

PROJECT GENERAL NOTES:

- These plans are the property of James George and are not to be used for any other work than the location shown on this set of plans.
- The owner, builder or contractor shall not begin construction until plans have been approved by all the agencies having authority over this project and a permit has been issued. Plans shall be considered preliminary and not for construction unless plans have the wet signature of James George and the wet stamped and signed governing agency letter of approval. James George shall not be responsible for any work performed prior to the approval of the plans.
- The owner, contractor, builder and or persons responsible for doing work and supplying services and products for this project shall be provided with a complete approved set of plans and said persons shall study all drawings and read every note and or spec on this set of plans to ensure their contributions to the project comply with all the requirements on this set of plans. Should any questions, conflicts or concerns arise the project designer shall be notified prior to providing a bid or starting work.
- No deviations from the approved plans shall be made regardless of whether it is due to a change in the owners taste preference or due to a conflict in the drawings without the written approval of the project designer and or structural engineer. The designer and or project engineer shall be notified so deviation can be verified for code compliance and submitted to the governing agencies for approval prior to continuing construction. Approval by inspector in field does not constitute authority to deviate from plans or specs.
- Notes and details on drawings shall take precedence over the general notes. Where notes may conflict, the most restrictive shall apply unless advised by James George otherwise in writing.
- It shall be the responsibility of the contractor to locate all existing utilities whether shown on the plans or not and to protect them from damage.
- All material and workmanship shall comply with the latest edition of the California building code. All applicable local codes, federal codes, state codes, ordinances and regulations shall be complied with. It is the responsibility of anyone supplying labor, materials or both to bring to the attention of the designer and the owner any discrepancies or conflict between the requirements of the code and the drawings.
- The design, adequacy and safety of erection, bracing, shoring, temporary supports, etc., is the sole responsibility of the contractor and has not been considered by the structural engineer or designer. The general contractor is responsible for the stability of the structure prior to the application of the shear walls, roof and floor diagrams and finish materials. He or she shall provide the necessary bracing to provide stability prior to the application of the fore mentioned materials. Observation visits to the site by the designer and or structural engineer shall not include inspection or approval of the above items.
- The general contractor or builder shall verify all dimensions and site conditions before bidding the project and starting work and shall notify the designer and owner of any discrepancy or possible conflict found.
- The designer shall be notified immediately by the contractor, builder or owner should any discrepancy or other question arise pertaining to the working drawings.
- On-site verification of all dimensions and conditions shall be the responsibility of the contractor and his or her subcontractors. Noted dimensions take precedent over scaled dimensions. Do not scale off of the plans if you have questions, contact the designer.
- No framing of any type shall be concealed prior to inspection by governing agencies.
- No changes are to be made to these plans without the knowledge or consent of the designer engineer whose signature appears hereon.
- All of the ASTM designations are to be of the latest editions.
- Contractors shall check and verify size requirements and the location of the existing electrical services and plumbing runs and or services with electrical and plumbing contractors or person doing said work before bidding the project and beginning construction.
- The contractor shall be held responsible for the results of errors, discrepancies or omissions which the contractor failed to notify the designer or engineer before construction and or fabrication of the work.
- Release of the plans contemplates further cooperation among owners, their contractor and the designer. Design and construction are complex, although the designer and his consultants have performed their services with due care and diligence. They cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by use of these plans shall be reported immediately to the designer. Failure to notify the designer compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the designer regarding these issues shall relieve the designer from responsibility for all consequences.
- All required permits shall be obtained by the owner or builder.
- Grading and drainage: all paving, flat work and planters next to building shall be properly graded to carry water away from buildings.

PROJECT ABBREVIATIONS:

A.B.: Anchor Bolts
 ABW: Alternate Braced Wall
 AFCI: Arc Fault Circuit Interrupter
 A.F.F.: Above Finish Floor
 ALT: Alternate
 BLDG: Person responsible for constructing the project builder can also be a owner or contractor.
 BLK/BLDG: Solid Blocking
 BTM: Bottom
 BW: Braced Wall
 CL: Center Line
 CLR: Clearance
 CONST: Construction
 CONT: Continuous
 DAM: Used to hold back water
 DAMN: Bad Word
 DBL: Double
 DIA Ø: Diameter
 DWG: Drawings
 (E): Existing
 EA: Each
 EL: Elevation
 ENG: Engineer
 EXT: Exterior
 FIN: Finished
 FLR: Floor
 J.G.D.: James George Design
 AFCI: Ground Fault Circuit Interrupter
 GLB: Glue Lam Beam
 GR: Grade
 H.H.: Header Height @ Top of window rough opening & Bottom of header
 HORIZ: Horizontal
 HDR: Header
 JST: Joist
 M.B: Machine Bolts
 MIN: Minimum
 MAX: maximum
 Misc: Miscellaneous
 MFG: Manufacture
 (N): New
 N.I.C.: Not in Contract
 N.T.S.: Not to Scale
 O.C: On Center
 PERP: Perpendicular
 PL: Property Line
 PTDF: Pressure Treated Douglas Fir
 REIN: Reinforcement
 (R): Removed
 SIM: SIMILAR
 SL: SLOPE
 SOG: Slab on Grade
 SPL: Splice
 SSD: See Structural Drawings
 STD: Standard
 STL: Steel
 SW: Shear Wall
 T & B: Top & Bottom
 T.O.S.: Top of Slab
 T.O.W.: Top of Wall
 TYP: Typical
 U.N.O.: Unless Noted Otherwise
 VERT: Vertical
 WTF: What the Bad word

BUILDING DEPARTMENT REQUIREMENTS:

CODES THAT SHALL BE ENFORCED ON THIS PROJECT:

THIS INCLUDES THE CODES LISTED BELOW AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTIONS.

2019 [CRC] CALIFORNIA RESIDENTIAL CODE	2019 [CMC] CALIFORNIA MECHANICAL CODE
2019 [CBC] CALIFORNIA BUILDING CODE	2019 [CAC] CALIFORNIA ADMINISTRATIVE CODE
2019 [CEC] CALIFORNIA ELECTRICAL CODE	2019 [GBSC] CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 [CPC] CALIFORNIA PLUMBING CODE	2019 [CRSC] CALIFORNIA REFERENCED STANDARD CODE
2019 [FCF] CALIFORNIA FIRE CODE	2019 [CEC] CALIFORNIA ENERGY CODE

LOCAL ADOPTED ORDINANCES BY THE LOCAL CITY OR COUNTY JURISDICTIONS, AND POSSIBLE FEMA FLOOD REQUIREMENTS SHALL ALSO BE APPLICABLE TO THIS PROJECT.

DEFERRED SUBMITTAL ITEMS:

NO DEFERRED SUBMITTAL ITEMS ARE REQUIRED FOR THIS PROJECT

TESTS & SPECIAL INSPECTION ITEMS:

INSPECTION ITEM:	INSPECTION TYPE:
CONCRETE CONSTRUCTION ANCHORS INSTALLED IN HARDENED CONCRETE INCLUDING EPOXY DOWELS	PERIODIC INSPECTION TYPE

TESTS & SPECIAL INSPECTION NOTES:

- THE OWNER SHALL DIRECTLY HIRE & EMPLOY ONE OR MORE SPECIAL INSPECTORS TO INSPECT THE ITEMS ABOVE DURING CONSTRUCTION & THE OWNER SHALL SCHEDULE W/ SPECIAL INSPECTOR PRIOR TO BEGINNING SAID OPERATIONS TO ENSURE THE INSPECTOR IS ON SITE @ TIME OF SAID ITEMS. (IT IS A CONFLICT OF INTEREST & PROHIBITED FOR THE CONTRACTOR TO PAY THE INSPECTOR)
- THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
- THE PERMIT APPLICANT SHALL OBTAIN A TESTS & INSPECTIONS FORM FROM THE BLDG DEPT IF AVAILABLE TO BE FILLED OUT & SIGNED BY THE SPECIAL INSPECTOR, OWNER, & DESIGN PROFESSIONAL OR SUBMIT A STATEMENT OF SPECIAL INSPECTIONS PREPARED BY A DESIGN PROFESSIONAL OR QUALIFIED PERSON APPROVED BY THE BUILDING OFFICIAL.
- THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, & THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, REPORTS SHALL INDICATE THAT WORK INSPECTED WAS DONE IN CONFORMANCE TO APPROVED CONST. DOCS.

PLAN CHECKER:

THE BLDG DEPT PLAN CHECKER DOES HAVE THE PERMISSION OF JAMES GEORGE TO RED MARK THIS SET OF PLANS FOR CLARITY TO THE CONTRACTOR IN THE FIELD OR TO CLARIFY CORRECTIONS NEEDED ON THE PLANS. IF PLANS ARE APPROVED W/ RED MARKS PLAN CHECKER SHALL NOTIFY JAMES SO FUTURE SETS WILL HAVE THE SAME INFO

PROJECT INFORMATION:

PROJECT DESCRIPTION:

- CONVERT A PORTION OF THE EXISTING CAR PORT INTO A NEW PROPOSED DINING ROOM PER THE ENCLOSED PLANS
- RELOCATE THE EXISTING REFRIGERATOR AS REQUIRED TO PROVIDE ACCESS INTO THE NEW PROPOSED DINING ROOM

PROJECT DATA:

BUILDING OCCUPANCY	R-3/U	STRUCTURAL DESIGN TYPE	CONVENTIONAL FRAMING
BUILDING CONSTRUCTION TYPE	V-B	BASIC WIND SPEED / EXPOSURE	110 MPH / C
FIRE SPRINKLERS EXIST	NO	SITE CLASSIFICATION	D
FIRE SPRINKLERS REQD	NO	T-24 ENERGY APPROACH	PRESCRIPTIVE PACKAGE
CLIMATE ZONE	2	FLOOD ZONE	X
NO OF STORIES	1		
DATE THE BUILDING WAS CONSTRUCTED	1957		
WILDLAND/URBAN INTERFACE AREA	NO		
BUILDING HEIGHT	13'-2"		

PROJECT AREA TABULATION:

EXISTING CONDITIONED LIVING SPACE:	1,329 SQ FT
EXISTING CAR PORT SIZE:	312 SQ FT
EXISTING FRONT PORCH SIZE:	150 SQ FT

AREA OF THE [E] LIVING SPACE TO BE REMODELED: 9 SQ FT

PROPOSED NEW CAR PORT CONVERSION / ADDED CONDITIONED LIVING SPACE: 111 SQ FT

PROPOSED PORTION OF THE [E] CAR PORT TO REMAIN A CAR PORT: 201 SQ FT

PROPOSED TOTAL CONDITIONED LIVING SPACE AFTER CONSTRUCTION: 1,440 SQ FT

PROPOSED TOTAL CAR PORT SIZE AFTER CONSTRUCTION: 201 SQ FT

PROPOSED TOTAL ENCLOSED BUILDING SIZE AFTER CONSTRUCTION: 1,440 SQ FT

INCREASED LIVING SPACE PERCENTAGE: THE EXISTING 1329 SQ FT OF LIVING SPACE WILL BE INCREASED BY 111 SQ FT WHICH IS AN INCREASE OF 8% OF THE ORIGINAL LIVING SPACE

INCREASED ENCLOSED BUILDING SIZE PERCENTAGE: THE EXISTING 1329 SQ FT OF ENCLOSED BUILDING SPACE WILL BE INCREASED BY 312 SQ FT WHICH IS AN INCREASE OF 23% OF THE ORIGINAL ENCLOSED BUILDING SIZE.

PROJECT OWNERS CONTACT INFO:

MELISSA BERIKER
2006 WEBBER AVE
YOUNTVILLE, CA. 94599
(650) 743-1953

PROJECT LOCATION INFO:

APN# 036-053-009
2006 WEBBER AVE
YOUNTVILLE, CA. 94599

PROJECT CONSULTANTS:

PROJECT DESIGNER:
JAMES GEORGE DESIGNS INC.
JAMES GEORGE
30 LEMON HILL TRAIL
NAPA, CALIF. 94558
[707] 580-6704

INDEX OF SHEETS:

SHEET #	SHEET DESCRIPTION	SHEET #	SHEET DESCRIPTION
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C1	SITE & EROSION CONTROL PLAN	T24-2	TITLE 24 ENERGY FORMS
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A2	EXTERIOR ELEVATIONS	CG-1	CAL GREEN CHECK LIST
A3	FLOOR PLANS NEW & EXISTING	CG-2	CAL GREEN CHECK LIST
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AS2	CODE REQUIREMENTS & GENERAL SPEC'S		
AS3	CODE REQUIREMENTS & GENERAL SPEC'S		
AS4	CODE REQUIREMENTS & GENERAL SPEC'S		

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THESE PLANS BEAR THE WET OR DIGITAL SIGNATURE OF JAMES GEORGE. ALONG WITH THE GOVERNING AGENCY'S REVIEW SEAL OF APPROVAL AND WET SIGNATURE.

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JAMES GEORGE DESIGN, A DIVISION OF JAMES GEORGE DESIGN

PLANS PREPARED BY:


JAMES GEORGE
PROJECT DESIGNER

REVISIONS:

OWNER REVISION
11-30-22

PROJECT TITLE:

DWELLING ADDITION PLANS
FOR: MELISSA BERIKER

2006 WEBBER AVE
YOUNTVILLE, CA. 94599
APN # 036-053-009

DATE:
7-10-2022

SCALE:
AS NOTED

SHEET DESCRIPTION:

COVER SHEET

SHEET NUMBER:

COV-1 of COV-1
W/ 22 SHEETS TOTAL

SIGNAGE SIZE AND LOCATION OF ADDRESSES

	MINIMUM LETTER HEIGHT	MINIMUM STROKE WIDTH
RESIDENTIAL	4"	1/2"
COMMERCIAL	6"	3/4"
INDUSTRIAL	12"	1-1/2"

NOTE: LETTERING SHALL BE REFLECTORIZED AND CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN.

ADDRESS SIGNAGE NOTES

- ALL BUILDINGS SHALL HAVE A PERMANENTLY POSTED ADDRESS, WHICH SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND VISIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER, AND THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE ROAD ON WHICH THE ADDRESS IS LOCATED.
- ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH THE INTENDED DIRECTION OF TRAVEL AND THE OPPOSITE DIRECTION.
- WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE POST.

NOT TO SCALE
NAPA COUNTY FIRE DEPARTMENT
ADDRESS SIGNAGE
CAL FIRE FIRE SAFE STANDARDS
SEPTEMBER 2016
- WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OR INDUSTRIAL BUSINESS, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE.

3 ADDRESS SIGNAGE REQUIREMENTS

FIRE DEPT NOTES:

- NAPA CO. / CAL FIRE FIRE SITE REQUIREMENTS:**
- Address Signage:** Numerical address shall be posted at the public roadway and at any other intersection or residential roadway. Height of numbers shall be a minimum of 4" tall on a contrasting background and the numbers shall be reflective, and must be seen from both directions of travel. See detail 14 of the Napa Co. Fire Standards.
 - Defensible Space:** Defensible space for wildfire shall be min. 100' from all structures or to the property lines. Greater clearance may be required upon inspection as determined due to slope & fuel load.
 - Overhead clearance:** Overhead clearance of tree limbs and brush along the entire length of the driveway shall be a min. of 13'-6" vertical feet. See detail 8 of the Napa Co. Fire Standards.
 - Horizontal Defensible Space:** Clearance shall be minimum 10' on each side of the driveway.
 - Gate Entrances:** All gated entrances shall be at least 2' wider than the width of the driveway serving the gate set back a minimum of 30' from all public right of ways.
 - Gated Entrance Locks:** All gated entrances shall have a Knox Rapid Entry key switch installed on all electric gates or a padlock on manual or manual gates. You can contact the Knox Company at 1-800-552-5669 or online at www.knoxbox.com. When ordering any Knox locking devices, specify the locks are to be keyed for "Napa County CA".
 - Bridges:** Location of new or existing bridges located on the property that will be utilized for any fire apparatus to access any building structures. All bridges shall have weight limits posted on an all weather sign. See detail 15 of the Napa County Fire Standards.
 - Breezeway entrances:** Breezeway entrances for emergency vehicles to go under in order to gain access to the buildings will not be acceptable.

SITE PLAN KEY NOTES:

- Solid arrows** indicate the new required slope. Slope the altered finish grade away from the building construction @ min (3% slope) for the first 10' to an approved swale or location. Slope paved surfaces away from the building at min 2% slope for the first 10' to an approved swale or location. See the site plan notes on this sheet for additional requirements.
- Open arrows** indicate the existing and required drainage slope to remain U.O.N.
- Straw Wattle:** Provide a Straw wattle around the perimeter of any disturbed areas and areas where dirt or gravel fill are stored. Also provide a Fiber Roll / Straw wattle around the perimeter of any areas where trash is stored on the ground and where the trash is sorted for recycling. The Fiber Roll / Straw wattle shall be placed as required to ensure all storm water flowing off the areas of construction gets filtered to prevent sediment. See detail 2/C1 and the slope erosion control notes on this sheet for additional typical. The straw wattle is required to be in place between October 15 to April 15 and any time the weather report calls for more than a 20% chance of rain using weather.gov
- Disturbed Areas:** Vegetate, or provide ground cover @ the disturbed areas per the owners selection.
- Address Signage:** Verify or provide approved address signage on a corresponding background per the local Fire district requirements.
- Trash / recycle Sorting On Site:** Haul off material such as trash and recycled items shall be placed in a dump trailer and not stored on the ground when possible. If trash and recyclable items are stored on the ground a straw wattle shall be placed around the said items per note number 3 above typical. Said items shall have a tarp secured over them 24 hours before and after the weather report calls for more than a 20% chance of rain using weather.gov
- Existing Drainage Swale:** Where construction takes place the drainage swale shall be sloped w/ min 1% slope to drain to an approved location. The drainage swale shall be sloped @ min 2% where located within 10' of a building foundation. The swale shall be located no closer than 5' from a building unless it is fully lined with concrete. The drainage swale shall be clear and not blocked by vegetation, debris, etc. in order to allow the water to flow freely.

SITE PLAN GENERAL NOTES

Slope & Foundation Protection Requirements:

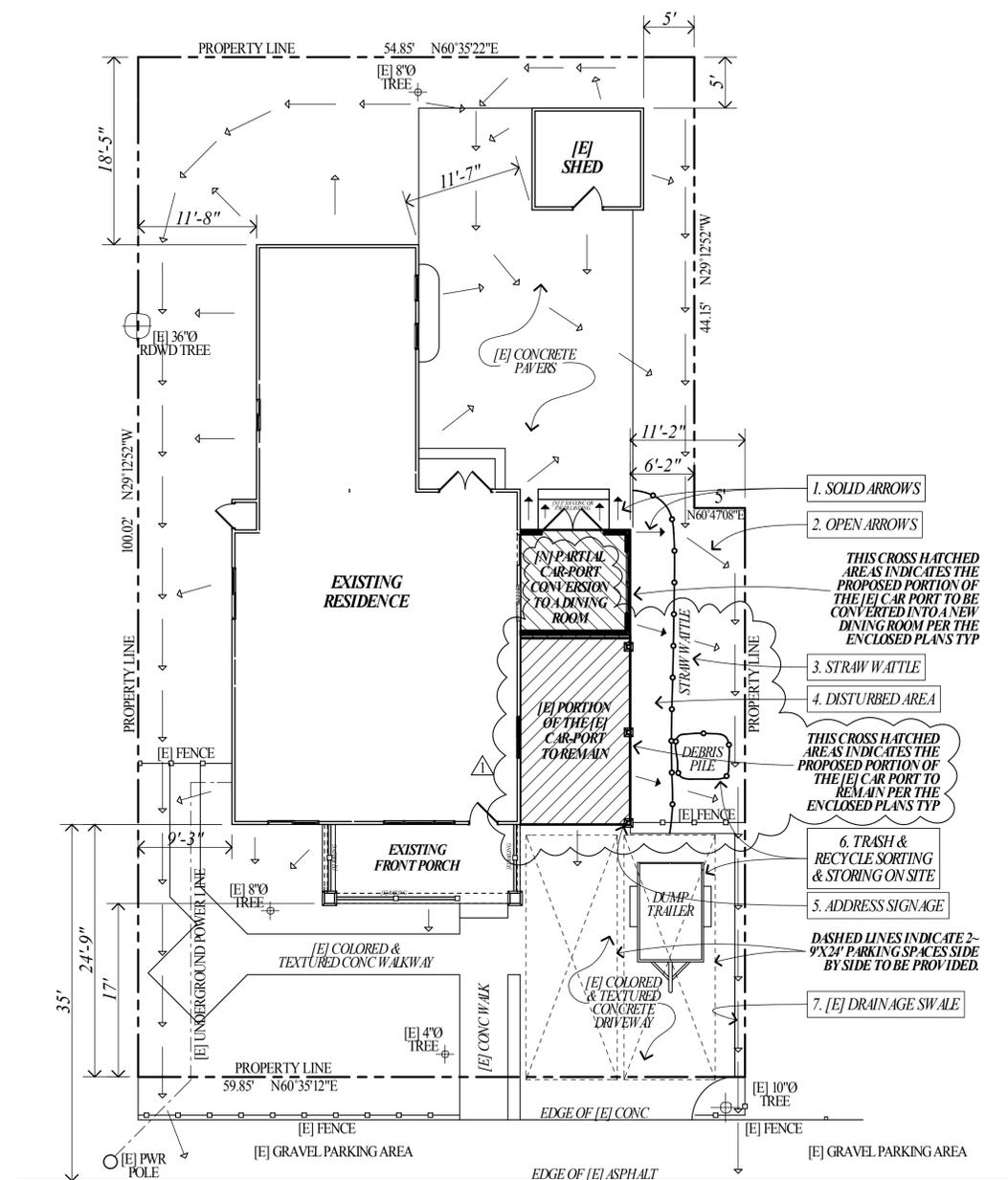
- Building shall not be located on any fill unless the fill is certified by a soils engineer as compacted engineered fill capable of supporting loads imposed by the building without risk of foundation movement.
- The ground immediately adjacent to the foundation shall be sloped away from the building at a slope not less than one unit vertical in 20 units horizontal (5% slope) for a minimum distance of 10' measured perpendicular to the face of the foundation wall. If physical obstructions or lot lines prohibit 10' of horizon distance at 5% slope, 2% slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2% where located within 10' of the building foundation. Impervious surfaces within 10' of the foundation shall be sloped a minimum of 2% away from the building. (See this note is from the code.)
- The excavation outside the foundation shall be backfilled with soil that is free of organic material, construction debris, cobbles and boulders or a controlled low strength material. The backfill shall be placed in lifts and compacted in a manner that does not damage the foundation or the waterproofing or damp proofing material including the subdrain.
- All swales more than 10' from the building shall slope at a minimum of 1% from said rear yard high point to the back of the public sidewalk in the front yard, or other approved location.
- No water should be allowed to discharge in a concentrated manner without control over any slope. The building pad shall be protected by protected against storm water runoff from uphill slopes.
- The lot shall be positively graded at all times to provide for rapid removal of service water runoff away from foundation system and to prevent ponding of water under floors or seepage towards foundation systems at any time during or after the end of construction. Ponding of water may result in undesirable weakening of the subgrade materials, loss of compaction, slab movements and given enough time even foundation movements. No ponding of storm water is to be permitted on the building pads during prolonged periods of inclement weather.
- Care shall be exercised to ensure that planters, landscape mounds, etc. will not interfere with the above requirements. Drainage swales shall flow to the curb or an approved location where flow will not cause erosion or cause impact on adjacent properties.
- Storm water from roof drain downspouts shall be carried away from the building in closed conduits to the curb or an approved outlet location where outlet flow will not cause erosion or cause impact to adjacent properties.
- On graded sites the top of any exterior foundation shall extend above the elevation of the street gutter at a point of discharge of the inlet of an approved drainage device. A minimum of 12" plus 2% unless an alternative is specifically approved by the building official.

Addition or When Located Near Existing Construction Requirements:

- The builder shall verify location of existing underground utilities, pipes, irrigation lines, subdrains, sewer lines, wiring, etc. prior to excavation and shall ensure that any of the said items which are damaged during construction are repaired and returned to a working manner with the approval of the owner and the building official in a timely manner. I suggest you have extra PVC and pipe fittings on site and ready to go just in case.
- Verify locations of existing possible septic tanks, leach fields or buried tanks to ensure proper setbacks are maintained per the local requirements.
- Always verify minimum setbacks are maintained to the property lines and easements prior to excavation. Should it be discovered that the new construction may or does not fit within the said requirements notify the project designer, owner and building official so adjustments can be made to the new construction as required to comply prior to continuing with construction.
- Builder shall protect the owner's property, landscaping, driveways, etc. to the best of the builder's ability. If said items cannot be protected the builder shall notify the owner of risks and possible added costs from heavy equipment needed for the project prior to construction so contingencies can be agreed upon prior to construction.

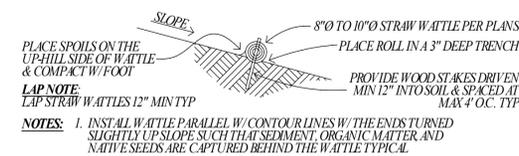
Erosion Control Notes:

- All erosion control standard measures shall be in-place prior to October 15 thru April 15 of each calendar year and or 24 hours before the weather report calls for more than a 20% chance of rain using weather.gov.
- Utility trenches shall be compacted with the surface finish slightly mounded to prevent the channeling of watering in the trench area.
- The top of the fill or cut slopes should be graded in such a way as to prevent water from flowing freely down the slope.
- All permanent slopes fill or cut, should be protected against erosion by means of erosion control planting, mulching, and in some cases by installation on jute matting or equivalent.
- Graded slopes may experience severe erosion when grading is halted by heavy rain, therefore before work is stopped a positive gradient away from the slopes should be provided to carry the surface runoff water away from the slopes and to areas where erosion can be controlled. It is vital that no completed slope be left standing through a winter season without erosion control measures having been provided.
- Storm Water Drainage:** Where storm water is conveyed to a public drainage system, collection point, and gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle, or other method approved by the enforcing agency.
- Dust Control:** Shall be maintained at all times during construction until the project is complete. The builder shall prevent any airborne nuisance dust by watering and or treating the site to prevent dust. Additional watering shall be provided during dry weather and wind conditions. The builder shall be responsible for any damages, fines, and or charges from dust related damages. Dust control shall be maintained on a daily basis.
- Vegetate new slopes** with Tactifier, Fertilizer, and seed shall applied initially. A fiber mulch of straw or approved equal shall be applied after the seed. Seeded slopes shall be irrigated to encourage growth between the date of application and the first rainy period. Hydroseed all cut and fill slopes. Cut slopes shall be compacted and cut walked prior to seeding.

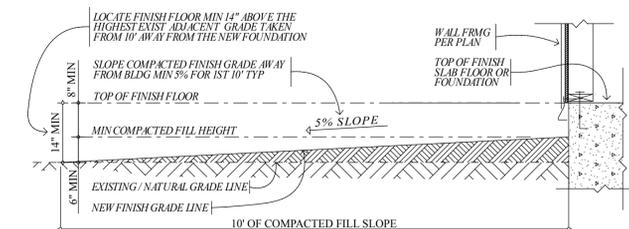


SITE & EROSION CONTROL PLAN

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



2 STRAW WATTLE DETAIL



1 SLOPE @ NEW FOUNDATION DETAIL

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 www.jamesgeorgedesigns.com

PLANS PREPARED BY:

JAMES GEORGE
 PROJECT DESIGNER

REVISIONS:
 OWNER REVISION
 11-30-22

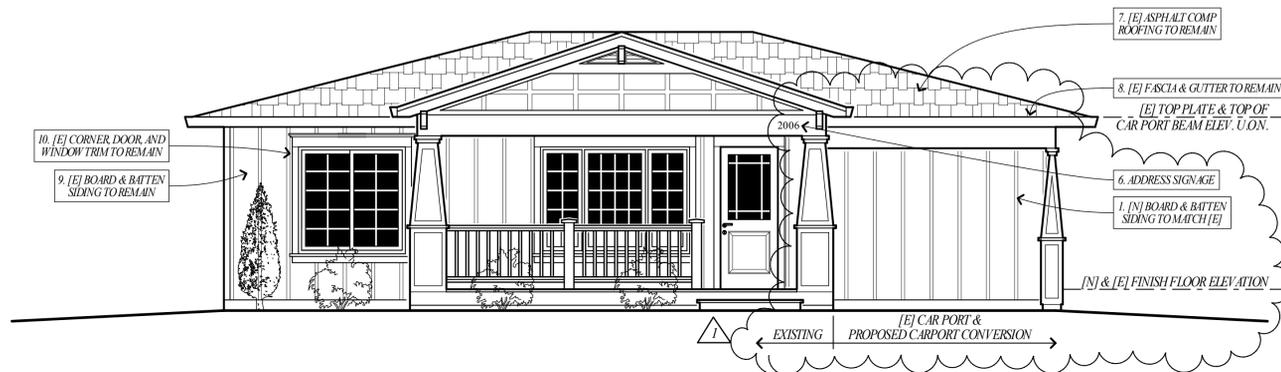
PROJECT TITLE:
DWELLING ADDITION PLANS
 FOR: MELISSA BERIKER
 2006 WEBBER AVE
 YOUNTVILLE, CA. 94599
 APN# 036-089-009

DATE:
 7-10-2022

SCALE:
 AS NOTED

SHEET DESCRIPTION:
 SITE & EROSION CONTROL PLAN

SHEET NUMBER:
 C1 of C1
 W/ 22 SHEETS TOTAL



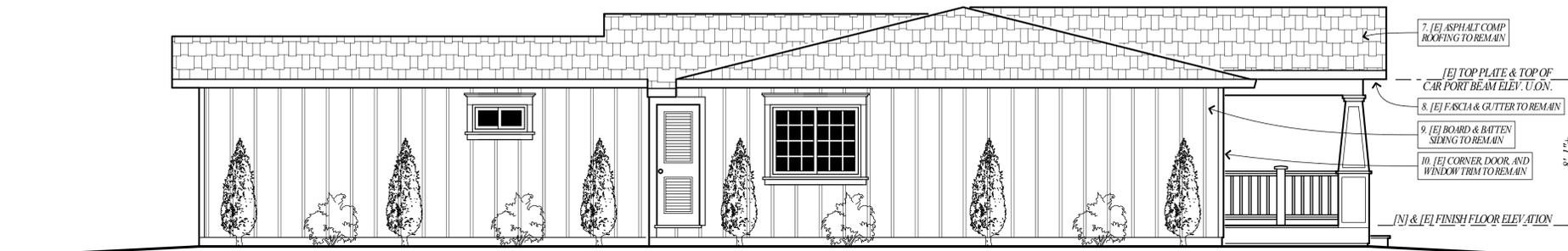
PROPOSED NEW FRONT / SOUTH SIDE EXTERIOR ELEVATION

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



EXISTING FRONT / SOUTH SIDE EXTERIOR ELEVATION

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



LEFT / WEST SIDE EXTERIOR ELEVATION

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

EXTERIOR ELEVATION KEY NOTES:

- New Board & Batten Siding To Match Existing:** Provide new pre-primed & painted Board & Batten fiber Cement siding to match existing over plywood shear. Provide pre-primed & painted re-sawn redwood or cedar trim batten boards @ 16" O.C. & over the nails. Where able align wall studs as required to center the batten layout in each wall or provide backing as required to Fasten the battens. Battens shall be approx. 3/4" x 2" confirm w/ owners. Install the siding over 15lb building paper wrap or other pre-approved building paper wrap. Caulk all the joints with space for expansion & contraction as required to seal. Provide "Z" flashing at all horizontal joints. See spec. division (09450) for Hardie Siding additional requirements. Siding & battens shall be installed per the MFG's requirements. Consult with the owners for the material selection, batten layout, and color approval prior to installation typical.
- New Corner & Vertical Door & Window Trim To Match Existing:** Provide 2"x pre-primed & painted re-sawn decay resistant wood or Hardie cement composite corner & vertical door & window trim to match existing. Provide flashing per detail 2/D1. Provide samples / mock up for the owners to approve prior to construction.
- New Lintel Trim To Match Existing:** Provide 2"x pre-primed & painted re-sawn decay resistant wood or Hardie cement composite lintel trim w/ accent cap molding to match existing. Provide flashing per detail 2/D1. Provide samples / mock up for the owners to approve prior to construction.
- Omit The New Carriage Style Garage Door:**
- Exterior Light Fixtures:** Provide wall mount waterproof high efficiency exterior light fixtures per the electrical plan. Provide 2"x solid blocking in the wall for mounting the light fixtures as required per the MFG. All exterior light fixtures shall be labeled "suitable for wet locations." Consult w/ owners for selection typical.
- Address Signage:** Verify or provide approved address signage on a corresponding background per detail 3/C1.
- Existing Asphalt Comp Roofing To Remain:** The existing asphalt comp roofing is to remain as-is.
- Existing Fascia & Gutter To Remain:** The existing fascia & gutter are to remain as-is.
- Existing Board & Batten Siding To Remain:** The existing board & batten siding is to remain as-is.
- Existing Corner, Door, & Window Trim To Remain:** The existing corner, door, & window trim is to remain as-is.
- New Sill Trim To Match Existing:** Provide a shaped window sill with a pre-primed & painted re-sawn decay resistant wood sloping 2"x w/ cant back edge cut for sloping top over 2"x sub sill or shaped Hardie Trim sill to match existing. Provide flashing per detail 2/D1. Provide samples / mock up for the owners to approve prior to construction.

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PLANS PREPARED BY:

JAMES GEORGE
PROJECT DESIGNER

REVISIONS:	
1	OWNER REVISION 11-30-22

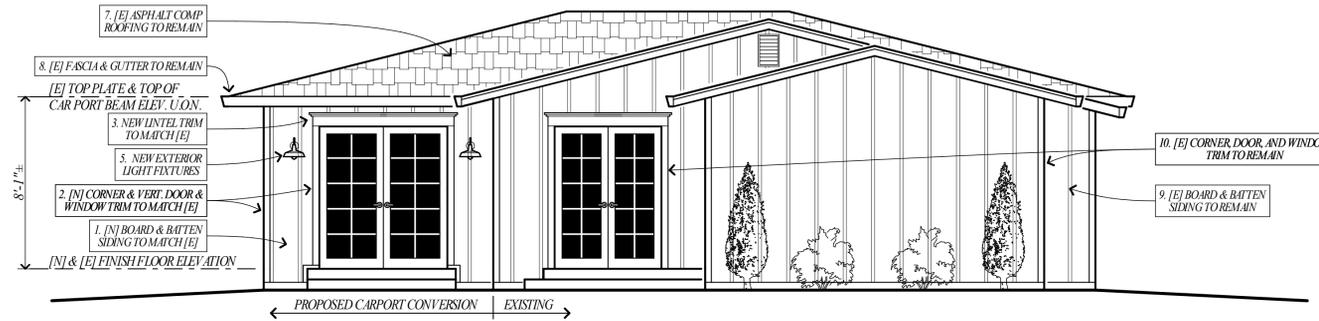
PROJECT TITLE:
DWELLING ADDITION PLANS
FOR: **MELISSA BERIKER**
2006 WEBBER AVE
YOUNTVILLE, CA. 94599
APN # 036-089-009

DATE:
7-10-2022

SCALE:
AS NOTED

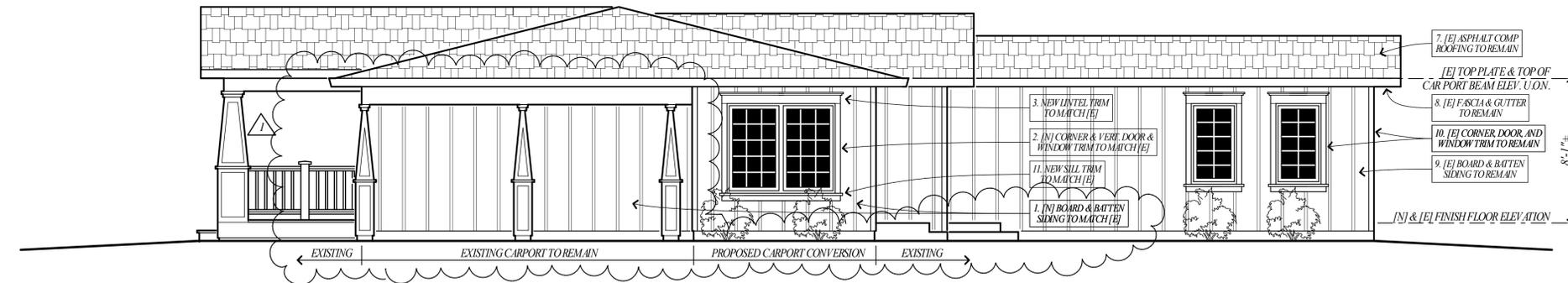
SHEET DESCRIPTION:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A1 of **A7**
w/ 22 SHEETS TOTAL



REAR / NORTH SIDE EXTERIOR ELEVATION

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



RIGHT / EAST SIDE EXTERIOR ELEVATION

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

EXTERIOR ELEVATION KEY NOTES:

- New Board & Batten Siding To Match Existing:** Provide new pre-primed & painted Board & Batten fiber Cement siding to match existing over plywood shear. Provide pre-primed & painted re-sawn redwood or cedar trim batten boards @ 16" O.C. & over the nails. Where able align wall studs as required to center the batten layout in each wall or provide backing as required to Fasten the battens. Battens shall be approx. 3/4" x 2" confirm w/ owners. Install the siding over 15lb building paper wrap or other pre-approved building paper wrap. Caulk all the joints with space for expansion & contraction as required to seal. Provide "Z" flashing at all horizontal joints. See spec. division (09450) for Hardie Siding additional requirements. Siding & battens shall be installed per the MFG's requirements. Consult with the owners for the material selection, batten layout, and color approval prior to installation typical.
- New Corner & Vertical Door & Window Trim To Match Existing:** Provide 2"x pre-primed & painted re-sawn decay resistant wood or Hardie cement composite corner & vertical door & window trim to match existing. Provide flashing per detail 2/D1. Provide samples / mock up for the owners to approve prior to construction.
- New Lintel Trim To Match Existing:** Provide 2"x pre-primed & painted re-sawn decay resistant wood or Hardie cement composite lintel trim w/ accent cap molding to match existing. Provide flashing per detail 2/D1. Provide samples / mock up for the owners to approve prior to construction.
- Omit The New Carriage Style Garage Door:**
- Exterior Light Fixtures:** Provide wall mount waterproof high efficiency exterior light fixtures per the electrical plan. Provide 2"x solid blocking in the wall for mounting the light fixtures as required per the MFG. All exterior light fixtures shall be labeled "suitable for wet locations." Consult w/ owners for selection typical.
- Address Signage:** Verify or provide approved address signage on a corresponding background per detail 3/C1.
- Existing Asphalt Comp Roofing To Remain:** The existing asphalt comp roofing is to remain as-is.
- Existing Fascia & Gutter To Remain:** The existing fascia & gutter are to remain as-is.
- Existing Board & Batten Siding To Remain:** The existing board & batten siding is to remain as-is.
- Existing Corner, Door, & Window Trim To Remain:** The existing corner, door, & window trim is to remain as-is.
- New Sill Trim To Match Existing:** Provide a shaped window sill with a pre-primed & painted re-sawn decay resistant wood sloping 2"x w/ cant back edge cut for sloping top over 2"x sub sill or shaped Hardie Trim to match existing. Provide flashing per detail 2/D1. Provide samples / mock up for the owners to approve prior to construction.

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FOR: **MELISSA BERIKER**
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APN # 036-089-009

DATE:
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SCALE:
AS NOTED

SHEET DESCRIPTION:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2 of A7
w/ 22 SHEETS TOTAL

ELECTRICAL SYMBOLS:

	RECESSED IC RATED HIGH EFFICIENCY [I] LIGHT EMITTING DIODE OR [F] FLUORESCENT LIGHT FIXTURE. SUBMIT LED / FLUOR OPTIONS TO THE OWNERS FOR SELECTION
	WATERPROOF EXTERIOR WALL MOUNTED LIGHT FIXTURE CONSULT W/ OWNERS. & SEE ENERGY REQUIREMENTS. *M* INDICATES A MOTION SENSOR PER ENERGY REQUIREMENTS
	EXTERIOR WALL OR EVE MOUNTED FLOODLIGHT FIXTURE CONSULT W/ OWNERS. SEE ENERGY REQUIREMENTS. *M* INDICATES A MOTION SENSOR PER ENERGY REQUIREMENTS
	WALL MOUNTED HIGH EFFICIENCY LED LIGHT EMITTING DIODE SCONCE LIGHT OR LIGHT BAR FIXTURE
	CEILING MOUNTED OR SUSPENDED HIGH EFFICIENCY [LED] LIGHT EMITTING DIODE OR [FL] FLUORESCENT LIGHT FIXTURE. SUBMIT LED / FLUOR OPTIONS TO THE OWNERS FOR SELECTION
	12", 18", 24" OR 33" UNDER CABINET MOUNTED HIGH EFFICIENCY [LED] OR [FL] FLUORESCENT LIGHT FIXTURE. SUBMIT LED / FLUOR OPTIONS TO THE OWNERS FOR SELECTION DETERMINE THE SIZE IN FIELD W/ OWNERS
	4" DOUBLE TUBE FLUORESCENT OR LED CEILING MOUNTED LIGHT FIXTURE W/ DIFFUSER COVER
	EXTERIOR WATERPROOF SHAMBLE ACCENT FLOOD STYLE LIGHT FIXTURE TO BE LOCATED ON GRADE IN THE LANDSCAPING & DIRECTED TO LIGHT UP SELECTED ITEMS
	PUC STYLE CABINET LIGHT FIXTURE TO BE LOCATED INSIDE THE CABINETS FOR ACCENT LIGHTING
	SINGLE POLE SWITCH
	THREE - WAY SWITCH
	FOUR - WAY SWITCH
	CEILING FAN SWITCH W/ SPEED CONTROL
	WP INDICATES AN EXTERIOR WEATHER PROOF RATED SWITCH
	INDICATES A TOGGLE OR SLIDER DIMMER SWITCH
	INDICATES A SWITCH SET ON A LIGHT CIRCUIT THAT IS CONTROLLED BY A VACANCY OR OCCUPANT SENSOR.
	110V TAMPER RESISTANT DUPLEX CONVENIENCE OUTLET
	110V TAMPER RESISTANT GROUND FAULT CIRCUIT INTERRUPTED DUPLEX OUTLET
	110V TAMPER RESISTANT WEATHERPROOF GROUND FAULT CIRCUIT INTERRUPTED DUPLEX OUTLET
	110V QUADRUPLEX TAMPER RESISTANT CONVENIENCE OUTLET
	220V CONVENIENCE OUTLET
	110V TAMPER RESISTANT OUTLET, RATED FOR & LOCATED IN FLOOR
	DEDICATED CIRCUIT CONVENIENCE OUTLET
	ALARM SYSTEM CONTROL KEYPAD LOCATION CONSULT W/ THE OWNERS TO SELECT AN ALARM SYSTEM & INSTALLER
	WEATHERPROOF JUNCTION BOX TO ALLOW FOR FUTURE NEEDS FOR ITEMS SUCH AS LANDSCAPE LIGHTING, IRRIGATION, PLUGS, ETC
	ELECTRICAL JUNCTION BOX
	110V HARDWIRED INTERCONNECTED SMOKE ALARM - ALL SMOKE ALARMS TO BE INTERCONNECTED AND ON SAME CIRCUIT WITH 10 YEAR BACK-UP BATTERIES
	110V HARDWIRED INTERCONNECTED COMBINATION CARBON - MONOXIDE [CO] & SMOKE ALARM. ALL [CO] / SMOKE ALARMS TO BE INTERCONNECTED AND ON SAME CIRCUIT WITH BACK-UP BATTERIES
	DOOR BELL CHIME
	DOOR BELL BUTTON
	GARBAGE DISPOSAL VERIFY SIZE W/ OWNERS
	TELEPHONE JACK
	CABLE OR SATELLITE TV JACK
	DATA / COMPUTER NETWORK OUTLET W/ CAT 5 CABLE OR BETTER CONSULT W/ OWNERS FOR ACTUAL REQUIREMENTS
	ELECTRICAL SERVICE PANEL & METER [SIZE PER PLAN - ELECTRICIAN TO VERIFY SIZE AND ADJUST IF REQUIRED]
	ELECTRICAL SUBPANEL TO BE SIZED BY THE INSTALLER. DO NOT LOCATE A SUB PANEL IN A CLOSET OR BATHROOM
	CENTRAL VACUUM SYSTEM OUTLET [VERIFY LOCATION W/ INSTALLER & OWNERS
	INTERCOM LOCATION
	RECESSED WALL MOUNT DATA BOX TO BE LOCATED BEHIND A WALL MOUNT TV. CONSULT W/ THE OWNERS FOR POSSIBLE CONDUIT LOCATED IN WALL FROM THE DATA BOX TO AN APPROVED LOCATION FOR CABLE BOX / DVD PLAYER, ETC
	GARAGE DOOR OPENER AUTOMATIC GARAGE DOOR OPENER W/ BATTERY BACK-UP THE MOTOR SHALL BE CEILING OR WALL MOUNTED, CONSULT W/ THE OWNERS
	CEILING FAN, CONSULT W/ OWNERS TO DETERMINE IF THE FAN WILL HAVE A LIGHT & FOR SELECTION

- NOTES:**
- NOT ALL SYMBOLS IN LEGEND ARE TO BE USED, REFER TO DRAWINGS.
 - SYMBOLS SHOWN ON THE PLAN ARE NOT SHOWN IN THE ACTUAL SCALED LOCATIONS FOR CLARITY. THE INSTALLER SHALL DO A WALK-THRU W/ THE OWNERS TO VERIFY AND APPROVE ALL THE PLUG & FIXTURE LOCATIONS PRIOR TO INSTALLING THE WIRING & SHEET ROCK TYPICAL.
 - ELECTRICAL SYSTEMS INCLUDING BRANCH CIRCUITS SHALL BE INSTALLED DESIGNED PER ALL APPLICABLE CODES & APPROVED BY THE BUILDING OFFICIAL & OWNERS.
 - ALL FIXTURES TO BE CHOSEN & APPROVED BY OWNERS PRIOR TO INSTALLATION TYP.
 - ELECTRICIAN TO PROVIDE PROPERLY SIZED PLUGS & BRANCH CIRCUITS AS REQD FOR ALL APPLIANCES SHOWN ON THE PLANS. FOR CLARITY PLANS MAY NOT SHOW DEDICATED PLUGS FOR APPLIANCES SUCH AS DISH WASHERS, OVENS, ETC.

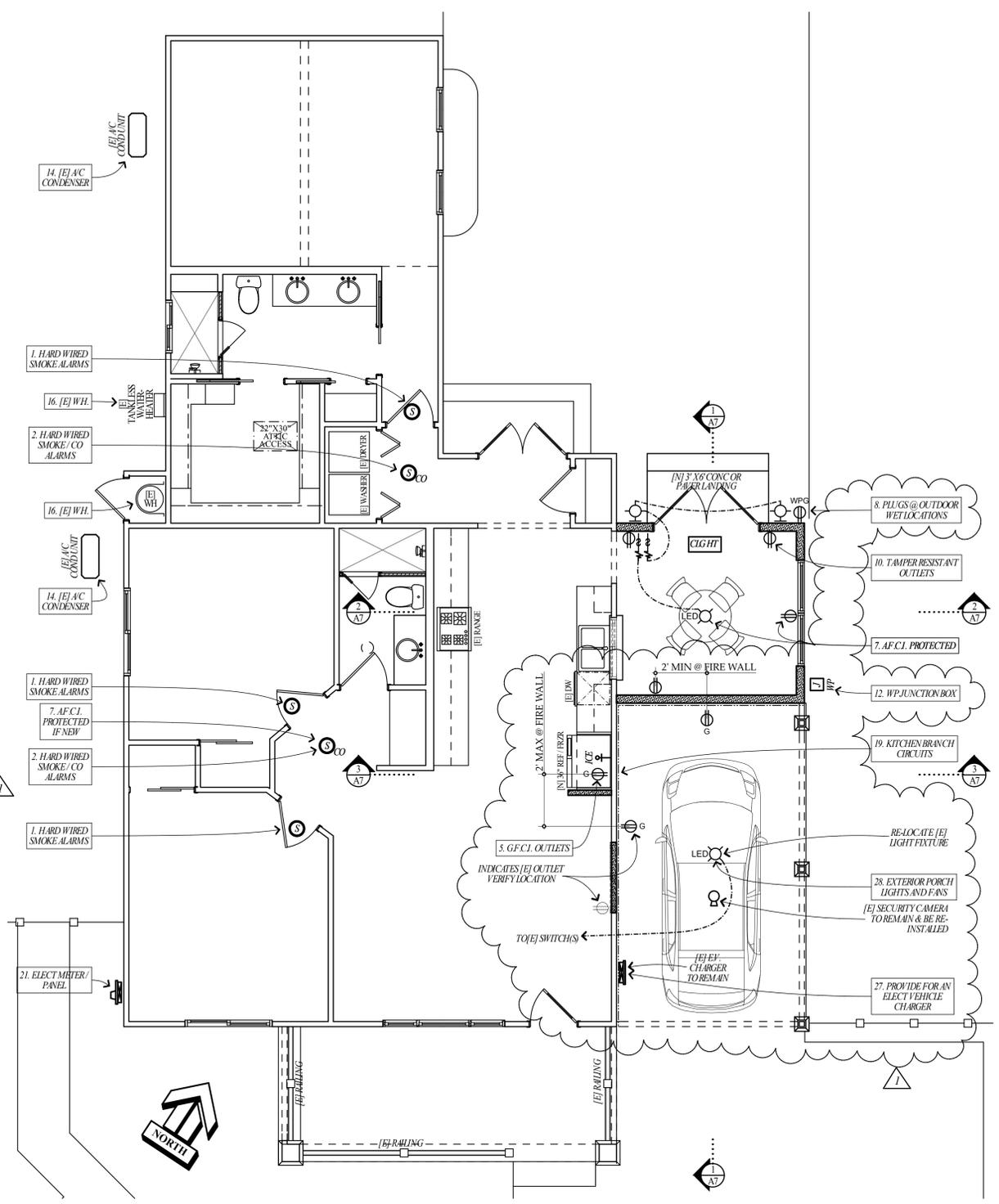
ELECTRICAL PLAN KEY NOTES

- Hard Wired Smoke Alarm:** Provide a hard-wired smoke alarm with a 10 year battery back-up in each sleeping room. See spec. div 16400 for additional code requirements.
- Hard Wired Combination Smoke & Carbon Monoxide Alarms:** Provide a hard wired combination carbon monoxide & smoke alarm with a 10 year battery back-up in the vicinity leading to each sleeping room. See spec. div 16450 for additional code requirements.
- Not Used**
- Not Used**
- GFCI Outlets:** Provide GFCI outlets in the bathrooms, Spa rooms, garage's, storage rooms, above the kitchen counter tops, within 6' of a sink, (including below counter and behind an appliance), and for receptacles supplying dishwashers. The reset button for GFCI receptacles shall be installed in an accessible location (i.e. not behind an appliance). See Spec. Div. 16125 for additional.
- Recessed Fluorescent or LED High Efficiency Light fixture:** Indicates an IC rated recessed high efficiency Fluorescent or LED light fixture. Consult w/ the owners for selection and an approved layout in the field. lighting requirements on this sheet for additional more detailed requirements.
- [AFCI] Arc fault Circuit Interrupter:** All 120-volt, single phase, 15- and 20 ampere branch circuits supplying new outlets (including receptacles, switches, lighting, and hard-wired smoke detectors) installed in Spa rooms, gyms, kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, closets, hallways, laundry areas or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination type installed to provide protection of the branch circuit. See spec. div. 16150 for additional requirements.
- Plugs @ Outdoor Wet Locations:** Outlets exposed to weather shall be WP/GFCI protected per spec div 16175 typical
- Not Used**
- Tamper Resistant Outlets:** All new 125V and 20 Ampere receptacles shall be listed "Tamper Resistant Receptacles." The listed Devices are required to have a "TR" marking visible when installed w/o the cover plate typical.
- Not Used**
- Waterproof Junction Box:** Provide a waterproof junction box for future landscape lighting, irrigation, etc. Consult w/ the owners for switching and other requirements for each junction box typical.
- Not Used** for the same reason there is not a 13th floor in most hotels
- AC Condenser:** [E] Ac Condensers to remain as-is.
- Not Used**
- Water Heater:** [E] water heater to remain as-is.
- Not Used**
- Kitchen branch circuit & outlets:** The outlets in the kitchen shall be on branch circuits per spec. div. 16075 note #6. The outlets shall be spaced and laid out per spec. div 16100 note #9.
- Not Used**
- 200 AMP Elect Meter:** Verify or provide a Min 200 amp electrical meter. See spec divisions 16300, & 16325 for additional requirements. The electrician shall verify the panel is properly sized as required for the current and future loads.
- Not Used**
- Omit Garage Door Opener:**
- Omit (V)S Vacancy Sensor Or Occupant Sensor:**
- Omit Garage Branch Circuit:**
- Provide an electrical Vehicle Charger:** Electric vehicle supply equipment (EVSE) shall be installed in accordance with NEC 625. A listed trade size 1" raceway shall be installed to accommodate a dedicated 208/240-volt branch circuit. The raceway shall originate at the panel and terminate into a listed cabinet, box or other enclosure. The panel shall provide capacity to install a minimum 40-ampere dedicated branch circuit. See CAL GREEN note CG11 for additional requirements
- Exterior Porch Lights & Fans:** All lighting new or relocated fixtures and ceiling fans located in outside covered porches and patio areas shall be high efficiency & listed as "Suitable for Damp Locations"

MECHANICAL & PLUMBING SYMBOLS:

	EXHAUST FAN VENTED TO THE OUTSIDE W/ A BACKDRAFT DAMPER. SEE SPEC DIV 15300 AND THE ELECTRICAL PLAN KEY NOTE FOR THE CODE REQUIREMENTS
	CEILING HEAT REGISTER W/ AN INSULATED DUCT PER THE T-24 ENERGY REQUIREMENTS
	FLOOR MOUNT HEAT REGISTER W/ INSULATED DUCT PER THE T-24 ENERGY REQUIREMENTS
	WALL MOUNT HEAT REGISTER W/ INSULATED DUCT PER THE T-24 ENERGY REQUIREMENTS
	TOE MOUNT HEAT REGISTER LOCATED IN THE CABINET TOE KICK W/ A FACE PLATE OR HOLES THRU THE CABINET KICK PLATE PER THE OWNERS
	CEILING MOUNT AIR RETURN REGISTER W/ AN INSULATED DUCT PER THE T-24 ENERGY REQUIREMENTS
	WALL MOUNT AIR RETURN REGISTER W/ AN INSULATED DUCT PER THE T-24 ENERGY REQUIREMENTS
	DRYER EXHAUST VENT OUTLET TO BE LOCATED OUTSIDE
	THERMOSTAT PER THE T24 ENERGY FORMS
	AC COND UNIT
	AC DISC. CONNECT SWITCH
	HOSE BIB WITH A 3/4" TO MIN SUPPLY LINE AND A NON-REMOVABLE VACUUM BREAKER
	GAS SUPPLY BIB W/ SHUT OFF VALVE
	INDICATES ICE MAKER WATER SUPPLY W/ THE HOSE BIB RECESSED INTO WALL USING A MFG RECESSED UNIT

- NOTES:**
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 - MECHANICAL SYSTEMS INCLUDING HVAC DUCT SIZING SHALL BE INSTALLED DESIGNED PER ALL APPLICABLE CODES & APPROVED BY THE BUILDING OFFICIAL & OWNERS.
 - ALL FIXTURES TO BE CHOSEN & APPROVED BY OWNERS PRIOR TO INSTALLATION TYP.



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

ELECTRICAL REQUIREMENTS:
SEE SPEC DIV 16 FOR ADDITIONAL ELECTRICAL REQUIREMENTS

LIGHTING REQUIREMENTS:
ALL NEW LIGHTING SHALL BE HIGH EFFICIENCY. SEE THE CALIFORNIA LIGHTING REQUIREMENTS ON SHEET AS6

DUCT TESTING:
ALL NEW DUCTS REQUIRE DUCT LEAKAGE TESTING

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REVISIONS:
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FOR: **MELISSA BERIKER**
2006 WEBBER AVE
YOUNTVILLE, CA. 94599
APN # 036-089-009

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SCALE:
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SHEET DESCRIPTION:
ELECTRICAL PLAN

SHEET NUMBER:
44 of 47
W/ 22 SHEETS TOTAL

CRAWLSPACE VENTILATION
 THIS IS FOR THE CRAWL SPACE OVER THE [E] SLAB FLOOR

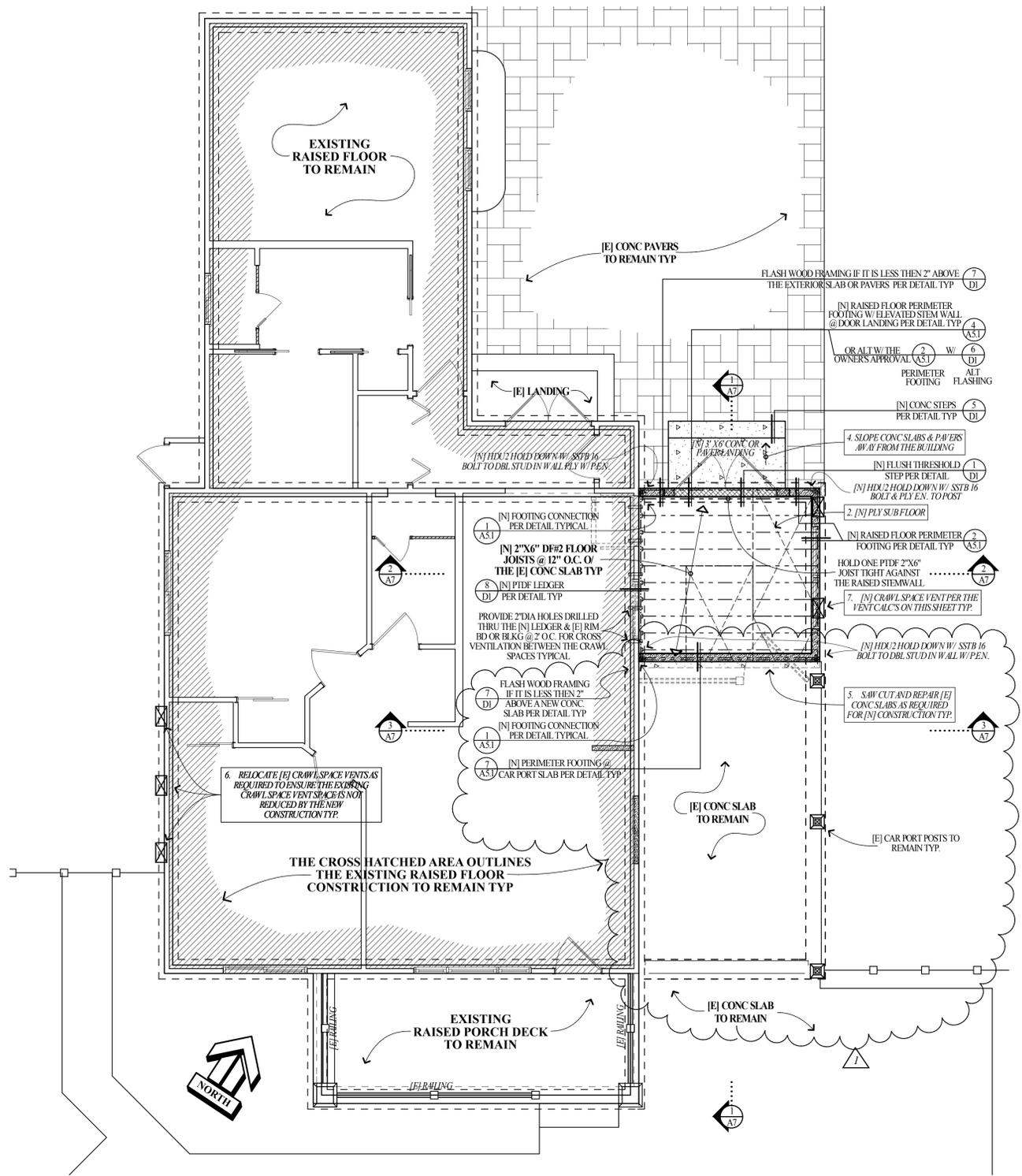
UNDERFLOOR $\frac{111}{1,500} = 0.074$ SQ. FT. MIN. FREE NET AREA VENTILATION REQ'D.

FOUNDATION VENTS:
 14 1/2" X 5 1/2" FOUNDATION VENT = 55 SQ. FT MINUS 25% FOR SCREEN LOUVER ETC. = 46 SQ. FT FREE NET AREA EACH VENT 46 x 2 = 92 SQ. FT.

— DRILL 2" Ø HOLES THROUGH THE NEW LEDGER AND EXISTING RIM BOARD OR BLOCKING AT 2' O.C. AS REQUIRED TO PROVIDE CROSS VENTILATION BETWEEN THE TWO CRAWL SPACES.

— PROVIDE A SECOND VENT AND LOCATE THE VENTS IN THE CORNERS AS SHOWN FOR CROSS VENTILATION

— [E] CONC SLAB TO REMAIN OR A10 MIL VAPOR MEMBRANE SHALL BE INSTALLED OVER THE [E] FINISH GRADE



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

FOUNDATION NOTES & MISTAKES TO AVOID !!!

1. THE BUILDER SHALL EXPOSE THE [E] SUB FLOOR WHERE THE NEW FLOOR IS ADJACENT TO THE EXIST FLOOR FRAMING, & ADJUST THE HEIGHT OF THE NEW FLOOR / STEM WALL AS NEEDED TO ENSURE THE NEW FINISH FLOOR MATCHES W/ THE HEIGHT OF THE EXISTING FIN FLOOR THROUGHOUT THE ADJOINING AREA. MANY EXIST HOMES ARE NOT LEVEL, FLAT, & CAN BE LEANING. IF THIS IS THE CASE THE BUILDER SHALL NOTIFY THE OWNER & TOGETHER W/ THE OWNER'S APPROVAL THEY SHALL DETERMINE IF IT IS BETTER TO CONSTRUCT THE ADDITION LEVEL OR NOT LEVEL & NOT FLAT TO MATCH W/ EXIST THROUGHOUT.
2. FOUNDATION DESIGN IS BASED ON MATCHING ASSUMED EXISTING RAISED SPREAD FOOTING STYLE FOOTINGS. THE BUILDER SHALL VERIFY [E] FNDN @ TIME OF EXCAVATION. SHOULD OTHER STYLE FNDN SUCH AS A PIER & GRADE BEAM EXIST BUILDER SHALL NOTIFY THE DESIGNER, BLDG DEPT, & OWNER, TO DETERMINE IF THE FOUNDATION SHALL BE RE-DESIGNED TO MATCH EXIST. ANY ADDED COST SHALL BE ARRANGED BETWEEN OWNER & BUILDER
3. HAVING TWO STYLE FOUNDATIONS THAT DO NOT MATCH IN TYPE SUCH AS A PIER & GRADE BEAM & SPREAD FOOTING MAY LEAD TO NON UNIFORM MOVEMENT BETWEEN THE TWO WHICH CAN LEAD TO STUCCO CRACKING, DRYWALL CRACKING & IN SOME CASES EVEN ROOF LEAKS & STRUCTURAL FAILURE, BY THE OWNER APPROVING THE TWO FOUNDATION TYPES TO EXIST THE OWNER IS ASSUMING RESPONSIBILITY FOR ANY POSSIBLE FUTURE NON UNIFORM MOVEMENTS

FOUNDATION PLAN KEY NOTES

1. Omit Note
2. [N] Sub-Floor Ply Sheathing: Provide new 3/4" thick 24/0 T & G ply sheathing laid with the grain perpendicular to the joists. Fasten the ply sheathing w/ Glue and 10d nails at 6" O.C edges & 10" O.C. field. No Squeeks!
3. Omit Note
4. Slope Concrete Away From the building: Slope all the exterior concrete slabs away from the building @ 1/4" per ft typical.
5. Saw Cut & Repair [E] Exterior Concrete Slabs As Req'd for [N] Construction: Exterior slab repairs shall be reinforced with a thickness as designed by the concrete installer and approved by the owner. Provide 1/2" thick expansion joint material where the slab meets the foundation or building framing. Designer suggests a 5" thick conc slab reinforced w/ #4 bars @ 18" O.C. @ mid depth (use Dobies) over a min 4" thick layer of 3/4" to 1 1/2" clean crushed rock or compacted base rock gravel. Consult with the owners for an approved finish, layout, shape, color, and accented control joint layout.
6. Re-Locate [E] Crawl Space Vents Blocked By New Construction: Any existing crawl space vents blocked by the new construction shall be relocated. If replaced the new vents shall be screened and lowered and shall not reduce the existing provide free vent area or additional vents shall be installed. Crawl space vents shall be painted to match the siding color and the paint shall not block the vent area. Flash vents w/ adhesive flashing similar to detail 2/D1. See spec. div. 17650 for additional.
7. Crawl Space Vents: Indicates screened and lowered crawl space vents painted to match the siding color. Flash w/ adhesive flashing similar to detail 3/D1. See the foundation vent calc's on this sheet & spec. div. 17650 for additional.

FOUNDATION PLAN GENERAL NOTES

- SEE THE AS SHEETS FOR ADDITIONAL REQUIREMENTS**
- A. Foundation builder or contractor shall verify the location of foundation hardware, holdowns, etc. with the framing contractor/builder prior to the placement of concrete. Do not reduce shear panel or BW width without written consent of the structural engineer.
 - B. Tops of all stemwalls, curbs and slabs under a wall shall be flat and level on U.O.N. to match existing construction with the owner's written approval. The cement contractor shall perform any dry-packing operations needed by the framing contractor in bringing his top plate lines or floor framing lines to level condition.
 - C. Cement contractor shall promptly remove any anchor bolts or other steel inadvertently misplaced or at openings and shall patch any surface damage caused by the removal thereof.
 - D. All foundation plates or sills and sleepers on concrete or masonry, which is in direct contact with earth and sills which rest on concrete or masonry foundations shall be pressure treated wood or foundation grade redwood. All marked or branded by an approved agency. See spec division 04060 for additional requirements.
 - E. Provide 26 gauge galvanized metal flashing over adhesive flashing as manufactured by "Moiststop", "Grace" or equal when wood framing lumber comes in contact with concrete or earth.
 - F. Project specifications are called out as "Spec Div 15020" refer to the AS sheets on this set of plans to look up the specifications by the number referenced.
 - G. Provide under-floor clearance. When wood joist or the bottom of wood structural floors without joists are located closer than 18" or wood girders are located closer than 12" to exposed ground in crawl spaces or unexcavated areas within the periphery of the building foundation, the floor assembly including posts, girders, joists and subfloor shall be approved wood of natural resistance to decay. Accessible under-floor areas shall be provided with an 18"x24" access panel, pipes, ducts and other non-structural construction shall not interfere with the accessibility to or within under-floor areas.
 - H. All Simpson deck fasteners exposed to PTDF lumber and or weather shall be rated "ZMAX/HDG" or stainless steel, and all fasteners shall meet the specifications of ATSM A153 or Simpson SDS screws with double barrier coating.
 - I. Any deck bolts or exterior bolts exposed to PTDF and or weather shall be hot dip galvanized or stainless steel type (Mudsill anchor bolts only are exempt).
 - J. Concrete Requirements: See Spec division 3 and the structural plans for additional
 - K. Metal Requirements: See Spec division 5 and the structural plans for additional
 - L. Wood Framing Requirements: See Spec division 6 and the structural plans for additional wood protection and framing requirements.
 - M. Preservative Treated Wood Requirements: See Spec division 06040 for additional wood protection and framing requirements.
 - N. Crawl Space Ventilation: See Spec division 07600 note #3 and the crawl space vent calculations on this sheet for the crawl space ventilation requirements. All under-floor areas shall be ventilated with a net area of not less than once sq. ft. for each 150 sq. ft. of under-floor area. Provide cross ventilation on at least two sides. They shall be covered with a corrosion resistant wire mesh with 1/4" openings. Final location of vents shall be determined by contractor prior to construction. Ventilation openings shall not be located in shearwalls unless specifically detailed on plans.

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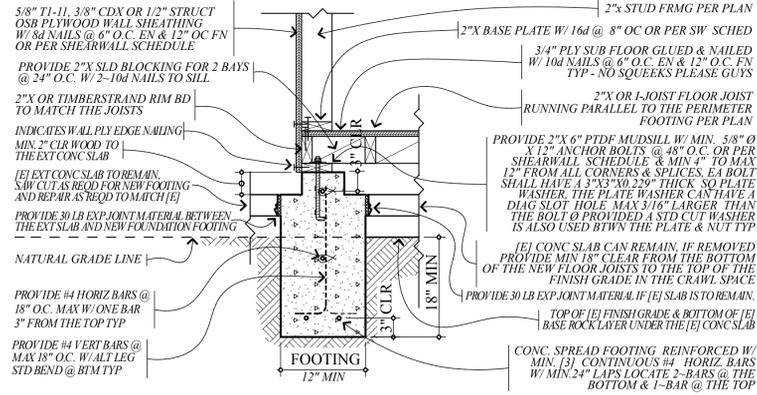
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 W/ 22 SHEETS TOTAL

6

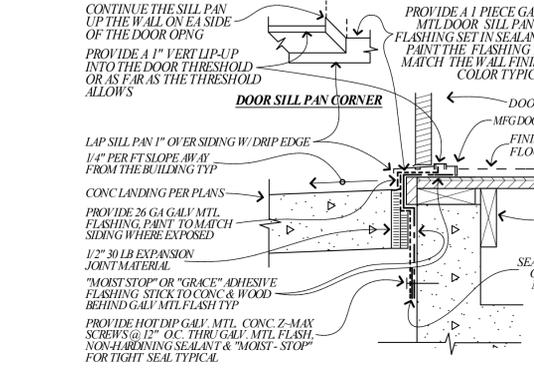
OMIT DETAIL



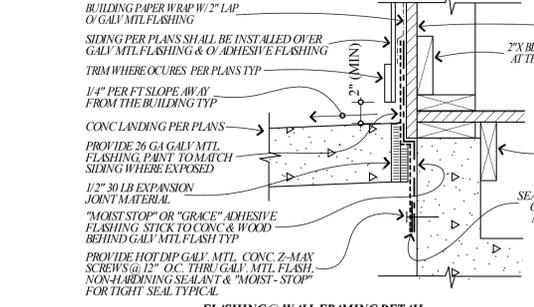
PARTIAL PERIMETER FOOTING DETAIL W/ JOISTS PARALLEL TO THE PERIMETER FOOTING

7

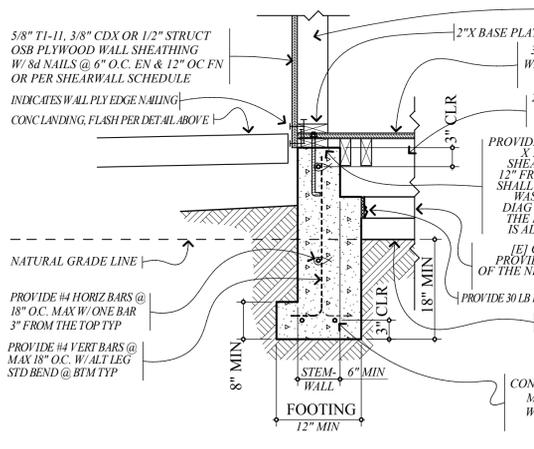
PERIMETER RAISED FLOOR @ CARPORT DETAIL



FLASHING @ DOOR SILL DETAIL



FLASHING @ WALL FRAMING DETAIL

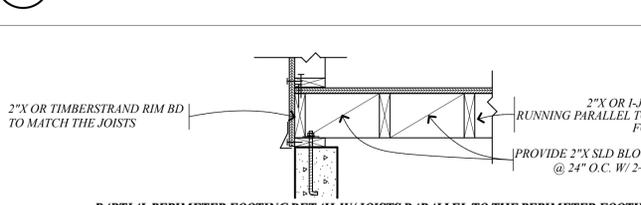


4 RAISED FLOOR FOOTING AT LANDING DETAIL

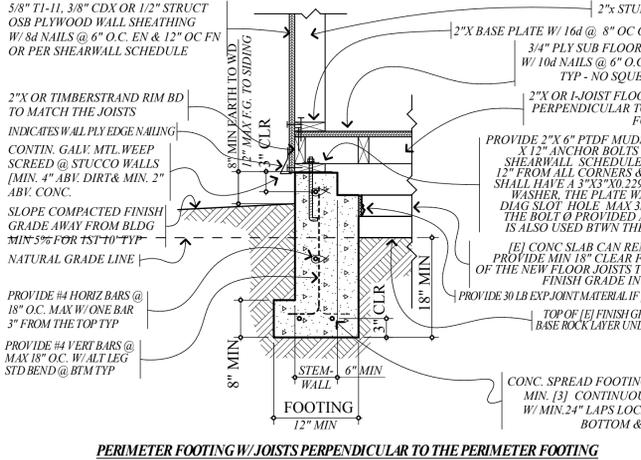
5 OMIT DETAIL

1

RAISED FLOOR FOOTING CONNECTION DETAIL



PARTIAL PERIMETER FOOTING DETAIL W/ JOISTS PARALLEL TO THE PERIMETER FOOTING SEE THE LOWER PART OF THIS DETAIL FOR ALL OTHER INFO



2 PERIMETER FOOTING W/ JOISTS PERPENDICULAR TO THE PERIMETER FOOTING

3

OMIT DETAIL

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PLANS PREPARED BY:
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PROJECT DESIGNER

REVISIONS:
OWNER REVISION
11-30-22

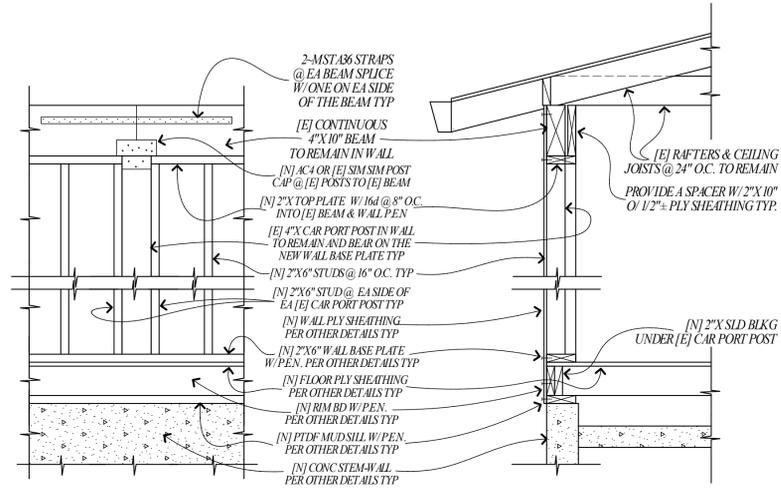
PROJECT TITLE:
DWELLING ADDITION PLANS
FOR: MELISSA BERIKER
2006 WEBBER AVE
YOUNTVILLE, CA. 94599
APN# 036-089-009

DATE:
7-10-2022

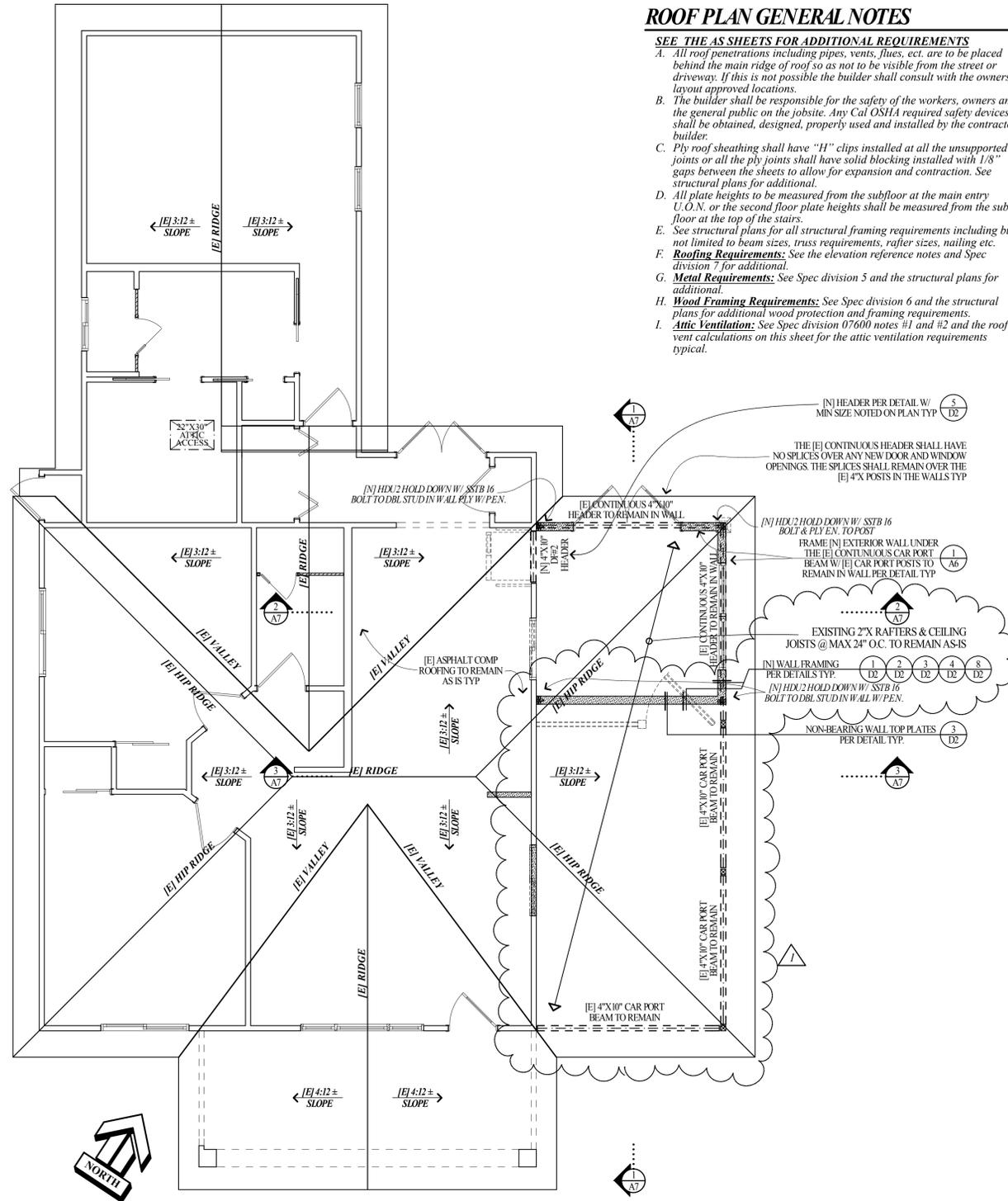
SCALE:
AS NOTED

SHEET DESCRIPTION:
FOUNDATION
DETAILS

SHEET NUMBER:
45.1 of 47
W/ 22 SHEETS TOTAL



1 [N] EXT. WALL FRAMING @ [E] CONT. CAR PORT BEAMS DETAIL



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

- ROOF PLAN GENERAL NOTES**
- SEE THE AS SHEETS FOR ADDITIONAL REQUIREMENTS**
- All roof penetrations including pipes, vents, flues, ect. are to be placed behind the main ridge of roof so as not to be visible from the street or driveway. If this is not possible the builder shall consult with the owners to layout approved locations.
 - The builder shall be responsible for the safety of the workers, owners and the general public on the jobsite. Any Cal OSHA required safety devices shall be obtained, designed, properly used and installed by the contractor/builder.
 - Ply roof sheathing shall have "H" clips installed at all the unsupported joints or all the ply joints shall have solid blocking installed with 1/8" gaps between the sheets to allow for expansion and contraction. See structural plans for additional.
 - All plate heights to be measured from the subfloor at the main entry U.O.N. or the second floor plate heights shall be measured from the subfloor at the top of the stairs.
 - See structural plans for all structural framing requirements including but not limited to beam sizes, truss requirements, rafter sizes, nailing etc.
 - Roofing Requirements:** See the elevation reference notes and Spec division 7 for additional.
 - Metal Requirements:** See Spec division 5 and the structural plans for additional.
 - Wood Framing Requirements:** See Spec division 6 and the structural plans for additional wood protection and framing requirements.
- Attic Ventilation:** See Spec division 07600 notes #1 and #2 and the roof vent calculations on this sheet for the attic ventilation requirements typical.

ATTIC VENTILATION CALCULATIONS:
THIS IS FOR THE ENTIRE [E] ATTIC SPACE

NO EXISTING VENTS WERE OBSERVED IN THE CEILING OF THE EXISTING CAR PORT. THE EXISTING ATTIC VENT SPACE SHALL NOT BE REDUCED BY THE NEW CONSTRUCTION TYP.

NOTE: SEE SPEC DIVISION 07600 FOR ADDITIONAL ATTIC VENTILATION BUILDING CODE REQUIREMENTS TYPICAL.

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REVISIONS:
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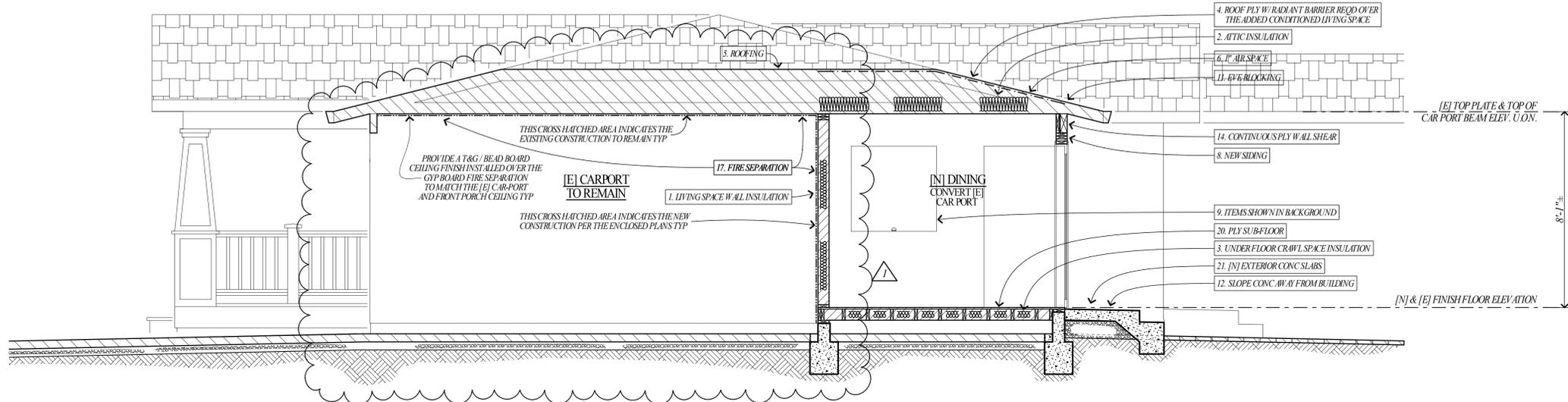
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APN # 036-089-009

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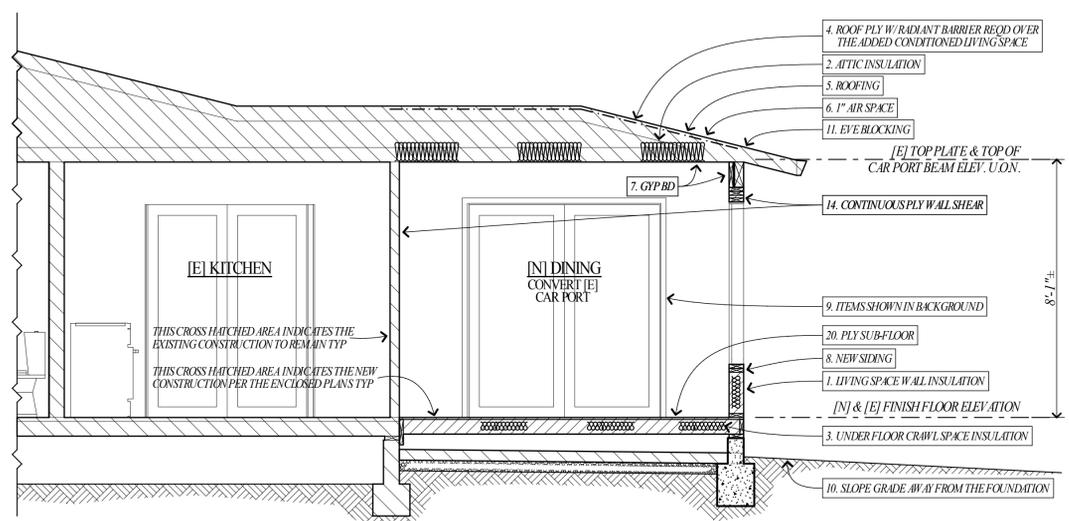
SCALE:
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SHEET DESCRIPTION:
ROOF PLAN

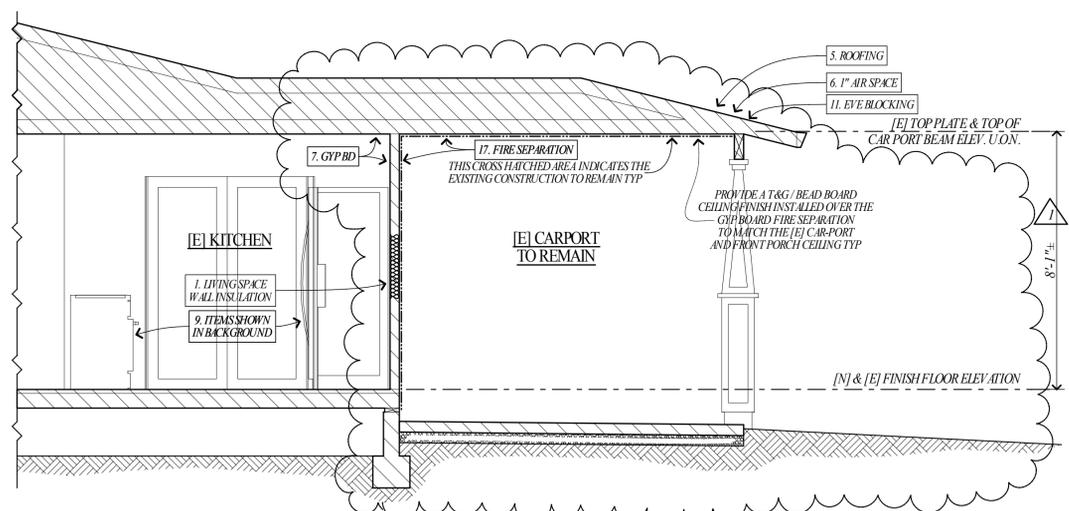
SHEET NUMBER:
A6 of A7
W/ 22 SHEETS TOTAL



1 BUILDING SECTION CUT FROM FRONT TO REAR THROUGH THE GARAGE & DINING ROOMS
SCALE: 3/8" = 1'-0"



2 BUILDING SECTION CUT FROM LEFT TO RIGHT THRU THE DINING ROOM
SCALE: 3/8" = 1'-0"



3 BUILDING SECTION CUT FROM LEFT TO RIGHT THRU THE GARAGE ROOM
SCALE: 3/8" = 1'-0"

BUILDING SECTION KEY NOTES:

- Living Space Wall Insulation:** New & Existing Stud bays exposed during construction where the existing insulation has been removed that surround the conditioned living space shall be insulated w/ min R-15 insulation @ [E] 2x4 stud bays & R-21 @ [N] & [E] 2x6 stud bays. See the T-24 report & spec. div. 07050 #3 for additional requirements.
- Attic Insulation:** Provide min R-38 fiberglass insulation in the new attic space at the ceiling level between the ceiling joists or truss bottom chords at the addition and over the existing conditioned living space where the existing insulation has been removed. See the T-24 report & spec. div. 07050 #5 for additional requirements. Provide a 1" baffle opening at the vented eave blocks and where a radiant barrier is installed to provide venting for the attic space. Provide & present all pricing to the owners to upgrade the existing attic space to also have R-49 insulation typ.
- Under Floor Crawl Space Insulation:** Provide min R-19 fiberglass insulation in the new crawl space floor joist bays under the new construction typical. Provide & present all pricing to the owners to provide insulation in the existing crawl space between the existing girders. See the T-24 report & spec. div. 07050 #4.
- [E] Roof Ply To Remain W/ A [N] Radiant Barrier To Be Installed Over The [N] Added Living Space:** The existing Ply Sheathing shall remain as-is. Staple or adhere a new radiant barrier to the under side of the roof ply sheathing & rafters as MFG by Eagle shield or equal. Provide a min 1" air space between the radiant barrier & the insulation typical.
- Roofing:** [E] Asphalt comp roofing to remain as-is.
- Clear 1" Air Space:** Provide a 1" clear air space between the radiant barrier & the insulation typical.
- Gyp Board:** Fully line the interior living space walls w/ min 1/2" gyp bd. At the ceiling provide Min 5/8" gyp board or 1/2" ceiling density GYP board where the framing members are spaced at 24" o.c. See spec division 09100 for additional GYP board requirements typical.
- New Siding:** Provide new siding per the exterior elevations.
- Items Shown In The Background:** Items shown in the background are rough sketch lines only to clarify the location & orientation of the section only. Trim details are not shown, or if they are shown they are not accurately represented. Consult with the owners for all trim details & finish items typical.
- Slope Grade Away From The Foundation:** Slope the finish grade away from the foundation @ min 5% for the first 10' typical. See detail [1/C1] & the grading plan for additional requirements typical.
- Eave Blocking:** The existing eave blocking is to remain as is. Protect during construction and do not reduce any of the existing attic ventilation material.
- Slope Concrete Away From the building:** Provide expansion joint material between the exterior slabs & the building. Slope all the exterior concrete slabs away from the building @ 1/4" per ft typical.
- Not Used**
- Ply Wall Shear:** Fully line the outside of all the new walls and the [E] wall adjacent to and with-in the enclosed space of the addition with continuous 1/2" structural OSB or 3/8" CDX ply shear nailed w/ 8d nails @ 6" O.C. edges and boundaries & 12" O.C. field typical.
- Omit Garage slab note**
- Omit Water Vapor Migrating:**
- Fire Separation:** Provide a fire separation between the carport and the living space. Fully line the adjoining walls and ceiling of the carport w/ 1/2" gyp board behind the siding & ceiling finish as required for a residential fire separation per detail 3/D1. The gyp board shall be fire calked typ.
- Omit Optional Wall Insulation At The Garage:**
- Omit Optional Attic Insulation In Garage:**
- [N] Sub-Floor Ply Sheathing:** Provide new 3/4" thick 24/0 T & G ply sheathing laid with the grain perpendicular to the joists. Fasten the ply sheathing w/ Glue and 10d nails at 6" O.C edges & 10" O.C. field. No Squeeks!
- Exterior Concrete Slabs:** All new exterior slabs shall be reinforced with a thickness as designed by the concrete installer and approved by the owner. Provide 1/2" thick expansion joint material where the slab meets the foundation or building framing. Designer suggests a 5" thick conc slab reinforced w/ #4 bars @ 18" O.C. @ mid depth (use Dobies) over a min 4" thick layer of 3/4" to 1 1/2" clean crushed rock or compacted base rock gravel. Consult with the owners for an approved finish, layout, shape, color, and accented control joint layout.

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PLANS PREPARED BY:
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REVISIONS:
 1. OWNER REVISION
 11-30-22

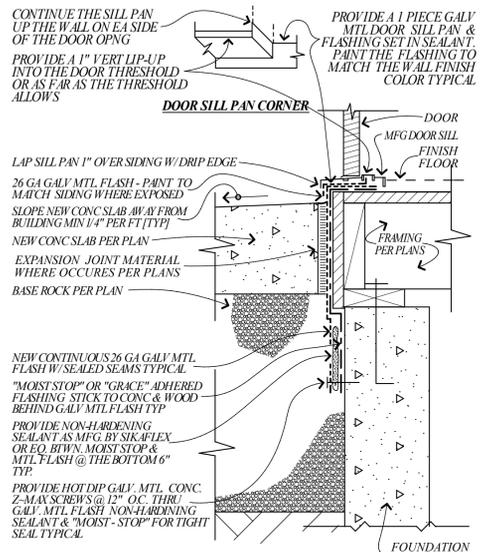
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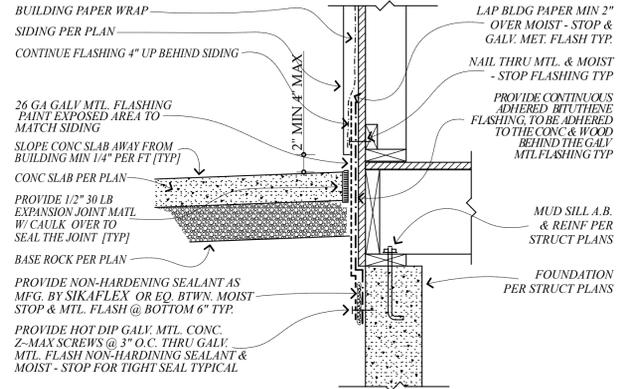
SCALE:
AS NOTED

SHEET DESCRIPTION:
BUILDING SECTIONS

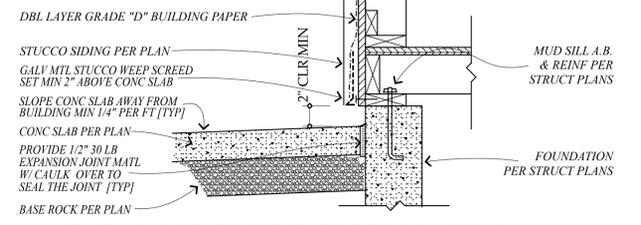
SHEET NUMBER:
A7 of A7
 W/ 22 SHEETS TOTAL



6 ALT DOOR SILL FLASHING DETAIL

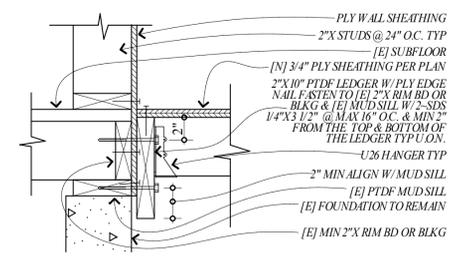


FLASH WHERE WOOD FRAMING IS LESS THEN 2" ABOVE THE SLAB

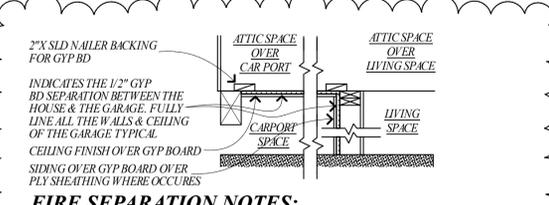


FLASHING IS NOT REQUIRED WHERE THE FRAMING IS 2" OR MORE ABOVE THE SLAB

7 FLASH SLAB AT RAISED FLOOR FRMG DETAIL



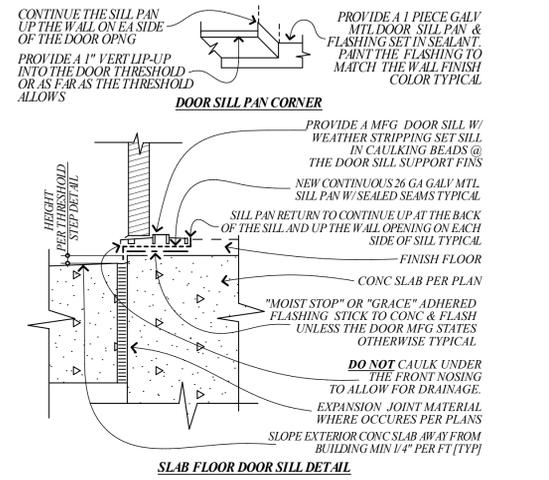
8 LEDGER @ 1ST FLOOR FRAMING DETAIL



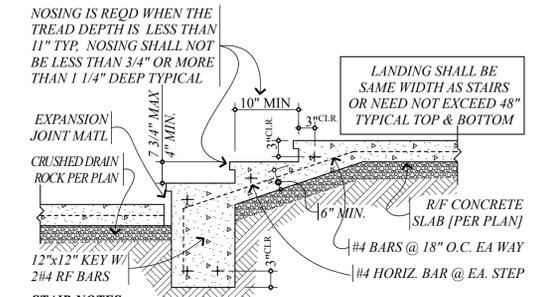
FIRE SEPARATION NOTES:

1. FIRE CAULKING / FIRE RESISTANT JOINT SYSTEMS SHALL BE INSTALLED WITH APPROVED FIRE CAULKING. THE CAULKING SHALL BE SECURELY INSTALLED IN OR ON THE JOINT FOR ITS ENTIRE LENGTH SO AS TO NOT DISLODGE, LOOSEN, OR OTHERWISE IMPAIR ITS SUSTAINABILITY.

3 FIRE SEPARATION DETAIL



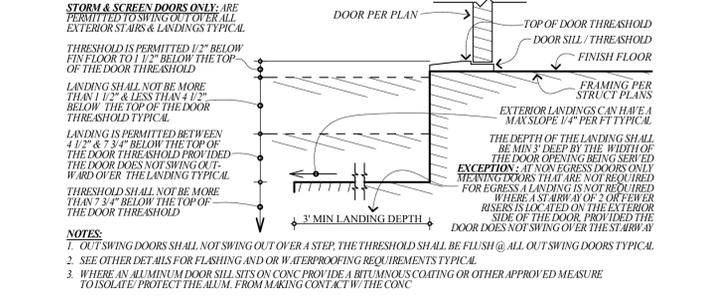
4 DOOR SILL FLASHING DETAIL



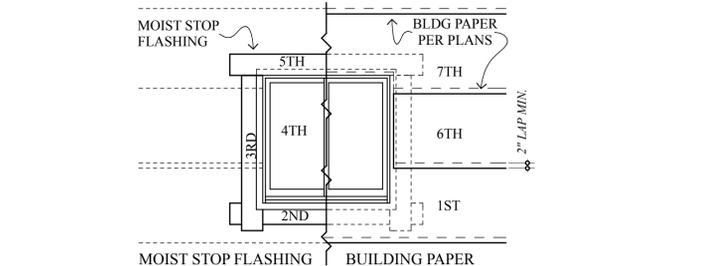
STAIR NOTES:

1. HAND RAIL IS REQD WHEN THERE ARE 4 OR MORE RISERS BETWEEN LANDINGS TYPICAL
2. RISE & RUN FOR STEPS SHALL NOT VARY MORE THEN 3/8" TYP. STEPS W/ STONE FINISH SHALL BE AS CLOSE AS POSSIBLE W/ APPROVAL FROM OWNERS & INSPECTORS IN FIELD
3. STAIRS SHALL BE MIN 36" WIDE & PROJECTIONS INTO THE REQD STAIRWAY WIDTH SHALL NOT EXCEED 4 1/2" AT OR BELOW THE HANDRAIL HEIGHT
4. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL HEIGHT OF MORE THAN 12' BETWEEN FLOORS OR LANDINGS
5. LANDINGS ARE REQD @ THE TOP & BOTTOM OF ALL STAIRWAYS TYP
6. HANDRAILS SHALL BE CONTINUOUS FROM THE TOP RISER TO THE BOTTOM RISER. THE ENDS SHALL RETURN OR BE ENDED INTO NEWEL POSTS
7. VERIFY ACTUAL NUMBER OF RISERS IN FIELD TYPICAL

5 CONC STEPS ON GRADE



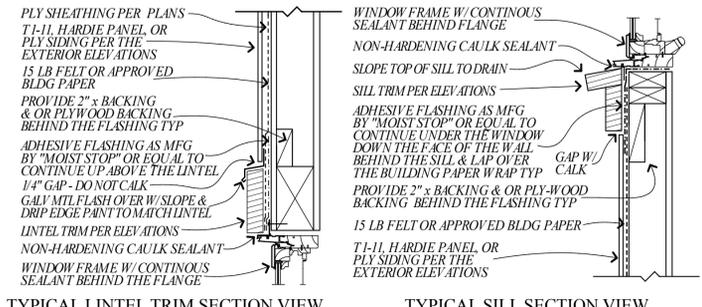
1 THRESHOLD STEP DETAIL



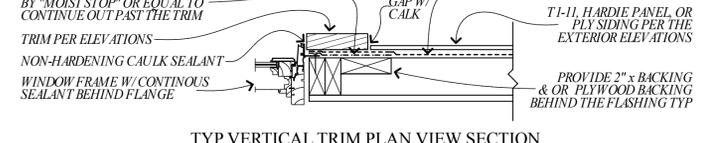
MOIST STOP FLASHING BUILDING PAPER

- 1ST INSTALL BLDG PAPER STARTING @ BOTTOM OF WALL (SOLE PLATE) UP TO ROUGH WINDOW OPNG & UNDER WINDOW SILL STRIP. CUT ANY EXCESS PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EA SIDE OF OPNG
- 2ND INSTALL 12" HORIZ. MOIST STOP FLASHING UNDER THE SILL STRIP
- 3RD INSTALL 12" MOIST STOP VERT FLASHING @ BOTH SIDES
- 4TH INSTALL WINDOW
- 5TH INSTALL 6" MOIST STOP HORIZ FLASH @ TOP
- 6TH INSTALL BLDG PAPER W/ MIN 2" LAPS
- 7TH INSTALL BLDG PAPER OVER TOP MOIST STOP FLASHING W/ STAPLES THRU MOIST STOP FLASHING

TYP ADHESIVE FLASHING INSTALLATION



TYPICAL LINTEL TRIM SECTION VIEW TYPICAL SILL SECTION VIEW



TYP VERTICAL TRIM PLAN VIEW SECTION FLASHING SECTIONS W/ BOARD & BATTEN SIDING

2 DOOR & WINDOW FLASHING DETAILS

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 PROJECT DESIGNER

REVISIONS:

OWNER REVISION 11-30-22

PROJECT TITLE:

DWELLING ADDITION PLANS
 FOR: MELISSA BERIKER

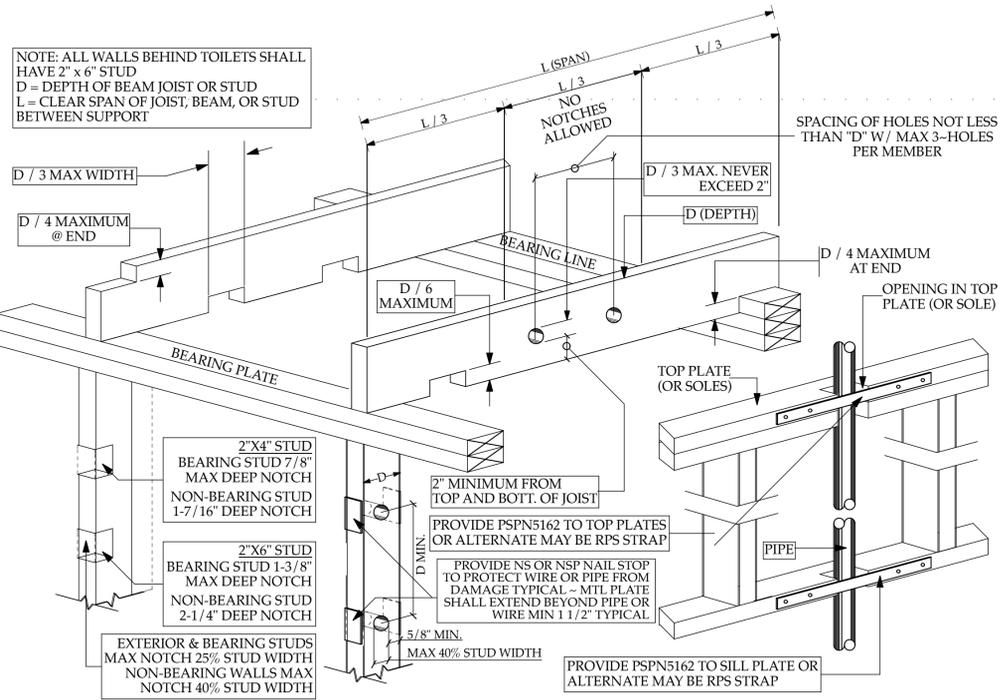
2006 WEBBER AVE
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 APN# 036-089-009

DATE:
 7-10-2022

SCALE:
 AS NOTED

SHEET DESCRIPTION:
 DETAILS NON-STRUCTURAL

SHEET NUMBER:
 D1 of D2
 W/ 22 SHEETS TOTAL



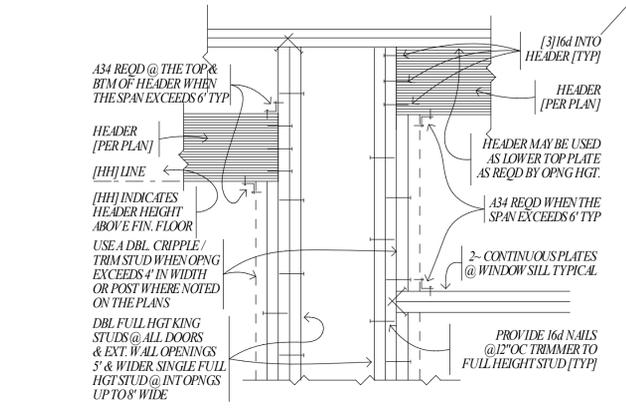
NOTCHING @ STUDS

HOLES @ STUDS

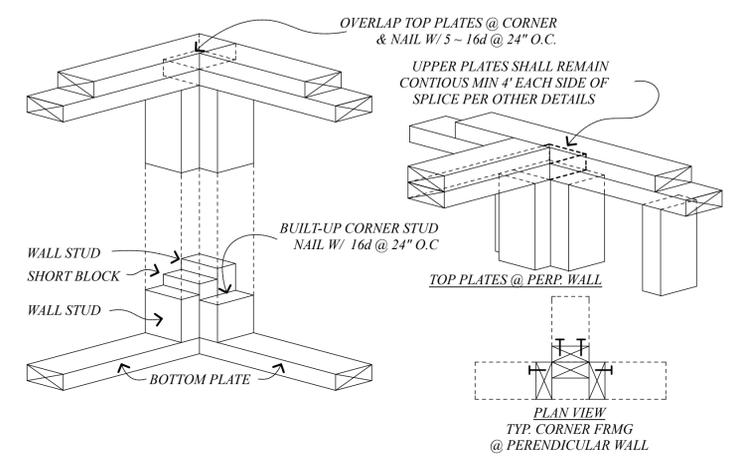
TOP PLATE & BASE PLATE NOTCH

FOR BCI, TJI, JOIST OR ENGINEERED LUMBER SEE MFG'S HOLE & NOTCHING REQUIREMENTS NOTCHES & HOLES ON THIS DETAIL APPLY TO SOLID SAWN LUMBER ONLY TYPICAL

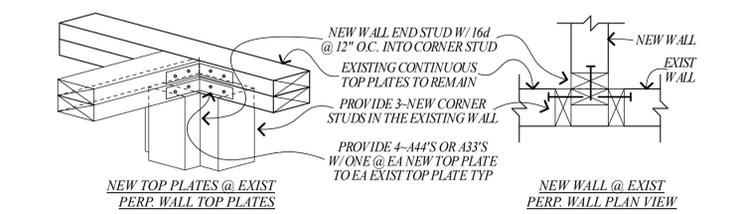
8 TYP NOTCHING & BORING DETAIL



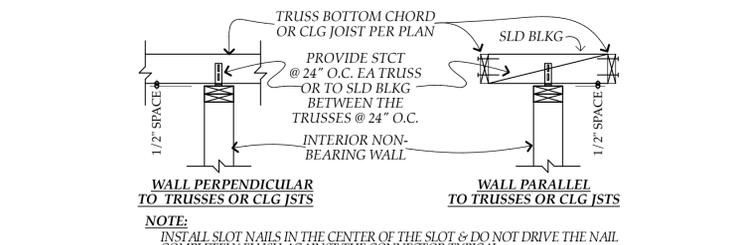
5 TYPICAL HEADER DETAIL



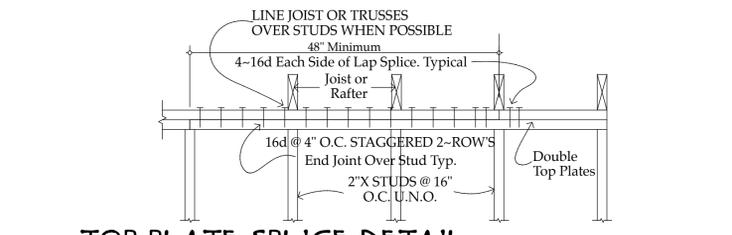
1 TYP CORNER STUD FRAMING DETAIL



2 NEW TOP PLATES @ [E] TOP PLATES DETAIL



3 NON BEARING WALL TOP PLATE DETAIL



4 TOP PLATE SPLICE DETAIL

6 DETAIL NOT USED

7 DETAIL NOT USED

9 DETAIL NOT USED

10 DETAIL NOT USED

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PLANS PREPARED BY:

JAMES GEORGE
 PROJECT DESIGNER

REVISIONS:
 ▲
 ▲
 ▲

PROJECT TITLE:

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 APN # 036-089-009

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SCALE:
 AS NOTED

SHEET DESCRIPTION:

DETAILS
 FRAMING

SHEET NUMBER:

D2 of **D2**
 W/ 22 SHEETS TOTAL

CONVENTIONAL FRAMING NOTES & REQUIREMENTS:

- 1. Contractors Approval:**
 - a. Prior to bidding/starting construction, the contractor shall coordinate all the construction documents to ensure they are all of the latest revision,
 - b. The builder shall verify all the dimensions, check for conflicting requirements and report to James George any discrepancies and field conditions which are different from the drawings.
 - c. Areas requiring special attention include but are not limited to variations caused by different elevations, for example location changes of holdowns and post anchors due to different window sizes, location and porch layout, the existence or nonexistence of interior bearing wall and footings, planter shelves, box columns, brick ledge, isolated column pads, ect.
- 2. Not to Scale:** Drawings are not to be scaled. James George shall determine dimensions not specified when required by field condition.
- 3. Typical Details:** Typical and similar details shall apply where no specific details are given. Material notes and details shall take precedence over the structural notes.
- 4. Simpson Strong Tie:** All structural connecting hardware shall be MFG by Simpson Strong Tie. The builders shall always maintain a copy of this year's Simpson Catalog with him or her.
- 5. Revisions and Modifications:**
 - a. All drawings and subsequent revisions shall be approved by James George prior to starting construction. No structural members shall be substituted, relocated or omitted without written approval.
 - b. Field modifications: When the installation of mechanical, plumbing, electrical, landscaping and other similar elements requires changes or modifications including boring, notching or cutting made to the structural elements, the contractor shall submit each change or modification to James George for approval prior to installation.
- 6. Sheet-rock Stacking Guidelines:** When sheet-rock is stacked on a wood-framed floor during construction, the following guidelines shall be followed:
 - a. The sheet-rock shall be laid with the long direction perpendicular to the joists below.
 - b. Sheet-rock must not be stacked more than 2 feet high.
 - c. If sleepers are used beneath a stack of sheet-rock, they shall be placed at no more than 2'-0" on center.
 - d. The floor joist directly beneath a stack of sheet-rock shall be shored from below with 4x4 temporary beams placed perpendicular to the joists. These beams shall be supported by 2x4 (minimum) posts over 4x4 x 24" sleepers at a minimum spacing of 3'-0" on center. The shoring shall be done prior to stacking the sheet-rock and shall be repeated on every floor directly below the stacked sheet-rock until a concrete slab or foundation system is reached.

Addition and Remodeling

- 1. Contractor shall first verify** all existing field conditions and dimensions prior to starting construction. Existing construction information given on drawings may not be accurate.
- 2. Demolition:**
 - a. Contractor shall safely shore the existing construction wherever the existing supports are removed to allow the installation of new work.
 - b. No existing members may be removed unless the structural plans indicated otherwise. If structural members not indicated for removal are interfering with the new work, the contractor shall notify James George immediately.
 - c. Cutting, drilling, removal, etc. of the existing construction shall be performed in great care not to damage the integrity of the building.
 - d. All locations where new structure is attached to existing structure shall be waterproof and damp proof.
 - e. Contractor is to ensure that the new alteration shall not cause any existing mechanical, electrical, plumbing, ect. systems to be non-operational.

Foundation Notes:

Rebar:

- 1. Unless noted otherwise,** reinforcing steel shall be deformed bars of billet or axle steel per ASTM A615. Use Grade 40 for #4 and smaller reinforcing and Grade 60 for #5 and larger.
- 2. Use ASTM A706** for reinforcing that is to be welded.
- 3. Installation:** Reinforcing, dowels and other embedded elements shall be in place before pouring concrete. Reinforcement shall be clean and free of oil and other foreign material.
- 4. Clearance:**
 - a. 3" clearance shall be provided where concrete is cast against the earth.
 - b. 2" clearance for concrete exposed to earth or weather but cast against formwork.
 - c. 1.5" clearance for slabs and walls where concrete is not exposed to earth or weather.
- 5. Lapping:** Lap all reinforcing splices a minimum 48 bar diameters but in no cases less than 24".

Holdowns:

- 1. Hold down locations** shall not be sealed off of foundation or framing plans. The hold downs shall be located by close evaluation and coordinated between the person doing the framing work and the person installing the foundation. The framer shall approve all the pre-placed and secured hold down, anchor bolt, and post base locations in the field prior to pouring the concrete. It shall be the person doing the foundation work's responsibility to insure all pre-placed hold downs, anchor bolts, and post bases remain in the approved locations. I suggest that the framer remains on site to ensure any wet set hold-downs, anchor bolts, or post footings, are properly placed, and the pre secured items remain in the proper positions while the concrete is poured. It is no longer easy to just epoxy in new bolts. With today's code, portions of the foundation may need to be replaced if hold-downs are misplaced or forgotten.
- 2. For hold down installation** the contractor shall refer to the manufacturers' specifications for embedment, edge distance, coverage and other requirements.

Concrete:

- a. Concrete shall be of normal weight and Fe= 2500 psi minimum at 28 days Cement to be Poured and cement ASTM C-150 type I or II.
 - Aggregate per ASTM C-33.
 - Water is to be clean and potable.
 - High alumina cement must not be used in concrete because of high sulfide contents.
 - No admixtures containing calcium chlorides or other chlorides shall be added to the concrete
- b. Unless shown otherwise on plans, cold joints are not allowed.
- c. Concrete placement shall be in one continuous operation, uniformly placed and must be vibrated and well consolidated.
- d. Concrete shall be cured per ACI318 "Current practices and ACI committee 308

Standard Practice for Curing Concrete"

Anchor Bolts Unless noted otherwise on the foundation plans, sill plates for all the exterior walls, interior bearing walls and interior shear or braced frame walls shall be anchored to the foundation with 5/8" diameter anchor bolts with 3" square x 0.229" washers at a maximum spacing of 4 feet on center.

Slab Reinforcement: Welded wire fabric is not permitted for structural flat-work. UNO use #4's at 16" o.c. each way at mid-depth. Placing the reinforcement at slab mid-depth is very important. Adobe seats, dobies, or rebar chairs are mandatory and must seat/bear on base rock not sand.

Floor Framing Notes:

- 1. All rim joists,** parallel to framing shall be blocked to 48" o.c. maximum.
- 2. Blocking:**
 - a. **At Supports:** 2x, Micro Lam, or TJI blocking shall be provided between floor joists at two ends and at each supporting point such as bearing walls.
 - b. Blocking shall be nailed and or clipped on three sides.
 - c. **Perpendicular Walls:** Provide solid blocking between joists for the entire upper wall.
 - d. **Parallel Partitions:** Provide a double joint beneath the upper wall, unless noted otherwise. Provide lateral blocking, on both sides at 48" on center.
- 3. Floor Sheathing Notes:**
 - a. Floor sheathing shall be installed with face grain perpendicular to framing members below, stagger adjacent panel by 4 feet. Floor sheathing shall be glued and nailed.
 - b. Panels shall not be less than 24 inches wide unless all edges are solidly blocked.
 - c. The sheathing panels shall be installed such that there is a 1/8" gap maintained between all panel edges to accommodate possible swelling and or expansion.
 - d. **TJI or BCI Joists:** "TJI Joists shall be installed per manufacturers' recommendations. Contractors shall carefully read the manufacturers' product installation manual for special attentions including the nailing schedule.

Wall Framing Notes:

- 1. Studs** shall be spaced @ max 16" o.c. and shall be full height from the base plate to the top plates in contact with the roof framing. Splicing of studs is not acceptable and may cause a hinge point.
- 2. King Studs:** Unless otherwise noted all window and door openings 5ft and wider in bearing walls shall have full-height double king studs. Interior non bearing walls can have a single king stud provided the opening is less than 8' wide.
- 3. Cripple Studs:** provide double 2x full height cripple Studs each side of all exterior wall openings over 4' wide or as noted on the plans.
- 4. Plates:** All exterior walls and interior structural bearing walls shall have double top plates and be spaced for continuity per the plans & details. Top & sole plates shall be DF-Larch Std grade or better and the builder shall ensure the plates are straight and not warped to ensure straight walls.
- 5. Framing @ Hold Downs:** Unless specified otherwise, all hold downs (strap and rod) shall be attached to a post per the MFG and that post shall receive edge nailing along full height.
- 6. Shear Material Coverage:** Shear material shall be applied continuously from sill plate to top plate with half the panel edges solidly blocked.
- 7. CDX or OSB Sheathing:** APA span rating of 24/0 or better, all panel edges blocked and nailed per the braced or Shear Wall Schedule. Fully line the outside of all of the exterior bearing walls w/ 3/8" CDX or 1/2" thick structural OSB ply sheathing nailed w/ min 8d nails @ 6" o.c. edges & 12" o.c. field U.O.N. No sheathing panels shall be less than 24" wide unless all the edges are solidly blocked.
- 8. Powder driven anchor pins** (shot pins) shall be ICBO approved & may be used on slab floor interior non-bearing walls. Shot pins shall be used in conjunction with plate washers and shall be 3/8" thick and spaced no more than 32" on center.

Post Notes:

- 1. Post Connections:** Unless otherwise noted freestanding beam-to-post connections shall have BC brackets, PC, EPC, CC or ECC's as required to provide a positive connection per the MFG's requirements typical.
- 2. Post Base:** U.O.N., individual isolated posts bearing on concrete shall be secured by Simpson PB connectors placed in the concrete. PBS based with a 1" standoff shall be used at exterior locations.
- 3. Bottom of posts** shall have full bearing in a tight-fit condition to the supporting structural member of the same width below. (Example 4x12 beam w/ a 4x6 post connected with BC4)

Roof Framing Notes:

- 1. Roof Sheathing Notes:**
 - a. Any sheathing panels used on roof shall not be less than 24 inches wide unless all edges are solidly blocked.
 - b. Roof sheathing shall be installed with the face grain perpendicular to framing members below, stagger the adjacent panels by 4 feet.
 - c. **1/8" Gaps:** The sheathing panels shall be installed such that there is a 1/8" gap maintained between all panel edges to accommodate possible swelling and or expansion.
 - d. **Nailing:** Roof sheathing shall be nailed w/ 8d nails @6" o.c. edges & 12" o.c. field.
 - e. **Radiant Barrier:** where a radiant barrier is adhered to the ply sheathing the sheathing shall be installed with the radiant barrier facing down. The radiant barrier shall have a 2" air space between it and any insulation typ.
- 2. Gypsum Ceiling:** Adjacent joints of gypsum ceiling board shall be staggered not to occur on the same ceiling joists.
- 3. Prefabricated Roof Trusses Notes:**
 - a. The design and fabrication of roof trusses are to be performed by a registered professional engineer who is experienced in prefabricating trusses, hired by the truss manufacture. Prefabricated truss design and detailing shall meet requirements of code referred to above.
 - b. The truss manufacturer shall submit stamped, by a duly licensed engineer, calculations and shop drawings to James George for review and approval. The review is for general conformance to the project. James George is not responsible correctness and or completeness of the prefabricated truss shop drawings or calculations. Contractor shall then submit two sets of approved copies to the building official at least two weeks prior to frame inspection.
 - c. **Additional Deflection Criteria:** The truss engineer shall design the roof trusses to also meet the following criteria:
 - 1. Deflections of individual top chords of prefabricated roof trusses shall not exceed L/240 under combined dead and live loading.
 - 2. Maximum prefabricated truss bottom chord deflection shall be limited to L/480 for dead and live loading and L/720 for live loading.
 - d. Unless otherwise required, all trusses shall be designed as simply supported from end to end. Do not use interior walls for bearing unless approved otherwise. The truss engineer shall design the gable-end roof trusses to resist proper wind loads, particularly the 2x4 webs subject to bending in weak direction.
 - e. Truss engineer shall detail all required lateral bracing for the prefab trusses. In cantilever condition, truss engineer shall notify James George when uplift occurs.
 - f. Where multiple trusses are placed together as a Girder-truss, there trusses shall be identical in their geometry and are field connected with 16d at 6" shall be o.c. face nailing along all top chord, bottom chord and web members. The truss drawings and specifications must comply with the following standards.
 - a. ANSITPI 1 "National Design Standards for Metal-Plate-Connected Wood Truss Construction."
 - b. TPI HIB Commentary and Recommendations for Handling and Installing & Bracing Metal Plate Connected Wood Trusses
 - c. TPI DSB "Recommended Design Specifications for Temporary Bracing of Metal Plate Connected Wood Trusses."
- 4. Cantilevered Portions Of Rafters:** Notches on cantilevered portions of rafters are permitted provided the dimension of the remaining portion of the rafter is not less than 31/2 inches and the length of the cantilever does not exceed 24 inches.
- 5. Ceiling Joist Taper Cut:** Taper cuts at the ends of the ceiling joist shall not exceed one-fourth the depth of the member.

Lumber Notes:

- 1. 2x joists and 4x beams** shall be Douglass Fir Larch #1 or better.
- 2. Finger-joined studs** shall not be used.
- 3. Top plates, sill plates, studs and posts** shall be Douglass Fir Larch Standard Grade or better for wall heights greater than 10 ft.
- 4. 6x and 8x framing members** shall be Douglass Fir Larch #1 or better.
- 5. Mud sill, wood in direct contact** with concrete and other members located within 6" of finish grade shall be pressure treated Hem Fir or Douglass Fir Larch, or foundation grade California redwood.
- 6. All laminated veneer lumber** shall be manufactured by "TrusJoist MacMillen" (ICBO Report numbers NER-481 and ER-4979, grade 1.9E DF/LP/WH). All parallel strand lumber shall be manufactured by TrusJoist MacMillen (ICBO Report numbers 4217 and ER-4979, grade WH 2.0E).
- 7. All lumber** shall have moisture content not exceeding 19% prior to placement.

Hardware:

- 1. All framing anchors, straps, hangers, post caps, column bases, hold downs, hinge connectors, angles and clips** shall be manufactured by "Simpson" or equal. Nailing schedule shall be in accordance with product requirements for maximum tabulated loads. Unless noted otherwise, Simpson type N nails shall be used with above framing connectors.
 - 2. The contractor shall have a current copy of all pertinent Simpson catalogs on the jobsite at all times.
 - 3. All flush mounted single floor joists shall have HU hangers and all flush mounted single roof rafters shall have "LSU" hangers.
 - 4. All flush mounted sawn lumber that have beams or multiple joists shall have HHUS hangers to match beam width and depth where flush mounted.
 - 5. All straps indicated on drawings shall be fastened with nails where bolts and nails are optional. Bolts are required only when specified. All straps shall be placed over the plywood sheathing.
 - 6. 16d and 10d fasteners are common nails and shall be used throughout this project except all toe nailing shall be 8d nails. 10d common nails may be replaced with 16d sinkers. Box nails shall not be used unless noted.
 - 7. All nails exposed to the weather or pressure treated lumber shall be hot-dipped galvanized nails. Galvanized nails specified in shear or braced-wall schedule shall be hot dipped not electroplated galvanized.
 - 8. The diameter of bored holes, including machine bolts, anchor bolts, hold-down bolts, shall not be larger than the specified bolt size plus 1/16th of an inch.

Miscellaneous:

- 1. Some hardware** used in construction documents may not be readily available "off-the-shelf" and may need to the ordered prior to beginning construction or may need to be fabricated in steel shops to the Simpson or equal specifications in order to accept large beams, skew hangers, etc. It is the contractors responsibility to review plans in their entirety and to determine this at the time of the bid to prevent any delays/field problems.
- 2. The floor joist/beams and roof rafters/beams** may not be designed to current building code minimum requirements (L/240 TL and L/360 TL) for economical reasons. It is the designer's recommends that the contractor/owner increase size of these members to accommodate the individual comfort level of each individual client per individual contractor/structure. Walk-thus prior to rocking/plumbing/electrical lessens labor/time/materials by allowing for doubled floor joists sistered beams etc. without ripping out soffits/rock/plumbing etc.
- 3. The contractor and owner** must build as shown and bring concerns/ discrepancies to Designer/engineer prior to commencement of construction/ demo. Any changes or discrepancies not clarified in writing (and approved by proper parties) may result in a failed building inspection. Engineering changes after construction are difficult and expensive to accommodate.

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THESE PLANS BEAR THE WET OR DIGITAL SIGNATURE OF JAMES GEORGE, ALONG WITH THE GOVERNING AGENCY'S REVIEW SEAL OF APPROVAL AND WET SIGNATURE.

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PLANS PREPARED BY:

JAMES GEORGE
PROJECT DESIGNER

REVISIONS:
▲
▲
▲
▲

PROJECT TITLE:
DWELLING ADDITION PLANS
FOR: **MELISSA BERIKER**
2006 WEBBER AVE
YOUNTVILLE, CA. 94599
APN # 036-033-009

DATE:
7-10-2022

SCALE:
AS NOTED

SHEET DESCRIPTION:
CONVENTIONAL FRAMING NOTES AND SCHEDULES

SHEET NUMBER:
CF-1 of **CF-1**
W/ 22 SHEETS TOTAL

DIVISION 0 – SPECIFICATION KEY:

SPECIFICATION OVERVIEW NOTES AND REQUIREMENTS:

- 1. Not all specifications noted on this set of plans pertain to this project.
2. Specification numbers may be missing because specifications have been removed that do not pertain to this project.
3. Even though James George Designs INC has tried to provide you with the majority of the needed information to make the project go as smoothly as possible it is not practical to note every code, ordinance, or industry standard which may apply to this project.
4. The builder shall obtain and have access to all the codes and ordinances listed on the cover sheet and pertaining to this project.
5. Specifications provided on this set of plans are intended to provide you with the majority of code and industry standards that pertain to this project only, not all the requirements are included.
6. Crossed out noted indicate Spec's that do not pertain to this project

DIVISION 1 – GENERAL REQUIREMENTS:

01000 [RE] REQUEST FOR INFORMATION:

When the builder has a question, comment or concern regarding this project the builder shall submit the said item to James George Designs and the owner in writing via E-mail, or Fax in a timely manner following the discovery of the comment question or concern. James George designs will then address the item in a timely manner and get back to the builder and owners with a clarification.

01150 [CO] CHANGE ORDERS:

When the builder requests to deviate from the plans, substitute a different product, make a change to the plans, or propose a different layout for construction, the builder shall submit the request to James George Designs and the owner, in writing via E-mail, or Fax in a timely manner following the discovery of the item the builder would like to change. James George designs will then address the item in a timely manner with the owner and get back to the builder with an answer.

01200 FINISH MATERIAL SUBMITTALS:

The builder shall consult with the owners and submit samples to the owners for approval on all finish materials whether the materials are specified on the plans or not. Finish materials include but are not limited to flooring, concrete slab finish, Plumbing fixture finish & color, door hardware, Faucet hardware, Electrical plug and switch covers, Faucet finish, Paint colors, etc. and door hardware finish shall remain consistent thru ought the project unless the owner requests otherwise. Unless specifically requested by the owners the builder and the owners shall coordinate with each other to select the finish materials typical.

01250 ALLOWANCES:

All allowances shall be arranged between the owner and the builder and separate from this set of plans. The builder shall consult with the owners and submit samples to the owners for approval on all project allowances prior to construction to ensure the allowances are set high enough to provide the level of quality the owner's desire. If all the money allocated in a particular allowance is not spent the money left over and not spent shall be available to the owners for items under other allowances or that money shall be reduced from the overall price of construction.

01300 Insurance:

Contractor shall maintain such insurance as will protect it from claims under workers compensation acts and from claims from damages because of bodily injury, including death, or injury to property which may arise from and during the operation of the contract. Insurance coverage shall include provision or endorsement naming the owner, the designer and his consultants, and each of their officers, employees and agents, each as additional insured in regards to liability arising out of the performance of any work under the contract. A certificate of such insurance shall be furnished to the owner prior to the commencement of any work

DIVISION 2 – SITE WORK:

Refer to the site plan sheet for site requirements typical:

DIVISION 3 – CONCRETE

06010 CONCRETE NON-STRUCTURAL REQUIREMENTS:

- 1. Finishes: All concrete finishes shall be first submitted and approved by the owners prior to construction. Said finished include but are not limited to color & texture at all concrete slabs and any exposed vertical concrete walls or curbs.
2. Concrete Slab Slope: all exterior concrete slabs shall be sloped min 1/4" per foot as read to direct drainage in an approved manner and prevent any puddles of water. Puddles of water on the concrete slab are subject to the owner's rejection of the final product. No bird baths please.
3. Slump: Slump of concrete placed in removable forms shall not exceed 6"
4. Cold weather requirements: Any concrete to be placed during freezing or near freezing weather shall comply with the requirements of ACI 318, Section 5.12.
a. When mixing concrete during cold weather the mix shall have a temperature of not less than 50°F but not more than 90°F. The concrete shall be maintained at a temperature of at least 50°F for not less than 72 hours after placing. Special precautions shall be taken for the protection of transit mixed concrete to maintain a temperature of at least 50°F.

DIVISION 5 – METALS

05020 METAL COATINGS

- 1. FASTENERS IN PRESERVATIVE-TREATED AND FIRE RETARDANT TREATED WOOD: Fasteners, including nuts and washers, for preservative-treated wood shall be of hot-dipped, zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Coating types and weights for connectors in contact with preservative-treated wood shall be in accordance with the connector manufacturer's recommendations. In the absence of manufacturer's recommendations, a minimum of ASTM A 653 type G185 zinc-coated galvanized steel, or equivalent, shall be used.
A. One-half inch-diameter or greater steel bolts
B. Fasteners other than nails and timber rivets shall be permitted to be mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum.
C. Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.
2. FASTENING SIDING: Weather boarding and wall covering shall be securely fastened with fasteners that shall be of hot-dipped zinc-coated galvanized steel, mechanically deposited zinc-coated steel, aluminum, stainless, silicon bronze or copper, or as required by the approved manufacturer's installation instructions.
3. All Simpson fasteners exposed to pressure treated dougless fur PTDF, fire treated lumber, and or weather shall be rated "ZMax / HDG" or stainless steel, and all fasteners shall meet the specifications of ASTM A 153 or Simpson SDS screws w/ a double barrier coating.
4. These notes are the copy write property of James George and shall not be copied or located on any set of plans that does not bear the title block of James George Designs or George construction and design. If these notes are found to be copied or located in any area other than that labeled above please notify James George @ [707] 580-6704

DIVISION 6 – WOOD AND PLASTICS

06010 ROUGH CARPENTRY NON-STRUCTURAL:

- 1. All foundation plates or sills and sleepers on a concrete or masonry slab, which is in direct contact with the earth and sills which rest on concrete or masonry shall be pressure treated Douglas fir or foundation grade redwood, all marked or branded by an approved agency.
2. No untreated wood, except preservative treated PTDF or foundation grade redwood shall be nearer than 8" to any earth unless separated by concrete at least 3" in thickness with an impervious membrane installed between the earth and concrete.
3. These notes are the copy write property of James George and shall not be copied or located on any set of plans that does not bear the title block of James George Designs or George construction and design. If these notes are found to be copied or located in any area other than that labeled above please notify James George @ [707] 580-6704.
4. Wall framing shall be plumb to 1/8" in 8 feet straight and true within 1/8" in 16 feet typical.
5. Wood floors shall be level to within 1/8" in 48" and 1/4" in 96"
6. All plywood (sheathing) sub floors including stairs treads and risers shall be glued to the framing members & nailed per the structural plans. Hangers shall also be glued to the joists as needed to prevent any squeaks in the floor.
7. Raised Platforms at forced air unit (FAU) shall receive, minimum 3/4" plywood floor and shall be airtight. Typical when not located in attic.

06020 FIRE BLOCKING & BLOCKING FOR ACCESSORIES:

- 1. Fire blocking: Fire blocking and draft stopping shall be installed to cut off all concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space, and shall subdivide soffits, drop or dome ceiling and floor ceiling assemblies, and shall be used in specific locations, but not limited to the following:
a. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor levels and at 10' intervals both vertical and horizontal.
b. At all interconnects between concealed vertical and horizontal spaces such as occur at soffits, drop ceiling and cove ceiling.
c. In concealed spaces between stair stringers at top and bottom of runs and between studs along and in line with the run of stairs if the walls under the stairs are unfinished.
d. In openings around vents, pipes, ducts, chimneys, fireplaces and similar openings which afford a passage for fire at ceilings and floor levels, with non-combustible materials.
e. At openings between attic spaces and chimney chases for factory built chimneys.
f. In the wood frame floor construction containing concealed space where there is unable space above and / or below the concealed space. Such does not exceed 1,000 sq. ft. Draft stopping should divide the concealed space into approx equal areas.
2. Fire block construction, except as provided in item for above, Fire blocking shall consist of 2" nominal lumber or two thicknesses of 1" nominal material with broken lap joints. Fire blocks may also be of gypsum board, cement board, bats of mineral fiber, glass fiber or other approved non-combustible materials securely fastened in place. Loose fill insulation material shall not be used as fire block unless specifically fire tested.
3. ACCESSORY BLOCKING: Provide minimum 2 x 6 solid blocking for medicine cabinets at 72" from finish floor, toilet paper holders at 24" from finish floor, towel bars at 52" from finish floor, also at extended counters, wardrobe door heads and jambs, at end of all cabinets and other similar finish applied items, and at stair handrail brackets, ends and intermediates at 34" to maximum 36" above finish nose of treads to top of handrail, unless noted otherwise "U.N.O." Verify all heights with owners.

06030 WOOD EXTERIOR WALL – MATERIALS:

- 1. WATER-RESISTIVE BARRIER: A minimum of one layer of No. 15 asphalt felt, complying with ASTM D 226 of Type I felt or other approved materials, shall be attached to the studs or sheathing, with flashing in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer. Each roll shall be installed horizontally and the upper layer shall lap min 2" over the lower layer. Each joint shall be lapped min 6". The paper shall be continuous from the top of the foundation concrete to the top of the wall @ the appendages.
2. HARDWOOD SIDING: Hardwood siding shall conform to the requirements of AHA A135.6 and, where used structurally, shall be so identified by the label of a approved agency. It shall also be installed per the mfg's requirements.
3. FASTENING: Weather boarding and wall covering shall be securely fastened with fasteners that shall be of hot-dipped zinc-coated galvanized steel, mechanically deposited zinc-coated steel, aluminum, stainless, silicon bronze or copper, or as required by the approved manufacturer's installation instructions.
4. Coating weights for hot-dipped zinc-coated fasteners shall be in accordance with ASTM A 153. The coating weights for mechanically deposited zinc-coated fasteners shall be in accordance with ASTM B 695, Class 55 minimum.
5. Clearance to grades: Clearance between wood siding and earth on the exterior of a building shall not be less than 6 inches. Structural un-treated ply sheathing / backing shall be min 8" above finish grade.
6. HARDWOOD, WOOD, AND PLYWOOD SIDING: Hardwood and decorative plywood shall be manu factured and identified as required in HPVA HP-1.

06040 PRESSURE TREATED / PRESERVATIVE-TREATED WOOD:

- 1. PRESERVATIVE-TREATED WOOD: Preservative-treated wood shall conform to the requirements of the applicable AWPA Standard U1 and M4 for the species, product, preservative and end use. Preservatives shall be listed in section 4 of AWPA U1. Lumber and plywood used in wood foundation system.
2. IDENTIFICATION: Preservative treated wood shall bear the quality mark of an inspection agency that maintains continuing supervision, testing and inspection over the quality of the preservative-treated wood. Inspection agencies for Preservative-treated wood shall be listed by an accreditation body that complies with the requirements of the American Lumber Standards Treated Wood Program, or equivalent. The quality mark shall be on a stamp or label affixed to the preservative-treated wood, and shall include the following information: Identification of treating manufacturer, Type of preservative used, Minimum preservative retention, End use for which the product is treated, AWPA standard to which the product, and the identity of the accredited inspection agency.
3. FASTENERS IN PRESERVATIVE-TREATED AND FIRE RETARDANT TREATED WOOD: Fasteners for preservative-treated and fire-retardant-treated wood shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. The coating weights for zinc-coated fasteners shall be in accordance with ASTM A 653 type G185.
A. Exception 1/2" or greater steel bolts & fasteners other than nails and timber rivets shall be permitted to be mechanically deposited zinc coated steel with coating weights in accordance with ASTM B 695 Class 55 min.
4. FIELD TREATMENT: Field-cut ends, notches, and drilled holes of preservative-treated wood shall be treated in the field with copper Naphthenate in accordance with AWAP M4. The concentration shall contain min 2% copper metal by repeated brushing, dipping, or soaking until the wood absorbs no more preservative.
5. JOINTS, GIRDEES, & SUBFLOOR: Where wood joints or the bottom of a wood structural floor without joints are closer than 18 inches, or wood girders are closer than 12 inches to the exposed ground in crawl spaces or unexcavated areas located within the perimeter of the building foundation, the floor assembly (including posts, girders, joists and sub-floor) shall be of naturally durable or preservative-treated wood.
6. WOOD SUPPORTED BY EXTERIOR FOUNDATION WALLS: Wood-framing members shall be not less than 8 inches from exposed earth or they shall be of naturally durable or preservative-treated wood.
7. POSTS OR COLUMNS: Post or columns supporting permanent structures and supported by a concrete or masonry slab or footing that is in direct contact with the earth shall be of naturally durable or preservative-treated wood.
Exceptions:
a. Post or columns that are either exposed to the weather or located in basements or cellars, supported by concrete piers or metal pedestals projected at least 1 inch above the slab or deck and 6 inches above exposed earth.
b. Post or columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building, supported by a concrete pier or metal pedestal at a height greater than 8 inches from exposed ground, and the separated there from by an impervious moisture barrier.
8. LAMINATED TIMBERS: The portions of glued-laminated timbers that form the structural supports of a building or other structure and are exposed to weather and not fully protected from moisture by a roof, eave, or similar covering shall be pressure treated with preservative or be manu factured from naturally durable or preservative-treated-wood.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

07050 THERMAL PROTECTION:

- 1. EXTERIOR INSULATION AND FINISH SYSTEMS: Insulation shall comply with the current building code & current energy commission energy conservation standards.
2. T-24 REPORT: Refer to title 24 energy compliance sheets for requirements. All energy items shown on the plans must be in agreement with the information shown on the approved completed (CF-IR) form as prepared by others. The more stringent shall govern.
3. WALL INSULATION: Minimum at walls insulation shall be installed in all exterior walls, walls between the living space and unheated areas (garage, storage room, etc.) between exterior jambs and framing knee walls adjacent to attic, and walls enclosing mechanical equipment. See current approved T-24 report.
4. UNDER FLOOR INSULATION: Minimum at under floor insulation shall be installed between joist bays (leave un-obstructive space for required natural ventilation at the vent openings) and between floor joist adjacent to unheated areas.
a. See current approved T-24 Report for the minimum R-value.
b. Under floor insulation shall be inspected and protected from moisture / rain during construction. Plywood floor sheathing is not acceptable as insulation protection from rain unless it is tarped over during rain, seal coated, or enclosed with-in a weather tight building.
c. Provide approved netting as required to support the insulation tight against the floor plywood sheathing permanently.
5. ATTIC SPACE INSULATION: Minimum at attic space insulation shall be installed between ceiling joist and or truss bottom chords (leave un-obstructive space for required natural ventilation via plywood baffles where eve blocks contain vent holes) and between floor joist adjacent to unheated areas.
a. When installing attic insulation ensure that eave vents are clear of insulation, that slippage will not occur which may reduce or eliminate required vent area, that minimum R-level requirements will not be reduced by settlement, and that insulation on a sloping ceiling will not slip.
b. See current approved T-24 Report for the minimum R-value or the building sections.
c. Non rigid insulation shall have a clear airspace between the insulation and the radiant barrier on the roof ply sheathing of not less than 2" and not less than a clear 1" airspace between the insulation and the roof ply sheathing W/O a radiant barrier.
d. Rigid board insulation between rafters shall have a min R- Value per approved T-24 report (see manu facturer for minimum thickness & adjust framing size as required). Rigid board insulation shall fill each rafter bay completely and solid with no air space and any voids shall be filled with spray-in foam.
e. Insulation to be a full thickness friction fit fiberglass batts UON.
6. CERTIFICATE OF INSTALLATION: Contractor or the insulation installer shall provide a completed "certificate of installation" and posted in the building in a prominent / conspicuous location.

07100 MOISTURE PROTECTION:

- 1. WATERPROOFING: All exterior materials, construction and minimum quality shall conform to the requirements of the current building code, applicable edition, state, local, fire codes governing the site of the work.
2. Unless noted and detailed on drawings, flash door, window and wall lowered openings with "moist stop" flashing system by Fortifiber Corporation, or equal. Install per manufacturer's instructions. Caulk flashings with material approved and tested by flashing manufacturer.
3. Flashing on all non-vertical stucco surfaces and beneath eapings: Provide self-sealing, self-healing, fully adhering, composite flexible flashing consisting of 36 mil thick pliable and highly adhesive rubberized asphalt compound bonded completely and integrally to a 4 mil thick, high density, two piles of cross laminated polyethylene film to produce an overall 40 mil thickness, protected from contamination from dust or dirt by a silicone – coated release sheet, to be removed immediately before installation. Flashing shall be Parma-Barrier wall membrane by W.R. Grade & Co. or Owner approved equal. Complete with surface conditioners and rubberized asphalt-based termination mastic as required for proper watertight installation. Membrane need not be applied over foam trim unless shown otherwise on plans. Do not allow flashing to be exposed to ultra violet rays for the duration stated by manufacturer.
4. All weather-exposed surfaces shall have weather – resistive barrier to protect the interior wall covering. Such barrier shall be equal to that provided for in current building code standard for Kraft waterproof barrier paper or asphalt-saturated rag felt. Building paper and felt shall be free from holes and breaks other than those created by fasteners and construction system due to attaching of the building paper, and shall be applied over sheathing of all exterior walls, such felt or paper shall be applied horizontally with upper layer lapped over lower layer not less than 2" where vertical joints occur, felt or paper shall be lapped not less than 6". Exterior color shall be as selected by the Owner and / or Designer, workmanship and surface finish to be acceptable to the owner and the Designer.
5. Membrane water-resistive barrier (waterproofing) shall be installed to prepared surfaces by skilled and qualified mechanics and shall conform to the current building code, applicable edition and state and local governing codes.
6. Contractor shall fully inspect the entire installation prior to calling for a final inspection. Protect waterproofing membrane prior to any backfill operation, repair any damage and re-inspect.
7. SIDEWALL FLASHING: Base flashing against a vertical sidewall shall be continuous or step flashing and shall be minimum of 4 inches in height and 4 inches in width and shall direct water away from the vertical sidewall onto the roof and/or into the gutter. Where siding is provided on the vertical sidewall, the vertical leg of the flashing shall be continuous under the siding. Where anchored masonry veneer is provided on the vertical sidewall, the base flashing shall be provided w/ counter flashing.
8. DRIP EDGE: A drip edge shall be provided at eaves and gables of shingles roof. Adjacent pieces of drip edge shall be overlapped a minimum of 2 inches. Drip edge shall extend a minimum of 0.25 inch below the roof sheathing and extend up the roof deck a minimum of 2 inches. Drip edge shall be mechanically fastened to the roof deck at a minimum of 12 inches o.c. with fasteners. Underlayment shall be installed over the drip edge along eaves and under the underlayment on gables. Unless specified differently by the shingle manufacturer, shingles are permitted to be flush with the drip edge.

07600 ATTIC SPACE NATURAL VENTILATION:

- 1. Vent openings into the attic: Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof framing members shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain and snow. Ventilation openings shall have a least dimension of 1/16 inch minimum and a max dimension of 1/4" on winter side of the ceiling.
a. At least 40 % and not more than 50 % of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located no more than 3 feet below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflict with the installation of upper ventilators, installation more then 3 feet below the ridge or highest point of the space shall be permitted.
b. Exception: The minimum net free ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met:
a. In climate zone 14 and 16, a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.
b. At least 40 % and not more than 50 % of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located no more than 3 feet below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflict with the installation of upper ventilators, installation more then 3 feet below the ridge or highest point of the space shall be permitted.

17650 UNDER-FLOOR NATURAL VENTILATION

The minimum net area of ventilation openings shall not be less than 1 square foot for each 150 square feet of crawl-space area. One ventilation opening shall be with-in 3' of each corner of the building. Ventilation openings shall be covered for their height and width with any of the following materials, provided that the least dimension of the covering shall not exceed 1/4 inch.
A. Corrosion-resistant wire mesh, with the least dimension not exceeding 1/8 inch.
B. 2) The total area of ventilation openings is permitted to be reduced to 1/1,500 of the under-floor area where the ground surface is treated with an approved vapor retarder material and the required openings are placed so as to provide cross ventilation of the space. The installation of operable louvers shall not be prohibited.

07700 WEATHER PROTECTION / FLASHING:

- 1. FLASHING: Flashing shall be installed in such a manner so as to prevent moisture entering the wall and roof through joints in copings, through moisture permeable materials and at intersections with parapet walls and other penetrations through the roof plane.
2. LOCATION: Flashing shall be installed at wall and roof intersections, at gutters, wherever there is a change in roof slope or direction and around roof openings. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than 0.019 inch (No. 26 Galvanized sheet).
3. FLASHING: Flashing shall be installed in such a manner so as to prevent moisture from entering the wall or to redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections wit roof, chimneys, porches, decks, balconies and similar projections and at built-in gutters and similar locations where moisture could enter the wall. Flashing with projecting flanges shall be installed on both sides and the ends of copings, under sills and continuously above projecting trim.

DIVISION 8 – DOORS AND WINDOWS, GLASS & GLAZING

08050 DOORS & FRAME:

- 1. Materials, construction and minimum quality shall comply with Current Building Code standards, and governing agencies requirements.
2. See floor plan for size and type. Finish, panel style, and surface color shall be approved by Owners prior to purchase and installation.
3. All doors with glazing shall be provided with tempered glass, and where the interior space is conditioned the glass shall meet the SHGC & U-factor requirements as labeled on the T24 energy forms.
4. Doors stops shall be provided behind all swinging doors.
5. All front entry doors shall be 1 3/4" solid core by width shown on plans or as otherwise shown on drawings and shall comply with ANSI WDA I.S.I. And A.W.I. Standards.
6. All interior doors shall be 1 3/8" thick by width shown on plans and shall comply with ANSI/ NWWD I.S.I. And A.W.I. Standards unless approved by owners.
7. All exterior doors shall be weather-stripped and shall be provided with flashing to ensure water does not leak into the residence.
8. Doors shall be installed per the MFG's requirements.
9. Automatic Garage Door Openers: if provided, shall be listed and labeled with UL 325. See Health and Safety Code Section 19890 and 19891 for additional provisions for residential garage door openers. Automatic garage door openers shall have a battery backup that shall operate in a manner so that the automatic garage door opener is operational without interruption during an electrical outage

08150 WINDOWS:

- 1. Materials, construction and minimum quality shall comply with Current Building Code standards, and governing agencies requirements.
2. See floor plan for size and type. Finish and surface color to be approved by the Owner.
3. All windows shall be certified by the California Energy Commission w/ mfg's sticker displayed @ rough frame inspection w/ mfg's S.H.G.C. & U-Factor shown to comply w/ the T-24 requirements.
4. INSTALLATION: All exterior windows shall be installed per the MFG's warranty requirements. Provide adhesive flashing installed around the window per plans & MFG's specs as required to ensure no water does not leak into the wall behind the siding.
5. EGRESS WINDOWS: shall have a minimum net clear operable area of 5.7 square feet. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear open able width dimension shall be 20 inches. When windows are provided as a means of escape or rescue, they shall have a finished sill height not more than 44 inches above the floor.
6. SKYLIGHTS: All skylights within building to be double-glazed. All glass in skylights shall be non-reflective, fully tempered safety glass or wire glass.
7. TESTING and LABELING: Unit skylights and tubular day lighting devices shall be tested by an approved independent laboratory, and bear a label identifying manufacturer, performance grade rating and approved inspection agency to indicate compliance with code requirements.

08200 GLASS AND GLAZING:

- 1. GLAZING REPLACEMENT: The installation of replacement glass shall be as required for new installation.
2. All manufactured windows and sliding glass doors shall meet the air infiltration standards of the current American National Standard Institute and ASTM E283-73 with a pressure differential of minimum 1.57 lbs. per square foot and shall be certified and labeled as required by governing agencies.
3. Required tinted glazing shall be permanently tinted or permanently surface coated by the manufacturer of the glazing material and shall provide a maximum tinting coefficient of 0.75.
4. IDENTIFICATION: Each pane shall bear the manufacturer's mark designating the type and thickness of the glass or glazing material.
A. Each pane of tempered glass shall be permanently identified by the manufacturer. The identification mark shall be acid etched, sand blasted, ceramic fired, laser etched, embossed or of a type that, once applied cannot be removed without being destroyed.
5. SAFETY GLAZING REQUIRED IN HAZARDOUS LOCATIONS: The following shall be considered specific hazardous locations requiring safety glazing materials:
A. Glazing in swinging doors except jalousies.
B. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bi-fold closet door assemblies.
C. Glazing in storm doors
D. Glazing in unframed swinging doors
E. Glazing in doors, windows, and enclosures for bathtubs, showers, hot tubs, whirlpool tubs, saunas, & steam rooms, Glazing in any portion of a building wall enclosing these compartments with-in 60" horizontally of these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surface shall be tempered.
F. Glazing in an individual fixed or operable panel adjacent to a door where the nearest exposed edge of the glazing is within a 24 inch arch of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.
G. Glazing within a 24 inch arc or either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.
i. EXCEPTIONS: Panels where there is an intervening wall or other permanent barrier between the door and glazing.
ii. Where access through the door is to a closet or storage area 3 feet or less in depth.
iii. Glazing in walls perpendicular to the plane of the door in the closed position, other than the wall towards which the door swings when opened, in one and two family dwellings or within dwelling units in Group R-2
H. Glazing w/ an exposed bottom edge less than 18 inches above the floor.
I. Glazing w/ the exposed area of an individual pane greater than 9 square feet.
J. Glazing in guards and railings, including structural baluster panels and nonstructural in fill panels, regardless of area or height above a walking surface
K. Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where all of the following conditions are present
L. The bottom edge of the glazing on the pool or spa side is less than 60 inches above a walking surface on the pool or spa side of the glazing.
M. The glazing is within 60 inches horizontally of the water's edge of a swimming pool or spa.
N. Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface; when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface.
O. Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread.
6. SAFETY GLAZING EXCEPTIONS: Mirrors and other glass panels mounted or hung on a surface that provides a continuous backing support do not need to be safety glazed.
7. FENESTRATION: Installed fenestration products shall have an area weighted average U-factor and SHGC no greater than the applicable value in Table 150.1-A.
Exception #1: For each dwelling unit, up to 3 square feet of new glazing area installed indoors and up to 3 square feet of new tubular skylights area with dual-pane diffuser shall not be required to meet the U-factor and SHGC.
Exception #2: For each dwelling unit up to 16 square feet of new skylight area with a maximum U-factor of 0.55 and a maximum SHGC of 0.30 shall not be required to meet the total fenestration area and west-facing fenestration area requirements.
8. Facing fenestration area includes skylights tilted in any direction when the pitch is less than 1:12

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THESE PLANS BEAR THE WET OR DIGITAL SIGNATURE OF JAMES GEORGE. ALONG WITH THE GOVERNING AGENCY'S REVIEW SEAL OF APPROVAL AND WET SIGNATURE.

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PLANS PREPARED BY:

JAMES GEORGE PROJECT DESIGNER

REVISIONS:



PROJECT TITLE:

DWELLING ADDITION PLANS FOR: MELISSA BERIKER
2006 WEBBER AVE
YOUNTVILLE, CA. 94599
APN# 036-029-009

DATE: 7-10-2022

SCALE: AS NOTED

SHEET DESCRIPTION: CODE REQUIREMENTS & GENERAL SPECIFICATIONS

SHEET NUMBER: ASI of AS4 W/ 22 SHEETS TOTAL

DIVISION 9 – FINISHES

0910 GYPSUM BOARD AND PLASTER [SHEET ROCK]:

1. Nothing in the Drawings or these Specifications shall be construed as permitting work, which is contrary to code requirements. Recommended specifications for the Application and Finishing of Gypsum Board published by the gypsum association latest edition.

2. **MATERIAL REFERENCE STANDARDS:** Accessories for gypsum board shall comply with ASTM C 1047. Adhesives for fastening gypsum board shall comply with ASTM C 557. Gypsum ceiling board shall comply with ASTM C 1395. Gypsum sheathing shall comply with ASTM C 79. Gypsum wall board shall comply with ASTM C 36. Nails for Gypsum boards shall comply with ASTM C 514, F547, F1667. Steel screws for Gypsum boards shall comply with ASTM C 954. C 1002. Water resistant gypsum backing board ASTM C 630. Gypsum plaster shall comply with ASTM C 842.

3. **WOOD FURRING STRIPS:** Wood furring strips for ceilings fastened to floor or ceiling joists shall be nailed at each bearing with two common wire nails, one of which shall be a slant nail and the other a face nail, or by one nail having spirally grooved or annular grooved shanks approved by the enforcement agency for this purpose. All stripping nails shall penetrate not less than 1 3/4" into the member receiving the point. Holes in stripping at joints shall be sub drilled to prevent splitting.

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4. GYPSUM CONSTRUCTION:

A. **LIMITATIONS:** Gypsum wallboard or gypsum plaster shall not be used in any exterior surface where such gypsum construction will be exposed directly to the weather. Gypsum wallboard shall not be used where there will be direct exposure to water or continuous high humidity conditions. Gypsum sheathing shall be installed on exterior surface in accordance with ASTM C 1280.

a. **WEATHER PROTECTION:** Gypsum wallboard gypsum lath or gypsum plaster shall not be installed until weather protection for the installation is provided.

B. **SINGLE PLY APPLICATION:** Edges and ends of gypsum board shall occur on the framing members, except those edges and ends that are perpendicular to the framing members.

C. **JOINT TREATMENT:** Gypsum board fire-resistance rated assemblies shall have joint and fasteners treated.

D. HORIZONTAL GYPSUM BOARD DIAPHRAGM CEILING:

b. **INSTALLATION:** Gypsum board used in a horizontal diaphragm ceiling shall be installed perpendicular to ceiling framing members. End joints of adjacent course of gypsum board shall not occur on the same joist.

c. **BLOCKING OF PERIMETER EDGES:** All perimeter edges shall be blocked using a wood member not less than 2 inch by 6 inch nominal dimension. Blocking material shall be installed flat over the top flange of the wall to provide a nailing surface not less than 2 inches in width for the attachment of the gypsum board.

d. **FASTENERS:** Fasteners used for the attachment of gypsum board to a horizontal diaphragm ceiling shall be spaced not more than 7 inches on center (O.C.) at all supports, including perimeter blocking, and not more than 3/8 inch from the edges and ends of the gypsum board.

5. GYPSUM BOARD IN SHOWERS AND WATER CLOSETS:

A. **BASE FOR TILE:** Cement, fiber-cement or glass mat gypsum backers in compliance with ASTM C 1336, C 1178 or C 1278 and installed in accordance with manufacturer's recommendations shall be used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas.

Water resistant gypsum backing board shall be used as a base for tile in water closet compartment walls when installed in accordance with GA 216 or ASTM C 840 and manufacturer recommendations. Regular gypsum wallboard is permitted under tile or wall panels in other wall and ceiling areas when installed in accordance with GA 216 or ASTM C 840.

B. **LIMITATIONS:** Water-resistant gypsum backing board "green board" shall not be used in the following locations:

a. Over a vapor retarder or in shower or bathtub compartments.

b. Where there will be direct exposure to water or in areas subject to continuous high humidity.

c. On ceiling where frame spacing exceeds 12 inches O.C. for 1/2" thick water resistant gypsum backing board and more than 16 inches O.C. for 5/8" thick water resistant gypsum backing board.

6. **Water-Resistance gypsum "green board"** shall not be used in shower or other similar wet or high-humidity locations. Use of approved concrete or composite backer-board as mfg by hardie backer" or equal, applied as per the current building code and the mfg's spec's.

8. All framing spaced more than 16" o.c. to use 5/8" min gypsum wallboard

9. All areas under stairways use 1/2" type X gypsum wallboard

10. Use water resistant wallboard in toilet rooms.

11. Living space walls shall be lined w/ min. 1/2" gyp bd, @ ceiling provide 5/8" gypsum board or 1/2" ceiling density gypsum board where trusses are spaced @ 2'-0" o.c. ty. U.O.V.

12. **GYPSUM CORNER PROTECTION:** Provide approved mfg. metal corner protection at all corners. Refer to the floor plan reference notes or the finish schedule to determine if the corners will be bull nose or have 90° bends. If the information is not provided consult with the owners for selection prior to pricing, purchase & fabrication.

13. Fasteners:

A. Wood Framing w/ one half inch thick Gypsum board –Non-Fire-Rated: Provide minimum 5d cooler w/ wall board nail; 1 5/8" long; 0.086-inch shank; 15/64 head-inch head. Or substitute 1 1/4", No 6 Type "S" or "W" Drywall screws for the listed nail.

B. Drywall Screws for 5/8" board or as recommended by gypsum wallboard manufacturer and code or as noted on drawings.

14. Screw sizes given are for material applied directly to framing; where material is applied over backing, increase screw size as required per code.

15. INSTALLATION

A. Erect gypsum wallboard systems in accordance with applicable requirements of references, Standards and Codes Article, referenced manufacturer's specifications and governing codes. Code and manufacturer's specifications shall govern in event of conflict with Gypsum Association Standards.

B. Gypsum wallboard shall not be installed until adequate weather protection for the building is provided.

C. Install wallboard plumb, level, and /or plane, applied vertically or horizontally with vertical edges and ends on bearing except that wallboard applied over sound deadening board shall be applied vertically only. Where board is applied horizontally, "rippers" if required, shall be placed so that the cut edge is on the ceiling or floor, and the acceptable edges are within the field of the wallboard.

D. The size and spacing of fasteners shall comply with the current building code applicable edition, state and local code. Drywall nailing shall be according to requirements for the types and thickness being used. Proper space fastening as per manufacturer's specifications and codes requirements, with heads driven slightly below surface for proper cementing, but without breaking paper covering. Loosely butt all joints to be taped, firmly but concealed joints to be left untreated. Stagger end joints and joints in finish material 12" min, with those in backing. Joints on opposite sides of partition shall occur on different studs. Install backing for finish material to present no surface imperfections in applied finish. Make holes and cutouts by sawing or by such method as will not fracture core or tear covering and with such accuracy that plates, escutcheons, trim, etc will cover edges. Clearance for cutouts in partitions shall not exceed 1/4".

E. Install metal edge trim at exposed edges and ends and all untrimmed joints between wallboard finish and other material. Where edge trim is required at wallboard edge, and headers, studs, sill or other backing are not available for positive fastening of trim, apply trim to board with contact type of adhesive.

F. Gypsum board corner-aids and other similar items to be secured with nails or screws, use of corner crimping tool, as the only means of fastening is not acceptable.

G. Gypsum board work and materials shall meet all requirements of AN.S.I. for the application and finishing of wallboard joint compound system mixed, applied, and finished in compliance with manufacturer's printed directions, to be invisible after finished, including all metal corner beads and trim.

H. All drywall application are to be inspected and approved by the building official prior to tape.

16. TAPING AND CEMENTING: Tape and cement gypsum wallboard shall be in accordance with manufacturer's directions. Where wall covering is installed, finish shall be smooth sanded without imperfections, too mark, etc. (3 coat min). Match existing for painted surfaces. Tape and cement wallboard, except that inner layer of multi-layer material need not be cemented and taped if joints are staggered with finish joints.

17. CAULKING GYPSUM

A. When installing the gypsum wallboard provide a 3/16" to 1/4" wide gap around the entire perimeter of all common wall and common ceilings. The gap must then be filled with a continuous bead of non-hardening caulking compound or acoustical sealant.

B. If two layers of wallboard are applied to a wall surface the caulking must be performed for each layer.

C. At all penetrations in common walls or common ceiling for such items as electrical boxes, light fixtures, plumbing lines, etc., leave a 3/16" to 1/4" gap in the wallboard around the fixture, and then fill the gap with a non-hardening caulking compound or acoustical sealant. In addition, the backs of all electrical boxes, telephone boxes, medicine cabinets, and other thin walled items inset into a common wall must be covered with an air-tight sheetrock housing or with heavy mastic material, such as lownoy pads.

D. The intent of these recommendations is to insure that an airtight common partition construction is maintained. A 1 sq. in. hole, crack or gap in a 100 sq. ft. airtight construction. Thus, the importance of performing caulking and sealing completely and precisely cannot be overemphasized.

09150 TILE:

1. Installation shall be in accordance with all requirements of the latest edition of "handbook for ceramics Tile Installation," Tile Council of America, Inc. (TCA)

2. All materials shall be certified by the Tile Council of America to equal or exceed "standard grade" requirements of TCA latest edition.

3. Marble, dimensional stone, granite, Installation shall be in accordance with all requirements of the latest edition of the "Marble Institute of America."

4. Provide materials obtained from only one source for each type of tile and color to minimize variations in appearance and quality. Color and Materials to be approved by owner.

5. Ceramic tile, marble, dimensional stone, granite etc. Shall not be installed under any circumstances over a sub floor consisting of "flake board", oriented strand board or similar type.

6. Grout joints for marble and granite tile shall be held as tight as possible and shall be uniform in width.

7. Grout joints for ceramic tile shall be as per manufacturer's recommendations with the owners approval and shall be uniform in width.

8. Where tile meets another flooring material (i.e., carpet, wood), concealed stripping as required shall be used to form the tightest possible joining. Door thresholds shall be correctly located and centered under the closed-door line. Exposed screws or nails are not acceptable.

9. Counter top edge shape and size, and splash height and detail shall be approved by the owner. Run shall be as continuous as possible.

10. **CERAMIC TILE:** Ceramic tile shall be as defined in, and shall conform to the requirements of, ANSI A137.1.

11. **MORTARS FOR CERAMIC WALL AND FLOOR TILE:** Portland cementmortars for installing ceramic wall and floor tile shall comply with ANSI A108.IA and ANSI A108.

12. **FIBER-CEMENT:** FIBER-MAT REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS AND FIBER-REINFORCED GYPSUM BACKERS, Fiber-cement, Fiber-mat reinforced cementations backer units, glass mat gypsum backers or fiber-reinforced gypsum backers in compliance with ASTM C 1288, C 1325, C 1178 or C 1278, respectively, and installed in accordance with manufacturer's recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas.

09200 HARD WOOD FLOORING

1. Hardwood floors to be installed per Manufacturer's specifications and in accordance to Nation Wood Floor Association (NWF.A).

2. Site Conditions: The building shall be dry and enclosed. Permanent heat, light and ventilation shall be installed and operable. The hard wood shall be pre-stored in the building for 1 week to ensure the woods moisture content and temperature is acclimated to the buildings interior environment conditions prior to installation.

3. Under-layment should be clean, level and dry. Fill cracks, grooves, voids and/or construction joints with manufacturer approved leveling compound.

4. Flooring to be allowed to reach equilibrium with the location prior to the installation. See Manufacturer's specifications for installation including, but not limited to, sub floor requirements, installation of vapor barrier, pre-drilling for nailing, nailing location, spacing and penetration into sub floor.

5. Sand flooring per Manufacturer's recommendations. Fill nail holes, cracks and blemishes prior to fine sanding cut. Stain or finish immediately after sanding is completed and swept/vacuumed. Apply all finish materials per Manufacturer's specifications.

09250 FLOOR TREATMENT

1. All flooring material shall be slip-resistant and conform to min. standards of applicable edition of ASTM.

2. Color and material selections to be approved by owner.

3. Vinyl Floor to be installed where shown on the drawings or noted on the Room Finish Schedule.

4. **Carpet:** Provide carpet per Allowance Schedule. Allowance to include price for carpet, pad, installation materials and installation of carpet and pad. Where carpet meets another flooring material (i.e. tile, vinyl, hardwood), concealed stripping as required shall be used to form the tightest possible joining. Door thresholds shall be correctly located and centered under the closed-door line. Exposed screws or nails are not acceptable.

09550 PAINTS & STAINS:

1. **Samples:** The painter shall submit sample colors & stains to the owners for approval prior to painting. Samples shall be of adequate size for the owners and shall include the color, gloss, texture and material. For natural and stained wood finishes, provide sample on each type and quality of wood used on the project.

2. Paint exposed surfaces. If an item or a surface is not specifically mentioned, paint the item or surface the painter shall consult with the owners for color approval.

3. Do not paint pre-finished items, concealed surfaces, finished metal surfaces, operating parts, and labels.

4. Deliver materials to Project site in manufacturer's original, unopened packages and containers bearing manufacturer's name and label. Packaging shall bear the manufacturer's name, label, and the following list of information: Product name, quantity, lot number, date of manufacture, and expiration date.

5. **Storage:** Store and dispose of solvent-based materials, and materials used with solvent based materials, in accordance with requirements of local authorities having jurisdiction Store materials in an area that is within the acceptable temperature range, per manufacturer's instructions. Protect from freezing. Handling: Maintain a clean, dry storage area, to prevent contamination or damage to the coatings. Store materials not in use in tightly covered containers in a well-ventilated area at a minimum ambient temperature of 45 deg F (7 deg C). Maintain storage containers in a clean condition, free of foreign materials and residue.

6. **PROJECT CONDITIONS:** Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits. Apply waterborne paints only when temperatures of surfaces to be painted and surrounding air are between 50 and 90 deg F (10 and 32 deg C). Apply solvent-thinned paints only when temperatures of surfaces to be painted and surrounding air are between 45 and 95 deg F (7 and 35 deg C). Do not apply paint in snow, rain, fog, or mist, or when relative humidity exceeds 85 percent or at temperatures less than 5 deg F (3 deg C) above the dew point, or to damp or wet surfaces. Painting may continue during inclement weather if surfaces and areas to be painted are enclosed and heated within temperature limits specified by manufacturer during application and drying periods. No exterior or interior painting shall be done until surfaces are thoroughly dry and cured.

7. **Manufacturer's Warranty:** Provide manufacturer's standard written warranty against defects in manufacturer for each product installed.

8. **Extra Material:** Furnish the Owner with extra paint materials as appropriate, of each material and color applied for future repairs. Consult w/ the owners for max quantities. Also furnish the owners with a list of the different paint mfg's & mixtures / colors used on the project so the owners can use this for future maintenance & repairs.

9. **Material Compatibility:** Provide primers and finish-coat materials that are compatible with one another and with the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.

10. **VOC Classification:** Provide coating materials, including primers, undercoats, and finish-coat materials, that have a VOC classification per the CAL GREEN requirements.

11. Do not begin installation until substrates have been properly prepared.

12. **Remove Fixtures:** Remove hardware and hardware accessories, plates, machined surfaces, lighting fixtures, and similar items already installed that are not to be painted. If removal is impractical or impossible because of size or weight of the item, provide surface-applied protection before surface preparation and painting. After completing painting operations in each space or area, reinstall items removed using workers skilled in the trades involved.

13. **Cleaning:** Before applying paint or other surface treatments, clean substrates of substances that could impair bond of the various coatings. Remove oil and grease before cleaning. Schedule cleaning and painting so dust and other contaminants from the cleaning process will not fall on wet, newly painted surfaces.

14. **Application:** Apply paint according to manufacturer's written instructions. Use applicators and techniques best suited for substrate and type of material being applied. Use applicators and techniques best suited for the various coatings. Do not apply high-performance coatings over dirt, rust, scale, grease, moisture, seafed surfaces, or conditions detrimental to forming a durable coating film.

15. **Finish Coats:** Application of Mold and Mildew-Proof Exterior Paint: All surfaces shall be clean, sound and dry at time of application. First Coat: Apply at container consistency using synthetic bristle brush, roller, put applicator or sprayer. Avoid painting in direct sunlight and maintain "wet edge" to avoid lapping. Dry time: Dries in 1 hour. Second Coat -- Wait until the first coat of paint is dry (1 hours is recommended) before applying the second coat.

16. **Clean-up:** After completing painting, clean glass and paint-spattered surfaces. Remove spattered paint by washing and scraping without scratching or damaging adjacent surfaces.

17. Protect work of other trades, whether being painted or not, against damage from painting. Correct damage by cleaning, repairing or replacing, and repainting, as approved by Owners.

18. Provide "Wet Paint" signs to protect newly painted finishes. After completing painting operations, remove temporary protective wrappings provided by others to protect their work. After work of other trades is complete, the painter shall touch up and restore damaged or defaced painted surfaces.

DIVISION 10 – SPECIALTIES & MISC.

10100 MIRRORS:

1. **MIRRORS:** Fixed mirrors shall be one piece, 1/4" plate glass with polished edges. Size as shown on interior elevations sheets or by owner. Mirrors to be set in "L" metal at top with a minimum of two clips at top, per owner's requirements and specifications. Each vanity shall be provided with a cased out mirror unless the owner(s) request otherwise, consult w/ owners.

10150 ATTIC ACCESS OPENING:

1. An Attic access opening shall be provided in buildings with combustible ceiling or roof construction. The opening shall be located in a corridor, hallway or other readily accessible location. Attics with a maximum vertical clear height of less than 30" minimum (30" x 30" minimum when mechanical equipment is in the attic that will not fit through a smaller opening) or opening size as determined by other requirements, such as mechanical equipment access. 30" minimum clear headroom shall be provided above the opening.

2. Provide a permanently attached insulation using adhesive or mechanical fasteners. The attic access shall be gasketed to prevent air leakage.

10200 UNDER FLOOR ACCESS OPENING:

1. Provide a min 18"x24" clear crawl access opening w/ a flooring finish to match the surrounding flooring finish.

2. Provide gasket / insulation on all interior under floor accesses.

DIVISION 15 – MECHANICAL & PLUMBING

15025 BASIC MECHANICAL DESIGN & INSTALLATION

1. **HEATING DURING WINTER CONDITIONS:** Interior spaces intended for human occupancy shall be provided with a space conditioning system capable of maintaining a minimum indoor temperature of 68°F at a point 3 feet above the floor on the design heating day. The systems shall be thermostatically controlled with appropriate zoning to achieve the above conditions.

2. **Installation:** All items shall be installed in accordance with the manufacturers recommended printed installation instructions and accepted shop drawings, and conformance to applicable codes and governing agencies requirements. Adhesive installation will not be permitted.

3. **Building Heating & Cooling Loads:** shall be determined using a method based on any one of the following:

a. The ASHRAE handbook, Equipment Volume, Applications Volume and Fundamentals Volume.

b. The SMACNA Residential comfort system installation standards manual

c. The ACCA Manual J

4. **Design Conditions:** For the purpose of sizing the space conditioning (HVAC) system, the indoor design temperatures shall be 68°F for heating and 75°F for cooling.

5. **Outdoor Condensing Unit Clearances:** Install air conditioner and heat pump outdoor condensing units shall have a clearance of at least 5 feet from the outlet of any dryer vent.

6. **Thermostats:** All unitary heating or cooling systems including heat pumps, not controlled by a central energy management control system (EMCS) shall have a setback thermostat.

7. **Setback Capabilities:** All thermostats shall have a clock mechanism that allows the building occupant to program the temperature set points for at least for periods within 24 hours.

8. **CMC Compliance:** All air distribution system ducts and plenums, including but not limited to, mechanical closets and air handler boxes, shall be installed, sealed and insulation to meet the requirements of the CMC. Duct Construction Standard Metal and Flexible 3rd Edition, incorporated here in by reference. Portions of Supply air and return air ducts and plenums of a space heating or cooling system shall either be insulated to a minimum installed level of R-6.0 (or any higher level required by CMC) Be enclosed entirely in directly conditioned space as confirmed through field verification and diagnostic testing in accordance with the requirements of Reference Residential Appendix RA 3.1.4.3.8. Connections of metal ducts and the inner core of flexible ducts shall be sealed with mastic, tape or other duct-closure system that meets that applicable requirements of UL 181, UL 181A or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal opening greater than 1/4 inch, the combination of mastic and either mesh or tape shall be used.

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15075 AIR DISTRIBUTION:

1. Ductwork shall comply with the minimum weight standards as set forth in the Current Mechanical Code. Galvanized fittings shall be insulated with 1" fiberglass. Provide automatic fire dampers and miscellaneous materials where required by code or design. Provide ductwork for "island" cook top per code and requirements of governing agencies.

2. **FIREWALL PENETRATION:** All air ducts penetrating the separation wall or ceiling between garage and living area shall be 26 G.A minimums per Current Building Code.

3. **Listed duct furnaces** shall be installed with clearances of at least 6 inches between adjacent walls, ceilings, and floor of combustible material and the furnace draft hood. Furnaces listed for installation at lesser clearances shall be installed in accordance with their listings. In no case shall the clearance be such as to interfere with combustion air and accessibility.

4. **CIRCULATING AIR:** Where a duct furnace is installed so that supply ducts carry air circulated by the furnace to areas outside the space containing the furnace, the return air shall also be handled by a duct(s) sealed to the furnace casing and terminating outside the space containing the furnace. The duct furnace shall be installed on the positive-pressure side of the circulating air blower.

5. **PROTECTION AGAINST FLOOD DAMAGE TO DUCTING:** In flood hazard areas, ducts shall be located 1' above the design flood elevation.

6. **JOINTS AND SEAMS OF DUCTS:** Joints of duct systems shall be made substantially airtight by means of approved caps, mowes, caulketing, or other approved means.

7. **GENERAL INSTALLATION OF DUCTS:** Air ducts installed under a floor in a crawl space shall be installed so as to maintain a vertical clearance of 18 inch for all portions of the duct that would obstruct access to any part of the crawl space.

8. **INSTALLATION OF METAL DUCTING:** Shall be installed with a least 4-inch separation from earth. Metal ducts when installed in or under a concrete slab shall be encased in at least 2 inch of concrete.

9. **SUPPORT OF DUCTS:** Installers shall provide the manufacturer's field fabrication and installation instructions.

10. **INSTALLATION OF DUCTS:** Approved insulating materials shall be installed within ducts and plenums for insulating, sound deadening, or other purposes. Materials shall have a mold, humidity, and erosion-resistant surface that meet the requirements of the referenced standard for air ducting.

11. **FIRE WALL PENETRATIONS:** All air ducts penetrating the separation wall or ceiling between garage and living area shall be 26 G.A minimums per Current Building Code.

12. **AIR DISTRIBUTION:** Ductwork shall comply with the minimum weight standards as set forth in the Current Mechanical Code. Galvanized fittings shall be insulated with 1" fiberglass. Provide automatic fire dampers and miscellaneous materials where required by code or design. Provide ductwork for "island" cook top per code and requirements of governing agencies.

13. **BACKDRAFT DAMPERS:** All fan systems, regardless of volumetric capacity, that exchange air between the building conditioned space and the outside of the building shall be provided with back draft or automatic dampers to prevent unintended air leakage through the fan system when the fan system is not operating.

14. **Duct system sealing and leakage testing:** when space conditioning system utilize forced air duct systems to supply conditioned air to an occupiable space, the ducts shall be sealed, as confirmed through field verification and diagnostic testing, in accordance with all applicable procedures specified in Reference Residential Appendix Ra3.1

a. For single Family Dwellings ducts connected directly to the air handler, the total leakage of the duct system shall not exceed 6 percent of the nominal system air handler airflow.

15. **Central Fan Installation:** Central forced air system fans used in central fan integrated ventilation system shall demonstrate, in air distribution mode, an air-handling unit fan efficacy less than or equal to 0.58 WCFM as confirmed through field verification and diagnostic testing in accordance with all applicable procedures specified in Reference Residential Appendix RA3.3.

a. When whole house fans are required (REG), only these whole house fans that are listed in the Appliance Efficiency Directory may be installed.

16. **Ventilation Coupling: Single-family homes shall comply with the whole house fan (WHF) requirements.**

a. Have installed one or more WHF's whose total airflow CFM as listed in the CEC directory is at least 2 CFM/FT2 of conditioned floor.

b. Have at least 1 square foot of attic vent free area for each 375 CFM of rated whole house fan air flow CFM

c. Provide homeowner who have WHF with a one page "how to operate your whole house fan" informational sheet

15500 PLUMBING:

1. Where plumbing supply lines occur in common walls the lines must be isolated from surrounding support with plumbing isolators. Isolators with a flexible neoprene or soft padding insert are preferable to those having a one-piece plastic construction. The plumbing lines including drain lines must not be attached to any part of the surrounding structure, such as joists, studs, or wallboard, in order for the plumbing isolation to be effective.

2. Approvals. All pipe, fittings, traps, fixtures, material, and devices used in a plumbing system shall be labeled by a listing agency.

3. **Flood Hazard Resistance:** Plumbing systems shall be located above the design flood elevation unless the system is designed and installed to prevent water from entering or accumulating.

4. Avoid installing plumbing lines through main living space walls whenever possible.

5. Piping and/or ducting within floor/ceiling assemblies shall be supported from the joist and completely isolated from the ceiling.

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7. The stud bay or joist cavity surrounding the supply and waste piping shall be fitted with open-faced fiberglass or equivalent sound absorptive material.

8. Caulking should be performed at all pipe penetrations in common walls and ceilings.

9. Use cast iron drain line in all areas where the flow of water can be heard from inside the living space.

10. Materials, construction and minimum quality shall comply with applicable Plumbing Codes and governing agencies codes, regulations, ordinances and requirements.

11. Equipment shall bear a permanent and legible nameplate on which shall appear, the manufacturer's name and rating of the appliance. A seal of approval of the appliance by an approved testing laboratory.

12. Each unit shall bear a metal nameplate securely affixed to the appliance and readily accessible for inspection. Identifying the name and address of the installer. If other than the owner.

13. All gas appliances except water heater and range top burners, shall be equipped with intermittent ignition devices

14. Installation instructions for all listed equipment shall be provided to the field inspector at the time of inspection per the current mechanical code.

15. The Designer assumes no and shall not be responsible for the use, installation or performance of polybutylene materials and systems or similar type piping materials and systems.

16. The contractors shall verify the size of the water supply line for combined domestic and fire sprinkler use.

17. Solders containing more than two tenths of 1% lead in making joints on is prohibited.

18. All welding shall be performed with E-70 electrodes by welders certified for welds to be made. All welding shall conform to the structural welding code

15550 SHOWER & TUB / SHOWER REQUIREMENTS:

- 1. **SHOWER:** Shower compartments and walls above bathtubs with installed shower heads shall be finished with a smooth, nonabsorbent surface to a height not less than 72 inches above the floor.
2. **Anti scold device:** Anti scold device shall be set at 120 degrees.
3. **WATERPROOF JOINTS:** Built-in tubs with showers shall be waterproofed joints between the tub and adjacent wall.
4. **Tub & Shower Wall Tile:** Shower area and wall panels in shower areas shall be fiber-cement, fiber-mat reinforced cement, glass mat gypsum backers or fiber-reinforced gypsum backers shall be installed per manufacturer's recommendations. Water-resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.
15600 TOILETS & BIDETS:
1. **Toilets:** Water closets, either flush tank, flushometer tank, or flushometer valve operated, shall have an average consumption of not more than 1.28 gallons of water per flush.
2. **Toilets & bidet placement & mounting:** Fixtures shall be set level and in proper alignment with reference to adjacent walls. No water closet or bidet shall be set closer than fifteen (15) inches (381 mm) from its center to any side wall or obstruction nor closer than thirty (30) inches (762 mm) center to center to any similar fixture. The clear space in front of any water closet or bidet shall not be less than twenty-four (24) inches (610 mm).

15630 Disinfection of Potable Water System:

- 1. The pipe system shall be flushed with clean, potable water until only potable water appears at the points of outlet.
2. The system or parts thereof shall be filled with a water-chlorine solution containing at least fifty (50) parts per million of chlorine, and the system or part thereof shall be valved-off and allowed to stand for twenty-four (24) hours, or the system or part thereof shall be filled with a water-chlorine solution containing at least two hundred (200) parts per million of chlorine and allowed to stand for three (3) hours.
3. Following the allowed standing time, the system shall be flushed with clean, potable water until the chlorine residual in the water coming from the system does not exceed the chlorine residual in the flushing water.
4. The procedure shall be repeated if it is shown by bacteriological examination persists in the system.

15630 Water Supply and Distribution:

- 1. **Approval of Devices or Assemblies:** Before any device or assembly is installed for the prevention of backflow, it shall have first been approved by the authority having jurisdiction.
2. **Fixtures, appliances, or appurtenances with integral backflow preventers or integral air gaps manufactured as a unit shall be installed in accordance with their listing requirements and the manufacturer's instructions.**
3. Water supply inlets to tanks, vats, sumps, swimming pools, and other receptors shall be protected by one of the following means: an approved air gap, or a backflow preventer.
4. **Protection from Lawn Sprinklers and Irrigation Systems:** Potable water supplies to systems having no pumps or connections for pumping equipment, and no chemical injection or provisions for chemical injection, shall be protected from backflow by one of the following devices: atmospheric vacuum breaker, pressure vacuum breaker, spill-resistant pressure vacuum breaker, or a reduced-pressure backflow preventer.
5. Tubing shall be copper water tube and installed without joints where possible.
6. COPPER TUBE for water piping shall have a weight of not less than that of copper water tube type L. Execution: Type "M" copper tubing may be used for water piping when piping is above ground and the normal maximum pressure does not exceed 100 pounds, and the working temperature does not exceed 210 degrees Fahrenheit. Copper pipe connection to Ferraris or other metal shall be with dielectric coupling or isolated flanges.
7. **Hose Bibs** other than water heater drains, boiler drains, and clothes washer connections shall be protected by a nonremovable hose-bibb-type backflow preventer, a nonremovable hose-bibb-type vacuum breaker, or by a atmospheric vacuum breaker installed at least six (6) inches (152 mm) above the highest point of usage located on the discharge side of the last valve. In climates where freezing temperatures occur, a listed self-draining frost-proof hose bibb with an integral backflow preventer or vacuum breaker shall be used. All exterior hose bibs shall be provided with a min. 3/4"ø supply line.
8. **Plumbing Fixture Fittings:** Plumbing fixture fittings with integral backflow protection shall comply with ASME A112.18.1.
9. **Materials** All pipe, tube, and fittings carrying water used in potable water systems intended to supply drinking water shall meet the requirements of NSF 61. All materials used in the water supply system, except valves and similar devices, shall be of a like material, except where otherwise approved by the authority having jurisdiction.
10. **Copper tube for water piping** shall have a weight of not less than Type L. The exception is that Type M copper tubing may be used for water piping when piping is aboveground in, or on, a building or underground outside of structures.
11. **Lead Content:** Water pipe and fittings with a lead content which exceeds eight (8) percent shall be prohibited in piping systems used to convey potable water.
12. **Testing:** Upon completion of a section of or the entire hot and cold water supply system, it shall be tested and proved tight under a water pressure not less than the working pressure under which it is to be used.
13. **Unions:** Unions shall be installed in the water supply piping within twelve (12) inches (305 mm) of regulating equipment, water heating, conditioning tanks, and similar equipment that may require service by removal or replacement in a manner that will facilitate its ready removal.
14. **Low-Pressure Cutoff Required on Booster Pumps for Water Distribution Systems:** When a booster pump - excluding a fire pump - is connected to a water service or underground water pipe, a low-pressure cutoff switch on the inlet side of the pump shall be installed within five (5) feet (1524 mm) of the inlet. The cutoff switch shall be set for not less than ten (10) psi (689 kPa). A pressure gage shall be installed between the shutoff valve and the pump.
15. **Water piping and cooling system line insulation thickness and conductivity.** Piping shall be insulated to the thicknesses as follows:
a. All domestic hot water system piping conditions listed below, whether buried or unburied, must be insulated and the insulation thickness shall be selected based on the conductivity range in TABLE 120.3-A and the insulation level shall be selected from the fluid temperature range based on the thickness requirements in TABLE 120.3-A:
1. The first 5 feet (1.5 meters) of hot and cold water pipes from the storage tank.
2. All piping with a nominal diameter of 3/4 inch (19 millimeter) or larger.
3. All piping associated with a domestic hot water recirculation system regardless of the pipe diameter.
4. Piping from the heating source to storage tank or between tanks.
5. Piping buried below grade.
6. All hot water pipes from the heating source to the kitchen fixtures.
Insulation Protection. Insulation outside conditioned space shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Protection includes but is not limited to the following:
1. Insulation exposed to weather shall be installed with a cover suitable for outdoor service, including but not limited to aluminum, sheet metal, painted canvas, or plastic cover. The cover shall be water retardant and provides shielding from solar radiation that can cause degradation of the material.
2. Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space shall have a Class I or Class II vapor retarder.
16. **Water Pipes In trenches:** Water pipes shall not be run or laid in the same trench as building sewer or drainage piping constructed of clay or materials that are not approved for use within a building unless both of the following conditions are met:
a. The bottom of the water pipe, at all points, shall be at least twelve (12) inches above the top of the sewer or drain line.
b. The water pipe shall be placed on a solid shelf excavated at one side of the common trench with a Minimum clear horizontal distance of at least twelve (12) inches (305 mm) from the sewer or drain line.
17. **Flexible Corrugated Connectors:** Flexible corrugated connectors of copper or stainless steel shall be limited to the following connector lengths:
a. Water Heater Connectors - twenty-four (24) inches
b. Fixture Connectors - thirty (30) inches
c. Washing Machine Connectors - seventy-two (72) inches
d. Dishwasher and Ice maker Connectors - one hundred twenty (120) inches

DIVISION 16 - ELECTRICAL

16025 ELECTRICAL (DESIGN/BUILD) shall be by the installer:

- 1. **Rules and Regulations:** All work and materials shall be in full accordance with the latest federal, state, county, city or governing agencies uniform codes, rules, regulations, ordinances, or amendments and shall comply with the requirements of the service power and telephone companies/utilities. Nothing in these drawings or notes shall be construed to permit work not conforming to those codes or requirements.
2. **Electrical system layouts** on this set of plans are generally diagrammatic, locating of outlet and equipment is approximate. Electrician shall have owner's approval for all electrical outlets & lights fixture locations prior to wiring by means of walk thru w/ owner. Exact routing or wiring, locations of outlets to be governed by structural conditions and obstructions.
3. **Electric plan is a suggested layout.** Consult with owner for specialty electrical features such as central vacuum system, intercom, security system, cable televisions, outlets, phone outlets, special lighting, etc., prior to construction.
4. **Align Recessed lighting fixtures** with the owners, unless noted otherwise.
5. The Contractor and Subcontractor shall verify availability of services and determine actual details pertaining to exact locations and requirements before submitting his bids.
6. All work shall be in full accordance with all codes, rules and regulations of governing agencies and shall comply with the requirements of the serving power, telephone and communication companies.
7. Upon Receipt of notice that electrical contract award has been made, successful bidder shall notify power and telephone companies / utilities of the estimated date when service shall be desired.
8. **Contractor Guarantee:** All equipment and appliances furnished and installed shall be guaranteed by the Contractor / Sub-contractor for a minimum period of one (1) year from the date of acceptance by the owner.
9. These notes are the copy write property of James George and shall not be copied or located on any set of plans that does not bear the title block of James George Designs or George construction and design. If these notes are found to be copied or located in any area other than that labeled above please notify James George @ (707) 580-6704.
16050 MATERIALS / ELECTRICAL INSTALLATIONS:
1. **Materials, & construction,** and minimum quality shall comply with applicable Current Codes and governing agencies codes, regulations, ordinances and requirements.
a. Aluminum wire shall not be used in electrical wiring within the building or dwelling unit.
2. Conductors normally used to carry current shall be of copper.
3. **Conductors of dissimilar metals** shall not be intermixed in a terminal or splicing connector where physical contact occurs between dissimilar materials such as [copper and aluminum, copper and copper clad aluminum, or aluminum and copper clad aluminum]. Unless the device is identified for the purpose and conditions of the use.
4. **Splices:** Conductors shall be spliced or joined with splicing devices identified for use or by brazing, welding, or soldering with a fusible metal or alloy. Soldered splices shall first be spliced or joined so as to be mechanically and electrically secure without solder an then be soldered.
5. Bond all metal gas and water pipes to a ground. All ground clamps shall be accessible and of an approved type.
6. Furnace must be hard-wired with a fusible link
7. The bonding jumper shall be SIZED to the LARGEST ungrounded service entrance conductor or equivalent area for parallel conductors (AWG/kcmil-Table 250.66). The connection of a bonding jumper to a grounding electrode shall be made in a manner that will ensure an effective grounding path.
8. A t/er ground or two (2) grounding electrodes are required, and shall not be less than 6 feet apart.
a. 6 AWG or smaller shall be in rigid metal conduit, intermediate metal conduit rigid nonmetallic conduit, electrical metallic tubing or cable armor. Indicate on the plans which grounding system will be used.

16075 INSTALLATION OF BRANCH CIRCUITS WIRING:

- 1. The electrical installer shall walk thru and locate all receptacles with the Owner or Designer prior to installation of wiring & drywall.
2. Light circuits shall be min #15 AMP with #14 AWG copper conductors.
3. Receptacle circuits shall be min 20 AMP with min. #12 AWG copper conductors.
4. Appliance circuits shall be separate 20 AMP with min. #12 AWG copper conductors.
5. The grounding wire larger than 6 avg shall be identified by one of the following means. 1. By a continuous white or gray outer finish. 2. By 3 continuous white stripes on its entire length on other than green insulation. 3. At time of installation, by a distinctive white or gray markings on its terminations. This marking shall encircle the conductor or insulation.
6. Provided minimum two (2) separate 20-ampere small appliance circuits at the kitchen, counters with no other outlets on them.
7. A dedicated 20 AMP branch circuit shall be provided to supply bathroom receptacle outlet[s]. This circuit shall not supply any other outlets.
8. Provide a separate 20-ampere branch circuit dedicated for laundry receptacle outlet[s]. This circuit shall have no other outlets on it.
9. In residential branch circuits the voltage shall not exceed 120 volts nominal between conductors that supply the terminals of lighting fixtures, and receptacles for cord-and-plug connected loads 1440 volt-amperes nominal, or less than 1/4 HP, horse power.
10. Branch circuits serving cooking appliances shall have an ampacity not less than the rating of the branch circuit and not less than the max. load to be served. For ranges w/ an 8 3/4 kW or more rating the min. branch circuit rating shall be 40 amperes.
11. Conductor wire shall have an insulated neutral and a four-prong outlet is required for dryers and cooking units.
12. **Over current protection:** Branch circuit conductors and feeders shall have over current protection at the point where the conductors receive their power supply by approved means such as a circuit breaker.
13. **Floor receptacles:** shall allow for floor cleaning equipment with out damage to the receptacle and shall be made weather-proof by means of a weather proof face plate assembly that provides a watertight connection between the plate and the finished surface.
14. **Conduit piping** located within planting areas shall be placed a minimum of 18" below finish grades.
15. All electrical equipment, breakers, and time clock controls shall be properly labeled.
16. **Installation instructions** for all listed equipment shall be provided to the field inspector at time of inspection.
17. Mastic sealer (Lowry pads or equivalent) shall be wrapped around back, sides, top and bottom of all electrical boxes in party walls.
18. Electrical boxes shall be backed by R-13 fiberglass as needed to completely fill the stud bay.
19. **Unused openings:** Unused cable or raceway openings in boxes, raceways, cutout boxes, cabinets, meter enclosures, equipment cases, etc. shall be effectively closed to offord protection substantially equivalent to the wall of the equipment. My clients do not want any bug's or rats, etc getting in and cooked.
20. **Attic access opening:** Where N/M cable (Romes) is run across the top of ceiling joists and/ or where the attic is not accessible by permanent stairs or ladders, protection within 6' of the nearest edge of the scuttle hole or attic entrance shall be provided.
21. **Internal parts of the electrical equipment,** elect boxes, insulators, shall not be damaged or contaminated by foreign materials such as but not limited to paint, plasters, cleaners, abrasives, or corrosive residues.
22. All electrical operated fixtures, outlets, equipment or devices whether installed by this contract or others, shall be fully connected to proper electrical sources and left in operation condition.
23. **All wet.** Equipment shall be firmly secured to the surface on which it is mounted.
24. **Anti-Condensation:** Electrical Equipment that depends on natural circulation of air and convection principles for cooling of exposed surfaces shall be installed so that room airflow over such surfaces is not prevented.
25. Unless identified for use in the operating environment, no conductors or equipment shall be located in damp or wet locations: where exposed to gasses, fumes, vapors, liquids, or other agents that have a deteriorating effect on the conductors or equipment - or where exposed to excessive temperatures.
26. **Marking:** The mfg's name, trademark, or other descriptive marking by which the organization responsible for the product can be identified shall be placed on all electrical equipment.
27. **Wiring @ garages, shops, & basements:** All wiring below 8' above the finish floor shall be concealed behind min. 1/2" gyp board or shall be in approved conduit typical.

16100 SWITCH & RECEPTACLE LOCATION REQUIREMENTS:

- 1. **Not Used**
2. **Appliance dedicated receptacle** outlets in dwelling units shall be located with-in 6' of the appliance being served or as required by the mfg.
3. **Receptacles in habitable rooms** shall be installed so that no point measured horizontally along the floor line in any wall space is more than 12 feet horizontally from an outlets starting at 6 feet horizontally from a wall end. Wall space includes any space 2' or more in length including around corners, the fixed panel on slider doors, and the space afforded by fixed bar dividers such as free standing bar-type counters and railings. Floor receptacles will not count for this requirement unless they are located with-in 18" of the wall
4. **Outlets @ Exterior doors:** A Receptacle outlet shall be provided inside the building with-in 6' of all exterior doors.
5. **General-use receptacles in kitchens** shall be installed vertically above worktop and splash at +47" above finish floor (at bathroom +42") unless noted otherwise on plans, verify final heights with owners.
6. **Receptacles shall be installed vertically** at not less than +12" above finish floor for a habitable space and not less than 18" above the floor in garages and work-shops.
7. **Wall switches** shall be installed vertically at +42" above finish floor or as determined by the Owner or Designer.
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9. **Kitchen receptacles:** shall be installed at each counter space 12" or wider so that no point along the wall line is more than 2' measured horizontally from a receptacle outlet in that space. Sinks & cook tops are considered to split 2 separate counter spaces and receptacles are not required behind said items. At least one receptacle shall be provided at each island that is larger than 1' x 2'. Where a cook top or sink is installed in an island counter and the space behind the cook top or sink is less than 1' the island is considered to be separated into 2 separate counter top spaces. A receptacle is reqd @ each peninsula counter 24" x 12" or longer.
10. **Receptacles in countertops** and other similar locations shall not be installed face up. MFG listed Push button pop-up receptacles shall be used.
11. **Electrical boxes in fire walls:** (switches, outlets, wall fixtures, etc.), in opposite faces of fire/wall separation wall shall be separated horizontally by not less than 24 inches, (i.e., in different stud bays).
12. **kitchen appliances** shall be provided with a dedicated receptacle as requirement for that appliance, plugs may not be shown on electrical plan for clarity. Appliances include but are not limited to range, refer, dishwasher, stove, ovens, trash compactor, etc.

16125 Ground fault circuit-interrupter outlets [G.F.C.I.]:

- 1. Protection on all 125-volt, single phase, 15 and 20 ampere receptacles shall be provided in the following locations:
a. Bathrooms, outdoors, crawl spaces, unfinished basements, kitchens- where the receptacles are installed to serve the counter top surfaces, laundry rooms/utility rooms/wet bar sinks where the receptacles are installed with-in 6' of the outside edge of a sink. Garages and accessory buildings not intended to be habitable such as work shops, storage, and similar use have the same requirements except receptacles that are not readily accessible, located 8' or more above the floor, & a receptacle located in a space dedicated for 2 appliances that in normal use are not easily moved to another place and are cord and plug connected.
16150 Arc-Fault Circuit Interrupter [AFCI]:
1. All 120-volt, single phase, 15 and 20 ampere branch circuits supplying outlets, Receptacles, lights, smoke detectors, etc installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-rated circuit interrupter, combination type installed to provide protection of the branch circuit. The AFCI shall be installed at the origination of the branch circuit or it shall be installed with-in 6' of the branch circuit over-current device as measured along the conductor device, and the circuit conductors between the over-current device and the AFCI shall be insulated in a metal raceway or a cable with a metallic shield.

16175 Outdoor wet locations / exposed to weather [W/P/GFCI] outlets:

- 1. All outlets installed outdoors and exposed to weather shall be WP [weather-proof] and provided with G.F.C.I. (Ground Fault-circuit Interrupter). And shall have an enclosure that is weatherproof whether or not the attachment plug cap is inserted. Where the product intended to be plugged in is not attended while in use shall have an enclosure that is weatherproof with the attachment plug cap inserted or removed.
16200 GENERAL LIGHTING REQUIREMENTS:
1. At least one (1) wall switch-controlled lighting outlet shall be installed in each habitable room.
2. **Lighting:** All lighting shall be high efficiency.
3. **Stairway lighting:** Where a light is provided above a stairway a switch for that light shall be provided both at the top and bottom of the stairs.
4. **Wet Locations:** Luminaries installed in wet or damp locations shall be installed so water cannot enter or accumulate in the wiring compartments or other elect parts. Luminaries installed in wet locations shall be marked "suitable for wet locations." Luminaries installed in damp locations shall be marked "suitable for wet locations" or "suitable for damp locations." for damp locations, or listed for wet locations where subject to shower spray.
5. **Luminaries near combustible materials** shall be constructed, installed, and or equipped with shades or guards so that combustible material is not subjected to temperatures in excess 90°C (194°F)
6. **Space for cove lighting:** cove lighting shall have adequate space and shall and shall be located so that lamps and equipment can be properly installed and maintained.
7. **Pendant lamp holders;** with permanently attached leads shall be hung from separate stranded rubber covered conductors that are soldered directly to the circuit conductors but supported independently thereof.
8. **Tension:** Conductors shall be arranged so that weight of the fixture and or moveable parts does not put tension on the conductors.
9. **Marking:** All luminaries [fixtures] shall be marked with the max lamp wattage or electrical rating, the mfg's name, trademark, or other suitable means of identification.
10. **Combustible materials:** Luminaries [fixtures] shall be installed so that adjacent combustible material will not be subject to temperatures in excess of 90°C 194°F
11. **Recessed non IC rated fixtures** that is not identified for contact with insulation shall have all recessed parts spaced not less than 1/2" from combustible materials. And shall not be located in any spaces with insulation.
12. **Recessed type IC rated fixtures** shall be required in any space where insulation may be located or where the light is with-in 1/2" of a wood framing member.
13. **Insulation @ Recessed light fixtures** shall not be installed above a recessed fixture or with-in 3" of the fixtures enclosure, wiring compartment, or ballast unless it is identified for contact with insulation, type IC.
14. Luminaries recessed in insulated ceilings must meet 3-requirements:
a. They must be rated for direct insulation contact (IC) rated
b. They must be certified as air tight construction
c. They must have a sealed gasket or caulking between the housing and ceiling to prevent flow of heated or cooled air out of the living areas and into the ceiling cavity.

16350 CIRCUIT BREAKERS, ELECT PANELS, AND OVERCURRENT DEVICES:

- 1. Circuit breakers shall be marked with their ampere rating in a manner that will be durable and visible after installation. Said markings shall be permitted to be made visible by removing of the trim or cover.
2. Circuit breakers rated at 100 amperes or less and 600 volts or less shall have the ampere rating molded, stamped, or etched or similarly marked into their handles or escutcheon areas.
3. Over-current devices shall be readily accessible and installed so the center of the grip of the operating handle of the switch or circuit breaker when in its highest position is not more than 6'-7" above the floor or walking platform.
4. **Prohibited Over current device / circuit breaker locations:** over current devices and circuit breakers shall not be located in the vicinity of easily ignitable materials such as in closets and said items shall not be located in bathrooms.
5. Circuit breakers and over current devices shall not be located where they will be exposed to physical damage and shall be protected by installing in enclosures, cabinets, cutout boxes, or equipment assemblies.
6. Electrical panels shall not be installed in closets and bathrooms. Maintain a clearance of 36" inches in front of panels, 30" wide or width of equipment and 6'-6"

16400 HARD WIRED SMOKE ALARMS / SMOKE DETECTORS:

- 1. **Smoke Alarms:** Smoke alarms shall be listed in accordance with UL 217, installed in accordance with NFPA 72, & California State Fire Marshall.
a. **Smoke alarms** shall be tested and maintained in accordance with the manufacturer's instructions. Smoke Alarms that no longer function shall be replaced. Smoke Alarms installed in one and two family dwellings shall be replaced after 10 years from the date of manufacture marked on the unit, if it the date of manufacture cannot be determined.
2. **Power source:** Smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery back-up. The detector shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection. Per the Current Building Code.
3. **Interconnection:** Where more than one smoke alarm is required to be installed the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
4. **Location within dwelling units.** In dwelling units a smoke alarm shall be installed in:
a. In each room used for sleeping purposes
b. Outside of each separate sleeping area on the wall or ceiling at a point within the immediate vicinity of bedrooms.
c. In each story, including basement
d. Dwelling unit with split level and without an intervening door between the adjacent levels, a smoke detector shall be installed on the upper level provided the lower level is less than a full story below the upper level.
e. Alterations, repairs, or additions over \$ 1,000 dollars (May be battery operated.)
f. Smoke Detectors or Smoke Alarm shall not be located in direct airflow or closer than three (3) feet from an air supply diffuser or return air openings. There may be circumstances where a separation of three (3) is not adequate and a greater separation is required depending upon the HVAC velocity and type of diffusers.
1. **Installation:** Install the smoke detector in strict accordance with the manufacturer's printed installation instructions. **Smoke Alarms Location Requirements:** The installation of smoke alarms and smoke detectors shall comply with the following requirements
a. Smoke alarms and smoke detectors shall not be located where ambient conditions, including humidity and temperature, are outside the limits specified by the manufacturer's published instructions.
b. Smoke alarms and smoke detectors shall not be located within unfinished attics or garage or in other spaces where temperatures can fall below 40°F (4°C) or exceed 100°F (38°C)
c. Where the mounting surface could become considerably warmer or cooler than the room, such as a poorly insulated ceiling below and unfinished attic or exterior wall, smoke alarms and smoke detectors shall be mounted on and inside wall.
d. Smoke alarms or smoke detectors shall be installed a minimum of 20ft Horizontal distance from a permanently installed cooking appliance.
a. Exception: Ionization smoke alarms with an alarm silencing switch or Photoelectric smoke alarms shall be permitted to be installed 10ft or greater from a permanently installed cooking appliance.
b. Photoelectric smoke alarms shall be permitted to be installed greater then 6ft from a permanently installed cooking appliance where the kitchen or cooking area and adjacent spaces have no clear interior partitions and the 10ft distances would prohibit the placement of a smoke alarm or smoke detector that is required. Smoke alarms listed for use in close proximity to permanently installed cooking appliance.
e. Installation near bathrooms. Smoke alarms shall be installed not less than a 3 foot horizontal distance from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by other sections of this code.
f. Smoke alarms and smoke detectors shall not be installed within a 36" horizontal path from the supply registers of a force air heater or cooling system and shall be installed outside of the direct airflow from those registers
g. Smoke alarm and smoke detectors shall not be installed within a 36" horizontal path from the tip of the blade of a ceiling-suspended (paddle) fan.
h. Where stairs lead to other occupied levels, a smoke alarm and smoke detectors shall be located so that smoke rising in the stairway cannot be prevented from reaching the smoke alarm and smoke detectors by an intervening door or obstruction.
i. For stairways leading up from a basement, smoke alarm and smoke detectors shall be located on the basement ceiling near the entry to the stairs.
5. For trays-shaped ceiling (cove/creel ceilings), smoke alarms and smoke detectors shall be installed on the highest portion of the ceiling or on the sloped portion of the ceiling within 12" vertically down from the highest point.

16450 HARDWIRED CARBON MONOXIDE ALARMS:

- 1. **General:** Approved carbon monoxide alarms shall be installed in dwelling units and sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages.
2. **Carbon Monoxide Alarms:** Single & multiple station carbon monoxide alarms shall be listed as complying with the requirements of UL2034. Carbon monoxide detectors shall be listed as complying with the requirements of UL2075. Carbon monoxide alarms & detectors shall be installed per the current code, the current edition of NFPA720, and the MFG'S installation instructions.
3. **Power source:** Carbon Monoxide alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery back up. The detector shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection. Per the Current Building Code.
4. **Interconnection:** Where more than one carbon monoxide alarm is required to be installed the alarms shall be interconnected in such a manner that the activation of one alarm will activate all the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
5. **Multiple-Purpose Alarms:** Combination smoke and carbon monoxide alarms can be in stalled as long as they comply with the listing requirements for each alarm.
6. **Location within dwelling units.** In dwelling units a carbon monoxide alarm shall be installed in the following locations:
a. Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom or bedrooms.
b. On every level of the dwelling unit including the basements.

THESE PLANS ARE CONSIDERED PERLIMINARY AND NOT FOR CONSTRUCTION UNLESS THESE PLANS BEAR THE WET OR DIGITAL SIGNATURE OF JAMES GEORGE. ALONG WITH THE GOVERNING AGENCY'S REVIEW SEAL OF APPROVAL AND WET SIGNATURE.

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REVISIONS:

- 1.
2.
3.

PROJECT TITLE:

DWELLING ADDITION PLANS
FOR: MELISSA BERIKER
2006 WEBBER AVE
YOUNTVILLE, CA. 94599
APN# 036-089-009

DATE:

7-10-2022

SCALE:

AS NOTED

SHEET DESCRIPTION:

CODE REQUIREMENTS & GENERAL SPECIFICATIONS

SHEET NUMBER:

AS3 of AS4
W/ 22 SHEETS TOTAL

CEC LIGHTING REQUIREMENTS

Luminaire Efficacy: All installed luminaires shall be high efficacy.

Bathrooms, garages, laundry rooms, and utility rooms: At least one luminaire in each of these spaces shall be controlled by an occupant or vacancy sensor providing automatic-off functionality. If an occupant sensor is installed it shall be initially configured to manual-on operation using the manual control required under CEC 150.0(k)2C.

Residential Outdoor Lighting including private patios, entrances, balconies, parking lots, carports, and porches. In addition to being high efficiency, luminaires providing residential outdoor lighting shall meet the following requirements, as applicable:

Outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, shall meet the requirement in item i and the requirements in either item ii or item iii:

- Controlled by a manual ON and OFF switch that does not override to ON the automatic actions of Items ii or iii below; and
- Controlled by photocell and either a motion sensor or an automatic time switch control; or
- Controlled by an Astronomical time clock/control. Controls that override to ON shall not be allowed unless the override automatically returns to automatic control to its normal operation within 6 hours. An energy management control system that provides the specific lighting control functionality and complies with all requirements applicable to the specified controls may be used to meet this requirement.

The following Light sources other than those installed in ceiling recessed down light luminaires are classified as high efficacy and are not required to comply w/ reference joint appendix JA8

- Pin-based linear or compact fluorescent light sources using electronic ballasts.
- Pulse-start metal halide.
- High pressure sodium light sources.
- Luminaires with hardwired high frequency generator and induction lamp
- LED light sources installed outdoors.
- Inseparable SSL luminaires containing colored light sources that are installed to provide decorative lighting.

The following Light sources shall be certified to the Commission as High Efficacy Light Sources in accordance with Reference Joint Appendix JA8 and be marked as meeting JA8.

- All light sources in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires shall not have screw bases regardless of lamp type
- Any light source not otherwise listed in this table.

Notes:

- Blank Electrical Boxes.** The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device shall be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
- Recessed Down light Luminaires in Ceilings.** Luminaires recessed into ceilings shall meet all of the following requirements:
 - Be listed for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing/rating laboratory; and
 - Have a label that certifies the luminaire is airtight with air leakage less than 2.0 CFM at 75 Pascals when tested in accordance with ASTM E283. An exhaust fan housing shall not be required to be certified airtight; and
 - Be sealed with a gasket or caulk between the luminaire housing and ceiling, and shall have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk; and
 - For luminaires with hardwired ballasts or drivers, allow ballast or driver maintenance and replacement to be readily accessible to building occupants from below the ceiling without requiring the cutting of holes in the ceiling; and
 - Shall not contain screw base sockets; and
 - Shall contain light sources that comply with References Joint Appendix JA8, including the elevated temperature requirements, and that are marked "JA8-2016-E" as specified in Reference Joint Appendix JA8.
- Electronic Ballasts.** Ballasts for fluorescent lamps rated 13 watts or greater shall be electronic and shall have an output frequency no less than 20 kHz.
- Night Lights, Step Lights, & Path Lights.** Permanently installed night lights, step lights, & path lights shall not be required to comply w/ CEC table 150.0-A or be controlled by a vacancy sensor provided they are rated to consume no more than five watts of power and emit no more than 150 lumens.
- Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans shall high efficiency EXCEPT: Lighting installed by the manufacturer in kitchen exhaust hoods.
- Screw based luminaires.** Screw based luminaires shall meet all of the following requirements:
 - The luminaires shall not be recessed downlight luminaires in ceilings; and
 - The luminaires shall contain lamps that comply with Reference Joint Appendix JA8; and
 - The installed lamps shall be marked with "JA8-2016" or "JA8-2016-E" as specified in Reference Joint Appendix JA8. EXCEPT: Luminaires with hardwired ballasts for high intensity discharge lamps.
- Enclosed Luminaires.** Light sources that are not marked "JA8-2016-E" shall not be installed in enclosed luminaires.
- Internally illuminated address signs.** Internally illuminated address signs shall: Comply with Section 140.8; or Shall consume no more than 5 watts of power.
- Interior Lighting Switching Devices and Controls.**
 - All forward phase cut dimmers used with LED light sources shall comply with NEMA SSL 7A.
 - Exhaust fans shall be switched separately from lighting systems. EXCEPT: Lighting integral to an exhaust fan may be on the same switch as the fan provided the lighting can be switched OFF in accordance with the applicable provisions in Section 150.0(k)2 while allowing the fan to continue to operate for an extended period of time.
 - Luminaires shall be switched with readily accessible controls that permit the luminaires to be manually switched ON and OFF. Exception, ceiling fans may provide control of integrated VIA a remote.
 - Lighting controls and equipment shall be installed in accordance with the manufacturer's instructions.
 - No controls shall bypass a dimmer or vacancy sensor function where that dimmer or vacancy sensor has been installed to comply with Section 150.0(k).
 - Lighting controls shall comply with the applicable requirements of Section 110.9.
 - An Energy Management Control System (EMCS) may be used to comply with dimmer requirements in Section 150.0(k) if at a minimum it provides the functionality of a dimmer in accordance with Section 110.9, meets the installation certificate requirements in Section 130.4, the EMCS requirements in Section 130.5(f), and complies with all other applicable requirements in Section 150.0(k)2.
 - An Energy Management Control System (EMCS) may be used to comply with vacancy sensor requirements in Section 150.0(k) if at a minimum it provides the functionality of a vacancy sensor in accordance with Section 110.9, meets the installation certificate requirements in Section 130.4, the EMCS requirements in Section 130.5(f), and complies with all other applicable requirements in Section 150.0(k)2.
 - A multiscene programmable controller may be used to comply with dimmer requirements in Section 150.0(k) if at a minimum it provides the functionality of a dimmer in accordance with Section 110.9, and complies with all other applicable requirements in Section 150.0(k)2.
 - Dimmers of vacancy sensors shall control all luminaires required to have light sources compliant with Reference Joint Appendix JA8. EXCEPT 1 to Section 150.0(k)2K: Luminaires in closets less than 70 square feet. EXCEPT 2 to Section 150.0(k)2K: Luminaires in hallways.
 - Undercabinet lighting shall be controlled separately from ceiling installed lighting such that one can be turned on w/o turning on the other.

CAL GREEN BLDG STANDARDS REQUIREMENTS:

(CG01) Water conserving plumbing fixtures and fittings.

- 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 Water Sense Specification for Tank-type Toilets.
 - Note:** The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.
- 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.
- Showerheads. Single showerhead.** Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA Water Sense Specification for Showerheads.
 - Multiple showerheads serving one shower.** When a shower is served by more than one showerhead, the combined flow rate of all shower-heads and/or other shower outlets controlled by a sin-gle 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.
 - Note:** A hand-held shower shall be considered a showerhead.
- Residential lavatory faucets.** The maxi-mum 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.
- Metering faucets.** Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.
- 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.
- Note:** Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

(CG02) Rodent proofing.

- Amimilar 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 a similar method acceptable to the enforcing agency.

(CG03) Recycling and waste reduction requirements:

- Construction waste management.** Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with the following CAL GREEN requirements or meet a more stringent local construction and demolition waste management ordinance.**Exceptions:**
 - Excavated soil and land-clearing debris.
 - Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
 - The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
- Construction waste management plan.** Submit a construction waste management plan in conformance with the following items a thru e. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.
 - Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
 - Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
 - Identify diversion facilities where the construction and demolition waste material will be taken.
 - Identify construction methods employed to reduce the amount of construction and demolition waste generated.
 - Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
- Waste management company.** Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.
 - The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.
- Waste stream reduction alternative [LR].** Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65 percent construction waste reduction requirement in Section 4.408.1.
- Waste stream reduction alternative.** Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65-percent construction waste reduction requirement in Section 4.408.1.
- Documentation.** Documentation shall be provided to the enforcing agency which demonstrates compliance with CAL GREEN Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.
 - Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.cd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
 - Mixed construction and demolition debris (C&D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

(CG04) Operation and maintenance manual:

- 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:
 - Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
 - Operation and maintenance instructions for the following:
 - 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.
 - Roof and yard drainage, including gutters and down-spouts.
 - Space conditioning systems, including condensers and air filters.
 - Landscape irrigation systems.
 - Water reuse systems.
 - Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
 - Public transportation and/or carpool options available in the area.
 - 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.
 - Information about water-conserving landscape and irrigation design and controllers which conserve water.
 - Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
 - Information on required routine maintenance mea-sures, including, but not limited to, caulking, painting, grading around the building, etc.
 - Information about state solar energy and incentive programs available.
 - A copy of all special inspection verifications required by the enforcing agency or this code.

(CG05) Pollutant Control:

- Pollutant Control: Covering of duct openings and protection of mechanical equipment during construction.** At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.
- Finish material pollutant control.** Finish materials shall comply with this section.
 - Adhesives, sealants and caulks.** Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:
 - Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
 - Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.
 - Paints and coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-high Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Non-flat-high Gloss VOC limit in Table 4.504.3 shall apply.
 - Aerosol paints and coatings.** Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management Dis- trict additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.
 - Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
 - Manufacturer's product specification.
 - Field verification of on-site product containers.

- Carpet systems.** All carpet installed in the building interior shall meet the testing and product requirements of one of the following:
 - Carpet and Rug Institute's Green Label Plus Program.
 - California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.)
 - NSF/ANSI 140 at the Gold level.
 - Scientific Certifications Systems Indoor AdvantageTM Gold.
- Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.
- Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 4.504.1.
- Hi Resilient flooring systems.** Where resilient flooring is installed, at least 80 percent of floor area requiring resilient flooring shall comply with one or more of the following:
 - Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specifica- tion 01350), certified as a CHPS Low-Emitting Mate- rial in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
 - Products certified under UL GREENGUARD (formerly the Greenguard Children & Schools pro- gram).
 - Certification under the Resilient Floor Covering Institute (RFC FloorScore program).
 - Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).

- Hi Composite wood products.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5.
 - Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
 - Product certifications and specifications.
 - Chain of custody certifications.
 - Product labeled and invoiced as meeting the Com- posite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
 - Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Associa- tion, the Australian AS/NZS 2269, European 636 35, and Canadian CSA O121, CSA O151, CSA O153 and CSA O325 standards.

(CG06) Moisture content of building materials (Testing Required).

- 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. Moisture content shall be verified in compliance with the following:
 - Moisture content shall be determined with either a probe-type or contact-type moisture meter.** Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code. Exception Use of alternate design temperatures necessary to ensure the systems function are acceptable.
 - Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified.
 - At least three random moisture readings shall be per- formed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.
 - Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

(CG07) Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

- Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
- Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
 - Humidity controls shall be capable of adjustment between a relative humidity range between 50% min. to a 80% max. A humidity control may utilize manual or automatic means of adjustment.
 - A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).
 - For the purposes of this section, a bathroom is a room that contains a bathtub, shower, or tub/shower combination.

(CG08) Heating and air-conditioning system design. Heat- ing and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods:

- The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J—2011 (*Residential Load Calculation*), ASHRAE handbooks or other equivalent design software or methods.
- Duct systems are sized according to ANSI/ACCA 1 Manual D—2014 (*Residential Duct Systems*), ASHRAE handbooks or other equivalent design soft- ware or methods.
- Select heating and cooling equipment according to ANSI/ACCA 3 Manual S—2014 (*Residential Equip*).

Exception: Use of alternate design temperatures necessary to ensure the systems function are acceptable.

(CG09) Fireplaces:

- Fireplaces:** Any installed gas fireplace shall be a direct- vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

(CG10) Outdoor potable water use in landscape areas.

- Residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following options:
 - A local water efficient landscape ordinance or the cur- rent California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWEL0), whichever is more stringent; or
 - Projects with aggregate landscape areas less than 2,500 square feet may comply with the MWEL0's Appendix D Prescriptive Compliance Option.
 - The Model Water Efficient Landscape Ordinance (MWEL0) and supporting documents are available at: <http://www.water.ca.gov/wateruseefficiency/land- scapeordnance/> A water budget calculator is available at: [http:// www.water.ca.gov/wateruseefficiency/landscapeord- nance/](http://www.water.ca.gov/wateruseefficiency/landscapeord- nance/)

(CG11) EH Electric Vehicle Charging stations @ New houses with attached private garages.

- For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV char- ger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcur- rent protective device.
- Identification.** The service panel or sub- panel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".
- Single EV space required.** Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or encl0- sure in close proximity to the proposed location of the EV spaces. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit over- current protective device.
- Identification.** The service panel or sub- panel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

(CG12) Concrete Slab Capillary Break

- Concrete Slab Capillary Break:** A 4" thick base of 1/2" or larger clean aggregate shall be provided with a vapor retarding in direct contact with concrete and a concrete mix design, which will address bleed- ing, shrinkage, and curling, shall be used. For addi- tional information, see American Concrete Institute, ACI 302.2R-06

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THESE PLANS BEAR THE WET OR DIGITAL SIGNATURE OF JAMES GEORGE. ALONG WITH THE GOVERNING AGENCY'S REVIEW SEAL OF APPROVAL AND WET SIGNATURE.

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PLANS PREPARED BY:


JAMES GEORGE
PROJECT DESIGNER

REVISIONS:

▲	
▲	
▲	
▲	

PROJECT TITLE:

DWELLING ADDITION PLANS
FOR: MELISSA BERIKER
2006 WEBBER AVE
YOUNTVILLE, CA. 94599
APN # 036-038-009

DATE:

7-10-2022

SCALE:

AS NOTED

SHEET DESCRIPTION:

CODE
REQUIREMENTS
& GENERAL
SPECIFICATIONS

SHEET NUMBER:

AS4 of AS4
w/ 22 SHEETS TOTAL

STATE OF CALIFORNIA
Prescriptive Residential Alterations That Do Not Require HERS Field Verification
 CECC-FR-ALT-05-E (Revised 01/19)
 CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
 Prescriptive Residential Alterations That Do Not Require HERS Field Verification
 Project Name: **BERIKER ALTERATIONS / CARPORT CONVERSION** Page 1 of 8 Date Prepared: **6-22-22** (Page 1 of 8)

This compliance document is only applicable to simple alterations that do not require HERS verification for compliance. When HERS verification is required, a CF1R-ALT-01 shall first be registered with a HERS Provider Data Registry.

Alterations to Space Conditioning Systems that are exempt from HERS verification requirements may use the CF1R-ALT-05 and CF2R-ALT-05 Compliance Documents. Possible exemptions from duct leakage testing include: less than 40 ft of ducts were added or replaced; or the existing duct system was insulated with asbestos; or the existing duct system was previously tested and passed by a HERS Rater. If space conditioning systems are altered and are not exempt from HERS verification, then a CF1R-ALT-02 must be completed and registered with a HERS Provider Data Registry.

Alterations that utilize close Cell Spray Polyurethane Foam (CSPF) with a density of 1.5 to less than 2.5 pounds per cubic foot having an R-value greater than 5.8 per inch, or Open Cell Spray Polyurethane Foam (OCSF) with a density of 0.4 to less than 1.5 pounds per cubic foot having an R-value of 3.6 per inch, shall complete and register a CF1R-ALT-01 with a HERS Provider Data Registry.

If more than one person has responsibility for installation of the items on this certificate, each person shall prepare and sign a certificate applicable to the portion of construction for which they are responsible. Alternatively, the person with chief responsibility for construction shall prepare and sign this certificate for the entire construction. All applicable Mandatory Measures shall be met. Temporary labels shall not be removed before verification by the building inspector.

A. General Information

01 Project Name:	BERIKER ALTERATIONS / ADDITION	02 Date Prepared:	6-22-22
03 Project Location:	2006 WEBBER AVE	04 Building Front Orientation (deg or cardinal):	142
05 CA City:	YOUNTVILLE, CA	06 Number of Altered Dwelling Units:	1
07 Zip Code:	94599	08 Fuel Type:	Natural Gas
09 Climate Zone:	2	10 Total Conditioned Floor Area (ft²):	1,329
11 Building Type:	Single family	12 Slab Area (ft²):	NONE
13 Project Scope:	Walls, & REMOVE ONE WINDOW		

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CERTIFICATE OF COMPLIANCE
 Prescriptive Residential Alterations That Do Not Require HERS Field Verification
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B. Building Insulation Details (Section 150.2(b)1)

Tag/ID	Assembly Type	Frame Type	Frame Depth (inches)	Frame Spacing (inches)	Cavity R-value	Proposed		Required		Comments	
						Continuous Insulation R-value	U-factor	U-Factor from Table 150.1-A or B	Cell		
	Wall	Wood	5.5"	16"	R-21	0	N/A	4.2.2	A18	R-21	150.1(c)1.A states it's acceptable
	Floor	WOOD	5.5"	16"	R-19	0	0.037	4.2.2	A18	N/A	
	Ceiling	Wood	5.5"	24"	R-38	0	.029	4.2.2	A18	R-38	

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CERTIFICATE OF COMPLIANCE
 Prescriptive Residential Alterations That Do Not Require HERS Field Verification
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C. Roof Replacement (Prescriptive Alteration, Section 150.2(b)1H)

01 Method of Compliance	02 Roof Pitch	03 Exception	04 CRRC Product ID Number	05 Product Type	06 R-value Deck Insulation	Proposed				Minimum Required		
						Initial Solar Reflectance	Aged Solar Reflectance	Thermal Emittance	SRI (Optional)	Aged Solar Reflectance	Thermal Emittance	SRI (Optional)
N/A												

NOTES:
 • Roof area covered by building integrated photovoltaic panels and solar thermal panels are exempt from the above Cool Roof requirements.
 • Liquid field applied coatings must comply with installation criteria from Section 110.8(j)4.

D. Fenestration/Glazing Allowed Areas and Efficiencies (Section 150.2(b)1)

01 Alteration Type	02 Maximum Allowed Fenestration Area For All Orientations (ft²)	03 Maximum Allowed West-Facing Fenestration Area Only (ft²)	04 Existing Fenestration Area For All Orientations (ft²)	05 Existing West-Facing Fenestration Area (ft²)	06 Maximum Allowed U-factor (Windows)	07 Maximum Allowed U-factor (Skylights)	08 Maximum Allowed SHGC (Windows)	09 Maximum Allowed SHGC (Skylights)	10 Comments
WINDOS	N/A	N/A	N/A	N/A	0.30	N/A	0.23	N/A	NO ADDED GLAZING

CA Building Energy Efficiency Standards - 2019 Residential Compliance January 2019

STATE OF CALIFORNIA
Prescriptive Residential Alterations That Do Not Require HERS Field Verification
 CECC-FR-ALT-05-E (Revised 01/19)
 CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
 Prescriptive Residential Alterations That Do Not Require HERS Field Verification
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E. Fenestration Proposed Areas and Efficiencies - Add (Section 150.2(b)1A)
 Note: Doors with greater than or equal to 25 percent glazed area are considered glazed doors and are treated as fenestration products.

01 Tag/ID	02 Fenestration Type	03 Frame Type	04 Dynamic Glazing	05 Orientation N, S, W, E	06 Number of Panes	07 Proposed Fenestration Area (ft²)	08 Proposed West Facing Fenestration Area (ft²)	09 Proposed U-factor	10 Proposed SHGC	11 Proposed SHGC Source	12 Exterior Shading Device	13 Combined SHGC from CF1R-ENV-03
	FRONT	N/A	NONE	SOUTH		0						
	LEFT	N/A	NONE	WEST		0						
	REAR	N/A	NONE	NORTH		0						
	RIGHT	N/A	NONE	EAST		-20						

15 Total Proposed Fenestration Area: -20

16 Maximum Allowed Fenestration Area

17 Compliance Statement: Existing + Proposed Fenestration Area ≤ Maximum Allowed Fenestration Area Yes No

18 Total Proposed West-Facing Fenestration Area

19 Maximum Allowed West-Facing Fenestration Area

20 Compliance Statement: Existing + Proposed West-Facing Fenestration Area ≤ Maximum Allowed West-Facing Fenestration Area Yes No

21 Proposed Fenestration U-factor (Windows): .30

22 Required Fenestration U-factor (Windows): .30

23 Compliance Statement: Proposed Fenestration U-factor ≤ Required Fenestration U-factor Yes No

24 Proposed Fenestration SHGC (Windows): .23

25 Required Fenestration SHGC (Windows): .23

26 Compliance Statement: Proposed Fenestration SHGC ≤ Required Fenestration SHGC Yes No

27 Proposed Fenestration U-factor (Skylights): N/A

28 Required Fenestration U-factor (Skylights): N/A

29 Compliance Statement: Proposed Fenestration U-factor ≤ Required Fenestration U-factor Yes No

30 Proposed Fenestration SHGC (Skylights): NONE

31 Required Fenestration SHGC (Skylights): NONE

CA Building Energy Efficiency Standards - 2019 Residential Compliance January 2019

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 CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
 Prescriptive Residential Alterations That Do Not Require HERS Field Verification
 Project Name: **BERIKER ALTERATIONS / CARPORT CONVERSION** Page 5 of 8 Date Prepared: **6-22-22** (Page 5 of 8)

32 Compliance Statement: Proposed Fenestration SHGC ≤ Required Fenestration SHGC Yes No

F. Fenestration/Glazing Proposed Areas and Efficiencies - Replace (Section 150.2(b)1B)
 Note: Doors with greater than or equal to 25 percent glazed area are considered glazed doors and are treated as fenestration products.

01 Tag/ID	02 Fenestration Type	03 Frame Type	04 Dynamic Glazing	05 Orientation N, S, W, E	06 Area Removed (ft²)	07 Area Added (ft²)	08 Net Added Area (ft²)	09 Proposed U-factor	10 Proposed SHGC	11 Proposed SHGC Source	12 Exterior Shading Device	13 Combined SHGC from CF1R-ENV-03
	WINDOW	N/A	NONE	NORTH								
	WINDOW	N/A	NONE	SOUTH								
	WINDOW	N/A	NONE	EAST	37.25							
	WINDOW	N/A	NONE	WEST								

15 Net Added West-facing Fenestration Area Yes No

16 Is Net Added Fenestration Area ≤ for west-facing fenestration? Yes No

17 Net Added Fenestration Area (all orientations)

18 Is Net Added Fenestration Area ≤ 0 for all orientations? Yes No

19 Proposed Fenestration U-factor (Windows): .30

20 Required Fenestration U-factor (Windows): .30

21 Is the proposed Fenestration U-factor ≤ the Required Fenestration U-factor? Yes No

22 Proposed Fenestration SHGC (Windows): .23

23 Required Fenestration SHGC (Windows): .23

24 Is the Proposed Fenestration SHGC ≤ the Required Fenestration SHGC? Yes No

25 Proposed Fenestration U-factor (Skylights): N/A

26 Required Fenestration U-factor (Skylights): N/A

27 Is the proposed Fenestration U-factor ≤ the Required Fenestration U-factor? Yes No

28 Proposed Fenestration SHGC: .23

29 Required Fenestration SHGC: .23

30 Is the Proposed Fenestration SHGC ≤ the Required Fenestration SHGC? Yes No

CA Building Energy Efficiency Standards - 2019 Residential Compliance January 2019

STATE OF CALIFORNIA
Prescriptive Residential Alterations That Do Not Require HERS Field Verification
 CECC-FR-ALT-05-E (Revised 01/19)
 CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
 Prescriptive Residential Alterations That Do Not Require HERS Field Verification
 Project Name: **BERIKER ALTERATIONS / CARPORT CONVERSION** Page 6 of 8 Date Prepared: **6-22-22** (Page 6 of 8)

G. Space Conditioning (SC) Systems - Heating/Cooling (Prescriptive Section 150.2(b))
 Alterations to Space Conditioning Systems shall be exempt from HERS verification requirements as prerequisite for use of the CF1R-ALT-05 and CF2R-ALT-05 Compliance Documents. If new space conditioning systems are installed or existing systems are altered and are not exempt from HERS verification, then a CF1R-ALT-02 shall be completed and registered with a HERS Provider Data Registry. In each row below for each dwelling unit in the building, check the box that indicates the exemption from HERS verification compliance:

a: space conditioning system was not altered;
 b: less than 40 ft of ducts were added or replaced;
 c: (exempt from duct leakage testing) if the existing duct system was insulated with asbestos;
 d: (exempt from duct leakage testing) if the existing duct system was previously tested and passed by a HERS Rater.

01 Dwelling Unit Name	02 SC System Identification or Name	03 SC System Location or Area Served	04 Exemption from HERS Verification			
BERIKER ALT / ADD	EXISTING HVAC UNIT	ATTIC	<input type="checkbox"/> a	<input checked="" type="checkbox"/> b	<input type="checkbox"/> c	<input type="checkbox"/> d
			<input type="checkbox"/> a	<input type="checkbox"/> b	<input type="checkbox"/> c	<input type="checkbox"/> d
			<input type="checkbox"/> a	<input type="checkbox"/> b	<input type="checkbox"/> c	<input type="checkbox"/> d
			<input type="checkbox"/> a	<input type="checkbox"/> b	<input type="checkbox"/> c	<input type="checkbox"/> d
			<input type="checkbox"/> a	<input type="checkbox"/> b	<input type="checkbox"/> c	<input type="checkbox"/> d
			<input type="checkbox"/> a	<input type="checkbox"/> b	<input type="checkbox"/> c	<input type="checkbox"/> d

CA Building Energy Efficiency Standards - 2019 Residential Compliance January 2019

THESE PLANS ARE CONSIDERED PERMANENT AND NOT FOR CONSTRUCTION UNLESS THESE PLANS BEAR THE WET OR DIGITAL SIGNATURE OF JAMES GEORGE. ALONG WITH THE GOVERNING AGENCY'S REVIEW SEAL OF APPROVAL AND WET SIGNATURE.

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PLANS PREPARED BY:
JAMES GEORGE
 PROJECT DESIGNER

REVISIONS:
 ▲
 ▲
 ▲
 ▲

PROJECT TITLE:
DWELLING ADDITION PLANS FOR: MELISSA BERIKER
 2006 WEBBER AVE
 YOUNTVILLE, CA. 94599
 APN # 036-088-009

DATE:
7-10-2022

SCALE:
AS NOTED

SHEET DESCRIPTION:
T-24 ENERGY FORMS

SHEET NUMBER:
T24-1 of T24-3
 W/ 22 SHEETS TOTAL

STATE OF CALIFORNIA
Prescriptive Residential Alterations That Do Not Require HERS Field Verification
 CEC-CF1R-ALT-05-E (Revised 01/19)
 COMMISSION CALIFORNIA ENERGY

CERTIFICATE OF COMPLIANCE CF1R-ALT-05-E
 Prescriptive Residential Alterations That Do Not Require HERS Field Verification
 Project Name: **BERIKER ALTERATIONS / CARPORT CONVERSION** Page 7 of 8 Date Prepared: **6-22-22** (Page 7 of 8)

H. Water Heating Systems (Section 150.2(b)1G)

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Dwelling Unit Name	Water Heating System Identification or Name	Water Heating System Location or Area Served	Water Heating System Type	Water Heater Type	# of Water Heaters in System	Water Heater Storage Volume (gal)	Fuel Type	Rated Input Type	Rated Input Value	Heating Efficiency Type	Heating Efficiency Value	Standby Loss (B)	Exterior Insulation R-Value	Back-Up Solar Savings Fraction
	EXISTING	CLOSET	[E]	STOR	1	60	GAS							
	EXISTING	OUTSIDE	[E]	TKLS	1		GAS							

STATE OF CALIFORNIA
Prescriptive Residential Alterations That Do Not Require HERS Field Verification
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 COMMISSION CALIFORNIA ENERGY

CERTIFICATE OF COMPLIANCE CF1R-ALT-05-E
 Prescriptive Residential Alterations That Do Not Require HERS Field Verification
 Project Name: **BERIKER ALTERATIONS / CARPORT CONVERSION** Page 8 of 8 Date Prepared: **6-22-22** (Page 8 of 8)

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
 I certify that this certificate of compliance documentation is accurate and complete.
 Documentation Author Name: **James George** Documentation Author Signature: 
 Company: **James George Designs Inc.** Signature Date: **6-22-22**
 Address: **30 Lemon Hill Trl** CEA/HERS Certification Identification (if applicable):
 City/State/Zip: **Napa, Ca. 94558** Phone: **(707) 580-6704**

RESPONSIBLE PERSON'S DECLARATION STATEMENT
 I certify the following under penalty of perjury, under the laws of the State of California:
 1. The information provided on this Certificate of Compliance is true and correct.
 2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
 3. That the energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
 4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
 5. I will ensure that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.
 Responsible Designer Name: **James George** Responsible Designer Signature: 
 Company: **James George Designs Inc.** Date Signed: **6-22-22**
 Address: **30 Lemon Hill Trl** License:
 City/State/Zip: **Napa, Ca. 94558** Phone: **(707) 580-6704**

STATE OF CALIFORNIA
Prescriptive Residential Additions That Do Not Require HERS Field Verification
 CEC-CF1R-ADD-02-E (Revised 01/19)
 COMMISSION CALIFORNIA ENERGY

CERTIFICATE OF COMPLIANCE CF1R-ADD-02-E
 Prescriptive Residential Additions That Do Not Require HERS Field Verification
 Project Name: **BERIKER ALTERATIONS / CARPORT CONVERSION** Page 1 of 9 Date Prepared: **6-22-22** (Page 1 of 9)

This compliance document is only applicable to additions less than or equal to 1,000 ft² and do not require HERS field verification for compliance. When HERS verification is required, a CF1R-ADD-01 shall first be registered with a HERS Provider Data Registry.

Alterations to Space Conditioning Systems that are exempt from HERS verification requirements may use the CF1R-ADD-02 and CF2R-ADD-02 Compliance Documents. Possible exemptions from duct leakage testing include: less than 40 ft of ducts were added or replaced, or the existing duct system was insulated with asbestos, or the existing duct system was previously tested and passed by a HERS rater. If space conditioning systems are altered and are not exempt from HERS verification, then a CF1R-ADD-01 and CF1R-ALT-02 must be completed and registered with a HERS Provider Data Registry.

Additions or alterations that utilize close Cell Spray Polyurethane Foam (CCSPF) with a density of 1.5 to less than 2.5 pounds per cubic foot having an R-value greater than 5.8 per inch, or Open Cell Spray Polyurethane Foam (ocSPF) with a density of 0.4 to less than 1.5 pounds per cubic foot having an R-value of 3.6 per inch, shall complete and register a CF1R-ADD-01 with a HERS Provider Data Registry.

If more than one person has responsibility for installation of the items on this certificate, each person shall prepare and sign a certificate applicable to the portion of construction for which they are responsible. Alternatively, the person with chief responsibility for construction shall prepare and sign this certificate for the entire construction. All applicable Mandatory Measures shall be met. Temporary labels shall not be removed before verification by the building inspector.

01	02	03	04	05	06	07	08	09	10	11	
Project Name	BERIKER ALTERATIONS / ADDITION	Date Prepared	6-22-22	Building Front Orientation (deg)	142	Number of Dwelling Units with Additions	1	Fuel Type	Natural Gas	Total Conditioned Floor Area (ft ²) (Addition)	111
05	CA City:	YOUNTVILLE, CA	06	Number of Dwelling Units with Additions:	1	07	Zip Code:	94599	08	Fuel Type:	Natural Gas
09	Climate Zone:	2	10	Total Conditioned Floor Area (ft ²) (Addition):	111	11	Building Type:	Single family	12	Slab Area (ft ²):	0
13	Project Scope:	CARPORT CONVERSION / ALTERATIONS	14	Exceptions to Fenestration U-factor and SHGC 150.1(c)3A:	N/A						

STATE OF CALIFORNIA
Prescriptive Residential Additions That Do Not Require HERS Field Verification
 CEC-CF1R-ADD-02-E (Revised 01/19)
 COMMISSION CALIFORNIA ENERGY

CERTIFICATE OF COMPLIANCE CF1R-ADD-02-E
 Prescriptive Residential Additions That Do Not Require HERS Field Verification
 Project Name: **BERIKER ALTERATIONS / CARPORT CONVERSION** Page 2 of 9 Date Prepared: **6-22-22** (Page 2 of 9)

B. Opaque Surface Details - Framed (Section 150.2(a) and 150.1(c)1)

01	02	03	04	05	06	07	08	09	10	11
Tag/ID	Assembly Type	Frame Type	Frame Depth (inches)	Frame Spacing (inches)	Cavity R-value	Continuous Insulation R-value	U-Factor	Table	Cell	Comments
[N] Wall		2x6	5 1/2"	16	R-21	N/A	0.048	4.2.2		USE R-21 INSUL
[N] Ceiling		2x6	5 1/2"	24	R-38	N/A	0.025	4.2.2	A21	
[N] Floor		2x8	5 1/2"	16	R-19	N/A	0.037	4.2.2		

STATE OF CALIFORNIA
Prescriptive Residential Additions That Do Not Require HERS Field Verification
 CEC-CF1R-ADD-02-E (Revised 01/19)
 COMMISSION CALIFORNIA ENERGY

CERTIFICATE OF COMPLIANCE CF1R-ADD-02-E
 Prescriptive Residential Additions That Do Not Require HERS Field Verification
 Project Name: **BERIKER ALTERATIONS / CARPORT CONVERSION** Page 3 of 9 Date Prepared: **6-22-22** (Page 3 of 9)

C. Opaque Surface Details - Nonframed Walls (Section 150.1(c)1)

01	02	03	04	05	06	07	08	09	10	11
Tag/ID	Assembly Type	Assembly Materials	Thickness (inches)	Core Insulation R-value	Continuous Insulation R-value	U-Factor	Table	Cell	U-Factor from Table 150.1-A or B	Comments
		N/A								

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PLANS PREPARED BY:

JAMES GEORGE
 PROJECT DESIGNER

REVISIONS:
 ▲
 ▲
 ▲
 ▲

PROJECT TITLE:
DWELLING ADDITION PLANS FOR: MELISSA BERIKER
 2006 WEBBER AVE
 YOUNTVILLE, CA. 94599
 APN # 036-089-009

DATE:
7-10-2022

SCALE:
AS NOTED

SHEET DESCRIPTION:
T-24 ENERGY FORMS

SHEET NUMBER:
T24-2 of T24-3
 W/ 22 SHEETS TOTAL

STATE OF CALIFORNIA
Prescriptive Residential Additions That Do Not Require HERS Field Verification
CEC-CF1R-ADD-02-E (Revised 01/19)
COMMISSION

CALIFORNIA ENERGY

CERTIFICATE OF COMPLIANCE
CF1R-ADD-02-E
Prescriptive Residential Additions That Do Not Require HERS Field Verification
(Page 4 of 9)
Project Name: BERIKER ALTERATIONS / CARPORT CONVERSION
Date Prepared: 6-22-22

E. Slab Insulation (Table 150.1-A or Table 150.1-B)

01	02		03		04		05		06
	Insulation R-value	Insulation U-factor							
Floor Type	Proposed		Required						Comments
N/A									

Note:
• Heated slab floors require mandatory slab insulation (see Table 110.8-A).

F. Radiant Barrier (Section 150.1(c)2)

01	02
Radiant Barrier installed below the roof deck and on all gable end walls	Comments
YES RADIANT BARRIER IS REQUIRED	INSTALLED BARRIER ADHERED TO PLY SHEATHING

A radiant barrier is required (for Climate Zones 2-15)
• Radiant barriers shall meet specific eligibility and installation criteria to receive credit for compliance with the Building Energy Efficiency Standards for low-rise residential buildings. Refer to RA4.2.1.
• The emittance of the radiant barrier shall be less than or equal to 0.05 as tested in accordance with ASTM C1371 or ASTM E408.
• For Prescriptive compliance the attic shall be ventilated to provide a minimum free ventilation area of not less than one square foot of vent area for each 300 ft² of attic floor area with a minimum of 40 percent to no more than 50 percent upper vents. Ridge vents or gable end vents are recommended to achieve the best performance. The material should be cut to allow for full airflow to the vents.

CA Building Energy Efficiency Standards - 2019 Residential Compliance January 2019

STATE OF CALIFORNIA
Prescriptive Residential Additions That Do Not Require HERS Field Verification
CEC-CF1R-ADD-02-E (Revised 01/19)
COMMISSION

CALIFORNIA ENERGY

CERTIFICATE OF COMPLIANCE
CF1R-ADD-02-E
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Project Name: BERIKER ALTERATIONS / CARPORT CONVERSION
Date Prepared: 6-22-22

32 Compliance Statement Proposed Fenestration SHGC ≤ Required Fenestration SHGC Yes No

J. Opaque Swinging Doors to Exterior (Section 150.1(c)5)

01	02	03	04	05	06	07
Tag/ID	Area	Proposed U-factor	Proposed U-factor Source	Required Maximum U-factor	Weighted Average (Yes/No)	Comments
N/A						

Note:
• Any door with 25 percent or more glass is considered a glazed door and is counted as a fenestration product in Tables H and I.
• Do not include fire-rated doors between garage or unconditioned space, and conditioned space.
• If using weighted average to achieve required maximum U-factor, attach CF1R-ENV-02-E.

K. Space Conditioning (SC) Systems - Heating/Cooling (Section 150.2(b))
Alterations to space conditioning systems shall be exempt from HERS verification requirements as prerequisite for use of the CF1R-ADD-02 and CF2R-ADD-02 Compliance Documents. If new space conditioning systems are installed or existing systems are altered and are not exempt from HERS verification, then a CF1R-ADD-01 and CF1R-ALT-02 shall be completed and registered with a HERS Provider Data Registry. In each row below for each dwelling unit in the building, check the box that indicates the exemption from HERS verification compliance:
 a: space conditioning system was not altered;
 b: less than 40 ft of ducts were added or replaced;
 c: (exempt from duct leakage testing) if the existing duct system was insulated with asbestos;
 d: (exempt from duct leakage testing) if the existing duct system was previously tested and passed by a HERS Rater.

01	02	03	04
Dwelling Unit Name	SC System Identification or Name	SC System Location or Area Served	Exemption from HERS Verification
ADDITION	[E] HEAT PUMP	ATTIC / WHOLE HOUSE	<input type="checkbox"/> a <input checked="" type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d
			<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d
			<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d
			<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d
			<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d
			<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d
			<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d
			<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d

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G. Roofing Products (Cool Roof) (Section 150.1(c)11)

01	02	03	04	05	06				07			
					Initial Solar Reflectance	Aged Solar Reflectance	Thermal Emittance	SRI (Optional)	Initial Solar Reflectance	Aged Solar Reflectance	Thermal Emittance	SRI (Optional)
Exception	Roof Pitch	Method of Compliance	Product Type	CRRC Product ID Number	Proposed	Proposed	Proposed	Proposed	Required	Required	Required	Required
[E]	3:12	SQ FT	COMP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Note:
• Exception 1: Any roof area covered by building integrated photovoltaic panels and solar thermal panels are exempt from the above Cool Roof requirements.
• Exception 2: Roof constructions with weight of 25 lb/ft² are also exempt.
• Liquid field applied coatings must comply with installation criteria from section 110.8(i)4.

H. Fenestration/Glazing Allowed Areas and Efficiencies (Section 150.2(a)1)

01	02		03		04		06	07	08	09	10
	Maximum Allowed Fenestration Area for All Orientations ft ²	The Greater	Maximum Allowed Fenestration Area Only ft ²	The Greater	Maximum Allowed U-factor (Windows)	Maximum Allowed U-factor (Skylights)					
Addition Type ft ²	Maximum Calculated based on Allowed %	Maximum Calculated Allowed ft ²	Maximum Calculated based on Allowed %	Maximum Calculated Allowed ft ²	Maximum Allowed U-factor (Windows)	Maximum Allowed U-factor (Skylights)	Maximum Allowed SHGC (Windows)	Maximum Allowed SHGC (Skylights)	Comments		
111	75	75	N/A	N/A	.30	N/A	.23	N/A	PER CEC 150.2B iv b (75 sq ft)		

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Date Prepared: 6-22-22

L. Water Heating Systems (Section 150.2(a)1D)
List water heaters and boilers for both domestic hot water (DHW) heaters and hydronic space heating.

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Dwelling Unit Name	Water Heating System Identification or Name	Water Heating System Location or Area Served	Water Heating System Type	Water Heater Type	# of Water Heaters in System	Water Heater Storage Volume (gal)	Fuel Type	Rated Input Type	Rated Input Value	Heating Efficiency Type	Heating Efficiency Value	Standby Loss (%)	Exterior Insulation R-Value	Back-Up Solar Savings Fraction
HOUSE	[E] WH	CLOSET	STD	EXIST	1	60	GAS							
HOUSE	[E] WH	OUTSIDE	STD	EXIST	1	TKLS	GAS							

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Project Name: BERIKER ALTERATIONS / CARPORT CONVERSION
Date Prepared: 6-22-22

I. Fenestration Proposed Areas and Efficiencies
Note: If meeting Exception 1 to 150.1(c)3A, installing ≤ 3ft² glass in door, or ≤ 3ft² tubular skylight, it is assumed to meet the minimum required U-factor (0.30) & SHGC (0.23).
Doors with greater than or equal to 25 percent glazing area are considered glazed doors and are treated as fenestration products.

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Tag/ID	Fenestration Type	Frame Type	Dynamic Glazing	Orientation N, S, W, E	Number of Panes	Proposed Fenestration Area ft ²	Proposed West Facing Fenestration Area ft ²	Proposed U-factor	Proposed U-factor Source	Proposed SHGC	Proposed SHGC Source	Exterior shading Device	Combined SHGC from CF1R-ENV-03
FRONT				SOUTH	0	0							
RIGHT	VINYL	NONE		EAST	2	30		30	NFRC	.23	NFRC	SCREE	
LEFT				WEST			0						
REAR	VINYL	NONE		NORTH	2	40		30	NFRC	.23	NFRC	SCREE	

15 Total Proposed Fenestration Area 70
16 Maximum Allowed Fenestration Area 75
17 Compliance Statement Total Proposed Fenestration Area ≤ Maximum Allowed Fenestration Area Yes No
18 Total Proposed West-Facing Fenestration Area 0
19 Maximum Allowed West-Facing Fenestration Area N/A
20 Compliance Statement Total Proposed West-Facing Fenestration Area ≤ Maximum Allowed West-Facing Fenestration Area Yes No
21 Proposed Fenestration U-factor (Windows) .30
22 Required Fenestration U-factor (Windows) .30
23 Compliance Statement Proposed Fenestration U-factor ≤ Required Fenestration U-factor Yes No
24 Proposed Fenestration SHGC (Windows) .23
25 Required Fenestration SHGC (Windows) .23
26 Compliance Statement Proposed Fenestration SHGC ≤ Required Fenestration SHGC Yes No
27 Proposed Fenestration U-factor (Skylights) N/A
28 Required Fenestration U-factor (Skylights) N/A
29 Compliance Statement Proposed Fenestration U-factor ≤ Required Fenestration U-factor Yes No
30 Proposed Fenestration SHGC (Skylights) N/A
31 Required Fenestration SHGC (Skylights) N/A

CA Building Energy Efficiency Standards - 2019 Residential Compliance January 2019

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Prescriptive Residential Additions That Do Not Require HERS Field Verification
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CERTIFICATE OF COMPLIANCE
CF1R-ADD-02-E
Prescriptive Residential Additions That Do Not Require HERS Field Verification
(Page 9 of 9)
Project Name: BERIKER ALTERATIONS / CARPORT CONVERSION
Date Prepared: 6-22-22

1. I certify that this Certificate of Compliance documentation is accurate and complete.
Documentation Author Name: James George
Documentation Author Signature: [Signature]
Signature Date: 6-22-22
Company: James George Designs Inc.
Address: 30 Lemon Hill Trl
City/State/Zip: Napa, Ca. 94558
Phone: 707 425-4156

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. That the energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: James George
Responsible Designer Signature: [Signature]
Signature Date: 6-22-22
Company: James George Designs Inc.
Address: 30 Lemon Hill Trl
City/State/Zip: Napa, Ca. 94558
Phone: 707 425-4156

For assistance or questions regarding the Energy Standards, contact the Energy Hotline at: 1-800-772-3300.

CA Building Energy Efficiency Standards - 2019 Residential Compliance January 2019

THESE PLANS ARE CONSIDERED PERMANENT AND NOT FOR CONSTRUCTION UNLESS THESE PLANS BEAR THE WET OR DIGITAL SIGNATURE OF JAMES GEORGE, ALONG WITH THE GOVERNING AGENCY'S REVIEW SEAL OF APPROVAL AND WET SIGNATURE.

JAMES GEORGE DESIGNS - INC.
30 LEMON HILL TRAIL
NAPA, CALIF. 94558
TEL: 707 506-0701
FAX: 707 730-0577
E-MAIL: James@jamesgeorgedesigns.com
JAMESGEORGEDESIGNS.COM

PLANS PREPARED BY:
[Signature]
JAMES GEORGE
PROJECT DESIGNER

REVISIONS:
▲
▲
▲
▲

PROJECT TITLE:
DWELLING ADDITION PLANS FOR: MELISSA BERIKER
2006 WEBBER AVE
YOUNTVILLE, CA. 94599
APN# 036-088-009

DATE:
7-10-2022

SCALE:
AS NOTED

SHEET DESCRIPTION:
T-24 ENERGY FORMS

SHEET NUMBER:
T24-3 of T24-3
W/ 22 SHEETS TOTAL

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Chapter 1 – ADMINISTRATION	
Scope	
101.3.1	Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotels/motels.
102.3	Requires a completed Residential Occupancies Application Checklist or alternate method acceptable to the enforcing agency to be used for documentation of conformance.
Chapter 3 – GREEN BUILDING	
Additions and alterations	
301.1.1	<ul style="list-style-type: none"> Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. Requirements only apply within the specific area of the addition or alteration.
Low-rise and high-rise residential buildings	
301.2	Banners identify provisions applying to low-rise only [LR] or high-rise only [HR].
Mixed occupancy buildings	
302.1	<p>Requires each portion of mixed occupancy buildings to comply with CALGreen measures applicable for the specific occupancy.</p> <p>Exceptions:</p> <ul style="list-style-type: none"> Accessory structures and accessory occupancies serving residential buildings to comply with Chapter 4 and Appendix A4, as applicable. Live/work units complying with the California Building Code Section 419 shall not be considered a mixed occupancy. Live/work units are required to comply with Chapter 4 and Appendix A4, as applicable.

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2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Single EV space required	
4.106.4.2.3	<ul style="list-style-type: none"> Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). Raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
Multiple EV spaces required	
4.106.4.2.4	<ul style="list-style-type: none"> Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics, and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components planned to be installed underground, enclosed, inaccessible or, in concealed areas and spaces shall be installed at the time of original construction.
Identification	
4.106.4.2.5	Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

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2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Chapter 4 – RESIDENTIAL MANDATORY MEASURES	
Division 4.1 – PLANNING AND DESIGN	
Storm water drainage and retention during construction	
4.106.2	Projects which disturb less than 1 acre of soil and are not part of a larger common plan of development shall manage storm water drainage during construction.
Grading and paving	
4.106.3	Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Exception: Additions and alterations which do not alter the existing drainage path.
Electric vehicle (EV) charging for new construction	
4.106.4	<ul style="list-style-type: none"> Comply with Section 4.106.4.1, 4.106.4.2 or 4.106.4.3 for future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. <p>Exceptions:</p> <ol style="list-style-type: none"> On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon 1 of the following: <ol style="list-style-type: none"> Where there is no commercial power supply. Verification that meeting requirements will alter the local utility infrastructure design requirements on the utility side of the meter increasing costs to the homeowner/developer by more than \$400.00 per dwelling unit. Accessory Dwelling Units and Junior Accessory Dwelling Units without additional parking facilities. <p>Note: For definitions of Accessory Dwelling Units and Junior Accessory Units, see CALGreen Chapter 2.</p>

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2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
EV charging for hotels and motels	
4.106.4.3	<ul style="list-style-type: none"> Applies to all newly constructed hotels and motels. Construction documents shall identify the location of EV spaces. <p>Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.</p>
Number of required EV spaces	
4.106.4.3.1	Table 4.106.4.3.1 shows the number of required EV spaces based on the total number of parking spaces provided for all types of parking facilities.
EV charging space (EV space) dimensions	
4.106.4.3.2	EV spaces shall be designed to comply with the following: <ul style="list-style-type: none"> Minimum length of each EV space shall be 18 feet. Minimum width of each EV space shall be 9 feet.
Single EV space required (similar to 4.106.4.2.3)	
4.106.4.3.3	<ul style="list-style-type: none"> Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). Raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
EV charging: 1- & 2-family dwellings/townhouses with attached private garages	
4.106.4.1	<ul style="list-style-type: none"> Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit. Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible, or concealed areas and spaces. Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
Identification	
4.106.4.1.1	Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."
EV charging for multifamily dwellings	
4.106.4.2	<ul style="list-style-type: none"> Applies to all multifamily dwelling units with parking facilities on the site. 10% of the total number of parking spaces provided for all types of parking facilities, but in no case less than 1, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number. <p>Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.</p>

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2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Multiple EV spaces required (similar to 4.106.4.2.4)	
4.106.4.3.4	<ul style="list-style-type: none"> Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components planned to be installed underground, enclosed, inaccessible or, in concealed areas and spaces shall be installed at the time of original construction.
Identification (similar to 4.106.4.2.5)	
4.106.4.3.5	Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.
4.106.4.3.6	In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for EV charging stations in the California Building Code, Chapter 11B.
Division 4.2 – ENERGY EFFICIENCY	
Scope	
4.201.1 & 5.201.1	<ul style="list-style-type: none"> Energy efficiency requirements for low-rise residential (Section 4.201.1) and high-rise residential/hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen. Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2019 California Energy Code.

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2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
EV charging space (EV space) locations	
4.106.4.2.1	Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least 1 EV space shall be located in the common use parking areas and shall be available for use by all residents.
EV charging stations (EVCS)	
4.106.4.2.1.1	<p>When EV chargers are installed, EV spaces (required by Section 4.106.4.2.2, Item 3.) shall comply with at least 1 of the following options:</p> <ol style="list-style-type: none"> The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. The EV space shall be located on an accessible route to the building, as defined in the California Building Code, Chapter 2. <p>Exception: EVCS designed and constructed in compliance with the California Building Code Chapter 11B are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.</p>
EV charging space (EV space) dimensions	
4.106.4.2.2	<p>EV spaces shall be designed to comply with the following:</p> <ol style="list-style-type: none"> The minimum length of each EV space shall be 18 feet. The minimum width of each EV space shall be 9 feet. 1 in every 25 EV spaces, but not less than 1, shall also have an 8-foot wide minimum aisle. A 5-foot wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet. <ol style="list-style-type: none"> Surface slope for this EV space and aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction.

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2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Division 4.3 – WATER EFFICIENCY AND CONSERVATION	
Water conserving plumbing fixtures and fittings	
4.303.1	<p>Plumbing fixtures and fittings shall comply with the following:</p> <ol style="list-style-type: none"> Water closets: ≤ 1.28 gal/flush. Wall mounted urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush. Single showerheads: ≤ 1.8 gpm @ 80 psi. Multiple showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only 1 shower outlet is to be in operation at a time. Residential lavatory faucets: maximum flow rate ≤ 1.2 gpm @ 60 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi. Lavatory faucets in common and public use areas of residential buildings: ≤ 0.5 gpm @ 60 psi. Metering faucets: ≤ 0.2 gallons per cycle. Kitchen faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm.
Standards for plumbing fixtures and fittings	
4.303.2	Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet applicable standards referenced in Table 1701.1 of the California Plumbing Code.
Outdoor potable water use in landscape areas	
4.304.1	New residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
Division 4.4 – MATERIAL CONSERVATION & RESOURCE EFFICIENCY	
Rodent proofing	
4.406.1	Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.

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THESE PLANS ARE CONSIDERED PERMANENT AND NOT FOR CONSTRUCTION UNLESS THESE PLANS BEAR THE WET OR DIGITAL SIGNATURE OF JAMES GEORGE. ALONG WITH THE GOVERNING AGENCY'S REVIEW SEAL OF APPROVAL AND WET SIGNATURE.

JAMES GEORGE DESIGNS - INC. #
 30 LEMMON HILL TRAIL
 NAPA, CALIF. 94550
 TEL: 707.266.0701
 FAX: 707.266.0577
 E-MAIL: James@jamesgeorgedesigns.com
 www.jamesgeorgedesigns.com

PLANS PREPARED BY:

JAMES GEORGE
 PROJECT DESIGNER

REVISIONS:
 ▲
 ▲
 ▲
 ▲

PROJECT TITLE:
DWELLING ADDITION PLANS
 FOR: MELISSA BERIKER
 2006 WEBBER AVE
 YOUNTVILLE, CA. 94599
 APN # 036-088-009

DATE:
7-10-2022

SCALE:
AS NOTED

SHEET DESCRIPTION:
CAL GREEN CHECK LIST

SHEET NUMBER:
CG-1 of CG-2
 W/ 22 SHEETS TOTAL

 2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 <small>HCD SHL 615 (New 01/20)</small>	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Construction waste management	
4.408.1	<ul style="list-style-type: none"> Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Provide documentation to the enforcing agency per Section 4.408.5.
	Exceptions: <ol style="list-style-type: none"> Excavated soil and land-clearing debris. Alternative waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
Construction waste management plan	
4.408.2	Submit a construction waste management plan meeting Items 1 through 5 in Section 4.408.2. Plans shall be updated as necessary and shall be available for examination during construction.
Waste management company	
4.408.3	Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.

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

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

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

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

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

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

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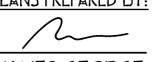
 2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 <small>HCD SHL 615 (New 01/20)</small>	
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2019 CALGREEN CODE	
SECTION	REQUIREMENTS
CHAPTER 7 – INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS	
Installer training	
HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program. Examples of acceptable HVAC training and certification programs include, but are not limited to, the following:	
702.1	<ol style="list-style-type: none"> State certified apprenticeship programs. Public utility training programs. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. Programs sponsored by manufacturing organizations. Other programs acceptable to the enforcing agency.
	Special inspection
702.2	When required by the enforcing agency, special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.
Documentation	
703.1	Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.

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THESE PLANS ARE CONSIDERED PERMISSORY AND NOT FOR CONSTRUCTION UNLESS THESE PLANS BEAR THE WET OR DIGITAL SIGNATURE OF JAMES GEORGE. ALONG WITH THE GOVERNING AGENCY'S REVIEW SEAL OF APPROVAL AND WET SIGNATURE.

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PLANS PREPARED BY:

JAMES GEORGE
PROJECT DESIGNER

REVISIONS:

▲
▲
▲
▲

PROJECT TITLE:

DWELLING ADDITION PLANS
FOR: **MELISSA BERIKER**
2006 WEBBER AVE
YOUNTVILLE, CA. 94599
APN # 036-088-009

DATE:
7-10-2022

SCALE:
AS NOTED

SHEET DESCRIPTION:
CAL GREEN
CHECK LIST

SHEET NUMBER:
CG-2 of CG-2
W/ 22 SHEETS TOTAL