o.c.

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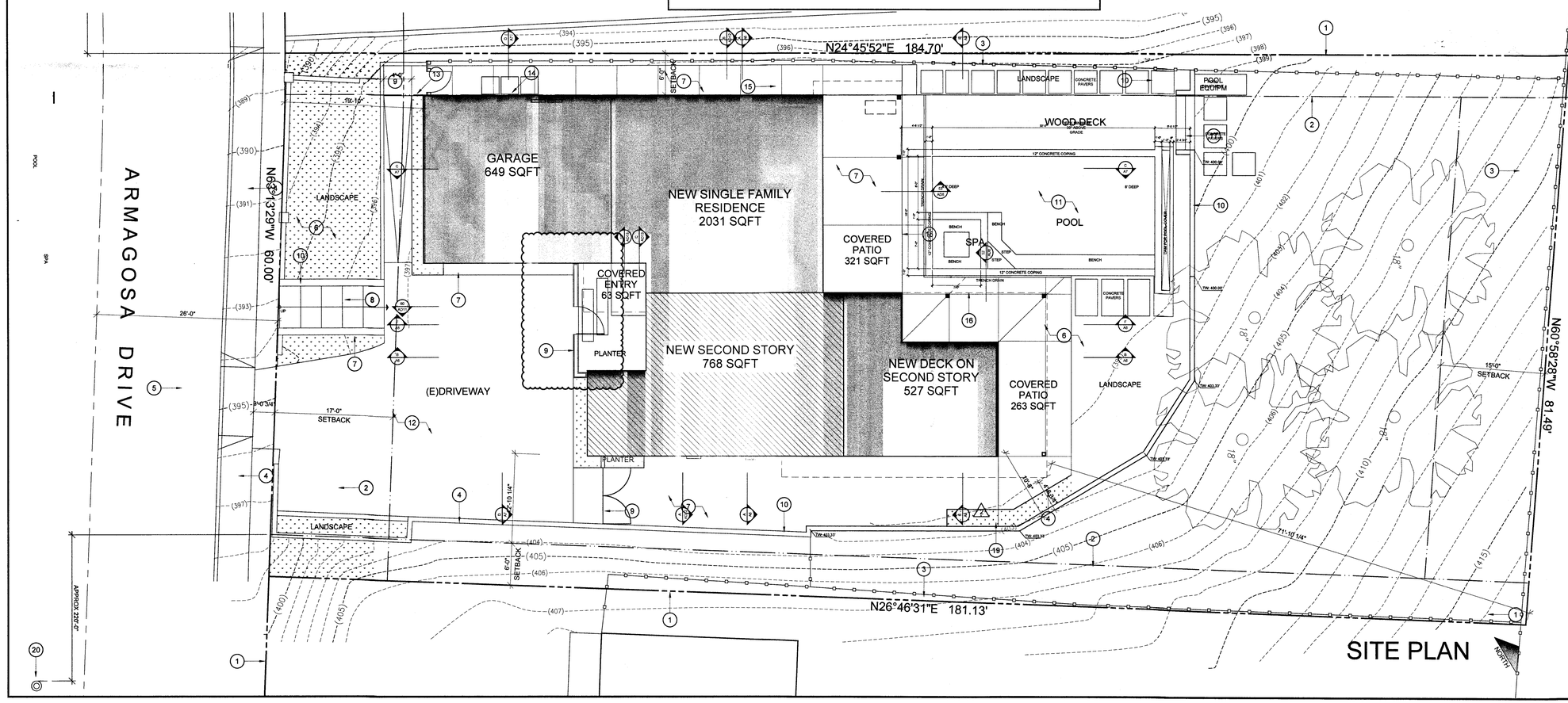

SITE PLAN

SITE PLAN NOTES

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10. NEW LANDSCAPE WALL
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APPROVED REVISION
BY: Jack Jaeo
DATE: 1/9/22
* only for wall not to exceed 6ft

REVISIONS:
1 BLDG 11/13/2019
2 PLNG 05/18/2020
3 OCFA 08/17/2020

PLANS PREPARED BY:
02/09/2022
DUSTIN MORRIS DATE:

1050 CALLE CORILLERA, SUITE 102
SAN CLEMENTE, CALIFORNIA 92673
(949) 245-8960

BARCIKOWSKI RESIDENCE
ARMAGOSA DRIVE

DESIGN

BARCIKOWSKI RESIDENCE
25091 ARMAGOSA DRIVE
LAGUNA NIGUEL, CA 92677

PROJECT NAME: BARCIKOWSKI RESIDENCE
SCALE: 1/8" = 1'-0"
DATE: 02/09/2022

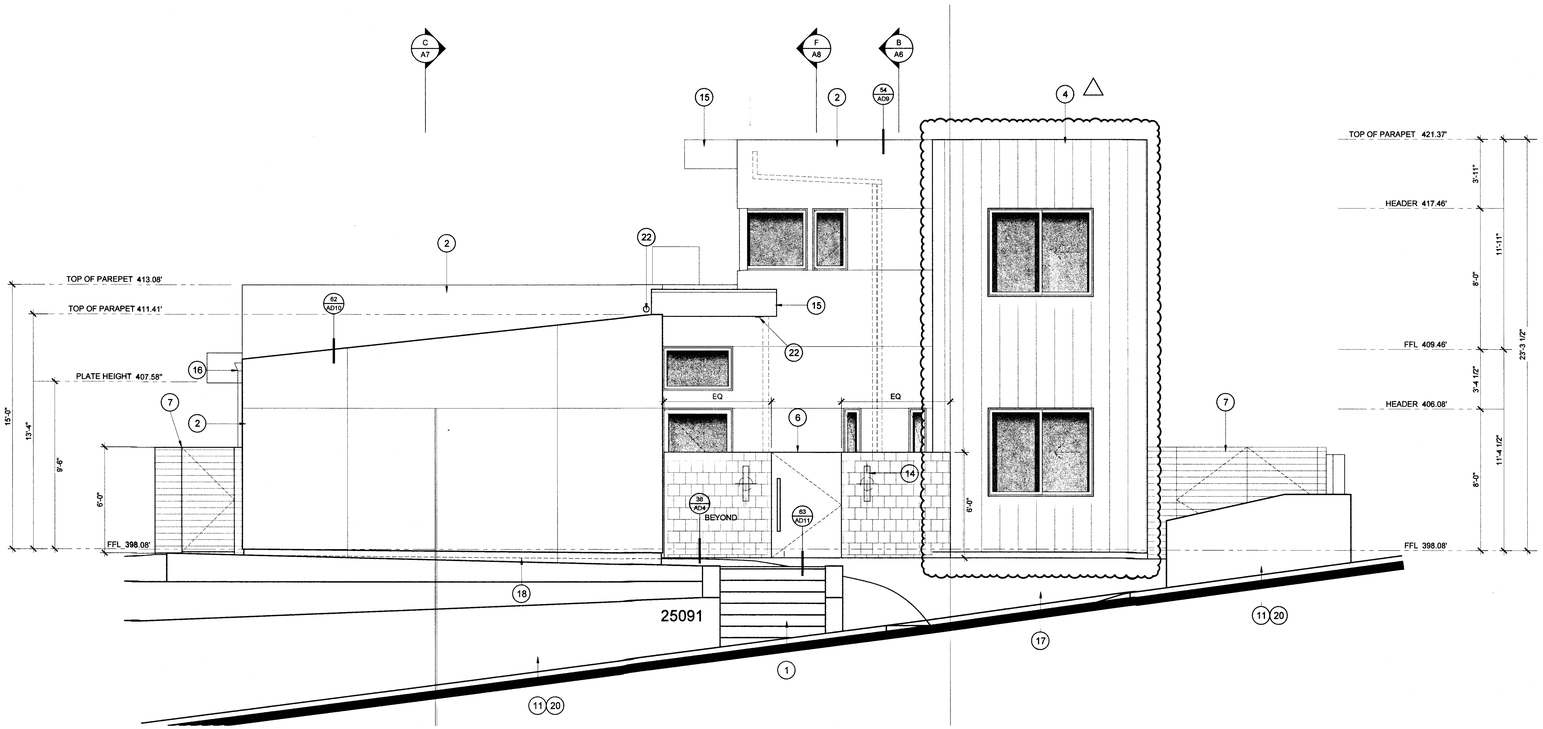
G4

APPROVED
REVISION
BY: JOSH PEEK
DATE: 2/7/22
DESCRIPTION:

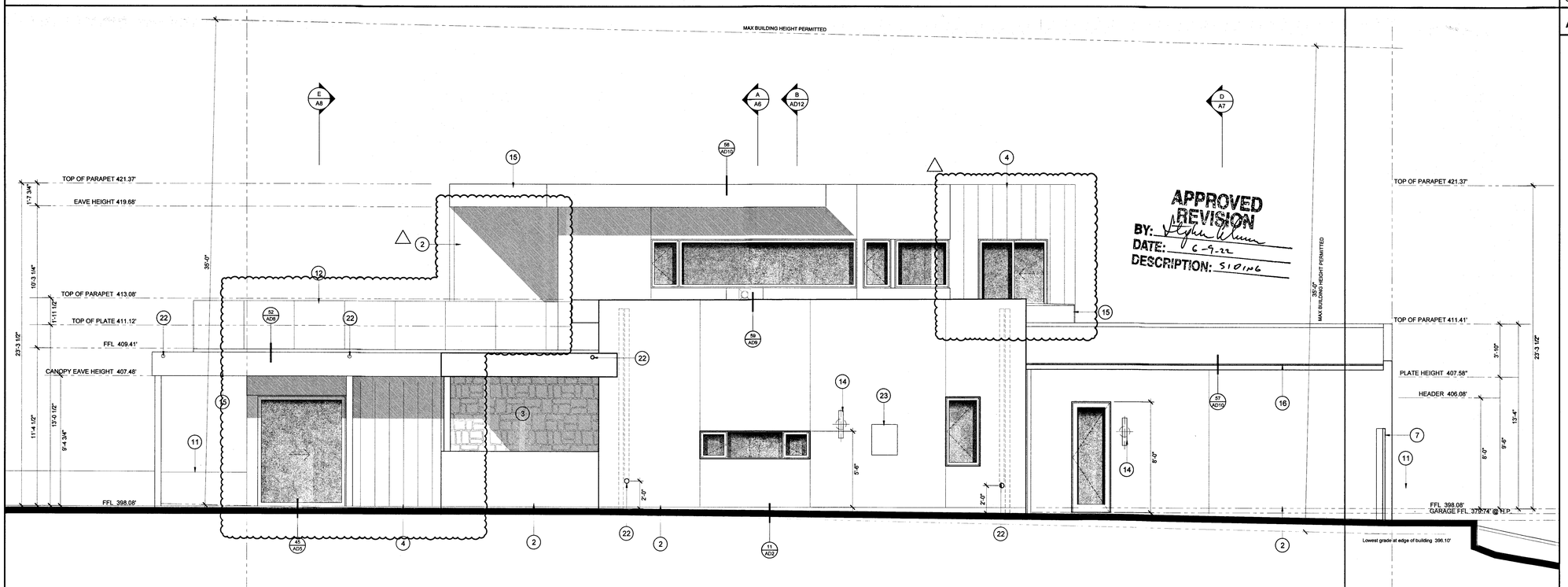
BLD

25091 ARMAGOSA DR
Ref B19-2821- masonry wall

B22-0309



SOUTH ELEVATION



WEST ELEVATION

ELEVATION NOTES

1. NEW CONCRETE STEPS ON GRADE
2. NEW 7/8", 3-COAT PORTLAND CEMENT EXTERIOR PLASTER WALL FINISH OVER METAL LATH WITH SMOOTH STEEL TROWEL FINISH. MINIMUM 2 LAYERS GRADE 'D' PAPER OVER WOOD STRUCTURAL PANEL SHEATHING. DESIGNER TO SELECT COLOR.
3. NEW ADHERED STONE TILE FINISH OVER 3/4" REINFORCED MORTAR BACKING
4. NEW BOARD & BATTEN SIDING WITH PAINT GRADE FINISH OVER MINIMUM 1 LAYER DUPONT TYVEK WATER RESISTIVE BARRIER OVER WOOD STRUCTURAL PANEL SHEATHING. COLOR SELECTED BY DESIGNER
5. GARAGE DOOR
6. FRONT GATE ELECTRONICALLY AND MANUALLY LOCKED
7. WOODEN SIDE GATE TO BE MANUALLY LOCKED
8. NEW GAS METER
9. NEW 200AMP ELECTRICAL METER
10. POST BOX TO BE ACCESSIBLE IN GARAGE
11. PLASTER FINISH AT LANDSCAPE WALLS
12. TEMPERED GLASS GUARDRAIL WITH METAL CAP. TOP EDGE AT 42 INCHES ABOVE FINISH DECK LEVEL. GLASS BALASTER PANELS SHALL BE 4'-0" MAX WIDE WITH 1/4" MAX GAP BETWEEN PANES . SHALL RESIST 200 LBS. CONCENTRATED LOAD APPLIED IN ANY DIRECTION ON ANY POINT ALONG THE TOP EDGE, 50 LBS. PER LINEAL FOOT UNIFORM LOAD ON BALLISTER PANELS, AND PREVENT PASSAGE OF A 4 INCH DIAMETER SPHERE. RAIL GLAZING SHALL BE BIRD STRIKE PREVENTION GLAZING, TINTED TO PROVIDE VISIBILITY TO FLYING BIRDS.
13. EXTERIOR COUNTER TOP WITH HARDWOOD CABINETS
14. EXTERIOR WALL MOUNTED LIGHTS, COLOR, MODEL AND HEIGHT TO BE VERIFIED ON SITE BY DESIGNER
15. TIMBER FASCIA AS PER DETAILS
16. MODERN SEAMLESS KYNAR FINISH METAL GUTTERS & DOWN SPOUTS
17. EXISTING DRIVEWAY TO REMAIN
18. GARAGE FLOORS USED FOR PARKING VEHICLES SHALL BE SLOPED TO DRAIN TOWARDS THE MAIN VEHICLE ENTRY DOOR.ALL IN ACCORDANCE WITH R309.1
20. EXISTING LANDSCAPE WALLS TO REMAIN
21. NEW CONCRETE "CLASS A" ROOF TILES INSTALLED OVER SOLID SHEETING.IN ACCORDANCE WITH IBC SECTION 1505.2 AND IRC SECTION R902.1
22. OVERFLOW SCUPPER
23. TANKLESS WATER HEATER - LISTED AND APPROVED FOR EXTERIOR

ADDITIONAL NOTES

A. SEE SHEET G2 FOR GENERAL NOTES AND SPECIFICATIONS

B. CLEARANCES FOR LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE SPECIFIED IN THE LISTING. UNLISTED APPLIANCE CLEARANCES SHALL COMPLY WITH CMC REQUIREMENTS.

C. MANUFACTURER'S PRODUCT INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION

D. ALL GLAZING SHALL HAVE A TEMPORARY LABEL THAT SHALL NOT BE REMOVED UNTIL APPROVED INSPECTION. ALL LABELS ARE TO SHOW THE SHGC, U-FACTOR, AIR LEAKAGE AND VISIBLE TRANSMITTANCE. CAL. ENERGY CODE 116(a)4 AND 10-111(a)1

E. WINDOWS AND DOORS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

F. TEMPERED GLASS IS REQUIRED AT HAZARDOUS LOCATIONS PER CBC R308.4

G. TEMPERED (SAFETY) GLAZING IS REQUIRED TO BE PERMANENTLY MARKED (ETCHED) AS REQUIRED BY CRC R308.1

H. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS. SEE SHEET G3, TABLES 4.504.1 AND 4.504.2 FOR REQUIREMENTS.

J. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS. SEE SHEET G3, TABLE 4.504.3 FOR REQUIREMENTS.

K. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. SEE SHEET G3, AEROSOL COATING AND PWMIR LIMITS TABLE FOR REQUIREMENTS.

L. DOCUMENTATION SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR VERIFYING THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.

M. PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. MATERIALS SHALL BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RCFI) 'FLOOR SCORE' PROGRAM.

N. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE A MINIMUM STROKE WIDTH OF 1/2 INCH.

O. FIRE SPRINKLERS TO BE INSTALLED

P. GARAGES REQUIRE ONE-HOUR SEPARATION FROM DWELLING AREAS-INSTALL 5/8" TYPE "X" GYPSUM BOARD FROM SILL TO PLATE AND 5/8" ENTIRE CLG ON GARAGE SIDE.

Q. PENETRATIONS OF WALL ASSEMBLIES REQUIRED TO BE FIRE_RESISTANCE RATED IN ACCORDANCE WITH SECTION R302.2 OR R302.3 SHALL BE PROTECTED IN ACCORDANCE WITH R302.4. DETAIL 24/AD3

R. OPENINGS AND PENETRATIONS THROUGH THE WALLS AND CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTIONS R302.5.1 THROUGH R302.5.3. 24/AD3 SIM

REVISIONS:

1 BLD'G 11/13/2019

PLANS PREPARED BY:

DUSTIN MORRIS — DATE: 06/08/2022

1050 CALLE CORILLERA, SUITE 102
SAN CLEMENTE, CALIFORNIA 92673
(949) 245-8980

BARCIKOWSKI RESIDENCE
25091 ARMAGOSA DRIVE

DESIGN

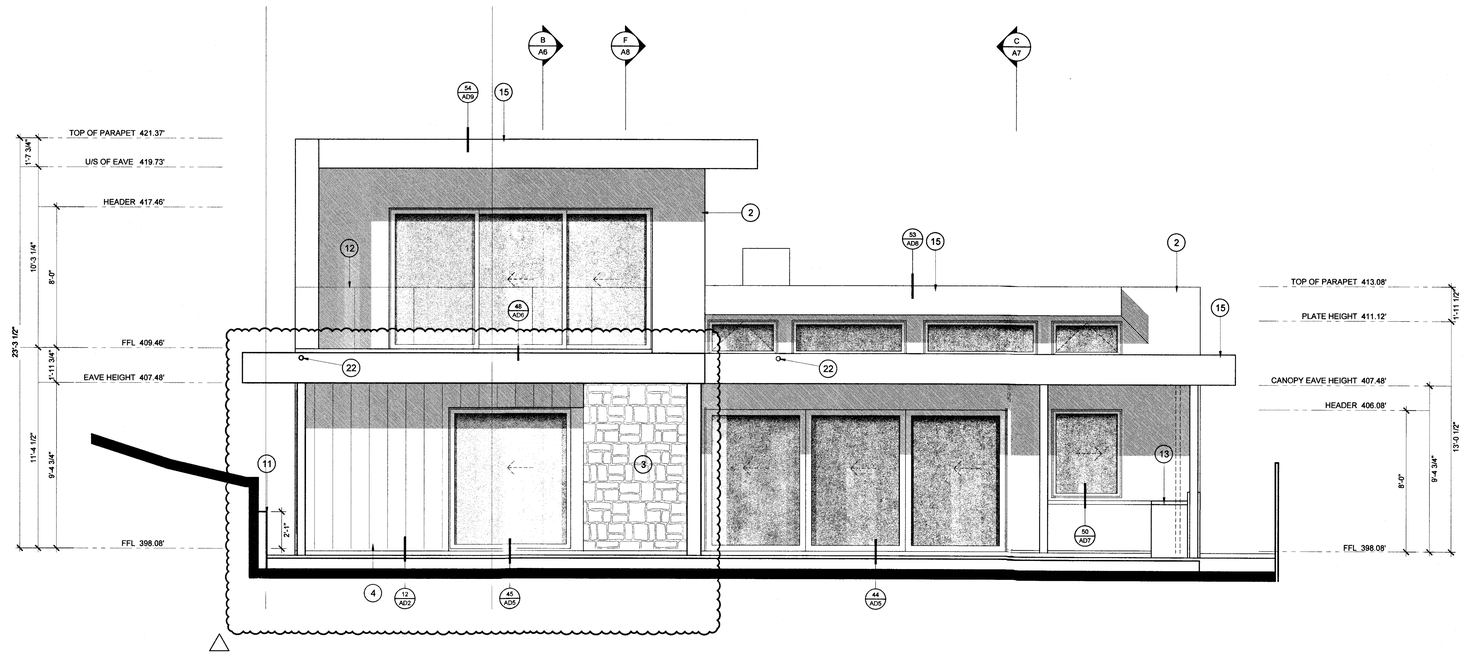
BARCIKOWSKI RESIDENCE
25091 ARMAGOSA DRIVE
LAGUNA NIGUEL, CA 92677

PROJECT NAME: BARCIKOWSKI RESIDENCE

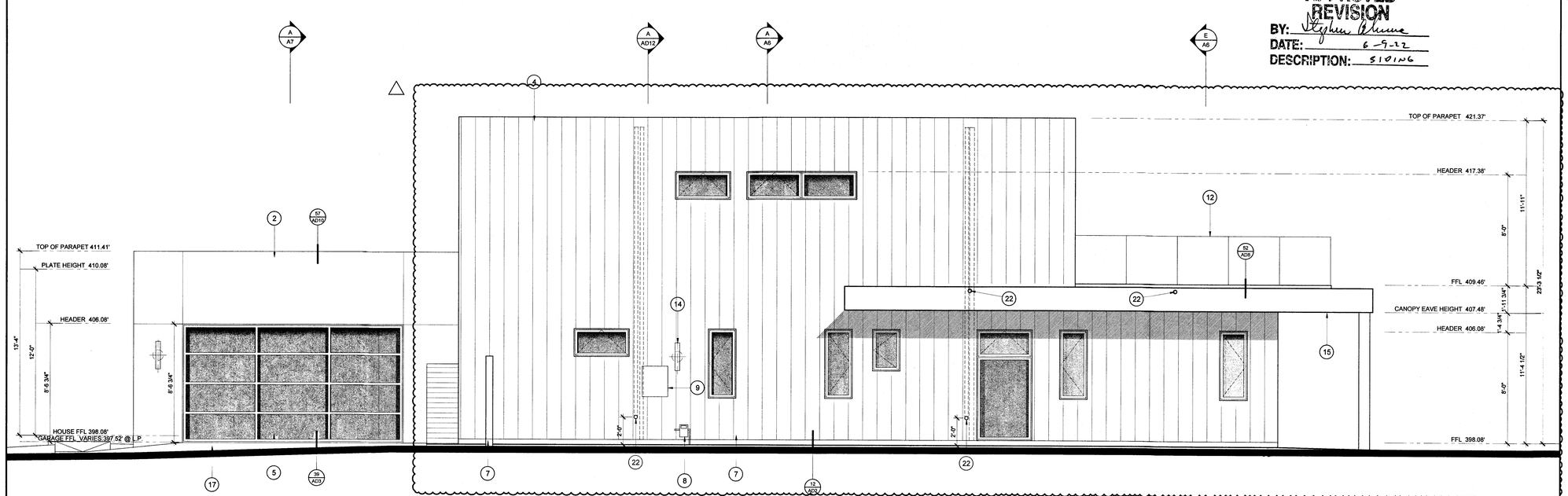
SCALE: 1/4" = 1'-0"

DATE: 06/08/2022

A4



NORTH ELEVATION



APPROVED REVISION
BY: Stephen Blumenthal
DATE: 6-9-22
DESCRIPTION: S101N6

EAST ELEVATION

ELEVATION NOTES

1. NEW CONCRETE STEPS ON GRADE
2. NEW 7/8", 3-COAT PORTLAND CEMENT EXTERIOR PLASTER WALL FINISH OVER METAL LATH WITH SMOOTH STEEL TROWEL FINISH. MINIMUM 2 LAYERS GRADE 'D' PAPER OVER WOOD STRUCTURAL PANEL SHEATHING. DESIGNER TO SELECT COLOR.
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11. PLASTER FINISH AT LANDSCAPE WALLS
12. TEMPERED GLASS GUARDRAIL WITH METAL CAP. TOP EDGE AT 42 INCHES ABOVE FINISH DECK LEVEL. GLASS BALASTER PANELS SHALL BE 4'-0" MAX WIDE WITH 1/4" MAX GAP BETWEEN PANES . SHALL RESIST 200 LBS. CONCENTRATED LOAD APPLIED IN ANY DIRECTION ON ANY POINT ALONG THE TOP EDGE, 50 LBS. PER LINEAL FOOT UNIFORM LOAD ON BALUSTER PANELS, AND PREVENT PASSAGE OF A 4 INCH DIAMETER SPHERE. RAIL GLAZING SHALL BE BIRD STRIKE PREVENTION GLAZING, TINTED TO PROVIDE VISIBILITY TO FLYING BIRDS.
13. EXTERIOR COUNTER TOP WITH HARDWOOD CABINETS
14. EXTERIOR WALL MOUNTED LIGHTS. COLOR, MODEL AND HEIGHT TO BE VERIFIED ON SITE BY DESIGNER
15. TIMBER FASCIA AS PER DETAILS
16. MODERN SEAMLESS KYNAR FINISH METAL GUTTERS & DOWN SPOUTS
17. EXISTING DRIVEWAY TO REMAIN
18. GARAGE FLOORS USED FOR PARKING VEHICLES SHALL BE SLOPED TO DRAIN TOWARDS THE MAIN VEHICLE ENTRY DOOR.ALL IN ACCORDANCE WITH R309.1
20. EXISTING LANDSCAPE WALLS TO REMAIN
21. NEW CONCRETE "CLASS A" ROOF TILES INSTALLED OVER SOLID SHEETING.IN ACCORDANCE WITH IBC SECTION 1505.2 AND IRC SECTION R902.1
22. OVERFLOW SCUPPER
23. TANKLESS WATER HEATER - LISTED AND APPROVED FOR EXTERIOR

ADDITIONAL NOTES

A. SEE SHEET G2 FOR GENERAL NOTES AND SPECIFICATIONS

B. CLEARANCES FOR LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE SPECIFIED IN THE LISTING. UNLISTED APPLIANCE CLEARANCES SHALL COMPLY WITH CMC REQUIREMENTS.

C. MANUFACTURER'S PRODUCT INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION

D. ALL GLAZING SHALL HAVE A TEMPORARY LABEL THAT SHALL NOT BE REMOVED UNTIL APPROVED INSPECTION. ALL LABELS ARE TO SHOW THE SHGC, U-FACTOR, AIR LEAKAGE AND VISIBLE TRANSMITTANCE. CAL. ENERGY CODE 116(a)4 AND 10-111(a)1

E. WINDOWS AND DOORS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

F. TEMPERED GLASS IS REQUIRED AT HAZARDOUS LOCATIONS PER CBC R308.4

G. TEMPERED (SAFETY) GLAZING IS REQUIRED TO BE PERMANENTLY MARKED (ETCHED) AS REQUIRED BY CRC R308.1

H. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS. SEE SHEET G3, TABLES 4.504.1 AND 4.504.2 FOR REQUIREMENTS.

J. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS. SEE SHEET G3, TABLE 4.504.3 FOR REQUIREMENTS.

K. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. SEE SHEET G3, AEROSOL COATING AND PVMIR LIMITS TABLE FOR REQUIREMENTS.

L. DOCUMENTATION SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR VERIFYING THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.

M. PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. MATERIALS SHALL BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RCFI) "FLOOR SCORE" PROGRAM.

N. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE A MINIMUM STROKE WIDTH OF 1/2 INCH.

O. FIRE SPRINKLERS TO BE INSTALLED

P. GARAGES REQUIRE ONE-HOUR SEPARATION FROM DWELLING AREAS-INSTALL 5/8" TYPE "X" GYPSUM BOARD FROM SILL TO PLATE AND 5/8" ENTIRE CLG ON GARAGE SIDE.

Q. PENETRATIONS OF WALL ASSEMBLIES REQUIRED TO BE FIRE_REISTANCE RATED IN ACCORDANCE WITH SECTION R302.2 OR R302.3 SHALL BE PROTECTED IN ACCORDANCE WITH R302.4. DETAIL 24/AD3

R. OPENINGS AND PENETRATIONS THROUGH THE WALLS AND CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTIONS R302.5.1 THROUGH R302.5.3. 24/AD3 SIM

REVISIONS:

1 BLD'G 11/13/2019

PLANS PREPARED BY:

06/08/2022

DUSTIN MORRIS DATE:

1050 CALLE CORILLERA, SUITE 102
SAN CLEMENTE, CALIFORNIA 92673
(949) 245-8960

BARCIKOWSKI RESIDENCE
25091 ARMAGOSA DRIVE

DESIGN

BARCIKOWSKI RESIDENCE
25091 ARMAGOSA DRIVE
LAGUNA NIGUEL, CA 92677

PROJECT NAME: BARCIKOWSKI RESIDENCE

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

DATE: 06/08/2022

A5

PLANNING & ZONE CLEARANCE

This Plan was inspected on 6/1/22 and found to comply with applicable City land-use regulations.

This clearance is only valid for the life of the building permit.

The occupancy of this building shall not be changed from the use stated in the permit application except by issuance of a new Certificate of Use and Occupancy. Deviation from the approved plan shall be cause for stopping construction.

WARNING: This stamp indicates partial review only and does not constitute a building permit.

Revision for Siding

Laguna Niguel Community Development Department

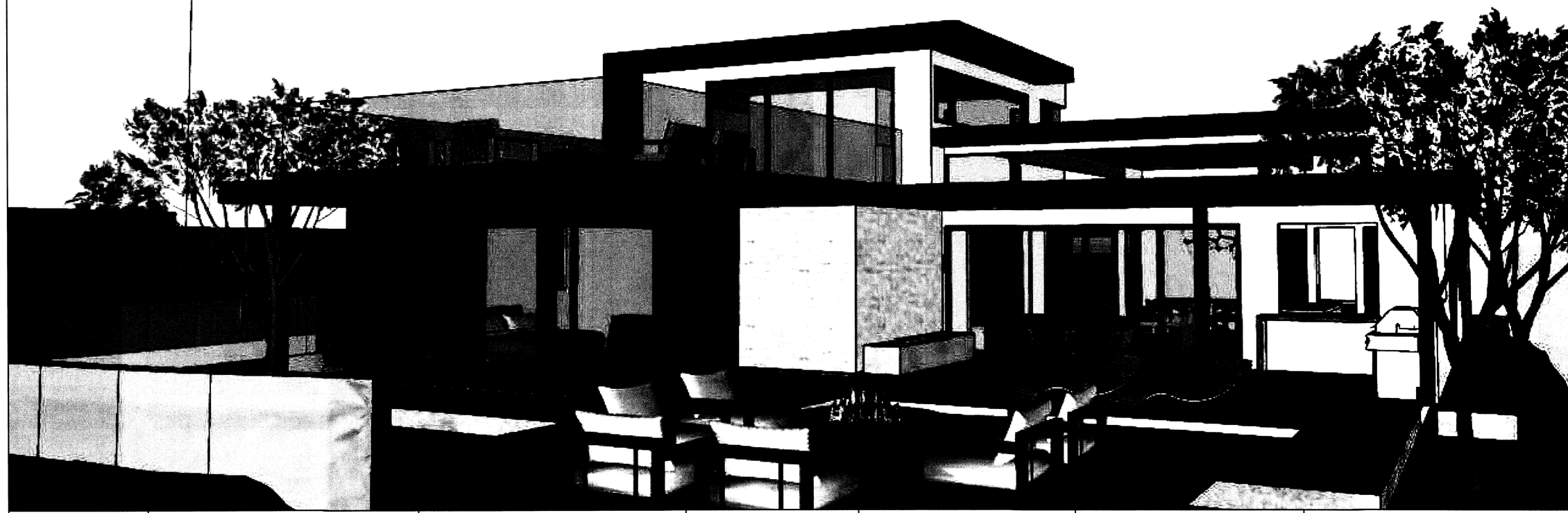
BLD

25091 ARMAGOSA DR
Revision to B19-2821 (siding)

B22-1147

BARCIKOWSKI RESIDENCE

25091 ARMAGOSA DRIVE,LAGUNA NIGUEL, CA. 92677



CODE DATA

CALIFORNIA RESIDENTIAL CODE, 2019 EDITION
CALIFORNIA BUILDING CODE, 2019 EDITION
CALIFORNIA PLUMBING CODE, 2019 EDITION
CALIFORNIA ELECTRICALL CODE, 2019 EDITION
CALIFORNIA MECHANICAL CODE, 2019 EDITION
CALIFORNIA ENERGY CODE, 2019 EDITION
CALIFORNIA FIRE CODE, 2019 EDITION
CITY OF LAGUNA NIGUEL 2019 CALIFORNIA CODE AMENDMENTS

TITLE 24, STATE OF CALIFORNIA ADMINISTRATIVE CODE
ALL OTHER APPLICABLE LOCAL, STATE AND / OR NATIONAL CODES

OCCUPANCY: R3 / U
CONSTRUCTION: VB, SPRINKLERED *NFPA13D

PROVIDE PORTABLE TOILET AND HAND WAS STATION PER OSHA REGULATIONS.

LEGAL DESCRIPTION

LOT: 43

TRACT: 4906

AP#: -

ZONE: RS - 3

EROSION CONTROL NOTES

45. Sediments from areas disturbed by construction shall be retained on-site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly
contained to minimize sediment transport from the site to streets, sidewalks, gutters, drain inlets or adjacent properties via runoff, vehicle tracking or wind.
46. All sediment and construction debris which is tracked or deposited onto public or private sidewalks, gutters or paved roads shall be removed on a daily basis by sweeping or vacuuming and disposed of properly. Sediment and construction debris shall not be washed into the storm drain system, including the gutter and stom, drain inlets.
47. Sandbags, gravel bags or other effective filter or trap-type barriers shall be used where appropriate to intercept and slow the flow of runoff from the construction site and to trap sediment before it enters the storm drain system, including gutters and inlets. All on-site stom, drain inlets shall be protected and off-site inlets shall be protected in areas where construction activity tracks sediment on paved areas or where inlets receive runoff from disturbed areas.
48. Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
49. Erosion control devices shall not be moved or modified without the approval of the Building Official.
50. During the wet season, between October 1st and April 30th, erosion control protective devices and measures shall be in place at the end of each working day when the 5-Day probability-of-rain exceeds 40%. During the remainder of the year, the erosion control protective devices and measures shall be onsite and ready for installation when the 5-Day probability-of-rain exceed 50% and in place at the end of each day when the 48 hour probability-of-rain exceeds 50%.
51. After a rainstorm all silt and debris shall be removed from streets, check berms and basins.
52. Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage to be directed toward de-silting facilities.
53. All bare slopes, including manufactured slopes, shall be provided with protective erosion control measures.
54. Erosion control systems are dynamic and will change based on changes in site development and weather conditions. Therefore, upon inspection, additional erosion and sediment control measures maybe required by the City inspector to minimize erosion and sediment transport from areas of the site to streets, sidewalks, gutters, drain inlets or adjacent properties.
55. The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.
56. The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.

SCOPE OF WORK

DEMOLISH EXISTING 2,080 SQ FT SINGLE STORY SINGLE FAMILY RESIDENCE.

EXISTING UTILITIES TO BE REMOVED AND CAPPED

EXISTING DRIVEWAY TO REMAIN

REMOVE ALL OTHER HARDSCAPE

EXISTING SITE WALLS TO REMAIN

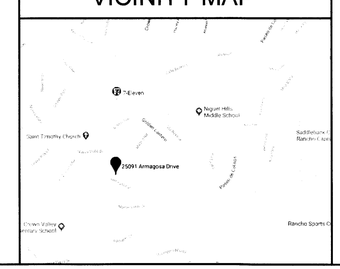
1

ALL NEW WORK/ CONSTRUCTION UNDER SEPERATE PERMIT.

SHEET INDEX

G1 TITLE SHEET
G2 GENERAL NOTES
G3 CAL GREEN REQUIREMENTS
G4 SITE PLAN
D1 DEMO PLAN
C3 EROSION CONTROL PLAN
C5 TOPOGRAPHIC SURVEY

VICINITY MAP



PROJECT DIRECTORY

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CIVIL ENGINEER
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IRVINE, CA 92612

TITLE 24
BEAR TECHNOLOGIES
PH: 801 231 0066

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304 AVENIDA SIERRA
SAN CLEMENTE, CA, 92672
cody@cliftonbuildco.com

MECHANICAL, ELECTRICAL PLUMBING
G MEP ENGINEERS
PH: 949 267 9095
26439 RANCHO PKWY.
STE 120
LAKE FOREST,CA 92630

SITE ANALYSIS

	REQUIRED/ ALLOWED	PROPOSED	
LOT AREA		14,284.3 SQFT	
SETBACKS			
FRONT	17' - 0"		
LEFT SIDE	5' - 0"		
RIGHT SIDE	5' - 0"		
REAR	15' - 0"		
MAX BLDG. HT	35' - 0"		
LOT COVERAGE			

BUILDING AREA MATRIX

	DEMO	NEW	
LIVING AREA			
FIRST FLOOR	1,693 SQFT		
SECOND FLOOR			
TOTAL SQFT			
GARAGE	387 SQFT		
COV. ENTRY			
PATIOS/ DECKS			
FIRST FLOOR			
SECOND FLOOR			
TOTAL SQFT			

REVISIONS:

1 BLDG. / PLNG 10/19/2020

PLANS PREPARED BY:

10/22/2020

DUSTIN MORRIS DATE:

1050 CALLE CORILLERA,
SUITE 102
SAN CLEMENTE,
CALIFORNIA 92673
(949) 245-8960

BARCIKOWSKI
RESIDENCE
25091 ARMAGOSA DRIVE

eyoh DESIGN

BARCIKOWSKI RESIDENCE
25091 ARMAGOSA DRIVE
LAGUNA NIGUEL,
CA 92677

PROJECT NAME:
BARCIKOWSKI RESIDENCE

SCALE:
N/A

DATE:
10/22/2020

G1

GENERAL NOTES

DIVISION 1: GENERAL

01062. CODE COMPLIANCE REQUIREMENTS:

1. All materials and workmanship shall conform to the codes and ordinances specified on the cover sheet of this set of drawings.

01070. GENERAL NOTES:

1. It is the intent and meaning of these drawings and specifications to provide for and secure a first class, workmanlike job of high quality from all subcontractors. The finished structure(s) shall be complete in every detail including all incidental items for a proper and functional project.
2. The general contractor and subcontractors shall review these drawings and specifications and shall notify the designer of any discrepancies, errors or omissions prior to construction. Failure to do so shall hold the general contractor and subcontractors responsible for such discrepancies, errors or omissions in these drawings and specifications.
3. The general contractor shall verify all dimensions, elevations and site conditions before starting work. The designer shall be notified immediately of any discrepancies.
4. Notes and details on drawings shall take precedence over these general specifications.
5. The design, adequacy and safety of erection, bracing, shoring, temporary supports, etc. is the sole responsibility of the general contractor, and has not been considered by the structural engineer. The contractor is responsible for the stability of the structure prior to the application of all shear panel, roof and floor diaphragms and finish materials. He or she shall provide all the necessary bracing and/or shoring to provide stability prior to the application of the afore-mentioned materials. Observation visits by the designer or structural engineer shall not include inspection of the above items.
6. Vibrational effects of mechanical equipment have not been considered by the structural engineer.
7. It shall be the responsibility of the general contractor to locate all existing utilities whether shown hereon or not and to protect them from damage. The General contractor shall bear all expense of repair or replacement in conjunction with the execution of this work.

01200. ADDITION AND REMODELING:

1. The general and subcontractors shall verify all existing conditions and dimensions as shown on drawings and notify the designer immediately of any discrepancies.
2. Shore and/or brace all existing framing as required prior to removing existing construction. Remove after erection of new supports has been completed.

DIVISION 2: SITEWORK

02055. DEMOLITION:

1. Includes removal of existing building, or portions thereof, including foundations and domestic utilities from site as indicated on drawings.
2. Demolition contractor shall be held liable for any damage to adjacent public or private properties or structures during demolition and debris removal operations.
3. Remove existing structures or portions thereof as indicated on drawings. Existing construction to remain shall be adequately protected during all demolition and debris removal operations.
4. All demolition debris shall be removed from site and transported to a legal dump site per applicable municipal and/or county requirements.
5. Site shall be left in neat and orderly condition after completion of demolition and debris removal operations.

02200. EARTHWORK:

1. Includes all rough grading, excavation, recompaction and trenching to prepare site for construction of structure(s). Grading work shall be complete in every detail including all incidental items and procedures for a proper job.
2. See Foundation Plan for soil design pressure data character of soil.
3. All earthwork and grading shall be conducted per Soils Report prepared by the person(s) noted in the project directory on the front sheet of this set of drawings. See soils report for list of special inspections.
4. Utility trench and retaining wall backfilling shall be executed as specified in soils report.
5. Soils Engineer shall verify that construction at site is in accordance with the recommendations and conclusions contained in soils report.
6. Before any concrete is placed, excavations shall be checked and approved by a qualified soils engineer to insure compliance with the requirements of the soils report.

02520. PORTLAND CEMENT CONCRETE PAVING:

1. All non-structural exterior slabs shall be minimum 4 inches thick with #4 deformed bar reinforcement placed at 16 inches on center each way in middle third of slab thickness. Slabs shall be placed over a minimum of 3 inches of clean sand bedding.
2. Slabs shall be formed and finished to slope as indicated on Drainage/Grading Plan to within 1/4 inch of specified elevations.
3. All slabs shall receive light broom finish unless otherwise noted on drawings.
4. Expansion, construction, and control joints shall be placed as indicated on drawings or at intervals to divide slab into maximum 400 sq. ft. / 8 lin. ft. sections.

02725. SITE UTILITY AND DRAINAGE PIPING:

1. Site drainage piping shall be schedule 40 PVC, size as indicated on drawings.
2. Landscape drains, area drains and catch basins shall be provided with gratings or screens to prevent the entrance of foreign materials or debris into drainage system(s).
3. Plumbing contractor shall furnish and install:
   a. Copper water service from building to gate valve at meter (ferrous water piping not permitted below grade).
   b. Sewer line from building to property line.
   c. Natural gas service piping.
4. Electrical feeder conduits shall be concrete encased per utility company requirements. Supply and placement of conduit(s) in trenches and connection to service by Electrical Contractor.
5. Natural gas service piping materials and installation shall be in accordance with utility company requirements.
6. Site utility piping shall be installed per applicable utility company requirements.
7. Trench backfilling materials and methods shall be in accordance with soils report specifications when applicable.

02830. FREE STANDING WALLS AND FENCES:

1. Wood fences shall be constructed of redwood, cedar or other wood of natural resistance to decay.
2. Hardware shall be galvanized unless noted otherwise on drawings.
3. Wood fences shall be constructed in such a manner as to remain sturdy and plumb under normal wear and tear.

DIVISION 3: CONCRETE

---SEE STRUCTURAL DRAWINGS FOR STRUCTURAL CONCRETE SPECIFICATIONS---

03505. NON-STRUCTURAL LIGHTWEIGHT CONCRETE:

1. Portland cement shall conform to ASTM C-150-07.
2. Aggregates shall conform to ASTM C-33-03 for lightweight concrete.
3. Floor sheathing shall be swept clean and free of debris, standing water or foreign matter immediately prior to underlayment installation.
4. Install primer and lightweight concrete per manufacturer's recommendations to final thickness indicated on drawings.

03510. GYPSUM CONCRETE UNDERLAYMENT:

1. Material shall be "Gyp-Crete" as manufactured by Gyp-Crete Corporation, or equal. Install per manufacturer's recommendations to final thickness indicated on plans.
2. Floor sheathing shall be swept clean and free of debris, standing water or foreign matter immediately prior to underlayment installation.
3. Underlayment shall attain a final compressive strength of 1000 psi minimum.

DIVISION 4: MASONRY

---SEE STRUCTURAL DRAWINGS FOR STRUCTURAL MASONRY AND GROUT SPECIFICATIONS---

04270. GLASS MASONRY UNITS:

1. Glass block shall be as manufactured by Pittsburgh Corning Corporation, or equal, verify style with Designer.
2. Expansion joints shall be provided at edges of glass block panels at the sides and top with a minimum thickness of 1/2 inch. Expansion joints shall be entirely free of mortar and shall be filled with resilient material.
3. Glass block panels shall have mortar joints minimum 3 inches wide and mortared edges of units shall be treated for proper mortar bonding.
4. Courses shall be level and true, and face of panels shall be flush and neatly finished with no depressed or projecting units.

DIVISION 5: METALS

---SEE STRUCTURAL DRAWINGS FOR STRUCTURAL METALS SPECIFICATIONS---

05500. METAL FABRICATIONS:

1. Fabricated steel handrails and guardrails shall be constructed and installed as indicated on drawings. Handrails and guardrails shall be constructed of minimum Grade 40 steel.
2. Fabricator shall submit shop drawings to Designer of other architectural metal fabrications such as balconies, decorative grilles window grilles, etc. unless specifically detailed on drawings.
3. Metalwork surfaces to be welded shall be free of any paint, grease, loose scale and foreign matter. All welding shall conform to AWA standards.
4. Fabricator shall deliver finished components painted with a minimum of two coats of rust inhibitive primer.
5. Fabrications shall have all required fastening points ready to recieve fasteners upon delivery to site.

DIVISION 6: WOOD AND PLASTIC

---SEE STRUCTURAL DRAWINGS FOR STRUCTURAL WOOD PRODUCTS AND METHODS SPECIFICATIONS---

06200. FINISH CARPENTRY:

1. Install all bath and washroom accessories.
2. Fabrications and installations by this section shall be clean and neat, and free of tooling marks, scratches or other defacements of finished, visible surfaces.
3. All fasteners in architectural woodwork shall be countersunk and plugged or filled to match surrounding finish surfaces unless noted otherwise on drawings.
4. Pre-manufactured casework shall be installed per manufacturer's recommendations.
5. This section shall install all plastic laminate counter tops or shall provide and install plywood counter top base to recieve tile or stone work where indicated on plans.
6. Finish carpentry shall be adequately protected from damage by other trades by the finish carpentry sub.

DIVISION 7: THERMAL AND MOISTURE PROTECTION

---SEE STRUCTURAL DRAWINGS FOR RETAINING WALL AND GENERAL FOUNDATION DAMPPROOFING SPECS --

07180. WATER REPELLANT MATERIALS:

1. Exposed, un-stained rough sawn wood: "Thompson's Water Seal Waterproofing Formula" or equal in two applications, first at a rate of 100 square feet per gallon, second at a rate of 150 square feet per gallon.
2. Smooth, un-stained wood: "Thompson's Water Seal Waterproofing Formula" or equal in two applications, first at a rate of 200 square feet per gallon, second at a rate of 300 square feet per gallon.
3. Concrete sealer: "Thompson's Water Seal Waterproofing Formula" or equal in two applications, first at a rate of 200 square feet per gallon, second at a rate of 400 square feet per gallon.
4. Concrete block sealer (where concrete block is left to weather exposure): "Thompson's Water Seal Waterproofing Formula" or equal in two applications, first at a rate of 50 square feet per gallon, second at a rate of 100 square feet per gallon.
5. Un-painted exterior plaster: "Thompson's Water Seal Architectural 55" or equal in two applications, first 3 fog coats at 2 hour intervals, second same. NOTE, test this product prior to final application to verify compatibility with plaster color coat.

07190. VAPOR AND AIR BARRIERS:

1. Under-slab vapor barrier: Glass fiber reinforced polyethylene sheet. Shall meet or exceed ASTM E-96 / E-96M-05.
2. Vapor barrier materials shall be installed per manufacturer's recomendations for specific applications.

07210. BUILDING INSULATION:

1. Batt thermal insulation: "CertainTeed Foil Faced" or equal in R values indicated on drawings.
2. Batt insulation products shall be installed to completely fill all voids in framing and shall be securely attached so as to remain in place until wall, roof or ceiling finish assemblies are applied.
3. Batt insulation shall be installed at all interior partitions.

07320. ROOFING TILE:

1. See section 07620 for metal flashings, vents and other sheet metal accessories for installation by this section.
2. Roofing felts: Georgia Pacific GP-30 Residential, unperforated, or equal. Shall meet or exceed ASTM D-4869-05e01.
3. Installer shall verify and insure that roof deck is clean, solid and free of voids or projections and otherwise ready to recieve work.
4. Roofing tiles shall be installed per all manufacturer's recommendations using all specified fasteners.

07510. BUILT-UP BITUMINOUS ROOFING:

1. Furnish and install Class A built-up bituminous roofing and ballast at areas indicated on drawings. Roofing system(s) shall be complete in every detail, including all incidental items for a proper, watertight, functioning installation.
2. See section 07620 provides metal flashings for installation by this section.
4. Bitumen shall be Type II asphalt.
5. Ballast shall be crushed tile or colored crushed rock. Color as indicated on drawings.
6. This section shall furnish and install 3 inch x 3 inch cant strip at all roof intersections with vertical surfaces.
7. Roof deck shall be swept clean of debris, standing water or other foreign materials immediately prior to roofing installation.
8. Care shall be taken not to damage or deface other work during roofing operations.

07620. SHEET METAL FLASHING AND TRIM:

1. Roof attic vents shall be of size and quantity indicated on drawings, 1/4 inch galvanized wire mesh screened.
2. Copper flashings shall be minimum 16 oz., uncoated finish. Galvanized iron flashings shall be min. 26 gauge.
3. All sheet metal flashings shall be installed in workmanlike manner in compliance with standard industry practices to insure a clean, true to line, watertight job.
4. Sealants and caulking shall be installed in conjunction with sheet metal flashings where applicable.
5. Roof accessories or flashings installed on roof planes shall be painted to match roof material.

DIVISION 8: DOORS AND WINDOWS

08210. WOOD DOORS AND FRAMES:

1. Door and frame assemblies shall be delivered free of defects in material or workmanship.
2. Fire rated doors as indicated on drawings shall bear appropriate labelling as to their fire resistance by Underwriter's Laboratories.
3. Fire rated doors shall be provided with smoke gaskets at head and jambs, and approved type seal at threshold.
4. Exterior doors shall be fully weatherstripped to prevent air infiltration.
5. Metal thresholds at fire rated and exterior doors shall be furnished by this section.
6. Hollow core doors shall be internally reinforced at all hardware attachment points.

08305. ACCESS DOORS:

1. Access doors shall be weathertight at exterior applications and shall have provision for locking when accessible to public.
2. Access doors placed in fire rated walls or partitions, where permitted shall be of appropriate fire resistance for application and shall bear U.L. label.
3. Access doors shall be placed to allow for proper working space to service items being accessed.
4. Doors shall be placed solidly in opening and door leaf and hardware shall have free operation.

08505. METAL WINDOWS AND SLIDING DOORS:

1. Furnish aluminum frame windows and sliding glass doors of size, type and quantity indicated on drawings. Window and door assemblies and hardware packages shall be complete in every detail including all incidental items for a proper and functioning installation.

08605. WOOD WINDOWS AND SLIDING DOORS:

1. Furnish all wood sash and frame windows and sliding glazed doors as indicated on drawings. Glazing shall be as specified in Section 08800. Window and sliding door units shall be complete in every detail including all incidental items for a proper and functioning installation. See drawings for specification of any special locking devices other than the standard hardware package supplied by the window or sliding door manufacturer.
2. All windows and sliding doors shall be completely weather stripped with polymeric material and which shall become compressed for a positive seal between sash and frame upon closure.
3. All manufactured units shall meet or exceed ASTM E283-04, E330-02 and E331-00 standards, and shall be certified and labeled indicating that they meet the appropriate standards listed in the building code.

08705. DOOR HARDWARE:

1. Hardware shall be as manufactured by Schlage Lock Company "E Series" or equal. See drawings or consult General Contractor for style and finish.
2. Hardware types and placement shall be as indicated on drawings.
3. Hardware shall function properly and freely without binding, and all mechanisms shall cycle completely without any special effort. All hardware shall be installed per manufacture's recommendations using all supplied and/or specified fasteners.

08800. GLAZING:

1. Specifications herein shall apply to all door and window glazing.
2. All windows and sliding doors shall be glazed as specified in Title 24 compliance calculations. All glazing shall be properly sealed in sash to prevent infrusion of wind, water or particulate matter. Dual glazed panes shall have a sealed airspace and shall not permit condensation formation on interior sides of panes.
3. Safety Glazing:
   a. Glass and glazing subject to the following specifications shall be certified and labeled by the manufacturer per applicable code requirements.
   b. Safety glazing, where required, shall be tempered or laminated glass.
   c. Safety glazing shall be required as follows:
      i. Glazing in ingress and egress doors except jalousies.
      ii. Glazing in fixed panels and sliding or swinging panels of sliding or swing-type doors other than wardrobe doors.
      iii. Glazing in storm doors.
      iv. Glazing in all unframed swinging doors.
      v. Glazing in shower and bathtub doors and enclosures.
      vi. Glazing, operable or inoperable, adjacent to a door in where the nearest exposed of the glazing is within a 24 inch arc of either vertical edge of the door in a closed position and where the bottom bottom exposed edge of the glazing is less than 60 inches above the walking surface.
      vii. Glazing in an individual fixed or operable panel, other than those covered by items (v) & (vi.) which have a glazed area in excess of 9 square feet, the exposed bottom edge is less than 18 inches above the floor, the exposed top edge is greater than 36 inches above the floor, and one or more walking surfaces are within 36 inches horizontaly of the plane of the glazing.

DIVISION 9: FINISHES

09220. PORTLAND CEMENT PLASTER:

1. Furnish and install all fiber glass reinforced portland cement exterior plaster, lath, joints, beading and wire accessories, required flashings, paper backing, etc. Plaster finish system shall be complete in every detail including all incidental items for a true, proper and functioning installation. All work shall conform to applicable codes listed on title sheet of the plans.
2. Installer shall take care not to cover any electrical, mechanical, plumbing or ventilation boxes, outlets or stub-outs. Failure to do so shall render the Plaster Contractor responsible for required alterations and repairs.
3. Water used in plaster work shall be clean and free from injurious amounts of oil, acid/alkali, organic matter or other harmful substances.
4. Lath at vertical surfaces shall be K-Lath "Stucco-Rite" paper backed or equal. Lath shall be attached to all structural frame members with No. 16 gauge x 7/8 inch leg staples at 6 inches on centers, unless noted otherwise on Shear Panel schedule (see Structural drawings).
5. Lath at horizontal surfaces shall be 3/8 inch high ribbed, kraft paper backed, galvanized expanded metal. Lath shall be attached to all structural frame members with No. 16 gauge x 7/8 inch leg staples at 3 inches on centers.
6. Corner bead shall be installed firmly and true to line to provide straight, consistent corners.
7. Expansion and crack control joints shall be placed to limit flat, continuous plaster panels to maximum 400 square feet in area. Review drawings to verify special placement or arrangement of joints indicated. If any Prior to placement of plaster materials, grooves in joints shall be masked to prevent the incursion of plaster into them.
8. Inside corners of plaster surfaces shall be well struck, straight and not coved or curved in any way. This item will be strictly enforced upon final inspection.

09260. GYPSUM BOARD SYSTEMS:

1. Furnish and install all gypsum wallboard and accessories as indicated on drawings. Gypsum board installation shall be complete in every detail including all items for a proper and functioning installation and ready to receive paint or other final finish. All work shall conform to code requirements.
2. Installer shall take care not to cover any electrical, mechanical, plumbing or ventilation boxes, outlets or stub-outs. Failure to do so shall render the Drywall Contractor responsible for required alterations and repairs.
3. Gypsum wallboard is used in some cases on this project in structural and fire-protective capacities. The installer shall take special care in verifying any special nailing or gypsum board assemblies indicated on architectural and structural drawings, and shall be responsible for any exposure to and remedy of departures from, these specifications.
4. Gypsum board materials and accessories shall conform to applicable requirements.
5. Accessories and Finishing Materials:
   a. Nails shall be 8d cooler nails placed at 8 inches on centers unless noted otherwise on drawings.
   b. Screws shall conform to code requirements and be long enough to penetrate into wood framing a minimum of 5/8 inch.
   c. Casing bead shall be utilized at all edges of gypsum board not covered by wood casing or other finish trim material.
   d. Resilient channel material (where used) shall be 26 gauge galvanized steel, installed perpendicular to framing and fastened with screws.
6. Ceiling material shall be installed using screws.
7. All material shall be placed with long dimension of sheets perpendicular to framing members.
8. All face joints of gypsum wallboard shall be taped and nails coated. All taping and nails shall be coated twice, in separate operations, or more if required, and shall be sanded to a smooth, uniform finish if necessary.
9. All joints shall be tight-fitting, and material shall not be crushed or deformed during or after installation.
10. All materials shall be delivered to site in good condition and free of defects. All materials shall be new. Materials shall be stored in such a manner that they will not be damaged by the elements or other trades prior to installation.

09900. PAINTING:

1. Interior walls and ceilings shall recieve minimum two coats or as many coats as required to obtain proper coverage over one coat PVA sealer as indicated on drawings.
2. Painting contractor shall protect existing construction from painting operations and shall be liable for damage to any other work.

DIVISION 10: SPECIALTIES

10305. MANUFACTURED FIREPLACES

1. Furnish and install manufactured fireplace and flue system(s) as indicated on drawings per manufacturerr specifications. Final installations shall be complete in every detail.

10800. TOILET AND BATH ACCESSORIES

1. Furnish towel bars, toilet paper dispensers, etc. in all bathrooms and toilet rooms. Verify items and placement with owner and designer.

DIVISION 11: EQUIPMENT

11450. RESIDENTIAL EQUIPMENT

1. Furnish appliances as indicated on drawings. Gas fired appliances shall have intermittent ignition devices.
2. Plumbing and Electrical contractors shall provide hook-up to utility service as applicable.

DIVISION 12: FURNISHINGS

12100. Consult Designer for any special requirements.

DIVISION 14: CONVEYING SYSTEMS

14100. See drawings for residential elevator specificationns where occur, if any.

DIVISION 15: MECHANICAL

SECTION 15300. FIRE PROTECTION

1. Furnish and install residential fire sprinkler system per referenced code requirements. Fire sprinkler system shall be complete in every detail including all incidental items for a proper and functioning installation.

SECTION 15400. PLUMBING

1. Basic materials:
   a. Cleanouts shall be ASME approved with plastic rings
   b. Hose bibbs shall be Calco No.108 or equal with anti-siphon device.
   c. Copper tubing shall be type L hard drawn for above-slab installations.
   d. Copper tubing in below-slab installations shall be type K with plastic sheathing at contact with concrete.
   e. Fittings for copper tubing shall be wrought or cast copper, standard weight.
   f. Brass piping shall conform to ASTM B-43-98 (2004), seamless red brass pipe, standard sizes.
   g. Sanitary soil, waste and vent piping and fittings shall be ABS plastic u.n.o. on drawings.
   h. Fuel gas piping shall be black pipe (steel) and shall meet all code requirements for underground piping.

SECTION 15440. PLUMBING FIXTURES

1. Furnish and install all plumbing fixtures, faucets, controls and devices as indicated on drawings.
2. Plumbing fixtures shall be Kohler or equal. Verify selections with owner and designer.

15500. HEATING, VENTILATING AND AIR COND'G:

1. Furnish and install HVAC systems and equipment including but not limited to: Air conditioning units, exhaust fans, all rigid and flexible ductwork and fittings, diffusers, registers, grilles, dampers, louvers, duct insulation, control systems, flashings, firestopping, labeling and tagging, painting as specified herein, motor starters if not a part factory prefabricated packages, all in-line and other voltage wiring and conduit that forms a part of the HVAC systems and condensate piping.
2. HVAC systems shall be complete in every detail including all incidental items for a proper and functioning installation.
3. Whether shown on drawings or not, all duct and conduit penetrations through fire-rated floors or walls shall be sealed against the spread of fire or smoke with approved duct and conduit fire stops, fire dampers and/or fire resistant sealant, to give the equivalent fire rating before the penetration. See Section 07270. for permitted sealant materials/systems.
4. Systems installed by this section shall be tested and corrected for proper functioning as outlined in Section 15990.
5. The locations of apparatus and equipment indicated on drawings are approximate. Install piping, ducts, registers, diffusers and equipment in such a manner as to avoid all obstructions, preserve headroom and keep openings and passageways clear. No holes or openings will be allowed in, nor shall any equipment, ducts or pipes be supported from any structural member without written consent of the Structural Engineer. Coordinate the locations of all diffusers, registers and grilles with other work indicated on the drawings.
6. This section shall hook-up all electrically serviced equipment.
7. Install thermostats as indicated on drawings at 60 inches above finish floor.
8. Upon completion and testing, provide Owner with operation and maintenance instructions for all equipment.

15600. FURNACES:

15740. AIR CONDITIONING EQUIPMENT:

1. Equipment shall be complete in every detail including all incidental items necessary for proper installation.
2. Temperature control system shall consist of a thermostat and all mounting hardware with automatic change over, concealed set point, and thermometer. An automatic temperature control device shall be provided for each separate HVAC system and/or zone.

15880. AIR DISTRIBUTION:

1. Furnish all rigid and flexible ductwork, elbows, fittings, duct insulation, diffusers, grilles, registers, dampers, louvers, etc. to provide for a complete installation by Section 15500. All products shall be new, domestic make, and free from all defects or imperfections.
2. Metal ductwork shall conform to ANSI / SMACNA 006-2006 and UL-181 standards.
3. Flexible ductwork shall be "Glass-Flex Type SL" or equal consisting of a galvanized spring steel wire helix covered with a continuous, non-perforated interior air seal liner and wrapped with a 1 inch thickness of glass fiber insulation jacketed with a vapor barrier jacket, factory sealed at both ends of each section. The flexible duct shall be labelled by Underwriter's Laboratories, Inc. as an air duct.
4. Duct supports:
   a. Rectangular ducts with a maximum side not exceeding 30 inches shall be supported by 1 inch wide, 18 gauge galvanized steel straps.
   b. Rectangular ducts with a maximum side of more than 30 inches shall be supported by 1 inch wide, 16 gauge galvanized steel straps.
   c. Round, rigid ducts shall be supported by 1 inch wide galvanized steel straps equal to gauge of duct wall, minimum.
   d. Vertical rigid ducts shall be supported by galvanized steel angles.
5. Ductwork access panels shall be airtight, zinc coated, continuous hinge type, with zinc coated sash locks utilizing locking feature to keep door airtight. "Duro-Dyne" or equal.
6. Volume dampers:
   a. Provide single blade volume dampers in rectangular ducts not exceeding 8 inches in depth, constructed of not less than 16 gauge galvanized steel with edges bent and center grooved. Hardware locking quadrant shall be heavy-duty type as manufactured by "Duro-Dyne" Type KS-385 with 3/8 inch rod, K-4 quadrant and SB-338 closed end bearing, or equal.
   b. Provide single blade volume dampers in round ducts constructed of 22 gauge galvanized steel and "Duro-Dyne" KS-145L hardware, or equal, for dampers not larger than 10 inches; 20 gauge with "Duro-Dyne" KS-195L hardware for dampers not larger than 20 inches; and 18 gauge with "Duro-Dyne" KS-385L hardware for dampers exceeding 20 inches in diameter.
   8. Duct sealant shall be "Tuff-Bond" No.12 (buna N rubber based) as manufactured by Goodloe E. Moore Inc., or equal.
   9. Diffusers and Registers:
      a. Ceiling or wall mounted return and exhaust air registers shall have baked enamel finish and opposed blade damper.
      b. Wall and ceiling registers shall be adjustable louver type and painted to match wall finish.

15950. CONTROLS:

1. Furnish thermostats, low voltage transformers, remote controls, outdoor bulb relays, labels, nameplates, low limit electrical switches, controls, etc. to provide for a complete installation.
2. Control devices and systems shall be complete in every detail including all items necessary for a proper and functioning installation.
3. Thermostats shall be Honeywell, or equal, and shall permit ready and positive acting and entirely free from any objectionable noises.

15990. TESTING, ADJUSTING AND BALANCING:

1. Perform all tests to the satisfaction of the Owner and the General Contractor.
2. HVAC Systems:
   a. After completion of the work, test and regulate all heating, ventilating and air systems to provide proper and comfortable air volume or as noted on drawings. Adjust apparatus and duct dampers to secure proper volumes and face distribution of air for each register and/or diffuser. Where required by the Owner or General Contractor larger or smaller pulleys shall be installed at no additional expense.

DIVISION 16: ELECTRICAL

16010. GENERAL:

1. Install all electrical work on site for power and lighting, including service to mechanical systems and equipment requiring electrical service, as indicated on drawings.
2. Electrical systems shall be complete in every detail, including all incidental items for a proper and functioning installation. All required permits and inspections shall be obtained and paid for by Electrical Contractor.
3. Provide temporary power and lighting during construction. Remove temporary wiring upon completion of the project. Temporary services shall be as required by code and OSHA.
4. Ground continuity shall be maintained throughout the electrical system. Consult code for applicable requirements.
5. The Electrical Contractor shall furnish and install all necessary electrical power wire for the heating and air conditioning systems, including disconnect switches and internal power wiring of the units.
6. Electrical Contractor shall arrange with utility company for the installation of meter(s).
7. Electrical Contractor shall arrange with telephone company to provide service to the premises.
8. Provide 3/4 inch x 20 foot long ufer ground at electrical service.
9. Smoke and/or heat detector wiring shall be labelled to assure proper installation location for unit(s).
10. Electrical Contractor shall verify location of all outlets, switches, phone jacks, wall brackets and other in-wall accessories prior to installation of finish wall materials.
11. The electrical drawings are essentially diagrammatic, DO NOT scale the electrical drawings for location of any architectural, structural, civil or mechanical items. Refer to the appropriate discipline's drawings for required information. The locations of any electrical devices or lighting fixtures shown on architectural drawings take precedence over those shown on the electrical drawings.
12. Testing and Adjustments:
    Upon completion of all electrical work, the Electrical Contractor shall adjust and test all circuits, outlets, switches, lights and electrical equipment. Items, fixtures, and parts in need of correction and discovered during such testing shall be immediately repaired or replaced with all new equipment and that part of the system shall then be retested. All such replacement or repair shall be done at no additional cost to the owner.

16050. ELECTRICAL DEVICES:

1. Furnish all electrical switches, outlets, boxes, etc. to complete job. Devices shall be complete in every detail including all incidental items necessary for a proper and functioning installation.
2. All outlets shall be mounted at 12 inches above finish floor, except at kitchen and bath countertops, which shall be mounted at 42 inches above finish floor and at garages which shall be mounted at 48 inches above finish floor; or as noted on drawings.
3. All exterior outlets shall be equipped with a ground fault interupter and weather resistant faceplate.
4. Outlets within 6 feet of a lavatory or sink, and all garage [and warehouse] outlets shall be equipped with a ground fault interupter.
5. All switches shall be mounted at 48 inches above finish floor, or as noted on drawings.
6. Device cover plates shall be of type and number of gangs for devices installed.

16110. CONDUITS:

1. Furnish all flexible and rigid conduits to complete job. Conduit systems shall be complete in every detail including all items necessary for a proper and functioning installation.
2. Conduits shall be of galvanized steel or rigid galvanized steel where subject to mechanical damages such as in mechanical spaces, located in slabs or located below 8 feet of finish grade or walking surface and exposed. Minimum size of conduit in or under floor slab(s) shall be 3/4 inch.
3. Thin wall steel flexible conduits shall be used for connection to recessed lighting fixtures, motor connections and in areas where installation of rigid conduits are not practical, or where movement of the item is required due to vibration or for maintenance. Flexible aluminum conduits are not permitted.
4. All conduits shall be concealed from view wherever practical. Electrical Contractor shall notify Designer if concealment can not be obtained.
5. Conduits and wiring in ceilings shall be self supporting and in no way shall they be supported by lights, fixtures or their supports. Conduits shall be held minimum 7 1/2 inches above grid in acoustic tile ceilings.

16120. CONDUCTORS:

1. Furnish all conductor materials and assemblies for completion of job. Conductors shall be complete in every detail.
2. All conductors shall be soft-drawn copper and be insulated with 600 volt, 75 degrees centigrade code grade insulation.
3. All conductors #8 AWG and larger shall be made up of stranded single conductor cable and shall have THWN or THHN insulation specified code. Conductors in underground conduits and service entrance conductors shall have XHHW or THWN insulation.
4. Aluminum wire shall not permitted.

16400. ELECTRICAL PANELS:

1. Furnish all electrical power and or lighting panels to complete job. Panel systems shall be complete in every detail including all items necessary for a proper and functioning installation.

16500. LIGHTING FIXTURES:

1. Furnish all interior and exterior luminaries as indicated on drawings. Luminaries shall be complete in every detail including all incidental items necessary for a proper and functioning installation.
2. All lighting fixtures shall have lamps installed.
3. All recessed incandescent fixtures installed in gypsum board ceilings shall be equipped with auto-resetting thermal protectors.
4. All lighting fixtures shall be supplied with the mounting accessories, trims, and/or shrouds necessary to properly and completely install the fixtures in the type of ceilings shown on the architectural drawings. Verify prior to ordering.
5. For all custom or special lighting fixtures, or where lighting fixtures are indicated to be mounted in architectural elements, verify from jobsite conditions and measurements, the exact fixture dimensions, mounting requirements and fittings required to install the fixtures. See architectural drawings for additional information.
6. Fixtures installed in fire resistive walls and ceilings shall be installed in an approved fire resistive manner consistent with the rating of the wall or ceiling.
7. All lighting fixtures shall be U.L. listed.

16700. COMMUNICATIONS SYSTEMS:

1. Furnish all communication devices as indicated on drawings, including but not limited to: Door chime system, cable television outlets and wiring, intercom systems, etc. Communications systems shall be complete in every detail including all incidental items necessary for a proper and functioning installation.

ABBREVIATIONS

& AND
@ AT SPACING ON CENTERS
# POUNDS OR NUMERIC VALUE
(###) NUMBERS IN PARANTHESES INDICATE EXISTING ELEVATIONS

A.B. ANCHOR BOLT
ABV. ABOVE
A.C. AIR CONDITIONER
A/C AIR CONDITIONER
ADJ. ADJUSTABLE
A.F.C.I. ARC FAULT CIRCUIT INTERRUPTER
ALUM. ALUMINUM
ANOD. ANODIZED
ARCH. ARCHITECTURAL
ASSY. ASSEMBLY

B. BOTTOM
BEL. BELOW
BELW. BELOW
BD. BOARD
BITUM. BITUMEN OR BITUMINOUS
BLDG. BUILDING
BLK. BLOCK
BLKG. BLOCKING
BM. BEAM
BOT. BOTTOM
B.S. BOTH SIDES
BSMT. BASEMENT

C.L. CENTER LINE
CAB. CABINET
CAP. CAPACITY
CARP. CARPET
CAT. CATALOG OR CATEGORY
CEM. CEMENT OR CEMENTITIOUS
CER. CERAMIC
C.F. CUBIC FEET
C.I. CUBIC INCHES
C.I.P. CAST-IN-PLACE
C.J. CONTROL JOINT
CLG. CEILING
CLO. CLOSET
CMU CONCRETE MASONRY UNIT
CNTR. COUNTER
C.O. CLEAN OUT
COL. COLUMN
COMM. COMMUNICATION
CONC. CONCRETE
CONST. CONSTRUCTION
CONT. CONTINUOUS OR CONTINUES
CONN. CONNECTOR OR CONNECTION
CONT. CONTRACT OR CONTRACTOR
CORR. CORRIDOR
CTR. CENTER
CU. CUBIC
C.Y. CUBIC YARDS

D. DOWN
DET. DETAIL
D.F. DOUGLAS FIR
DIA. DIAMETER
DIAG. DIAGONAL
DIFF. DIFFUSER OR DIFFERENCE
DIM. DIMENSION
DN. DOWN
DR. DOOR
D.S. DOWNSPOUT
DTL. DETAIL
DWG. DRAWING

E EAST
(E) EXISTING
EA. EACH
E.F.S. EXISTING FINISH SURFACE
E.G. EXISTING GRADE
E.J. EXPANSION JOINT
EL. ELEVATION
ELEC. ELECTRIC OR ELECTRICAL
ELEV. ELEVATOR
EMER. EMERGENCY
ENCL. ENCLOSED OR ENCLOSURE
ENGR. ENGINEER OR ENGINEERING
EQ. EQUAL
EQPM. EQUIPMENT
E.T.W. EXISTING TOP OF WALL
EXH. EXHAUST
EXP. EXPANSION
EXST. EXISTING
EXSTG. EXISTING
EXT. EXTERIOR

F.A. FREE AREA
F.A.U. FORCED AIR UNIT
F.D. FLOOR DRAIN
F.E. FIRE EXTINGUISHER
F.E.C. FIRE EXTINGUISHER CABINET
FERR. FERROUS
F.F. FINISH FLOOR
F.G. FINISH GRADE
F.H. FIRE HYDRANT
F.H.C. FIRE HOSE CABINET

FIN FINISH
FIX. FIXTURE
FIXT. FIXTURE
FL. FLOOR
FLR FLOOR
FLSHG. FLASH OR FLASHING
FLUOR. FLUORESCENT
FNDN. FOUNDATION
F.O. FACE OF
F.O.S. FACE OF STUD
F.O.W. FACE OF WALL
F.R. FIRE RETARDANT OR FIRE RESISTANT
FRZR. FREEZER
F.S. FINISH SLAB OR FINISH SURFACE
FT. FOOT OR FEET
FTG FOOTING

G. GRADE
GA. GAUGE
GALV. GALVANIZED
G.B. GYPSUM BOARD
GEN. GENERAL
G.F.I. GROUND FAULT INTERRUPTER
G.I. GALVANIZED IRON
GL. GLASS OR GLAZING
GR. GRADE OR GROUND
G.S.M. GALVANIZED SHEET METAL

H. HORIZONTAL
H.B. HOSE BIBB
HD. HEAD
HDR. HEADER
HDWD. HARDWOOD
HDWR. HARDWARE
HGT. HEIGHT
HOR. HORIZONTAL
H.P. HIGH POINT
HR. HOUR
HT. HEIGHT
HTG. HEATING
HTR. HEATER
HVAC HEATING, VENTILATING AND AIR CONDITIONING

I.D. INSIDE DIAMETER OR DIMENSION
IDEN. IDENTIFY OR INDENTIFIER
IN. INCH
INSUL. INSULATION
INV. INVERT OR INVERTED

JAN. JANITOR OR JANITORIAL
JT. JOINT

K DEGREES KELVIN

LAM. LAMINATE OR LAMINATED
LAT. LATERAL OR LATITUDINAL
LAV. LAVATORY
LB. POUND
LBS. POUNDS
LEV. LEVER
LG. LONG
LGT. LENGTH
LIN. LINEAL OR LINEAR
L.P. LOW POINT
L.P.G. LIQUEFIED PETROLEUM GAS
LSCP. LANDSCAPE
LT. LIGHT
LTG. LIGHTING
L.V. LOW VOLTAGE
LVR. LOUVRE

MACH. MACHINE
MAS. MASONRY
MAX. MAXIMUM
MECH. MECHANICAL
MEMB. MEMBRANE
MEMBR. MEMBER
MEZZ. MEZZANINE
MIN. MINIMUM
MISC. MISCELLANEOUS
M.O. MASONRY OPENING
MTD. MOUNTED
MTG. MEETING
MTL. METAL
MTR. METER

N. NORTH
N.F.A. NET FREE AREA
N.I.C. NOT IN CONTRACT
NO. NUMBER
NOM. NOMINAL
N.T.S. NOT TO SCALE
NUM. NUMBER

O.C. ON CENTERS
OCC. OCCUPANCY
O.D. OUTSIDE DIAMETER OR DIMENSION
OFF. OFFICE
O.H. OVERHANG OR OVERHEAD
OPNG. OPENING
OPP. OPPOSITE
OVHD. OVERHEAD

PART. PARTITION
P.C. PIPE COLUMN
P.C.C. PRE-CAST CONCRETE
PERF. PERFORATED
PL. PLATE
PLA. PLASTIC
PLMBG. PLUMBING
PLST. PLASTER
PLSTR. PLASTER
PLY. PLYWOOD
PLYWD. PLYWOOD
PNL. PANEL
POL. POLISHED
PR. PAIR
REFR. REFRIGERATOR OR REFERANCE
R. RADIUS OR RISER
R.A. RETURN AIR
R.A.G. RETURN AIR GRILLE
RAD. RADIUS OR RADIAL
R.D. ROOF DRAIN
RECC. RECCOMENDATION

REINF. REIN

CAL GREEN MANDATORY MEASURES CHECKLIST

2016 CALGreen Residential Mandatory Measures Checklist

Feature or Measure	PC	Insp
Division 4.1 - PLANNING AND DESIGN		
Site Development (4.106)		
4.106.2- Storm water drainage management shall be implemented during construction *Indicate construction best management practices (BMPs) on the plans including:* 1. Erosion and sediment control BMPs a. Scheduling construction activity b. Preservation of natural features, vegetation and soil c. Drainage swales or lined ditches to control stormwater flow d. Mulching or hydroseeding to stabilize soils Erosion control covers to protect slopes e. Protection of storm drain inlets (gravel bags or catch basin inserts) f. Perimeter sediment control (perimeter silt fence, fiber rolls) g. Sediment trap or sediment basin to retain sediment on site h. Stabilized construction exits i. Wind erosion control 2. Housekeeping BMPs: a. Material handling and waste management b. Building materials stockpile management c. Management of washout areas (concrete, paints, stucco, etc.) d. Control of vehicle/equipment fueling to contractor's staging area e. Vehicle and equipment cleaning performed off site f. Spill prevention and control	G4	
4.106.3- Site shall be designed to keep surface water from entering building. ***Plans shall indicate how the site grading or drainage will manage surface water flows.*** Provide swales, water collection systems, drains, or retention basins.	N/A	
4.106.4- Provide capability for electric vehicle charging in one- and two-family dwellings and in townhouses with attached private garages: and 3 percent of total parking spaces, as specified, for multifamily dwellings.	G3 CALGREEN NOTES 4.106.4	
Division 4.3 – WATER EFFICIENCY AND CONSERVATION		
Indoor Water Use (4.303)		
4.303.1.1 Water Closets- 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.	G3 CALGREEN NOTES 4.303	
4.303.1.2 Urinals- the effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush	G3 CALGREEN NOTES 4.303	
4.303.1.3.1 Single showerhead- Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.	G3 CALGREEN NOTES 4.303	

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.	G3 CALGREEN NOTES 4.303	
4.303.1.4.1 Residential lavatory faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.	G3 CALGREEN NOTES 4.303	
4.303.1.4.2 Lavatory faucets in common and public use areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.	G3 CALGREEN NOTES 4.303	
4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.	G3 CALGREEN NOTES 4.303	
4.303.1.4.4 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but 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.	G3 CALGREEN NOTES 4.303	
Outdoor Water Use (4.304)		
4.304.1- Residential developments with an aggregate landscape areas equal to or greater than 500 square feet shall comply with one of the following options: 1. A local water efficient landscape ordinance or the current California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent; or 2. Projects with aggregate landscape areas less than 2,500 swuare feet may comply with MWELO's Appendix D Prescriptive Compliance Option. ***Note this requirement on the plans.***	G3 CALGREEN NOTES 4.304	
Division 4.4 – MATERIAL CONSERVATION AND RESOURCE EFFICIENCY		
Enhanced Durability and Reduced Maintenance (4.406)		
4.406.1 Rodent proofing. Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency. ***Note this requirement on the plans.***	G3 CALGREEN NOTES 4.406	
Construction Waste Reduction, Disposal and Recycling (4.408)		
4.408.1 A minimum of 65% of the nonhazardous construction and demolition waste generated at the site shall be diverted from landfills for recycle or salvage. Waste management plan (S.C.M.C. Chapter 8.69) shall be pre-approved by City Environmental Services Division.	G3 CALGREEN NOTES 4.408	

Applicants are required to have one of the following: • **4.408.2**- An approved Waste Management Plan (WMP); or • **4.408.3**- Elect to use a C&D recycling bin provided by the City's franchise waste hauler. ***Note this requirement on the plans.***	G3 CALGREEN NOTES 4.408	
Building Maintenance and Operation (4.410)		
4.410.1- An operation and maintenance manual shall be provided to the building occupant or owner at the time of final inspection. Manual shall contain the following: 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2. Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems. e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30–60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers that conserve water. 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspection verifications required by the enforcing agency or this code. ***Note these requirements on the plans.***	G3 CALGREEN NOTES 4.410	
4.410.2- 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, storages and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.	N/A	
Division 4.5 – ENVIRONMENTAL QUALITY		
Fireplaces (4.503)		
4.503.1-Gas fireplaces shall be direct-vent sealed combustion type. Any woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and has a permanent label indicating they are certified to meet the emission limits as well as South Coast Air Quality Management District rules. ***Note these requirements on the plans.***	G3 CALGREEN NOTES 4.503	

Pollutant Control (4.504)		
4.504.1- Duct openings and other related air distribution component openings shall be covered during construction. ***Note this requirement on the plans.***	G3 CALGREEN NOTES 4.504	
4.504.2.1- Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. ***Note this requirement on the plans and specify VOC limits on the plans.***	G4 TABLES 4.504.1 & 4.504.2	
4.504.2.2- Paints, stains and other coatings shall be compliant with VOC limits. ***Note this requirement on the plans and specify VOC limits on the plans.***	G3 CALGREEN NOTES 4.504	
4.504.2.4- Documentation shall be provided to the City building inspector verifying that compliant VOC limit finish materials have been used. ***Note this requirement on the plans.***	G3 CALGREEN NOTES 4.504	
4.504.3- All carpet installed in the building interior shall meet the testing and product requirements of one of the following: 1.Carpet and Rug Institute's Green Label Plus Program 2. NSF/ANSI 140 at the Gold Level. 3. Scientific Certifications Systems Indoor Advantage ™ Gold **4.504.3.1 Carpet Cushion.** All carpet cushion shall meet requirements Carpet and Rug Institute's Green Label Plus Program. ***Note this requirement on the plans and specify testing / approval standard on the plans.*** *(i.e. Carpet and Rug Institute's Green Label Plus Program)*	G3 CALGREEN NOTES 4.504	
4.504.4 Resilient flooring systems. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring, shall comply with one or more of the following: 1. VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Database. 2. Products compliant with CHPS criteria certified under the Greenguard Children & Schools program. 3. Certification under the Resilient Floor Covering Institute (RCFI) FloorScore program. 4. Meet the CA Dept. of Public Health Specification 01350. ***Note this requirement on the plans.***	G3 CALGREEN NOTES 4.504	
4.504.5 Composite wood products. Hardwood plywood, particleboard, and medium density fiberboard (MDF) composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120) Maximum Formaldehyde Emissions - Hardwood plywood veneer core- 0.05 ppm; Hardwood plywood composite core- 0.05 ppm; Particleboard- 0.09 ppm; Medium density fiberboard- 0.11 ppm; and thin (less than 5/16 in) medium density fiberboard- 0.13 ppm. ***Note this requirement on the plans and specify testing / approval standard on the plans.***	G3 CALGREEN NOTES 4.504	

Interior Moisture Control (4.505)		
4.505.2.1 Capillary break- Install capillary break complying with one of the following: 1. A 4-inch-thick base of ½ 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. (Slabs meeting the local requirement of: $f_c' = 4500$ psi at 28 days, w/c = 0.45 max, Type V cement is an acceptable concrete design) 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional. ***Show construction details on the plans.***	G3 CAL GREEN NOTES 4.505.	
4.505.3 Moisture content of building materials- Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Insulation materials that are visibly wet or have high moisture content will be replaced or allowed to dry prior to enclosure. Moisture content of building materials used in wall and floor framing shall be checked before enclosure. ***Note this requirement on the plans.***	G3 CAL GREEN NOTES 4.505.	
Indoor Air Quality and Exhaust (4.506)		
4.506.1 Bathroom and exhaust fans. Each bathroom (a room containing a tub, shower or tub/shower combo) shall be mechanical ventilated. 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. a. Humidity controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent. b. A humidity control may be a separate component to the exhaust fan. ***Note these requirements on the plans.***	G3 CALGREEN NOTES 4.506.1	
Environmental Comfort (4.507)		
4.507.2 Heating and air-conditioning system design. *Heating and a/c systems shall be sized, designed and have their equipment selected using the following methods:* 1. The heat loss and gain is established according to ANSI/ACCA 2 Manual J- 2011 (Residential Load Calculation) [Air Conditioning Contractors of America (ACCA)], ASHRAE handbooks [American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE)] or equivalent. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D- 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 (Residential equipment Selection) or equivalent design software or methods. ***Include HVAC equipment information and Duct layout on the plans and provide HVAC sizing calculations.***	G3 CALGREEN NOTES 4.507	

INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS – CHAPTER 7		
Installer Training / Qualifications (702.1)		
HVAC system installers are trained and certified in the proper installation of HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following: 1. State certified apprenticeship programs 2. Public utility training programs 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations 4. Programs sponsored by manufacturing organizations 5. Other programs acceptable to the enforcing agency ***Note this requirement on the plans.***	G3 CALGREEN NOTES 702.1	
Verifications (703)		
Verification of compliance with this code may include construction documents, plans specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency that show substantial conformance.	G3 CALGREEN NOTES 703	
Contractor - installer certification forms must be completed and submitted to the building inspector prior to final inspection.	G3 CALGREEN NOTES 703	

CAL GREEN BUILDING STANDARDS (CALGREEN)

2016 CALGreen Residential Mandatory Measures

Chapter 3 - ADDITIONS AND ALTERATIONS

301.1.1. 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.

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 occupancy. Compliance with this section can be achieved by certificate of occupancy, or final permit approved 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 enforcement dates.

Division 4.1 - PLANNING AND DESIGN

Site Development (4.106)

Storm water drainage management shall be implemented during construction including:

1. Erosion and sediment control BMPs
   a. Scheduling construction activity
   b. Preservation of natural features, vegetation and soil
   c. Drainage swales or lined ditches to control stormwater flow
   d. Mulching or hydroseeding to stabilize soils Erosion control covers to protect slopes
   e. Protection of storm drain inlets (gravel bags or catch basin inserts)
   f. Perimeter sediment control (perimeter silt fence, fiber rolls)
   g. Sediment trap or sediment basin to retain sediment on site
   h. Stabilized construction exits
   i. Wind erosion control
2. Housekeeping BMPs:
   a. Material handling and waste management
   b. Building materials stockpile management
   c. Management of washout areas (concrete, paints, stucco, etc.)
   d. Control of vehicle/equipment fueling to contractor's staging area
   e. Vehicle and equipment cleaning performed off site
   f. Spill prevention and control
3. Site shall be designed to keep surface water from entering building. Provide swales, water collection systems, drains, or retention basins. See Site Plan and / or Civil Engineer's Grading Plan for additional details and specifications. EXCEPTION: Additions or alterations not altering the existing drainage path.

4.Provide capability for electric vehicle charging in one-and two-family dwellings and in townhouses with attached private garages: and 3 percent of total parking spaces, as specified, for multifamily dwellings.

Division 4.3 - WATER EFFICIENCY AND CONSERVATION

Indoor Water Use (4.303)

Plumbing fixtures and fittings shall comply with the following:
Waters Closets: ≤ 1.28 gal/flush
Urinals well mounted: ≤ 0.125 gal/flush
Urinals: ≤ 0.5 gal/flush
Single Showerheads: ≤ 2.0 gpm @ 80 psi
Multiple showerheads serving one shower: The sum of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gpm @ 80 psi or only one shower outlet is to be in operation at a time
Residential Lavatory Faucets: ≤ 1.2 gpm @ 60 psi
Lavatory Faucets in Common and Public Use Areas of Residential Buildings: ≤ 0.5 gpm @ 60 psi
Metering Faucets: ≤ 0.25 gallons per cycle
Kitchen Faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm

Outdoor Water Use (4.304)

Residential developments with an aggregate landscape areas equal to or greater than 500 square feet shall comply with of the following options:
1. A local water efficient landscape ordinance or the current California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent; or
2. Projects with aggregate landscape areas less than 2,500 square feet may comply with MWELO's Appendix D Prescriptive Compliance Option.

Division 4.4 - MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

Enhanced Durability and Reduced Maintenance (4.406)

Joints and openings: Annular spaces around pipes, electric cables, conduits, or other openings in sill, sole, or bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.

Construction Waste Reduction, Disposal and Recycling (4.408)

A minimum of 65% of the nonhazardous construction and demolition waste generated at the site shall be diverted from landfills for recycle or salvage. Waste management plan (S.C.M.C. Chapter 8.69) shall be pre-approved by City Environmental Services Division. Applicants are required to have one of the following
• An approved Waste Management Plan (WMP); or
• Elect to use a C&D recycling bin provided by the City's franchise waste hauler.

Building Maintenance and Operation (4.410)

An operation and maintenance manual shall be provided to the building occupant or owner at the time of final inspection. Manual shall contain the following:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Certificate of Compliance (CF1R);
3. Certificate(s) of Installation (CF2R);
4. Certificate(s) of Verification (CF3R) if applicable;
5. Operating information for all applicable features, materials, components, and mechanical devices installed in the building; and
6. Maintenance information for all applicable features, materials, components, and manufactured devices that require routine maintenance for efficient operation.
7. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems,photovoltaic systems electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
8. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
9. Public transportation and/or carpool options available in the area.
10. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
11. Information about water-conserving landscape and irrigation design and controllers that conserve water.
12. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
13. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc
14. Information about state solar energy and incentive programs available
15. A copy of all special inspection verifications required by the enforcing agency or this code.

Division 4.5 - ENVIRONMENTAL QUALITY

Fireplaces (4.503)

Gas fireplaces shall be direct-vent sealed combustion type. Any woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and has a permanent label indicating they are certified to meet the emission limits as well as South Coast Air Quality Management District rules

Pollutant Control (4.504)

Duct openings and other related air distribution component openings shall be covered during construction.

Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. (See Tables 4.504.1 & 4.504.2 reproduced on this sheet)

Paints, stains and other coatings shall be compliant with VOC limits. (See Table 4.504.3 reproduced on this sheet)

Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. (See Aerosol Limits table reproduced on this sheet)

All carpet cushion and carpet systems shall be compliant with VOC limits and meet requirements Carpet and Rug Institute's Green Label Plus Program.

Documentation shall be provided to the City building inspector verifying that compliant VOC limit finish materials have been used.

Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:
1. VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Database.
2. Products compliant with CHPS criteria certified under the Greenguard Children & Schools program.
3. Certification under the Resilient Floor Covering Institute (RCFI) FloorScore program.
4. Meet the CA Dept. of Public Health Specification 01350

Not less than 80% of floor area receiving resilient flooring, shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) Low-emitting Materials List or be certified under the Resilient Floor Covering Institute (RCFI) FloorScore program. See Table 4.504.5 reproduced on this sheet

Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards (4.504.5) i.e. Resilient Floor Covering Institute (RFCI) FloorScore Program) See Table 4.504.5 reproduced on this sheet

Hardwood plywood, particleboard, and medumdensity fiberboard (MDF) composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120) Maximum Formaldehyde Emissions -
Hardwood plywood veneer core- 0.05 ppm. Hardwood plywood composite core- 0.05 ppm. Particleboard- 0.09 ppm. Medium density fiberboard- 0.11 ppm. and thin (less than 5/16 in) medium density fiberboard- 0.13 ppm

Interior Moisture Control (4.505)

Vapor retarder and capillary break are required at slab on grade foundations. See details on drawings

Install capillary break complying with one of the following:
1. A 4-inch-thick base of ½ inch or larger clean aggregate shall be provided with avapor retarder in direct contact with concrete and a concrete mix design which willaddress bleeding, shrinkage and curling, shall be used. (Slabs meeting the local requirement of: f'c = 4500 psi at 28 days. w/c = 0.45 max, Type V cement is an acceptable concrete design)
2. Other equivalent methods approved by the enforcing agency
3. A slab design specified by a licensed design professional

Wall and floor framing shall not be enclosed when the framing member exceed 19 percent moisture content. cement mortar, concrete masonry or similar method acceptable to the enforcing agency

Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Insulationmaterials that are visibly wet or have high moisture content will be replaced orallowed to dry prior to enclosure. Moisture content of building materials used in wall and floor framing shall be checked before enclosure.

Indoor Air Quality and Exhaust (4.506)

Bathroom and exhaust fans. (4.506.1)

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.

2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat that shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent. a humidity control may be a seperate component to the exhaust fan.

Environmental Comfort (4.507)

Heating and a/c systems shall be sized, designed and have their equipment selected using the following methods:
1. The heat loss and gain is established according to ANSI/ACCA 2 Manual J- 2011 (Residential Load Calculation) [Air Conditioning Contractors of America (ACCA)], ASHRAE handbooks [American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE)] or equivalent.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D- 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 (Residential equipment Selection) or equivalent design software or methods.

INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS - CHAPTER 7

Installer Training / Qualifications (702.1)

HVAC system installers are trained and certified in the proper installation of HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:
1. State certified apprenticeship programs
2. Public utility training programs
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations
4. Programs sponsored by manufacturing organizations
5. Other programs acceptable to the enforcing agency

Verifications (703)

Verification of compliance with this code may include construction documents, plans specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency that show substantial conformance. Contractor - installer certification forms must be completed and submitted to the building inspector prior to final inspection

REVISIONS:

PLANS PREPARED BY:

10/22/2020

DUSTIN MORRIS DATE:

1050 CALLE CORILLERA, SUITE 102
SAN CLEMENTE, CALIFORNIA 92673
(949) 245-8960

BARCIKOWSKI RESIDENCE
25091 ARMAGOSA DRIVE

DESIGN

BARCIKOWSKI RESIDENCE
25091 ARMAGOSA DRIVE
LAGUNA NIGUEL, CA 92677

PROJECT NAME:
BARCIKOWSKI RESIDENCE

SCALE:
NA

DATE:
10/22/2020

G3

BUILDING MAINTENANCE AND OPERATION

At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.

2. Operation and maintenance instructions for the following:
a. Equipment and appliances, including water-saving devices and systems, HVAC systems, water-heating systems and other major appliances and equipment.
b. Roof and yard drainage, including gutters and downspouts.
c. Space conditioning systems, including condensers and air filters.
d. Landscape irrigation systems.
e. Water reuse systems.

3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.

4. Public transportation and/or carpool options available in the area.

5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.

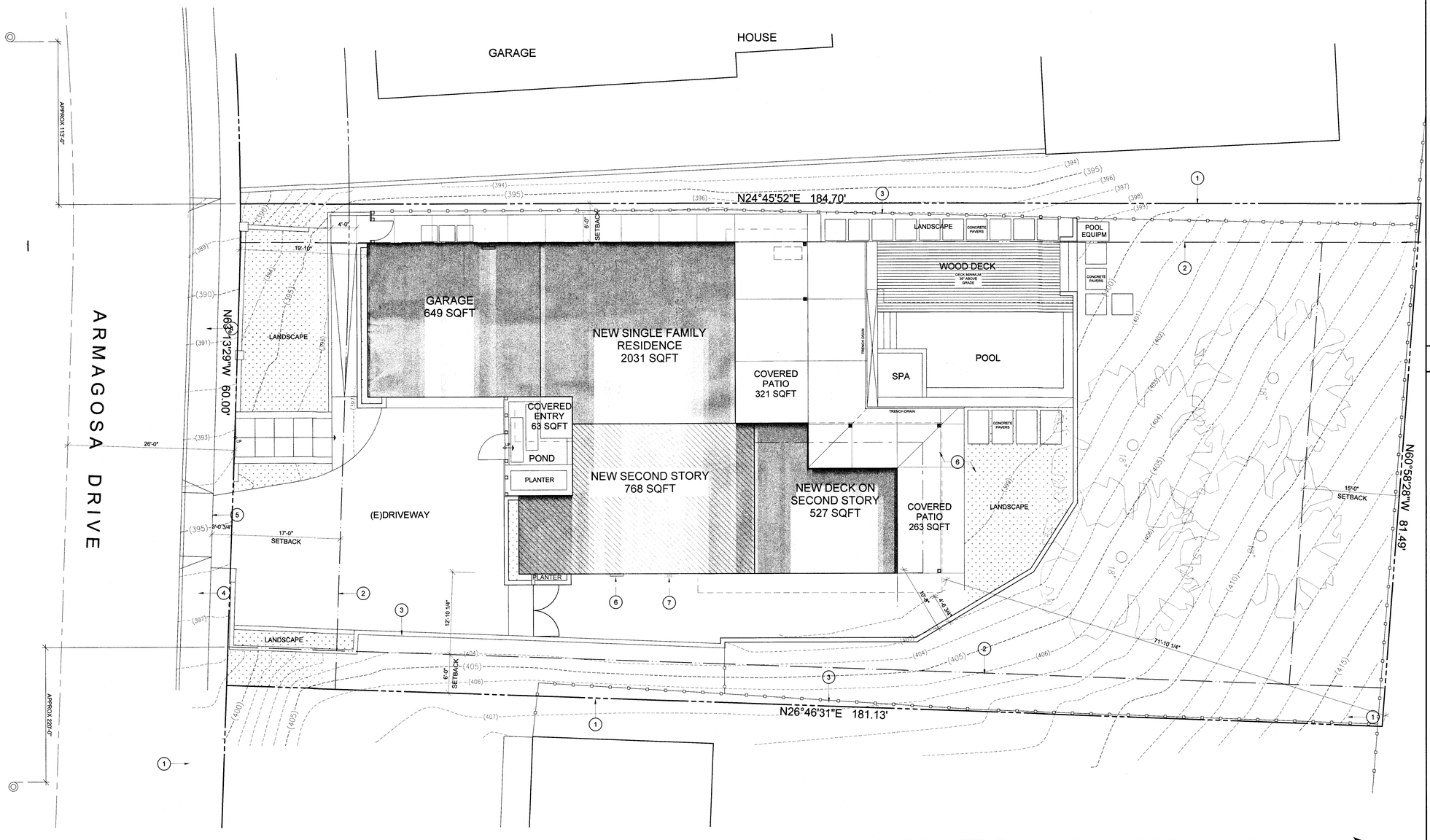
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.

7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.

8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.

9. Information about state solar energy and incentive programs available.

10. A copy of all special inspection verifications required by the enforcing agency or this code.



PROPOSED SITE PLAN(FOR REFERENCE ONLY)

NORTH

SITE PLAN NOTES

1. PROPERTY LINE
2. BUILDING SETBACK LINE
3. EXISTING BOUNDARY WALL/FENCE TO REMAIN
4. EXISTING SIDEWALK, CURB AND GUTTER TO REMAIN
5. EXISTING DRIVEWAY AND APPROACH TO REMAIN
6. LOCATION OF EXISTING 200 AMP ELECTRICAL PANEL TO BE REMOVED
7. LOCATION OF EXISTING GAS METER TO BE REMOVED

ADDITIONAL NOTES

THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED.NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

65% OF THE CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE RECYCLED UNLESS SELF-HAULED BY THE OWNER OR CONTRACTOR OF THE PROJECT. THE USE OF ANY WASTE HAULER OTHER THAN THE CITYS FRANCHISED HAULER, CR&R ENVIRONMENTAL SERVICES TO HAUL CONSTRUCTION DEBRIS IS PROHIBITED AND SUBJECT TO PERMIT SUSPENSION.

REVISIONS:

1. BLD'G 11/13/2019
2. PLNG 05/18/2020
3. OCFA 08/17/2020

PLANS PREPARED BY:

DUSTIN MORRIS — DATE: 10/22/2020

1050 CALLE CORILLERA, SUITE 102
SAN CLEMENTE, CALIFORNIA 92673
(949) 245-8960

BARCIKOWSKI RESIDENCE

ARMAGOSA DRIVE

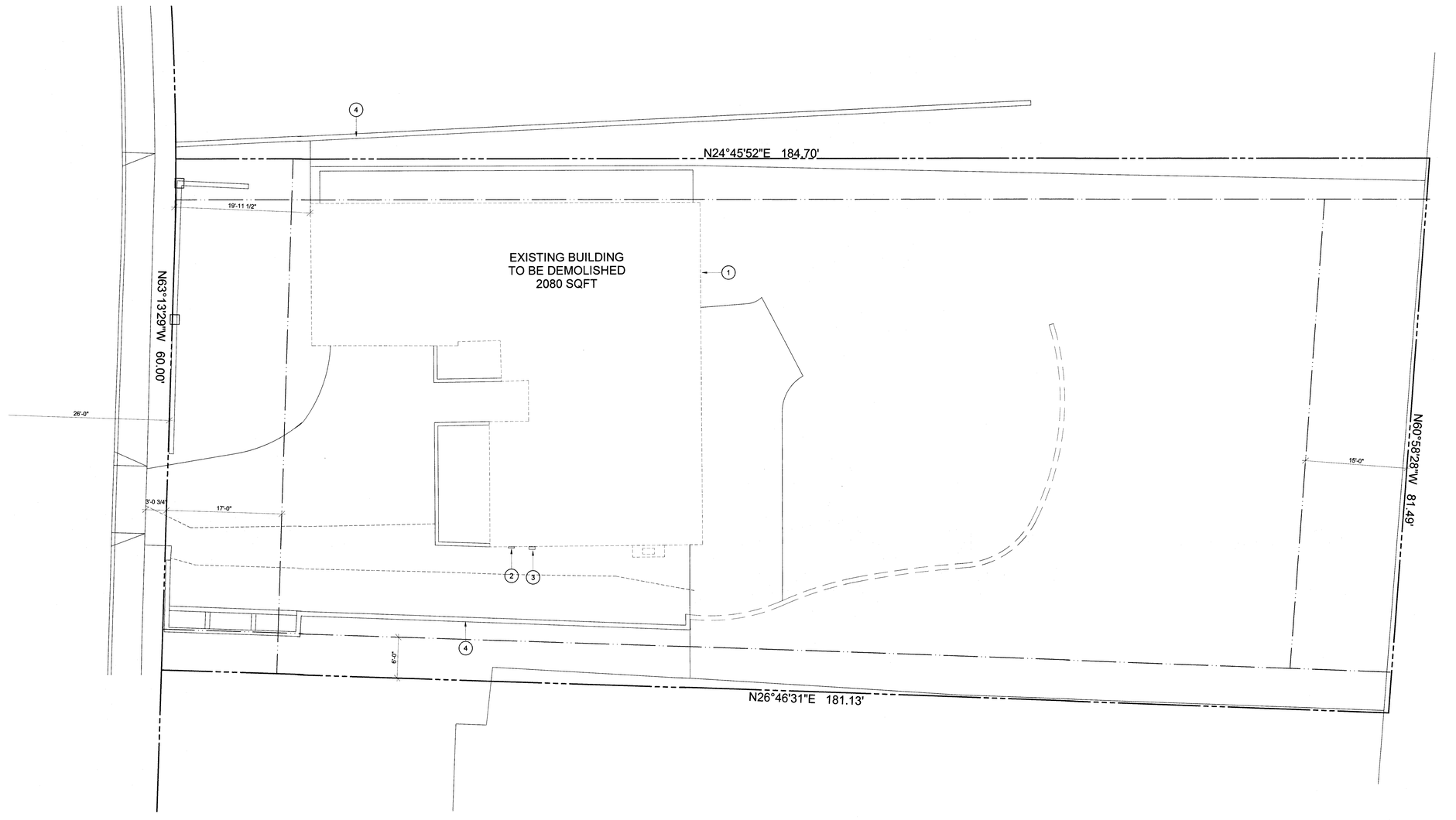
BARCIKOWSKI RESIDENCE
25091 ARMAGOSA DRIVE
LAGUNA NIGUEL, CA 92677

PROJECT NAME: BARCIKOWSKI RESIDENCE

SCALE: 1/8" = 1'-0"

DATE: 10/22/2020

G4



DEMO PLAN

FLOOR PLAN NOTES

1. FOOTPRINT OF EXISTING BUILDING TO BE DEMOLISHED
2. EXISTING 200 AMP ELECTRICAL PANEL TO BE REMOVED
3. EXISTING GAS METER TO BE REMOVED
4. EXISTING SITE WALL TO REMAIN

FLOOR PLAN LEGEND

EXISTING WALL

NOTES:

1. UTILITES TO BE REMOVED AND CAPPED.
2. EXISTING DRIVEWAY TO REMAIN
3. HARDSCAPE TO BE REMOVED

REVISIONS:

1 BLD'G 11/13/2019

PLANS PREPARED BY:

DUSTIN MORRIS DATE: 10/22/2020

1050 CALLE CORILLERA,
SUITE 102
SAN CLEMENTE,
CALIFORNIA 92673
(949) 245-8960

BARCIKOWSKI RESIDENCE

25091 ARMAGOSA DRIVE

DESIGN

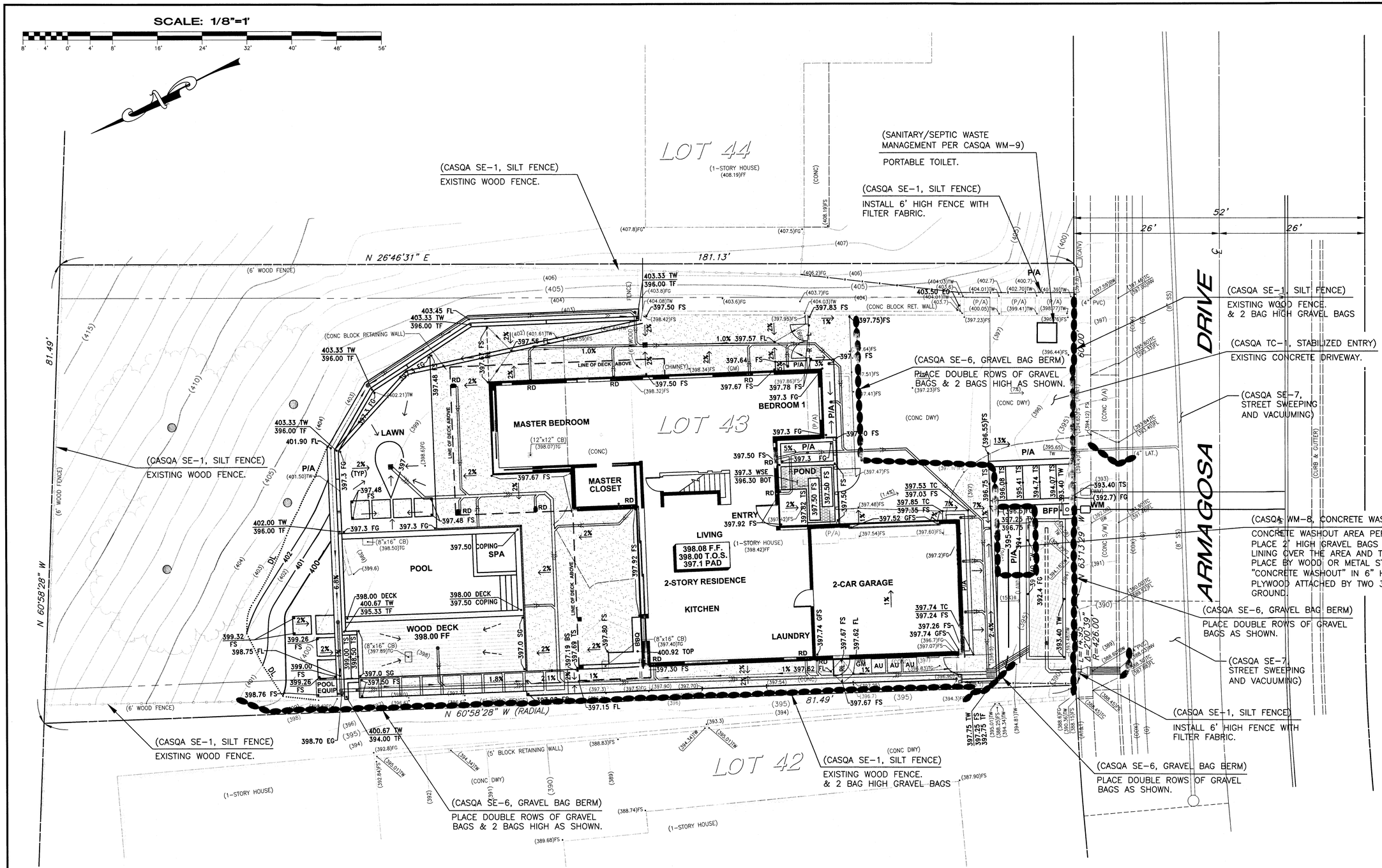
BARCIKOWSKI RESIDENCE
25091 ARMAGOSA DRIVE
LAGUNA NIGUEL,
CA 92677

PROJECT NAME:
BARCIKOWSKI RESIDENCE

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

DATE:
10/22/2020

D1



PERMIT # G 19-20

BENCH MARK:

3U-37-70, ELEV. 296.857', 1991:
3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3U-37-70", SET IN THE NORTHERLY EDGE OF A ROUNDED CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHERLY CORNER OF THE INTERSECTION OF NUEVA VISTA AND CROWN VALLEY PKWY, 42 FT SOUTHWESTERLY OF THE CENTERLINE OF NUEVA VISTA AND 53 FT SOUTHEASTERLY OF THE CENTERLINE MEDIAN ALONG CROWN VALLEY PKWY. MONUMENT IS SET LEVEL WITH SIDEWALK.

PREPARED FOR:

MR. & MRS. BARCIKOWSKI
25091 Armagosa Drive
Laguna Niguel, CA 92677
Phone (256) 656-9924

NO.	REVISIONS	APPROVED	DATE
5			
4			
3			
2			
1			

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY P. TRYPHONOPOULOS
NO. C65859
EXP. 12/31/21
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
RGA Consultants, Inc.
CIVIL ENGINEERING • SURVEYING
34 GEORGETOWN
IRVINE • CALIFORNIA • 92612
PHONE (949) 509 0909
FAX (949) 509 0901

DESIGNED BY: R.G.
DRAWN BY: R.G.
CHECKED BY: T.T.
LAST UPDATED: 2 Oct 2020
PLOT DATE: 2 Oct 2020

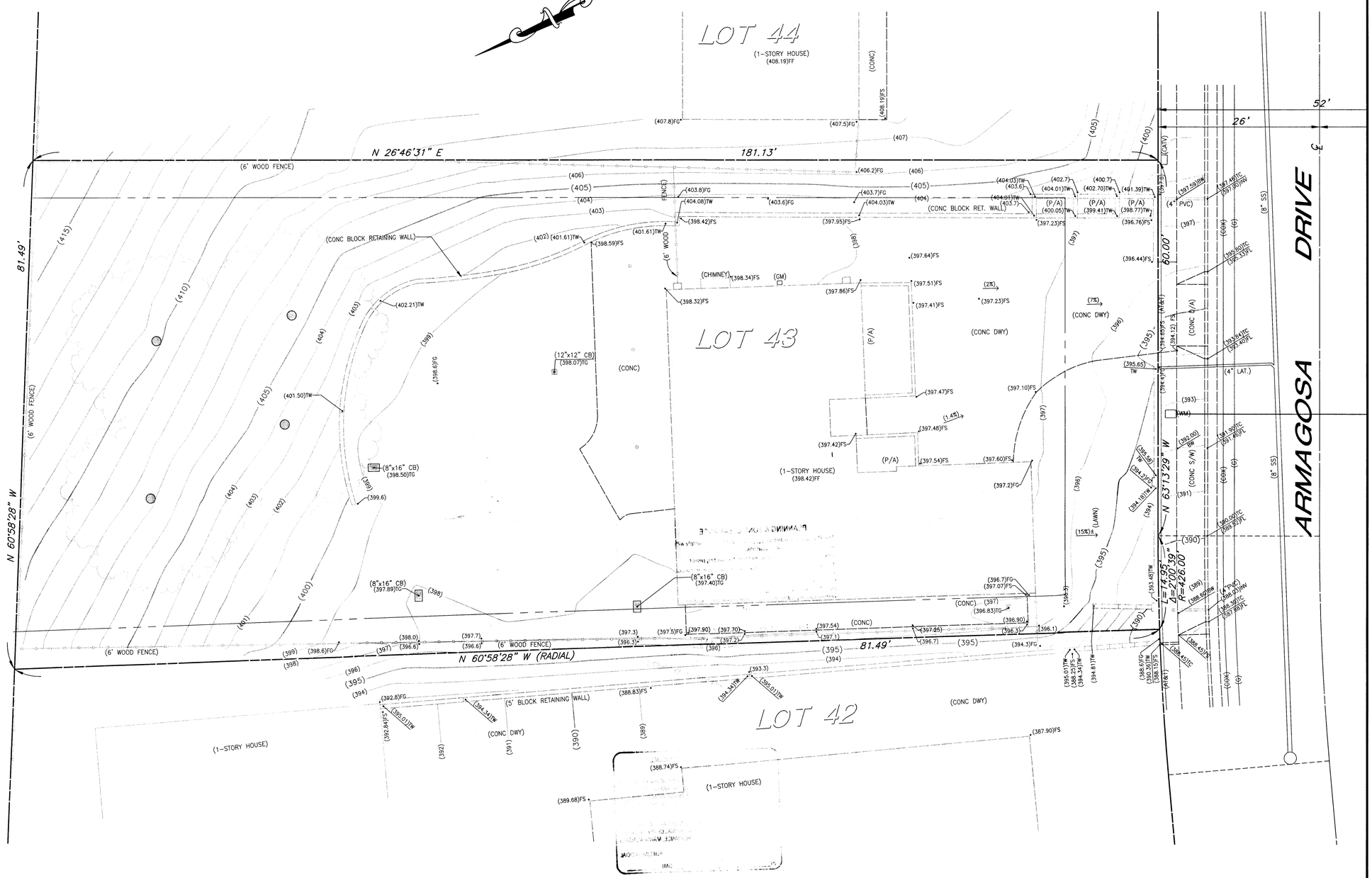
EROSION CONTROL PLAN
25091 ARMAGOSA DRIVE
APN 637-061-04
LOT 43, TRACT 4906, M.M. 199/26-35
CITY OF LAGUNA NIGUEL

SHEET **C3**
JOB NO. 18718

P:\RGAJOBS\2018\JN18718\18718-GP-C3.DWG

SCALE: 1/8"=1'

8' 4' 0' 4' 8' 16' 24' 32' 40' 48' 56'



Ethan Remington

ETHAN Z. REMINGTON, L.S. 9220

FOR REFERENCE ONLY **PERMIT # G 19-20**

BENCH MARK:

3U-37-70, ELEV. 296.857', 1991:
3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3U-37-70", SET IN THE NORTHERLY EDGE OF A ROUNDED CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHERLY CORNER OF THE INTERSECTION OF NUEVA VISTA AND CROWN VALLEY PKWY, 42 FT SOUTHWESTERLY OF THE CENTERLINE OF NUEVA VISTA AND 53 FT SOUTHEASTERLY OF THE CENTERLINE MEDIAN ALONG CROWN VALLEY PKWY. MONUMENT IS SET LEVEL WITH SIDEWALK.

PREPARED FOR:

MR. & MRS. BARCIKOWSKI

25091 Armagosa Drive
Laguna Niguel, CA 92677

Phone (256) 656-9924

NO.	REVISIONS	APPROVED	DATE
5			
4			
3			
2			
1			

PROFESSIONAL LAND SURVEYOR — ETHAN Z. REMINGTON 9220 Exp. 9/30/21 — STATE OF CALIFORNIA

PREPARED BY:

RGA Consultants, Inc.
CIVIL ENGINEERING • SURVEYING
34 GEORGETOWN
IRVINE • CALIFORNIA • 92612
PHONE (949) 509 0909
FAX (949) 509 0901

DESIGNED BY: R.G.
DRAWN BY: R.G.
CHECKED BY: T.T.
LAST UPDATED: 2 Oct 2020
PLOT DATE: 2 Oct 2020

TOPOGRAPHIC SURVEY
25091 ARMAGOSA DRIVE
APN 637-061-04
LOT 43, TRACT 4906, M.M. 199/26-35
CITY OF LAGUNA NIGUEL

SHEET **C5**

JOB NO. 18718

P:\RGAJOBS\2018\JN18718\18718-GP-C5.DWG

PLANNING & ZONE CLEARANCE

This Plan was inspected on 11.10.20 and found to comply with applicable City land-use regulations.

This clearance is only valid for the life of the building permit.

The occupancy of this building shall not be changed from the use stated in the permit application except by issuance of a new Certificate of Use and Occupancy. Deviation from the approved plan shall be cause for stopping construction.

WARNING: This stamp indicates partial review only and does not constitute a building permit.

Laguna Niguel Community Development Department

CITY LAGUNA NIGUEL
RECEIVED
OCT 29 2020
COMMUNITY DEVELOPMENT

THE CITY OF LAGUNA NIGUEL
APPROVED

THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB SITE AT ALL TIMES AND IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS ON THE PLANS WITHOUT WRITTEN PERMISSION FROM THE DEPARTMENT OF BUILDING AND SAFETY, CITY OF LAGUNA NIGUEL.

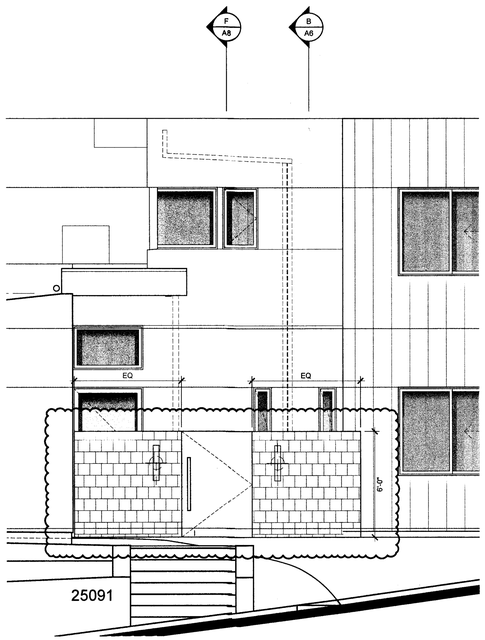
THE STAMPING OF THESE PLANS & SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY PROVISION OF ANY CITY ORDINANCE, MANUFACTURES SPECIFICATIONS OR STATE LAW.

BY _____ BUILDING OFFICIAL DATE 11/10/20

BLD

25091 ARMAGOSA DR
Demo of Single Family residence

B20-1324



City of Laguna Niguel
Building Division
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
(949) 362-4360 FAX 362-4369
www.CityofLagunaNiguel.org

MASONRY FENCE

117

Construction of masonry fences requires permits. Wood fences lower than 42 Inches high and not supporting surcharge on top of slope does not require a building permit from the City of Laguna Niguel Building & safety. However, it is regulated by the California Building Code.

The following specifications are from the 2019 California Building Code used by the City of Laguna Niguel.

I. **Wall Height**
Fence height is measured from the top of the footing to the top of the wall.

II. **Masonry Fence Specifications**
Use the following specifications when constructing a masonry fence.

1. **Concrete Mix**
The concrete mix for footings must meet the strength of F'c = 4500 psi minimum Type V. W/C 0.45

2. **Mortar Mix**
Mortar mix must meet the strength of F'c=
1800 psi minimum or the following:
1 part Portland cement
3 ½ parts sand
¼ part hydrated lime or lime putty
Plastic cement may be used with 3 parts sand to 1 part plastic cement.

3. **Reinforcing Steel**
Reinforcing steel must be deformed and comply with ASTM specifications A615-82, Grade 40. When one continuous bar cannot be used, a lap or splice of 40-bar diameters is required.

4. **Grout Mix**
Grout must meet the strength of F'c=2000 psi minimum, or the following:
- 1 part Portland cement
- 3 parts sand
- 2 parts pea gravel (3/8 – inch aggregate)

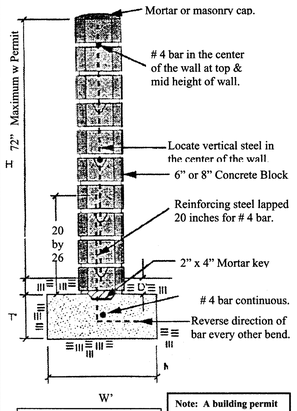
Water added to pouring consistency without segregation of the grout constituents.
Use of plastic cement is not allowed for grout.

NOTE: Fill cells solid with grout where steel occurs.

Rod or vibrate immediately. Re-rod or revibrate grout about 10 minutes after pouring to insure solid consolidation. Stop grout 2 inches from top of masonry units when grouting of second lift is to be continued at another time.

5. **Mortar Key**
To insure proper bonding between the footing and the first course of block, a mortar key must be formed by embedding a flat 2x4 flush with and at the top of the freshly poured footing. It should be removed after the concrete has started to harden (about 1 hour). A mortar key may be omitted if the first course of block is set into the fresh concrete when the footing is poured, and a good bond is obtained.

6. **Soil**
All footing must extend at least 24 inches into undisturbed natural soil compacted to at least 90 percent density. Soil should be dampened prior to placing concrete in footings. A soils report, completed by a licensed engineer, may be required.



Expansion Joints Required every 25'

Note: A building permit may be required if adjacent to slopes. Regardless of height.

REINFORCING STEEL REQUIREMENTS FOR MASONRY WALLS

Wall Height	Material	W in Inches	T in Inches	D in Inches	Reinforcing Steel
4'0"	6" Block 8" Block	12" 12"	24" 24"	2" 2"	#4 @ 32" o.c. #4 @ 16" o.c.
5'-0"	6" Block 8" Block	12" 18"	24" 24"	4" 4"	#4 @ 32" o.c. #4 @ 16" o.c.
6'-0"	6" Block 8" Block	18" 18"	24" 24"	4" 4"	#4 @ 24" o.c. #4 @ 16" o.c.

BUILDING MAINTENANCE AND OPERATION

At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.

2. Operation and maintenance instructions for the following:
a. Equipment and appliances, including water-saving devices and systems, HVAC systems, water-heating systems and other major appliances and equipment.
b. Roof and yard drainage, including gutters and downspouts.
c. Space conditioning systems, including condensers and air filters.
d. Landscape irrigation systems.
e. Water reuse systems.

3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.

4. Public transportation and/or carpool options available in the area.

5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.

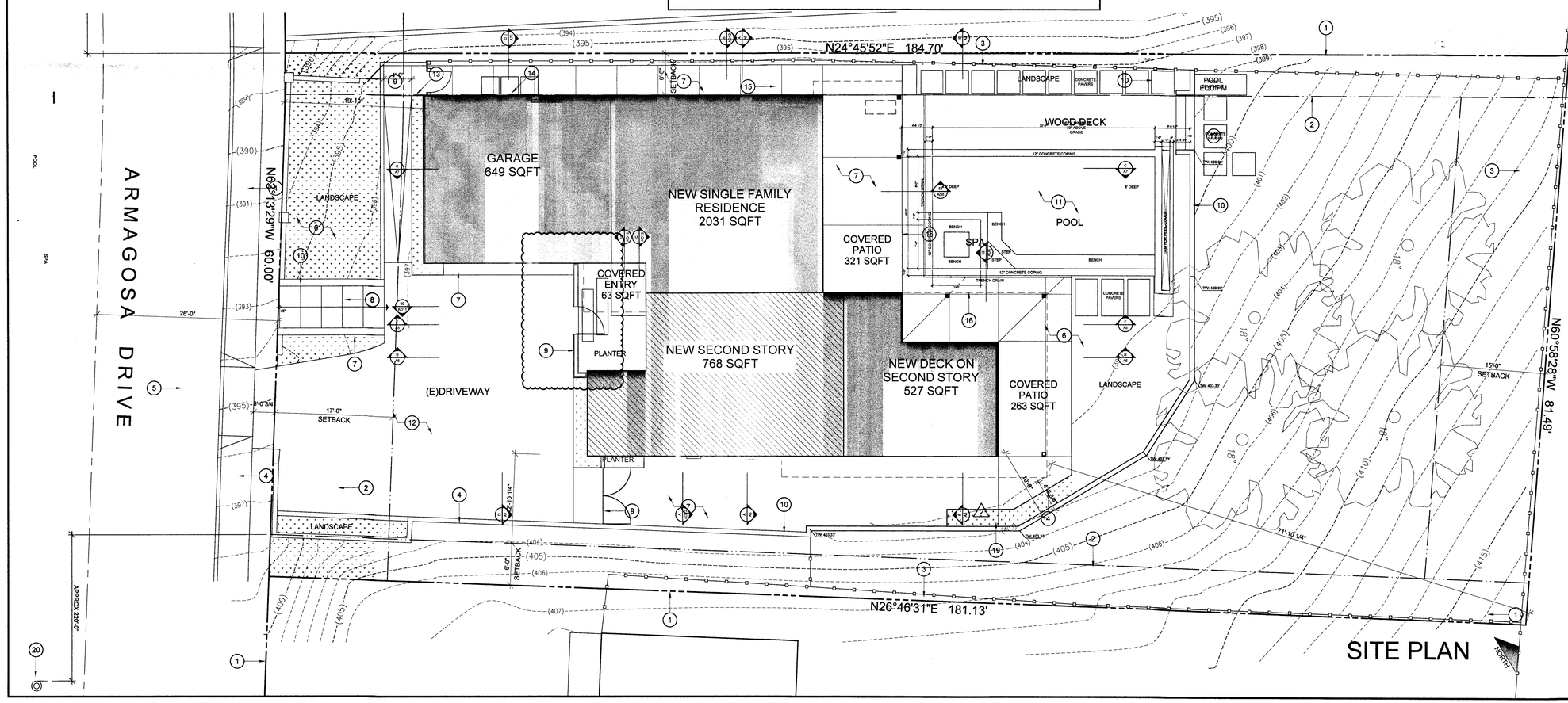
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.

7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.

8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.

9. Information about state solar energy and incentive programs available.

10. A copy of all special inspection verifications required by the enforcing agency or this code.



SITE PLAN

SITE PLAN NOTES

1. PROPERTY LINE
2. BUILDING SETBACK LINE
3. EXISTING BOUNDARY WALL/FENCE TO REMAIN
4. NEW LANDSCAPE WALL TO REMAIN
5. EXISTING SIDEWALK, CURB AND GUTTER TO REMAIN
6. LANDSCAPE AREA
7. CONCRETE FLATWORK-TOPCAST FINISH-COLOR SELECTED BY DESIGNER
8. CONCRETE STEPS ON GRADE
9. NEW 6' HIGH LANDSCAPE WALL WITH GATE
10. NEW LANDSCAPE WALL
11. SPA & LAP POOL UNDER SEPARATE PERMIT. LEAK DETECTION EQUIPMENT REQUIRED.
12. EXISTING DRIVEWAY AND APPROACH TO REMAIN
13. LOCATION OF 200 AMP ELECTRICAL PANEL
14. LOCATION OF GAS METER
15. LINE OF ROOF EAVE
16. LINE OF BALCONY ABOVE
17. CONCRETE PAVERS ON GRADE
18. LINE OF NEW 2ND STORY DECK
19. TOE OF SLOPE
20. FIRE HYDRANT LOCATION

ADDITIONAL NOTES

THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED.NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

65% OF THE CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE RECYCLED.UNLESS SELF-HAULED BY THE OWNER OR CONTRACTOR OF THE PROJECT, THE USE OF ANY WASTE HAULER OTHER THAN THE CITY'S FRANCHISED HAULER, CR&R ENVIRONMENTAL SERVICES TO HAUL CONSTRUCTION DEBRIS IS PROHIBITED AND SUBJECT TO PERMIT SUSPENSION.

APPROVED REVISION
BY: Jack Jaeo
DATE: 1/9/22
* only for wall not to exceed 6ft

REVISIONS:
1 BLDG 11/13/2019
2 PLNG 05/18/2020
3 OCFA 08/17/2020

PLANS PREPARED BY:
02/09/2022
DUSTIN MORRIS DATE:

1050 CALLE CORILLERA, SUITE 102
SAN CLEMENTE, CALIFORNIA 92673
(949) 245-8960

BARCIKOWSKI RESIDENCE
ARMAGOSA DRIVE

DESIGN

BARCIKOWSKI RESIDENCE
25091 ARMAGOSA DRIVE
LAGUNA NIGUEL, CA 92677

PROJECT NAME: BARCIKOWSKI RESIDENCE
SCALE: 1/8" = 1'-0"
DATE: 02/09/2022

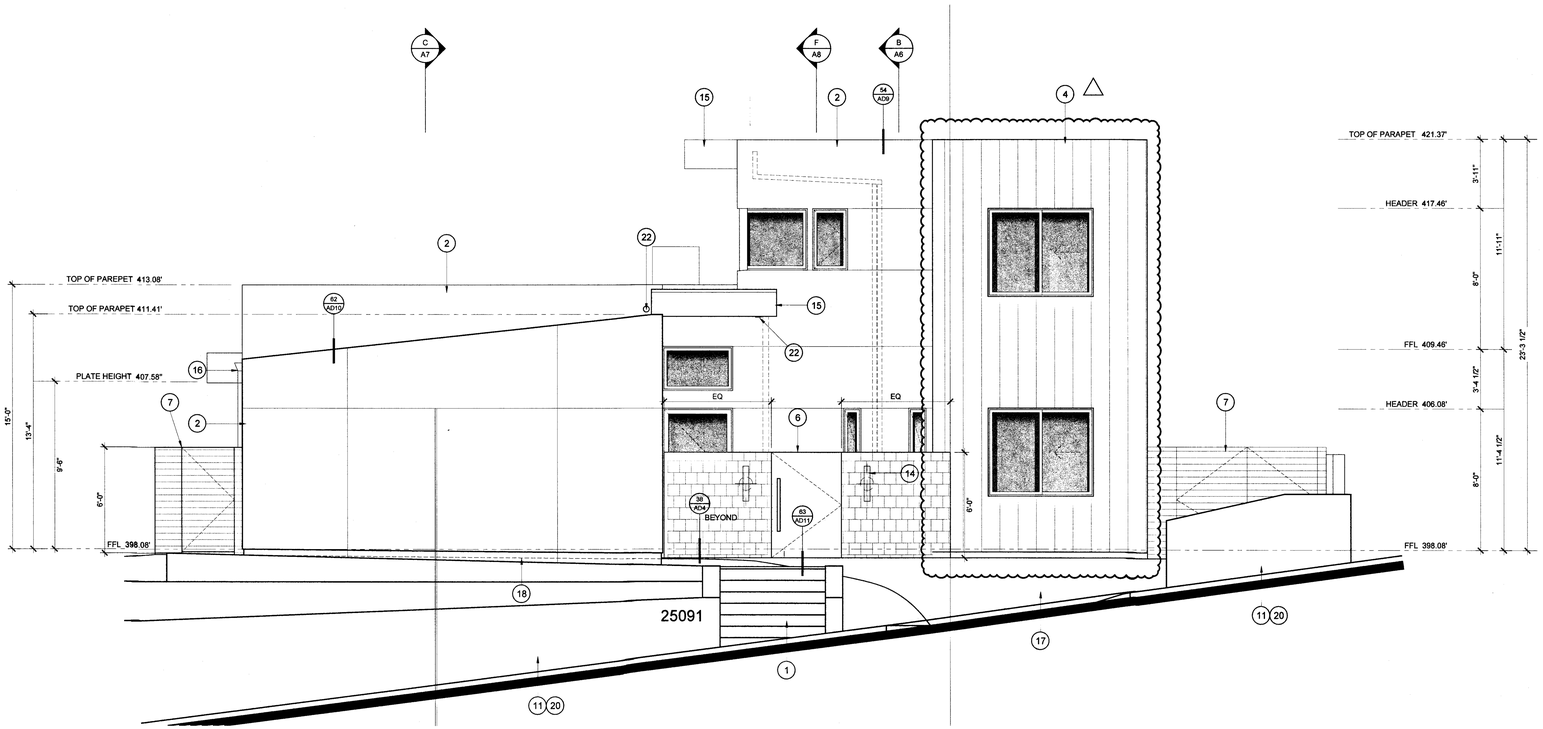
G4

APPROVED
REVISION
BY: JOSH PEEK
DATE: 2/7/22
DESCRIPTION:

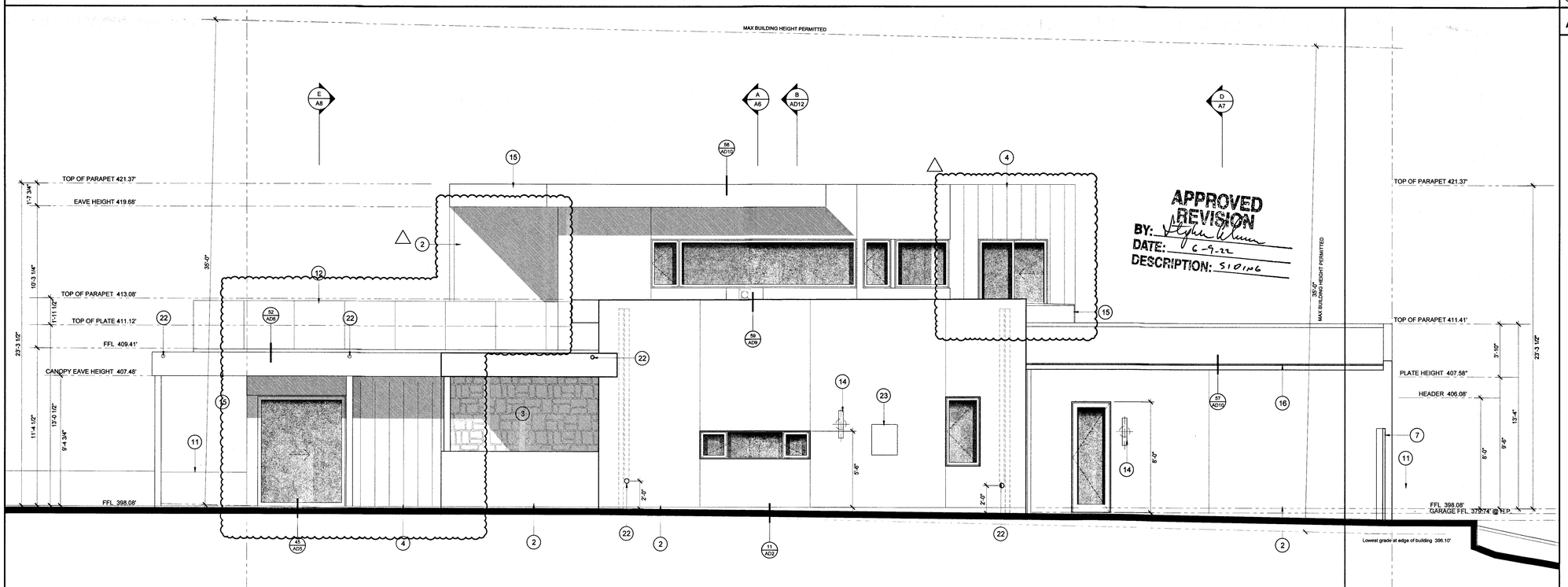
BLD

25091 ARMAGOSA DR
Ref B19-2821- masonry wall

B22-0309



SOUTH ELEVATION



WEST ELEVATION

ELEVATION NOTES

1. NEW CONCRETE STEPS ON GRADE
2. NEW 7/8", 3-COAT PORTLAND CEMENT EXTERIOR PLASTER WALL FINISH OVER METAL LATH WITH SMOOTH STEEL TROWEL FINISH. MINIMUM 2 LAYERS GRADE 'D' PAPER OVER WOOD STRUCTURAL PANEL SHEATHING. DESIGNER TO SELECT COLOR.
3. NEW ADHERED STONE TILE FINISH OVER 3/4" REINFORCED MORTAR BACKING
4. NEW BOARD & BATTEN SIDING WITH PAINT GRADE FINISH OVER MINIMUM 1 LAYER DUPONT TYVEK WATER RESISTIVE BARRIER OVER WOOD STRUCTURAL PANEL SHEATHING. COLOR SELECTED BY DESIGNER
5. GARAGE DOOR
6. FRONT GATE ELECTRONICALLY AND MANUALLY LOCKED
7. WOODEN SIDE GATE TO BE MANUALLY LOCKED
8. NEW GAS METER
9. NEW 200AMP ELECTRICAL METER
10. POST BOX TO BE ACCESSIBLE IN GARAGE
11. PLASTER FINISH AT LANDSCAPE WALLS
12. TEMPERED GLASS GUARDRAIL WITH METAL CAP. TOP EDGE AT 42 INCHES ABOVE FINISH DECK LEVEL. GLASS BALASTER PANELS SHALL BE 4'-0" MAX WIDE WITH 1/4" MAX GAP BETWEEN PANES . SHALL RESIST 200 LBS. CONCENTRATED LOAD APPLIED IN ANY DIRECTION ON ANY POINT ALONG THE TOP EDGE, 50 LBS. PER LINEAL FOOT UNIFORM LOAD ON BALLISTER PANELS, AND PREVENT PASSAGE OF A 4 INCH DIAMETER SPHERE. RAIL GLAZING SHALL BE BIRD STRIKE PREVENTION GLAZING, TINTED TO PROVIDE VISIBILITY TO FLYING BIRDS.
13. EXTERIOR COUNTER TOP WITH HARDWOOD CABINETS
14. EXTERIOR WALL MOUNTED LIGHTS, COLOR, MODEL AND HEIGHT TO BE VERIFIED ON SITE BY DESIGNER
15. TIMBER FASCIA AS PER DETAILS
16. MODERN SEAMLESS KYNAR FINISH METAL GUTTERS & DOWN SPOUTS
17. EXISTING DRIVEWAY TO REMAIN
18. GARAGE FLOORS USED FOR PARKING VEHICLES SHALL BE SLOPED TO DRAIN TOWARDS THE MAIN VEHICLE ENTRY DOOR.ALL IN ACCORDANCE WITH R309.1
20. EXISTING LANDSCAPE WALLS TO REMAIN
21. NEW CONCRETE "CLASS A" ROOF TILES INSTALLED OVER SOLID SHEETING.IN ACCORDANCE WITH IBC SECTION 1505.2 AND IRC SECTION R902.1
22. OVERFLOW SCUPPER
23. TANKLESS WATER HEATER - LISTED AND APPROVED FOR EXTERIOR

ADDITIONAL NOTES

A. SEE SHEET G2 FOR GENERAL NOTES AND SPECIFICATIONS

B. CLEARANCES FOR LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE SPECIFIED IN THE LISTING. UNLISTED APPLIANCE CLEARANCES SHALL COMPLY WITH CMC REQUIREMENTS.

C. MANUFACTURER'S PRODUCT INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION

D. ALL GLAZING SHALL HAVE A TEMPORARY LABEL THAT SHALL NOT BE REMOVED UNTIL APPROVED INSPECTION. ALL LABELS ARE TO SHOW THE SHGC, U-FACTOR, AIR LEAKAGE AND VISIBLE TRANSMITTANCE. CAL. ENERGY CODE 116(a)4 AND 10-111(a)1

E. WINDOWS AND DOORS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

F. TEMPERED GLASS IS REQUIRED AT HAZARDOUS LOCATIONS PER CBC R308.4

G. TEMPERED (SAFETY) GLAZING IS REQUIRED TO BE PERMANENTLY MARKED (ETCHED) AS REQUIRED BY CRC R308.1

H. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS. SEE SHEET G3, TABLES 4.504.1 AND 4.504.2 FOR REQUIREMENTS.

J. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS. SEE SHEET G3, TABLE 4.504.3 FOR REQUIREMENTS.

K. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. SEE SHEET G3, AEROSOL COATING AND PWMIR LIMITS TABLE FOR REQUIREMENTS.

L. DOCUMENTATION SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR VERIFYING THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.

M. PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. MATERIALS SHALL BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RCFI) 'FLOOR SCORE' PROGRAM.

N. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE A MINIMUM STROKE WIDTH OF 1/2 INCH.

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P. GARAGES REQUIRE ONE-HOUR SEPARATION FROM DWELLING AREAS-INSTALL 5/8" TYPE "X" GYPSUM BOARD FROM SILL TO PLATE AND 5/8" ENTIRE CLG ON GARAGE SIDE.

Q. PENETRATIONS OF WALL ASSEMBLIES REQUIRED TO BE FIRE_RESISTANCE RATED IN ACCORDANCE WITH SECTION R302.2 OR R302.3 SHALL BE PROTECTED IN ACCORDANCE WITH R302.4. DETAIL 24/AD3

R. OPENINGS AND PENETRATIONS THROUGH THE WALLS AND CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTIONS R302.5.1 THROUGH R302.5.3. 24/AD3 SIM

REVISIONS:

1 BLD'G 11/13/2019

PLANS PREPARED BY:

DUSTIN MORRIS — DATE: 06/08/2022

1050 CALLE CORILLERA, SUITE 102
SAN CLEMENTE, CALIFORNIA 92673
(949) 245-8980

BARCIKOWSKI RESIDENCE
25091 ARMAGOSA DRIVE

DESIGN

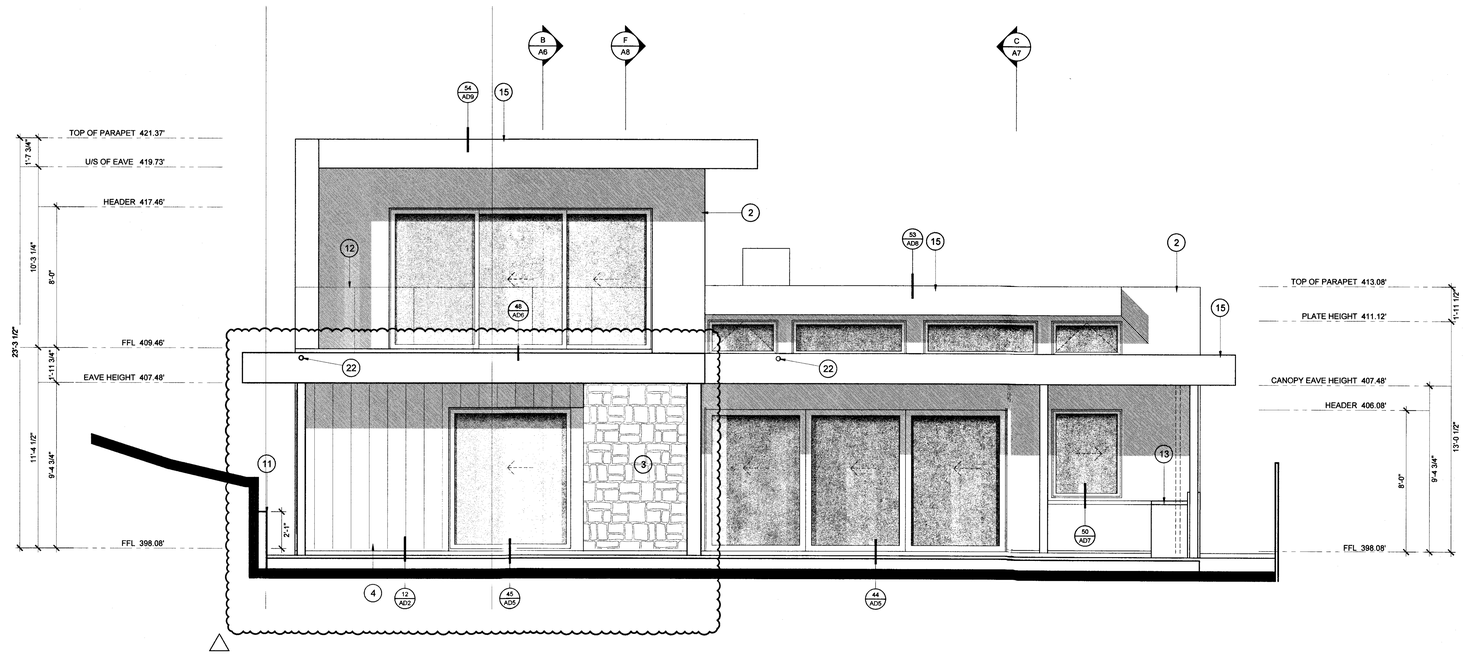
BARCIKOWSKI RESIDENCE
25091 ARMAGOSA DRIVE
LAGUNA NIGUEL, CA 92677

PROJECT NAME: BARCIKOWSKI RESIDENCE

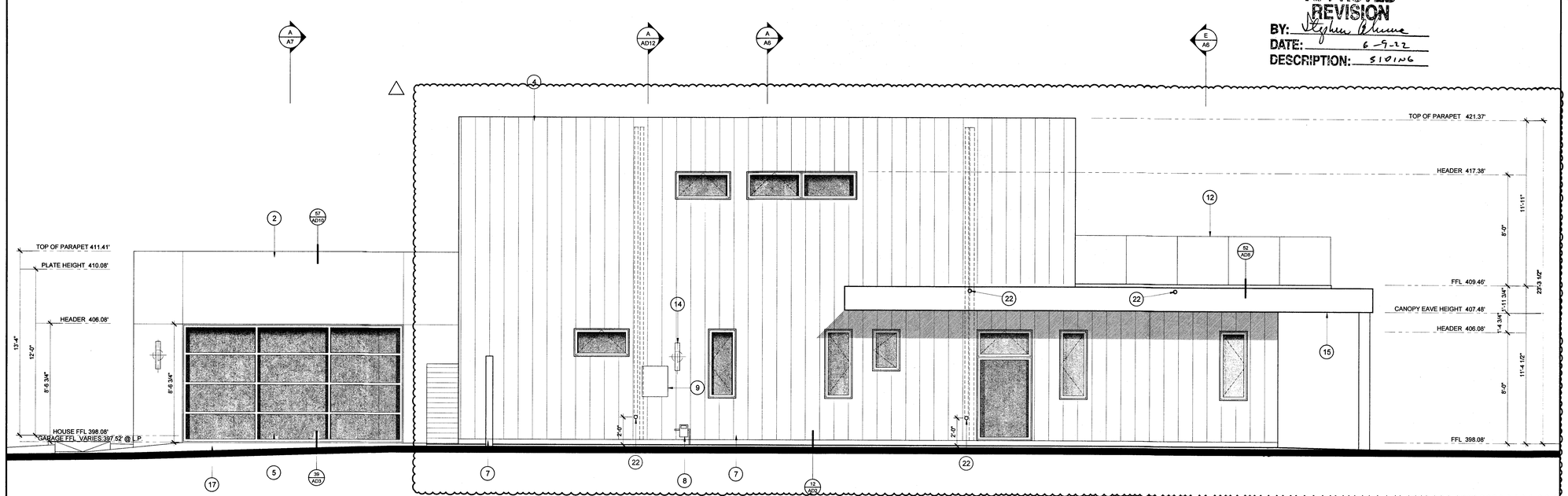
SCALE: 1/4" = 1'-0"

DATE: 06/08/2022

A4



NORTH ELEVATION



APPROVED REVISION
BY: Stephen Blumenthal
DATE: 6-9-22
DESCRIPTION: S101N6

EAST ELEVATION

ELEVATION NOTES

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REVISIONS:

1 BLD'G 11/13/2019

PLANS PREPARED BY:

06/08/2022

DUSTIN MORRIS DATE:

1050 CALLE CORILLERA, SUITE 102
SAN CLEMENTE, CALIFORNIA 92673
(949) 245-8960

BARCIKOWSKI RESIDENCE
25091 ARMAGOSA DRIVE

DESIGN

BARCIKOWSKI RESIDENCE
25091 ARMAGOSA DRIVE
LAGUNA NIGUEL, CA 92677

PROJECT NAME: BARCIKOWSKI RESIDENCE

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

DATE: 06/08/2022

A5

PLANNING & ZONE CLEARANCE

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WARNING: This stamp indicates partial review only and does not constitute a building permit.

Revision for Siding

Laguna Niguel Community Development Department

BLD

25091 ARMAGOSA DR
Revision to B19-2821 (siding)

B22-1147