

**City of SACRAMENTO**  
Community Development

**APPROVED**  
City of Sacramento Plan Review  
Residential Building Division

By: **Chad Aleck**  
on May 05, 2023

**City of SACRAMENTO**  
Department of Public Works

**APPROVED  
FOR BIDDING ONLY  
DEVELOPMENT ENGINEERING**

**By:** *pplaton*  
on Apr 26, 2023

**BAJ**  
**GRAPHIC DESIGN**  
9743 WHITE PINE WAY, ELK GROVE, CA 95624  
1449 BOB WHITE PLACE, SAN JOSE, CA 95131  
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7560 RUBENS PARKWAY, SACRAMENTO, CA 95823

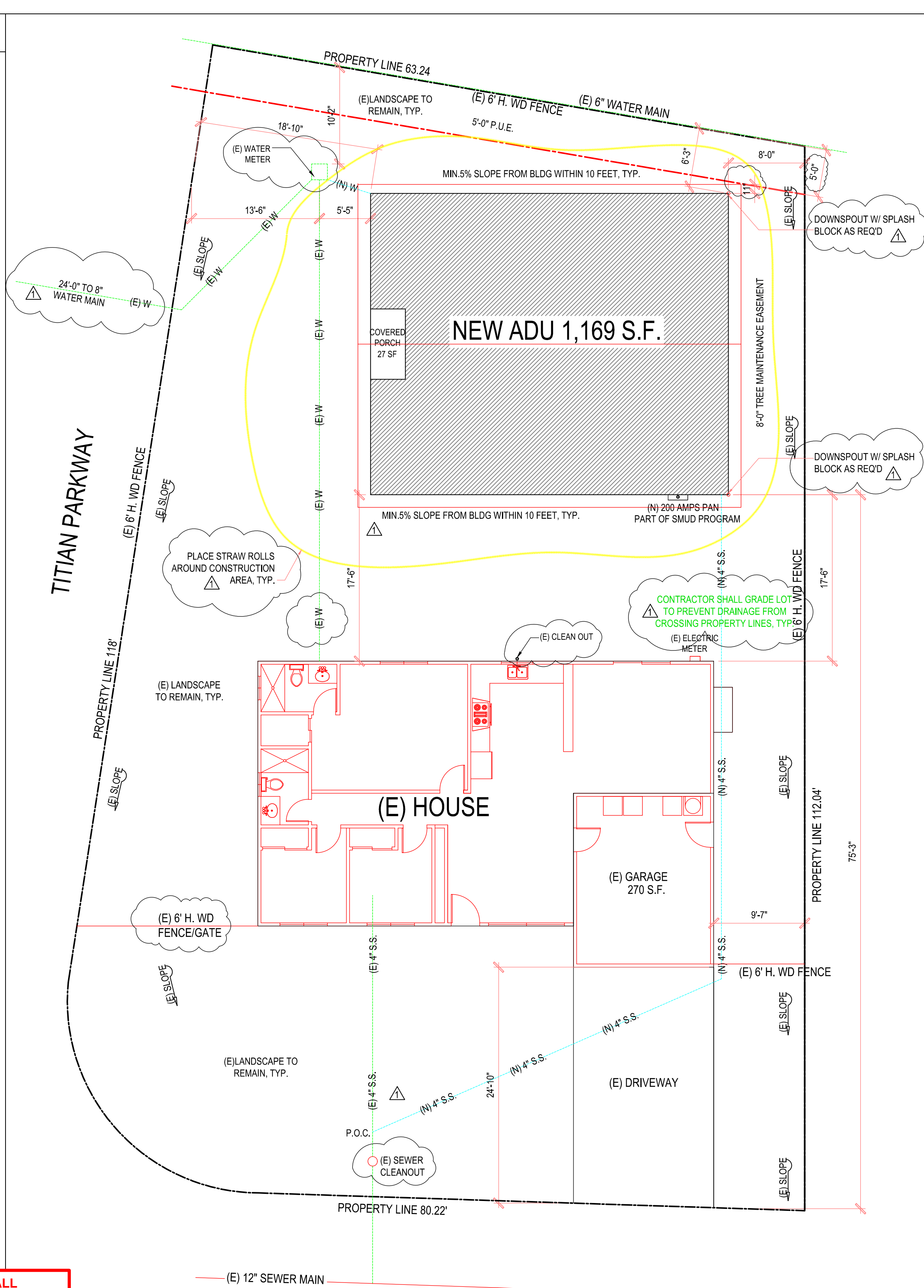
- DESIGNATE ONE AREA OF THE CONSTRUCTION SITE FOR THE STAGING OF VEHICLES, MATERIAL DELIVERIES, AUTOS AND EQUIPMENT. CONSTRUCTION RELATED ITEMS STORED ON-SITE SHALL BE CONFINED TO THIS AREA. REFUELING AND ROUTINE VEHICLE AND EQUIPMENT MAINTENANCE SHALL BE PERFORMED IN THE DESIGNATED AREA. THE DESIGNATED AREA SHALL BE WELL AWAY FROM STREAMS OR OTHER SURFACE STORM DRAINAGE SYSTEMS, SO AS TO AVOID POTENTIAL CONTAMINATION OF THE RUN-OFF. THE LOCATION SHALL BE COORDINATED WITH THE BUILDING OWNER.
- EQUIPMENT UTILIZED ON THE PROJECT SHALL BE WELL MAINTAINED AND IN GOOD WORKING ORDER. INSPECT ALL EQUIPMENT REGULARLY, WITH ANY MAJOR REPAIRS NECESSITATED PERFORMED OFF-SITE. EQUIPMENT SHALL NOT REMAIN STORED ON-SITE FOR PERIODS LONGER THAN THAT NEEDED FOR THE INTENDED FUNCTION, BASED UPON THE WORK BEING PERFORMED. WASHING OF EQUIPMENT SHALL NOT BE PERFORMED ON-SITE.
- MAINTAIN A DUMPSTIE FOR CONSTRUCTION DEBRIS. PLACE DUMPSTER UNDER A ROOF OR COVERED BY TARP SECURED AROUND THE OUTSIDE OF THE DUMPSTER. DO NOT CLEAN OUT A DUMPSTER BY HOSEING DOWN ONTO THE CONSTRUCTION SITE.
- MAINTAIN PORTABLE TOILETS ON-SITE FOR THE USE OF THE CONSTRUCTION PERSONNEL. CHECK FOR LEAKS TO ENSURE THAT THEY ARE IN GOOD WORKING ORDER.
- SCHEDULE EXCAVATION AND GRADING ACTIVITIES FOR DRY WEATHER PERIODS. COVER EXPOSED PILES OF SOIL OR STOCKPILES OF CONSTRUCTION MATERIALS WITH PLASTIC SHEETING OR TEMPORARY ROOFS AND PROTECT FROM WIND. SWEEP OR CLEAN DUST AND DEBRIS ACCUMULATED ON PAVING OR SIMILAR SURFACES THAT DRAIN INTO STORM WATER SYSTEMS PRIOR TO THE ONSET OF INCLEMENT WEATHER. DO NOT HOSE-DOWN SUCH SURFACES WHERE MATERIALS HAVE SPILLED.
- AVOID CREATING EXCESSIVE AMOUNTS OF DUST WHEN BREAKING AND REMOVING ASPHALT OR CONCRETE PAVING. SHOVEL OR VACUUM SAW-CUT SLURRY AND REMOVE FROM SITE. COVER OR BARRICADE STORM DRAIN INLETS DURING SAW-CUTTING AS NECESSARY. DO NOT HOSE-DOWN STREETS TO CLEAN UP DEBRIS.
- AVOID PAVING AND SEAL COATING IN WET WEATHER, OR IF RAIN IS IMMINENT BEFORE FRESH PAVEMENT WILL HAVE TIME TO CURE. COVER AND SEAL CATCH BASINS AND MANHOLES WHEN APPLYING SLURRY OR SEAL COATS.
- WHEN CLEANING UP AFTER CONCRETE PAVING WORK, WASH FINES AND EXCESS MATERIALS INTO DIRT AREAS. WASH OUT CONCRETE MIXERS ONLY IN DESIGNATED AREAS WHERE WATER WILL FLOW INTO CONTAINMENT PONDS OR ONTO DIRT AREAS. DISPOSAL OF WASHOUT INTO THE STREET OR STORM DRAINAGE SYSTEM IS PROHIBITED BY LAW.
- MAKE EVERY EFFORT TO RECYCLE WASTE PRODUCTS WHERE POSSIBLE. TYPICALLY, SOLVENTS WATER BASED PAINTS, VEHICLE FLUIDS, BROKEN ASPHALT AND CONCRETE, WOOD AND CLEARED VEGETATION CAN BE RECYCLED. THOSE MATERIALS WHICH ARE NOT RECYCLABLE SHALL BE DISPOSED OF AT AN APPROPRIATE LANDFILL SITE OR TREATED AS HAZARDOUS WASTE AS REQUIRED. IN NO CASE SHALL WASTE PRODUCTS BE BURIED ON-SITE.
- KEEP POLLUTANTS OFF OF EXPOSED SURFACES. CLEANUP SPILLED MATERIALS IMMEDIATELY. CLEAN UP SPILLS ON DIRT AREAS BY REMOVING AND PROPERLY DISPOSING OF CONTAMINATED SOIL. SURFACES WHERE MATERIALS HAVE BEEN SPILLED SHALL NOT BE HOSE-DOWN, USE DRY CLEANUP METHODS WHENEVER POSSIBLE. WHERE WATER MUST BE USED, USE IT SPARINGLY. SIGNIFICANT HAZARDOUS SPILLS SHALL BE REPORTED TO THE APPROPRIATE SPILL AGENCY IMMEDIATELY ANDIOR DIAL 911 AS NECESSARY.
- CONSTRUCTION SITE SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND COUNTY STANDARD DETAIL AND SPECIFICATION S1-7
- ALL CONSTRUCTION MATERIALS AND WORKSMANSHIP SHALL CONFORM TO THE CITY OF SACRAMENTO STANDARD SPECIFICATION, DATED JUNE 2007.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF AND REPAIR OF DAMAGE TO THEM. CONTACT UNDERGROUND SERVICE ALERT 1-800-642-2444, 48 HOURS BEFORE WORK IS TO BEGIN.
- THE CONTRACTOR SHALL PROVIDE EROSION, SEDIMENT, AND POLLUTION CONTROL BEST MANAGEMENT PRACTICES (BMPs) WHEN AND WHERE APPLICABLE PER THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS SECTION 16-3.
- DIRECT ALL NEW DOWNSPOUTS ONTO NATURAL GROUND OR LANDSCAPED AREAS WHERE FEASIBLE.
- FLOOD ZONE X PANEL 0302
- NO PERMANENT STRUCTURE (INCLUDING WITHOUT LIMITATION GARAGES, PATIOS, CONCRETE SLABS, TOOL SHED, ROOF OVERHANGS AND SIMILAR STRUCTURES) SHALL BE CONSTRUCTED ON TOP OF WATER, SEWER OR DRAINAGE PIPELINES OR ANYWHERE WITHIN THE ASSOCIATED UTILITY EASEMENTS. (ORD. 2001-033)
- CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT LOCATIONS AND PROTECTION OF ALL EXISTING MAINS AND LINES. YOU CAN CONTACT CITY CREWS AT 311 TO LOCATE SERVICES. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO DETERMINE THE LOCATION OF ANY EASEMENTS OF RECORD ENCUMBERED WITHIN THE PROPERTY

**THE APPROVAL OF ALL  
PLANNING/PRESERVATION WORK IS  
SUBJECT TO FIELD INSPECTIONS.**

City of SACRAMENTO  
Community Development

**APPROVED**  
City of Sacramento Plan Review  
**PLANNING**

By: **Adrienne Spease**  
on Apr 27, 2023



OWNER: MAN PHAN  
APN: 050-0444-030-0000  
ZONING: R1  
LOT SIZE: 8,276 S.F.  
OCCUPANCY GROUP: R-3 / U  
TYPE OF CONSTRUCTION: V-B  
FIRE SPRINKLER: NONE  
YEAR BUILT: 1968  
STRUCTURES AREA

- (E) MAIN HOUSE: 1,112 S.F
- (E) GARAGE: 290 S.F.
- (N) DETACHED ADU: 1,169 S.F. W/ 27 S.F. COVERED PORCH

LOT COVERAGE: 2,598/8276 = 31.4% <40%

PROPOSED DETACHED ADU

SETBACKS	PROPOSED	REQUIRED
FRONT		74'-11"
LEFT	20'-4"	4'-0"
RIGHT	6'-6"	4'-0"
REAR	6'-6"	4'-0"

Diagram illustrating the symbols for Section and Detail views:

- SECTION:** A circle with a triangle on top. The triangle contains the text "ELEV. NO." and the circle contains the text "SHEET NO.". The label "SECTION" is to the right.
- DETAIL:** A circle with a triangle on top. The triangle contains the text "ELEV. NO." and the circle contains the text "SHEET NO.". The label "DETAIL" is to the right.

Diagram illustrating the symbols for Elevation and Revision:

- ELEVATION:** A circle with a triangle on top. The triangle contains the text "ELEV. NO." and the circle contains the text "SHEET NO.". The label "ELEVATION" is to the right.
- REVISION:** A cloud shape with a triangle on top. The triangle contains the text "ELEV. NO." and the cloud contains the text "SHEET NO.". The label "REVISION" is to the right.

PROVIDE NEW 1,196 S.F. ACCESSORY DWELLING UNIT  
NEW ADU IN THE BACK 1,196 S.F INCLUDED:  
4 BEDROOMS, 2 BATHROOMS, 1 FAMILY ROOM AND 1 KITCHEN  
AND PARTICIPATING IN THE SMUD SOLARE PROGRAM

- BUILDING-LEVEL VERIFICATIONS:
  - QUALITY INSULATION INSTALLATION (QII)
  - INDOOR AIR QUALITY VENTILATION
- COOLING SYSTEM VERIFICATIONS:
  - MINIMUM AIRFLOW
  - VERIFIED EER
  - VERIFIED SEER
  - FAN EFFICACY WATTS/CFM
- HEATING SYSTEM VERIFICATIONS:
  - VERIFIED HSPF
  - VERIFIED HEAT PUMP RATED HEATING CAPACITY
- HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
  - DUCT LEAKAGE TESTING

- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS CODE
- 2019 CALIFORNIA FIRE PROTECTION CODE
- NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES AND STANDARDS

A map of the area around the market, showing streets like Brookfield Dr, Tishan Pkwy, and various residential streets. A red pin marks the location of the market.


**APPROVED**  
 City of Sacramento Plan Review  
 DEPARTMENT OF UTILITIES  
**Michelle Wright 04/28/2023**

**This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations from the same without written permission from the Building Inspection Division.**

**The approval of this plan and specification SHALL NOT be held to permit or approve the violation of any City Ordinance or State Law.**

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2019 LR	LOW RISE RESIDENTIAL MANDATORY

## STRUCTURE

[illegible]

# PROJECT DATA - SITE PLAN

# MAN PHAN'S RESIDENCE

7562 TITIAN PKWY

**JOB COPY**

RES-2225056



BAJ  
GRAPHIC DESIGN

Date: NOVEMBER 2022

Scale: AS SHOWN

Drawn: WILLIAM TRAN & LUUYEN HONG NGUYEN

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1449 BOB WHITE PLACE, SAN JOSE, CA 95131

Signed: *Thuy*

Owner: MAN PHAN (916) 898-6820  
7560 RUBENS PARKWAY, SACRAMENTO, CA 95823

PROPOSAL FLOOR AND ELECTRIC PLAN  
7560 RUBENS PARKWAY, SACRAMENTO, CA 95823

REVISION	BY

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APPROVED  
UNDER  
TITLE 8.45  
OF THE  
CITY CODE  
BY  
BUILDING INSPECTION DIVISION

SHEET NO:  

A-2

ELECTRICAL NOTES

GENERAL NOTES:

- CODES: 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- GROUNDS: GROUND SERVICE PANEL TO U.F.E.R. GROUND & GARAGE. MAINTAIN WORKING CLEARANCES PER NEC AT SUB PANEL.
- SERVICE PANEL: ELECTRICAL CONTRACTOR TO VERIFY SIZE & LOAD OF SERVICE PANEL.
- ELECTRICAL SYMBOLS LISTED ON THE ELECTRICAL PLAN LEGEND ARE FOR GENERAL USE. DISREGARD ANY SYMBOL NOT INDICATED ON THE PLAN.
- LIGHTING ELECTRICAL SWITCHES ARE TO BE WALL MOUNTED AT 48" HIGH (TYP).
- ELECTRICAL OUTLETS, SWITCHES, JACKS, ETC. SHALL BE FURNISHED WITH MATCHING WALL PLATES AND ALL ELECTRICAL BOXES LOCATED WITHIN EXTERIOR
- LUMINAIRES THAT ARE OR CONTAIN LIGHT SOURCES THAT MEET REFERENCE JOINT APPENDIX JA8 REQUIREMENT FOR DIMMING, AND THAT ARE NOT CONTROLLED BY OCCUPANCY OR VACANCY SENSORS, SHALL HAVE DIMMING CONTROLS. [CENC 150.0(k)2.1]
- ALL RECESSED LUMINAIRES SHALL :
  - BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT.
  - HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT.
  - BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING.
  - NOT HAVE SCREW BASED SOCKETS.
  - SHALL CONTAIN LIGHT SOURCES THAT COMPLY WITH REFERENCES JOINT APPENDIX JA8 AND ARE MARKED "JA8-2016-E".
- DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8. EXCEPTIONS: CLOSETS LESS THAN 70 SQUARE FEET AND HALLWAYS
- ALL 125-VOLT, 15-AND 20-AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11
- COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTERS (AFI) SHALL BE INSTALLED IN ALL DWELLING UNIT FAMILY ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS, AND SIMILAR ROOMS/AREAS. (CEC 210.12)
- DUAL SENSOR PHOTOELECTRICIZATION SMOKE ALARMS ARE REQUIRED IN ALL AREAS/ROOMS USED FOR SLEEPING, IN THE IMMEDIATE VICINITY OUTSIDE THESE AREAS/ROOMS AND AT BOTH THE TOP AND BOTTOM LANDING OF THE INTERIOR STAIRCASE. SMOKE ALARMS INSTALLED WITHIN 20 FT. OF A KITCHEN, BATHROOM, OR ROOM CONTAINING A FIREPLACE OR WOOD BURNING STOVE SHALL BE OF THE PHOTOELECTRIC TYPE.
- SMOKE DETECTOR AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. BE EQUIPPED WITH BATTERY BACK-UP AND BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL SMOKE AND CARBON MONOXIDE ALARMS.
- CARBON MONOXIDE ALARMS ARE REQUIRED IN THE IMMEDIATE VICINITY OUTSIDE SLEEPING ROOMS AND ON EVERY LEVEL.
- FOR PLACEMENT OF SMOKE ALARMS AND CARBON MONOXIDE ALARMS IN ROOMS WITH VARIATIONS IN CEILING HEIGHT (SLOPED, PITCHED ETC.), REFER TO THE MANUFACTURERS GUIDELINES FOR PROPER PLACEMENT

KITCHEN

- A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED TO SERVE COUNTERTOP AND WALL RECEPTABLES IN THE KITCHEN, PANTRY AND DINING ROOM (CEC 210.11A). NO BUILT-IN APPLIANCES ARE ALLOWED ON THESE CIRCUITS (EXCEPT AN ELECTRIC CLOCK OR THE IGNITION OF A GAS RANGE).
- INDIVIDUAL (DEDICATED) CIRCUITS ARE REQUIRED FOR GARBAGE DISPOSALS, MICROWAVES, COMPACTORS, AND DISHWASHERS. (CEC210.19A1B)
- AFCI (ARC-FAULT CIRCUIT-INTERRUPTER) PROTECTION IS REQUIRED FOR ALL 120V 15- & 20-AMP KITCHEN CIRCUITS. (CEC210.12A)
- RECEPTACLES SHALL BE INSTALLED AT EACH COUNTERTOP SPACE ≥ 12 IN. IN WIDTH (CEC 210.52C1). RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES HORIZONTALLY FROM AN OUTLET IN THAT SPACE [CEC 210.52C1]. THE MAXIMUM SPACING BETWEEN RECEPTACLES, MEASURED ON THE WALL-COUNTERTOP LINE, IS 48 INCHES
- ALL RECEPTACLES SERVING KITCHEN COUNTERTOP SURFACES SHALL HAVE GFCI PROTECTION (210.8A6)
- COUNTERTOP RECEPTACLES SHALL NOT BE INSTALLED IN A FACE UP POSITION (CEC 406.5E). LISTED "POP-UP" RECEPTACLES ARE ALLOWED [CEC 210.52C5]. RECEPTACLES OR STRIP OUTLETS CAN BE INSTALLED ON THE UNDERSIDE OF THE CABINET ABOVE THE COUNTERTOP IF WITHIN 20 INCHES OF THE COUNTERTOP
- DISHWASHERS REQUIRE GFCI PROTECTION, INCLUDING 240-VOLT DISHWASHERS
- ALL GFCI DEVICE CONTROLS MUST BE IN READILY ACCESSIBLE LOCATIONS. OUTLETS BEHIND A DISHWASHER ARE NOT READILY ACCESSIBLE. GFCI PROTECTION CAN BE PROVIDED BY USING A GFCI CIRCUIT BREAKER
- ALL GENERAL PURPOSE AND COUNTERTOP RECEPTACLES MUST BE TAMPER-RESISTANT. (CEC 406.12A)
- CORNER SINKS SEPARATE THE SPACE ON EACH SIDE WHEN THE DISTANCE BETWEEN THE CORNER AND THE SINK IS < 18 INCHES. IF ≥ 18 IN., THE 2 FT. / 4 FT. RULE CONTINUES BEHIND THE SINK [CEC 210.52C4]
- THE 24-INCH/48-INCH RULE DOES NOT APPLY TO ISLAND OR PENINSULAR COUNTERTOPS. THESE REQUIRE ONLY ONE RECEPTACLE PER COUNTERTOP SPACE, REGARDLESS OF LENGTH (CEC 210.52C2&3)
- AN ISLAND OR PENINSULA IS CONSIDERED DIVIDED INTO SEPARATE COUNTERTOP SPACES WHEN A SINK OR RANGE IS INSTALLED AND DOES NOT HAVE 12 INCHES OF SPACE BEHIND IT
- ON ISLANDS AND PENINSULAS ONLY, RECEPTACLES ARE ALLOWED ON THE SIDE OF THE CABINET, NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP AND WITH NO OVERHANGING COUNTERTOP GREATER THAN 6 INCHES (CEC 210.52C5 EXC.)
- BAR-TYPE COUNTERS ARE CONSIDERED WALL SPACE. WALL SPACES ≥ 2 FT. REQUIRE RECEPTACLES SO THAT NO PORTION OF THE WALL IS MORE THAN 6 FT. FROM A RECEPTACLE OUTLET, MEASURED AT THE FLOOR/WALL LINE (CEC 210.52A1&2)

Laundry Rooms

- All new or altered lighting shall be high efficacy. (CNC 150.0(k)1A)
- At least one light shall be controlled by a vacancy sensor (a manual-on, automatic-off occupancy sensor). (CNC 150.0(k)2A.J)
- All 125-volt receptacles in laundry areas GFCI protection, including the clothes washer receptacle. (CEC 210.8A10)
- Receptacle outlets shall be tamper-resistant except those within dedicated space for an appliance not easily moved from one place to another (behind clothes washer). (CEC 406.12A)
- A separate 20-amp circuit is required for the laundry equipment. The lights and other receptacles in the room cannot be on that circuit (CEC 210C2)
- All circuits supplying outlets or devices in the laundry area (including laundry areas in garages) must be AFCI-protected (CEC210.12A)

ABBREVIATION, LEGEND & SYMBOL

(E) EXISTING	(N) NEW
WP WEATHERPROOF	VS VACANCY SENSOR
GFI GROUND FAULT INTERRUPTOR CIRCUIT	MIP MOTION SENSOR W/ PHOTO CELL
⊕ DUPLEX RECEPTACLE	⊙ PENDENT LIGHT FIXTURE
⊕ 220V DUPLEX RECEPTACLE	○ RECESSED LIGHT FIXTURE
⊕ FLOUR DUPLEX RECEPTACLE	⊕ EXHAUST FAN
⊕ DUPLEX RECEPTACLE	⊕ SMOKE ALARMS - INTERCONNECTED W/ BAT. BACK UP
⊕ SWITCH	⊕ CARBON MONOXIDE ALARMS HOT WIRED W/ BAT. BACK UP
⊕ 3-WAY SWITCH	MIP+ EXTERIOR WALL MOUNTED FIXTURE
⊕ 4-WAY SWITCH	HB HORSE BID
⊕ DIMMER SWITCH	

APPROVED

City of Sacramento Plan Review

DEPARTMENT OF UTILITIES

Michelle Wright 04/28/2023

THE APPROVAL OF ALL PLUMBING / MECHANICAL / ELECTRICAL IS SUBJECT TO FIELD INSPECTION

ISSUED BY

City of Sacramento

Community Development

By: Garry Lao

on Jul 10, 2023

APPROVED

City of Sacramento Plan Review

Residential Building Division

By: Chad Aleck

on May 05, 2023

THE APPROVAL OF ALL PLANNING/PRESERVATION WORK IS SUBJECT TO FIELD INSPECTIONS.

APPROVED

City of Sacramento Plan Review

PLANNING

By: Adrienne Spease

on Apr 27, 2023

FLOOR PLAN & ELECTRICAL PLAN

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



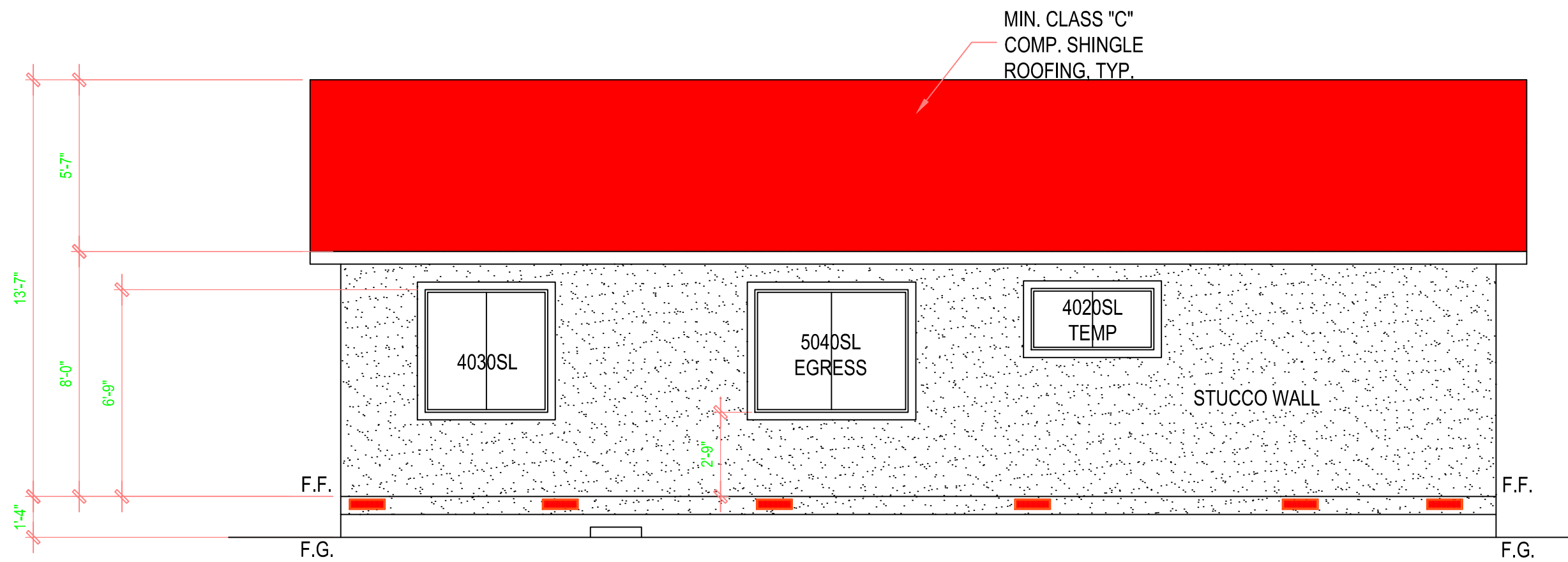
SACRAMENTO City of Sacramento Planning Division  
Community Development  
By: **Chad Aleck**  
on May 05, 2023



A. FRONT ELEVATION

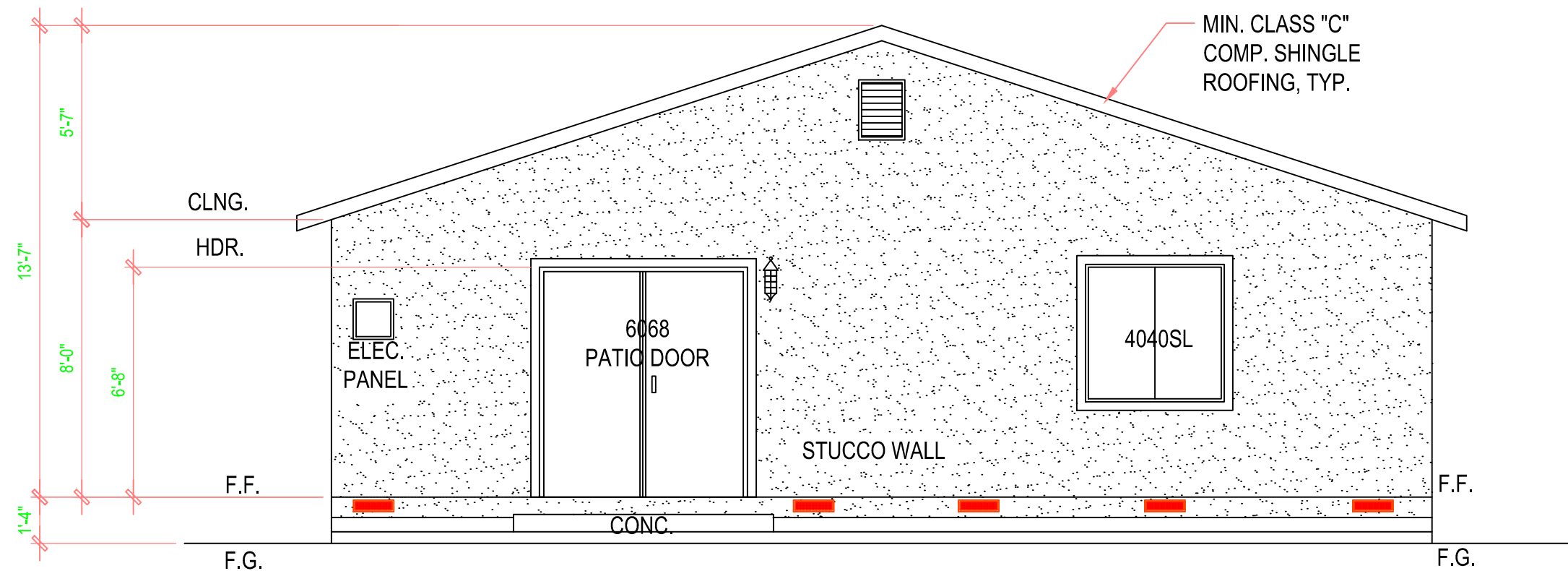
SCALE: 1/4" = 1'-0"

SACRAMENTO City of Sacramento Planning Division  
Community Development  
By: **Garry Lao**  
on Jul 10, 2023



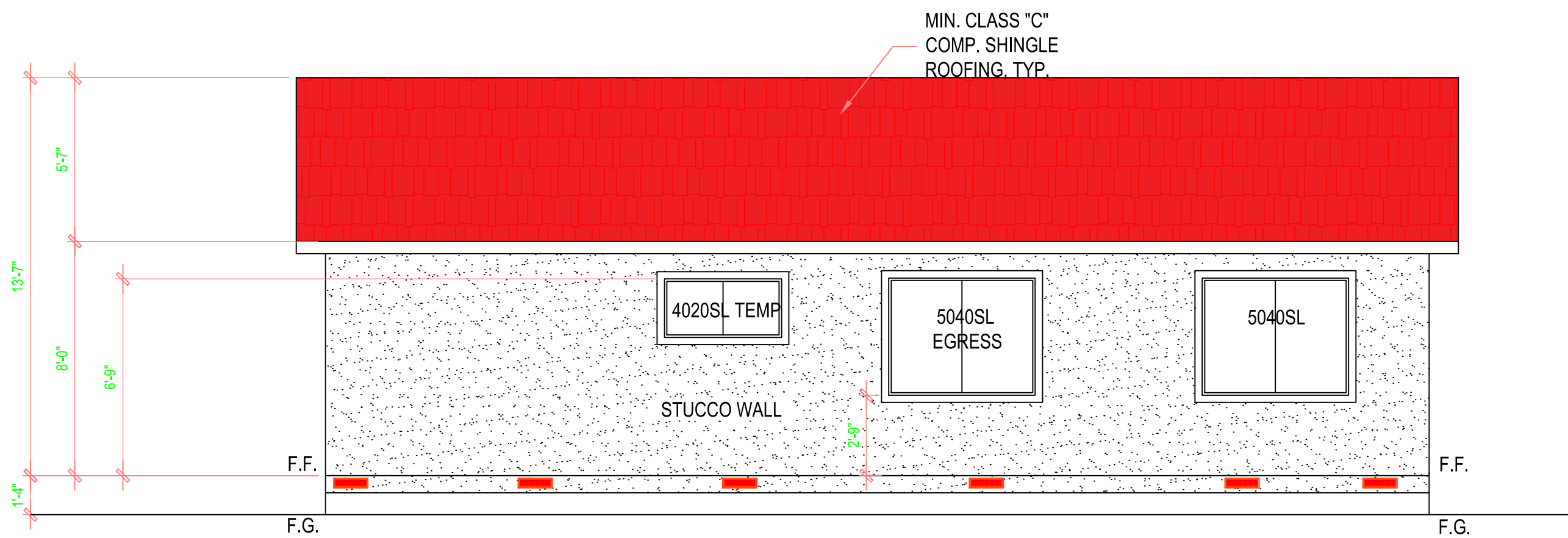
B. LEFT ELEVATION

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



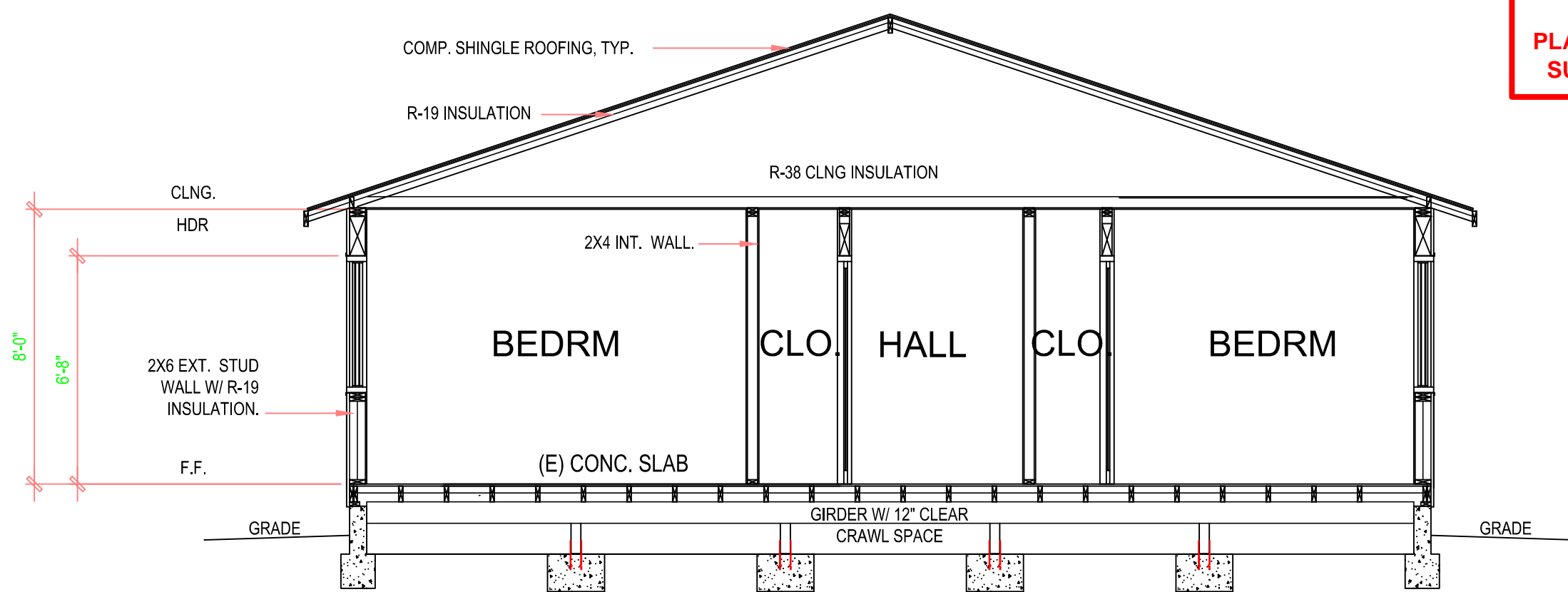
REAR ELEVATION

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



RIGHT ELEVATION

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

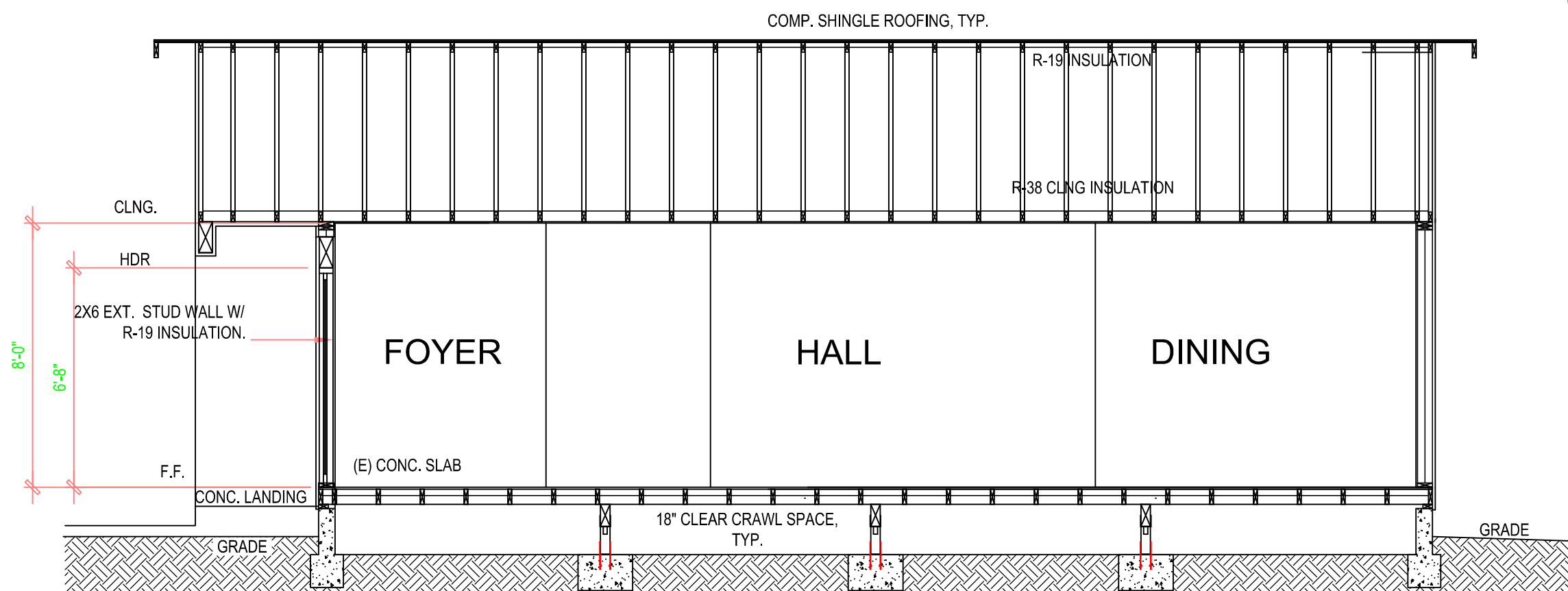


1. SECTION

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

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Community Development  
By: **Adrienne Spease**  
on Apr 27, 2023



2. SECTION

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



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BAJ  
GRAPHIC DESIGN

Date: NOVEMBER 2022

Scale: AS SHOWN

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1449 BOB WHITE PLACE, SAN JOSE, CA 95131

Signed: *They*

Owner: MAN PHAN: (916) 898-5920

7560 RUBENS PARKWAY, SACRAMENTO, CA 95823

ELEVATION PLAN AND SECTION  
7560 RUBENS PARKWAY, SACRAMENTO, CA 95823

REVISION	BY

SHEET NO:

A-3



GENERAL NOTES

GENERAL NOTES

101. ALL WORK PERFORMED IN THIS PROJECT SHALL COMPLY WITH 2019CBC AND ALL PERTINENT LOCAL CODE REQUIREMENTS, LAWS AND ORDINANCES.
102. ALL WORK PERFORMED SHALL COMPLY WITH THESE GENERAL REQUIREMENTS UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS.
103. CONTRACTOR SHALL COORDINATE ALL DRAWINGS, VERIFY ALL DIMENSIONS, ELEVATIONS AND CONNECTIONS BEFORE CONSTRUCTION.
104. CONTRACTOR SHALL BE RESPONSIBLE FOR ON SITE VERIFICATION OF CONDITIONS. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS NOT SPECIFIED, WHEN REQUIRED BY FIELD CONDITION, SHALL BE DETERMINED BY ENGINEER.
105. ENGINEER SHALL BE NOTIFIED FOR ANY FIELD CONDITIONS DIFFERENT FROM THOSE INDICATED ON DRAWINGS.
106. ENGINEER SHALL BE NOTIFIED FOR ANY QUESTIONS WHICH MAY ARISE PERTAINING TO THE DRAWINGS AND SPECIFICATIONS.
107. GENERAL CONTRACTOR AND HIS/HER SUBCONTRACTORS ARE RESPONSIBLE FOR ALL THE EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND THE PROTECTION OF THE ADJACENT PROPERTY, STRUCTURES, STREET AND UTILITIES.
108. TYPICAL DETAILS ON THESE SHEETS SHALL APPLY WHERE NO SPECIFIC DETAILS OR SECTIONS ARE GIVEN.
109. MATERIAL NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER STRUCTURAL NOTES CONTAINED HEREIN.
110. ALL DRAWINGS AND SUBSEQUENT REVISIONS IF ANY SHALL BE APPROVED BY BUILDING OFFICIAL PRIOR TO STARTING CONSTRUCTION.
111. ALL DRAWINGS AND SUBSEQUENT REVISIONS IF ANY SHALL BE MADE WITH WRITTEN APPROVAL OF ENGINEER.
112. CONTRACTOR SHALL VERIFY ALL HEATING, VENTILATING, PLUMBING AND ELECTRICAL OPENINGS AND NOTIFY THE ENGINEER FOR ANY DEVIATIONS FROM THE DRAWINGS.
113. THE STRUCTURAL DRAWINGS SHOW STRUCTURAL FEATURE ONLY. SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND OTHER DRAWINGS FOR NON-STRUCTURAL ITEMS.
114. EXCEPT AS NOTED HEREIN, NO STRUCTURAL MEMBERS SHALL BE OMITTED, NOTCHED, CUT, BLOCKED OUT, OR RELOCATED WITHOUT PRIOR APPROVAL BY THE ENGINEER OF RECORD.
115. THE STRUCTURAL DRAWINGS FOR THIS PROJECT DESCRIBE THE BUILDING STRUCTURE ONLY, AND ARE NOT INTENDED TO SHOW NON-STRUCTURAL ITEMS COORDINATION FOR AND INSTALLATION OF MECHANICAL, ELECTRICAL, ARCHITECTURAL AND MISCELLANEOUS NON-STRUCTURAL ITEMS SHOWN ELSEWHERE IN THE PROJECT PLANS SHALL BE THE RESPONSIBILITY OF GENERAL CONTRACTOR.
116. SUBCONTRACTORS FOR STRUCTURAL PORTIONS OF THE BUILDING, INCLUDING BUT NOT LIMITED TO FOUNDATIONS AND STRUCTURAL FRAME, ARE ADVISED TO REVIEW ALL DIVISIONS OF THE PLANS AND SPECIFICATIONS FOR NON-STRUCTURAL ITEMS WHICH MAY BE EMBEDDED IN, ATTACHED TO OR OTHERWISE CONNECTED TO THE STRUCTURAL ELEMENTS OF THE BUILDING BEFORE SUBMITTING THEIR BIDS.
117. IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

FRAMING NOTES:

201. CONTRACTOR SHALL REVIEW ALL TYPICAL FRAMING DETAILS (e.g. TOP PLATE SPLICE, WALL CORNER CONNECTIONS, SHEAR PANEL NAILING, etc.), SILL NAILING AND BLOCK REQUIREMENTS PER FOOTNOTES IN SHEAR WALL SCHEDULE PRIOR TO STARTING ANY FRAME WORK.
202. BEAM-TO-POST (ISOLATED) CONNECTIONS SHALL BE PROPERLY ALIGNED AND CONNECTED WITH BRACKETS U.N.O.
203. WHERE PARTITION WALLS PARALLEL TO THE FRAMING BELOW, DOUBLE JOISTS SHALL BE PROVIDED BELOW THE WALL, WHERE PERPENDICULAR, 2x BLOCKING SHALL BE PROVIDED BETWEEN JOISTS.
204. 2x BLOCKINGS SHALL BE PROVIDED BETWEEN THE FLOOR JOISTS AT THE ENDS AND AT EACH SUPPORT OF THE FLOOR, SUCH AS BEARING WALL, STRUCTURAL BEAM, etc. BLOCKING MAY BE OMITTED ONLY AS SPECIFIED ON PLAN OR AT THE ENDS OF FLOOR JOISTS WHERE THEY ARE NAILED TO A HEADER, BEAM, OR RIM JOIST.
205. BOTTOM OF POSTS SHALL HAVE FULL BEARING IN A TIGHT-FIT CONDITION WITH THE SUPPORTING STRUCTURAL MEMBER BELOW.
206. WHERE POST TERMINATED ON FLOOR WITH STUD WALLS OR BEAM BELOW, THE SPACE BETWEEN THE BOTTOM OF THE POST AND THE TOP OF THE PLATE OR THE BEAM SHALL BE SOLIDLY FILLED WITH 2x BLOCKING AND THE STUD WALL BELOW SHALL HAVE MATCHING POST AT SAME LOCATION.
207. U.O.N. BOTTOM OF ISOLATED POST WHEN TERMINATED ON FLOOR SHALL BE FIXED TO THE FLOOR DIAPHRAGM BY 2-A35 CLIPS.
208. PROVIDE A35 CLIP ON EACH SIDE OF GIRDER TRUSS AT BEARING WALLS.
209. PROVIDE 3/8" CDX(OSB) AT FIREPLACE FRAMING.
210. CUTTING BEAMS, JOISTS, AND RAFTERS: NOTCHED FROM TOP EDGE AND BORED HOLES SHALL BE: 1) LIMITED TO 1/6 MEMBER DEPTH; 2) LOCATED AWAY FROM BEARING NOT MORE THAN 3 TIMES MEMBER DEPTH. ALL OTHER CUTS, NOTCHES, AND BORED HOLES EXCEEDING 2" DIAMETER ARE PERMITTED ONLY WHEN APPROVED IN ADVANCE.
211. ALL FRAMING, BRACING, NAILING, NOTCHING, DRILLING, OR BORING SHALL BE IN ACCORDANCE WITH IBC UNLESS MORE STRINGENT REQUIREMENTS ARE SPECIFIED.
212. U.O.N. ALL WINDOW AND DOOR OPENINGS 6 FT AND WIDER (EXTERIOR WALLS) SHALL HAVE DOUBLE KING STUDS & TRIMMERS. PROVIDE A35 CLIP AT TOP AND BOTTOM OF DOUBLE KING STUDS AT EXTERIOR WALLS.
213. U.O.N. ALL FLUSH MOUNTED SAWN LUMBER BEAMS OR MULTIPLE JOISTS GLUE-HAVE "THUS" HANGERS WHERE FLUSH MOUNTED. FLUSH MOUNTED GLU-LAM BEAMS SHALL BE AS INDICATED ON PLAN.
214. U.O.N. ALL FLUSH MOUNTED SINGLE FLOOR JOISTS(TJI) SHALL HAVE "JUS" HANGERS AND ALL FLUSH MOUNTED SINGLE ROOF RAFTERS (>8"-0" LONG) SHALL HAVE "LSZ6" HANGER.
215. ALL EXTERIOR WALL CORNERS SHALL BE TIED WITH ST2215'S AT SLOPING PLATE CONDITIONS.
216. POSTS OR MULTI-STUDS SHALL BE PROVIDED AT LOWER FLOOR UNDER POSTS OR MULTI-STUDS ABOVE.
217. U.O.N. ALL BEARING AND/OR SHEAR WALLS WHICH ARE PLUMBING WALLS SHALL BE 2x6 WALL.
218. ALL CALIFORNIA FRAMING SHALL BE 2x6 RAFTERS AT 24" O.C WITH CRIPPLE WALLS SUPPORT AT 8"-0" ON CENTER AT HIGH ROOF.

SHEATHING NOTES:

301. ANY PLYWOOD SHEATHING PANELS USED ON ROOF, FLOOR AND SHEAR WALLS SHALL NOT BE LESS THAN 24" WIDE UNLESS ALL EDGES OF THE UNDERSIDE SHEETS ARE SUPPORTED BY FRAMING MEMBER OR BLOCKING.
302. ROOF PLYWOOD SHALL BE 1/2" CDX(OSB) APA 24/0. FACE GRAIN PERPENDICULAR TO FRAMING MEMBERS BELOW. STAGGER ADJACENT PANELS BY 4 FEET. NAILED WITH 8d COMMON NAILS AT 6"O.C. ALL PLYWOOD PANEL EDGES AND 12"O.C. ALL INTERMEDIATE SUPPORTS.
303. FLOOR PLYWOOD SHALL BE 3/4" CDX APA 48/24 TONGUE AND GROOVE. FACE GRAIN PERPENDICULAR TO FRAMING MEMBER BELOW. STAGGER ADJACENT PANELS BY 4 FEET. NAILED WITH 10d COMMON NAILS AT 6"O.C. AT ALL PLYWOOD EDGES AND AT 10"O.C. AT ALL INTERMEDIATE SUPPORTS.
304. ALL FLOOR PLYWOOD SHALL BE GLUED TO THE JOISTS. THE FIELD-GLUED FLOOR SYSTEM SHALL BE INSTALLED ACCORDING TO THE RECOMMENDATION OF THE APA. GLUE SHALL BE APPLIED TO JOISTS AND THE GROOVE IN THE EDGE OF THE T&G PANEL. GLUE SHALL MEET THE REQUIREMENTS OF THE APA ADHESIVE SPEC. AFG-DI AND SHALL BE APPLIED AS DIRECTED BY THE GLUE MANUFACTURER. GLUE MAY BE APPLIED MANUALLY OR WITH ELECTRIC EQUIPMENT.
305. SHEAR WALL PLYWOOD SHALL BE 1/2" CDX(OSB) APA 24/0. ALL PLYWOOD PANEL EDGES BLOCKED AND NAILED PER SHEAR WALL SCHEDULE. ALL PLYWOOD PANEL INTERMEDIATE SUPPORTS SHALL BE NAILED WITH 8d(10d) COMMON OR GALVANIZED BOX NAILS AT 12" O.C.
306. SHEAR WALL CDX(OSB) SHALL BE PLACED ON THE DESIGNED SIDE OF STUDS AS SHOWN ON PLANS. THE CDX MAY BE PLACED ON THE OPPOSITE SIDE PROVIDED: 1) THERE ARE NO PERPENDICULAR WALLS INTERSECTING FULL LENGTH OF SHEAR WALL. 2) SHEAR WALL CDX(OSB) IS CONTINUOUSLY PLACED ACROSS PERPENDICULAR WALL FRAMING. OR 3) SHEAR WALL CORNER DETAIL IS PROPERLY FOLLOWED.
307. ALL CALIFORNIA ROOF FRAMING SHALL HAVE ROOF CDX(OSB) AT BOTH UPPER AND LOWER ROOF.
308. ALL ROOF AND FLOOR BEAMS AND COLLECTORS(COLL.) SHALL RECEIVE CDX(OSB) EDGE NAILING ALONG ITS FULL LENGTH.

MISCELLANEOUS NOTES:

401. U.N.O PROVIDE ST6236 AT TOP PLATES AT PLUMBING PENETRATIONS.
402. ALL SIMPSON CS STRAPS SHALL BE ATTACHED TO FRAMING WITH 8d NAILS IN EVERY OTHER HOLE IN EACH ROW.
403. ALL FRAMING ANCHORS, STRAPS, HANGERS, POST CAPS, COLUMN BASES, HOLDOWNS, HINGE CONNECTORS, ANGLES AND CLIPS SHALL BE MANUFACTURED BY SIMPSON OR EQUAL. NAILING SCHEDULE SHALL BE IN ACCORDANCE WITH PRODUCT REQUIREMENTS.
404. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING THE APPROPRIATE SIZE AND CONNECTION OF CONNECTORS FROM THE SERIES DESIGNED ON DRAWINGS. UNLESS NOTED OTHERWISE.
405. UNLESS NOTED OTHERWISE ALL NAILS SHALL BE COMMON NAILS.
406. ALL TOE NAILING SHALL BE 8d NAILS.
407. ALL NAILS EXPOSED TO THE WEATHER SHALL BE HOT-DIPPED GALVANIZED NAILS.
408. CONVENTIONAL LET-IN BRACINGS ARE NOT REQUIRED IN THIS PROJECT.
409. NELSON STUDS SHALL BE MANUFACTURED AND FABRICATED PER TRW NELSON REQUIREMENTS.
410. ALL ITEMS (SPRINKLER PIPES, MECHANICAL EQUIPMENTS...ect.) INTENDED TO BE SUPPORTED ON, OR FROM THE STRUCTURE, UNLESS WITHIN THE STRUCTURAL DRAWINGS, SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO INSTALLING.
411. UNLESS NOTES OTHERWISE, SEE ARCHITECTURAL DRAWING FOR DIMENSIONS, WALKS, RAMPS, PATIOS, ELEVATIONS, ROOF PITCHES etc

LUMBER NOTES:

501. ALL LUMBER SHALL HAVE MOISTURE CONTENT NOT EXCEEDING 19% PRIOR TO INSTALLATION.
502. WOOD MEMBER AGAINST CONCRETE AND OTHER MEMBERS LOCATED WITHIN 8" OF FINISH GRADE SHALL BE PRESSURE TREATED DOUGLAS FIR LARCH.
503. 2x4 STUD SHALL BE DOUGLAS FIR LARCH STANDARD GRADE OR BETTER.
504. 2x6 STUD SHALL BE DOUGLAS FIR LARCH #2 OR BETTER.
505. TOP & SOLE PLATES SHALL BE DOUGLAS FIR LARCH #2 OR BETTER.
506. 3x & 4x POST SHALL BE DOUGLAS FIR LARCH #2 OR BETTER.
507. 2x & 4x JOISTS AND BEAMS SHALL BE DOUGLAS FIR LARCH #2 OR BETTER.
508. 6x & 8x FRAMING MEMBERS SHALL BE DOUGLAS FIR LARCH #1 OR BETTER.
509. SIMPLY SUPPORTED GLUED-LAM BEAMS SHALL BE 24F-V4 DFL/DFL.
510. GLUED-LAM BEAMS CANTILEVERED AT ENDS OR CONTINUOUSLY ACROSS SUPPORTS SHALL BE 24F-V8 DFL/DFL.
511. GLUED-LAM BEAMS SHALL BEAR WCLB CERTIFICATES AND SUBMITTED TO THE BUILDING OFFICIAL.
512. GLU-LAMINATED FABRICATION SHALL BE PERFORMED IN AN APPROVED FABRICATOR'S SHOP IN ACCORDANCE WITH CBC 1701.7.
513. PSL SHALL BE 2.0E BY I-LEVEL TRUS JOIST ICC ESR-1387 AND HUD MR 1303. LV1 SHALL BE 1.9E BY I-LEVEL TRUS JOIST ICC ESR-1387 AND HUD MR 925. LV3 SHALL BE 1.5E BY I-LEVEL TRUS JOIST ICC ESR-1387 AND HUD MR 1265.
514. HARDY FRAME'S ICC REPORT NUMBER IS ESR-2089

FOUNDATION NOTES:

601. SOILS REPORT PREPARED BY:  
NO REPORT
- 602- FOUNDATION PLANS AND PERTINENT DETAILS SHALL BE REVIEWED AND APPROVED BY THE ABOVE SOILS ENGINEER PRIOR TO ANY FOUNDATION WORK.
- 603- SOIL REPORT SHALL TAKE PRECEDENCE OVER STRUCTURAL NOTES AND DETAILS.
- 604- SITE GRADING, SUBGRADE PREPARATION, CUTTING SLOPES, EXCAVATION AND PLACEMENT OF ENGINEERED FILL MATERIAL SHALL BE PERFORMED IN ACCORDANCE WITH THE SOIL REPORT AND/OR GRADING PLAN.
- 605- FOR SLAB-ON-GRADE CONSTRUCTION, THE SOIL REPORT SHALL BE REFERENCED REGARDING COMPACTION, SOAKING, MOISTURE BARRIER, SUB BASE , GRAVEL, SAND, etc.
606. FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION AND MINIMUM 8 INCHES BELOW THE SILL PLATE.
607. SITE DRAINAGE REQUIREMENTS INCLUDING FINAL PAD GRADES, ROOF DRAINAGE DOWN SPOUTS SHALL BE REFERENCED TO GRADING & PLOT PLANS.
608. REFER TO ARCHITECTURAL PLANS FOR LOCATION AND DIMENSION OF UNDER-FLOOR VENTILATION, CONCRETE DRIVEWAY, DOOR PADS AND OTHER SIMILAR ITEMS.

CONCRETE NOTES:

701. FOUNDATION CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. SPECIAL INSPECTION IS NOT REQUIRED SINCE 2500 PSI IS USED IN CALCULATION.
702. REBARS, DOWELS AND OTHER EMBEDDED ELEMENTS SHALL BE SECURED IN PLACE AND APPROVED BY THE BUILDING OFFICIAL BEFORE POURING CONCRETE.
703. COLD JOINTS MAY BE USED WHERE SHOWN. JOINT SURFACE SHALL BE CLEAN FREE OF FOREIGN MATERIAL AND INTENTIONALLY ROUGHENED.
704. SPECIAL INSPECTION REQUIRED WHERE CONCRETE STRENGTH GREATER THAN 3000psi IF SPECIFIED.

REINFORCEMENT NOTES:

801. REINFORCING STEEL SHALL BE DEFORMED BARS OF BILLET OR AXLE STEEL BAR ASTM A615 GRADE 60.
802. REINFORCEMENT SHALL BE CLEAN AND FREE OF EXTRANEOUS MATERIAL.
803. ALL REINFORCEMENT SHALL BE PLACED AND SUPPORTED IN A TRUE LINE AS SHOWN.
804. 3 INCHES CLEARANCE SHALL BE PROVIDED WHERE CONCRETE IS CASTED AGAINST EARTH, 2 INCHES CLEARANCE FOR CONCRETE EXPOSED TO EARTH OR WEATHER BUT DEPOSITED AGAINST FORMS, AND 3/4" CLEARANCE FOR SLABS AND WALLS WHERE CONCRETE IS NOT EXPOSED TO EARTH OR WEATHER.
805. LAP AND ALL REINFORCING SPLICES A MINIMUM 60 BAR DIAMETERS BUT IN NO CASE LESS THAN 24 INCHES.
806. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185
807. CONTRACTOR SHALL INFORM ENGINEER 48 HOURS PRIOR TO POURING STRUCTURAL CONCRETE FOR REVIEWING THE WORK.

ANCHORAGE NOTES:

901. U.O.N. ON FOUNDATION PLAN, SILL PLATE FOR ALL EXTERIOR, INTERIOR BEARING AND SHEAR WALL SHALL BE ANCHORED TO CONCRETE FOUNDATION WITH 5/8" #4 ANCHOR BOLTS AT MAXIMUM 4 FEET ON CENTER. ANCHOR BOLT SHALL BE INSTALLED WITH SIMPSON BP5/8-3 (3" x 3" x 1/4") BEARING PLATES. FOR 2x6 WALL USE 5x5x1/4" PLATE
902. BEARING WALL, SHEAR WALL AND EXTERIOR WALL SILLS RECEIVING ANCHOR BOLTS SHALL HAVE THE FIRST BOLT AT 6" FROM EACH CUT END OF THE SILL. TWO FASTENERS MINIMUM PER EACH PIECE.
903. INTERIOR NON-BEARING WALL SILLS TO RECEIVE THE FIRST FASTENER AT 6 INCHES FROM EACH CUT OF THE SILL.
904. ANCHOR BOLT MATERIAL SHALL BE ASTM A307.
905. POWER DRIVEN ANCHOR PINS (MLT X-CP 72 PB S23, ICC REPORT ESR-2379) MAY BE USED ON INTERIOR NON-SHEAR WALLS ONLY.
906. POWER DRIVEN ANCHOR PINS SHALL BE SPACED AT MAXIMUM 16" O.C.
907. UNLESS HELD IN PLACE WHEN POURING CONCRETE, FASTENERS TO BE INSTALLED AFTER THE CONCRETE HAS SET FOR 7 DAYS MINIMUM.
908. ANCHOR BOLTS SHALL BE EMBEDDED 7" MINIMUM INTO CONCRETE OR REINFORCED MASONRY AND 15" MINIMUM INTO UNREINFORCED GROUTED MASONRY.
909. USE 12" LONG ANCHOR BOLTS W/ 3x SILLS TO MAINTAIN 7" MIN. EMBEDMENT.
910. U.O.N., HIT AND HDU HOLDOWNS SHALL BE ATTACHED TO 4x4 POST MIN. WITH SHEAR EDGE NAILING ALONG FULL HEIGHT.
911. CONTRACTOR SHALL VERIFY LOCATION OF HOLDOWNS AND ANCHOR BOLTS WITH ROUGH FRAMING TO ASSURE PROPER INSTALLATION.
912. U.O.N. INDIVIDUAL ISOLATED POSTS SHALL BE ANCHORED BY PB CONNECTORS.
912. HOLDOWNS SHALL BE TIED ON PLACE PRIOR TO INSPECTION.

NAILING SCHEDULE (MINIMUM)

THIS NAILING SCHEDULE TO BE USED ONLY IF NOT SPECIFIED ELSEWHERE IN STRUCTURAL DRAWINGS.

1001. ALL NAILING SPECIFIED ON DRAWING AND THIS SCHEDULE SHALL BE IN ACCORDANCE WITH 2019 CBC TABLE 2304.10.1

CONNECTION		
1. Blocking between ceiling joists, rafters to top plate or joist framing below.	3-8d common 3-3"x0.131 nails 3-3" 14gauge staples	each end, toenail
2. Ceiling joist to top plate	3-8d common 3-3"x0.131 nails 5-3" 14gauge staples	each joist, toenail
3. Ceiling joists not attached to parallel rafters, laps over partitions (no thrust)	3-16d common 4-3"x0.131 nails 4-3" 14gauge staples	face nail
4. Ceiling joist to // rafters(heel joint)	PER TABLE 2308.7.3.1	face nail
5. Collar tie to rafter	3-10d common 4-3"x0.131 nails 4-3" 14gauge staples	face nail
6. Rafter or roof truss to top plate	3-10d common 4-3"x0.131 nails 4-3" 14gauge staples	toenail
7. Roof rafters to ridge, valley or hip rafters; or roof rafter to 2-inch ridge beam.	2-16d common 3-3"x0.131 nails 3-3" 14gauge staples	end nail
8. Stud to stud (not at braced wall panels)	3-10d common 4-3"x0.131 nail @ 16"o.c. 3-3"14gauge staple @ 16"o.c.	toenail
9. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common @ 24"o.c. 3"x0.131 nail @ 16"o.c. 3-3"14gauge staple @ 12"o.c.	face nail
10. Built-up header (2" to 2" header)	16d common @ 16"o.c.	each edge, face nail
11. Continuous header to stud	4-8d common	toenail
12. Top plate to top plate.	16d @ 16"o.c. 3"x0.131 nail @ 12"o.c. 3"14gauge staple @ 12"o.c.	typical face nail
13. Double top plates, at end joints	6-16d common 12-3"x0.131 nails 12-3" 14gauge staples	lap splice min. splice
14. Bottom plate to joist, rim joist, band joist or blocking (non-braced panels) *also see s.w.s.	16d @ 16"o.c. 3"x0.131 nail @ 12"o.c. 3" 14 gage staples @12"o.c.	typical face nail
15. Bottom plate to joist, rim joist, band joist or blocking (braced panels) *also see s.w.s.	3-16d at 16" 4-3"x0.131 nails at 16" 4-3" 14gauge staple per 16"	typical face nail
16. Stud to top or bottom plate	4-8d common 4-3"x0.131 nails 4-3" 14gauge staples	toenail
17. Top plates, laps @ corners and intersections	2-16d common 3-3"x0.131 nails 3-3" 14gauge staples	face nail
18. 1" diagonal brace to each stud and plate	2-8d common 2-3"x0.131 nails 2-3" 14gauge staples	face nail
19. 1"x6" sheathing to each bearing	2-8d common	face nail
20. 1"x8" and wider sheathing to brg.	3-8d common	face nail
21. Joist to sill, top plate, or girder	3-8d common 3-3"x0.131" nails 3-3" 14 gage staples	toenail
22. Rim joist, band joist, or blocking to top plate, sill or other framing below.	8d @ 6"o.c. 3"x0.131 nail @ 6"o.c. 3"14gauge staple @ 6"o.c.	toenail
23. 1"x6" subfloor or less to each joist.	2-8d common	face nail
24. 2" subfloor to joist or girder	2-16d common	face nail
25. 2" planks (plank&beam-floor&roof)	16d common	face nail, each bearing
26. Built-up girder & beams, 2" lumber layers	20d common @ 32"o.c. 4"x0.131 nail @ 24"o.c. 3"14gauge staple @ 24"o.c.	face nail at top and butt staggered on opposite sides
27. Ledger strip supporting joists or rafters	3-16d common 4-3"x0.131 nails 4-3" 14gauge staples	face nail at ends and each splice
28. Joist to band joist or rim joist	3-16d common 4-3"x0.131 nails 4-3" 14gauge staples	end nail
29. Bridging or blocking to joist, rafter or truss	2-8d common 2-3"x0.131" nails 2-3" 14 gage staples	toenail each end

1002. ANY CONTINUOUS WALL LINES CONTAINING SHEAR WALL SEGMENTS SHALL HAVE THEIR TOP PLATES SPLICED ACCORDING TO THE DETAIL "TYPICAL TOP PLATES SPLICE" LOCATED ON STRUCTURAL DETAIL SHEET.
1003. ALL MACHINE BOLTS SHALL CONFORM TO ASTM A307.
1004. BOLT HOLES SHALL BE 1/32" TO 1/16" LARGER THAN THE BOLT DIAMETER.
1005. A METAL PLATE, METAL STRAP, OR WASHER NOT LESS THAN A STANDARD CUT WASHER SHALL BE BETWEEN THE WOOD AND THE BOLT HEAD AND BETWEEN THE WOOD AND THE NUT.
1006. HOLES FOR NAILS SHALL BE PRE-DRILLED WHERE SPLITTING OF WOOD MAY OCCUR.

EARTHQUAKE DESIGN DATA	
ANALYSIS PROCEDURE USED	EQUVALENT LATERAL PROCEDURE
RESPONSE MODIFICATION FACTOR (R)	6.5
OVER STRENGTH FACTOR	2.5
IMPORTANT FACTOR:	1
RISK CATEGORY	II, STANDARD
SPECTRAL RESPONSE ACCELERATIONS Ss & S1	0.566, 0.251
SPECTRAL RESPONSE COEFFICIENTS Sds, Sd1	0.509, 0.251
SEISMIC DESIGN CATEGORY (SDC)	D
BASIC SEISMIC FORCE RESISTING SYSTEMS:	BEARING WALL SYSTEM WITH LIGHT-FRAMED WALLS SHEATHED W/ WOOD STRUCTURAL PANELS
DESIGN BASE SHEAR:	0.055W (ASD)

WIND DESIGN DATA	
WIND SPEED:	95MPH
WIND EXPOSURE:	B
DESIGN METHOD:	ENVELOPE PROCEDURE
TOPOGRAPHIC FACTOR Kzt	1
WIND DIRECTIONALITY FACTOR Kd:	.85

VERTICAL DESIGN LOADS		
	D.L.	L.L.
ROOF	20	20
FLOOR	15	40

FOUNDATION DESIGN DATA	
ALLOWABLE BEARING PRESSURE	1500psf (NO REPORT)
ACTIVE PRESSURE	
PASSIVE PRESSURE	
CONCRETE / SOIL FRICTION	
SKIN FRICTION	

SHEAR WALL SCHEDULE

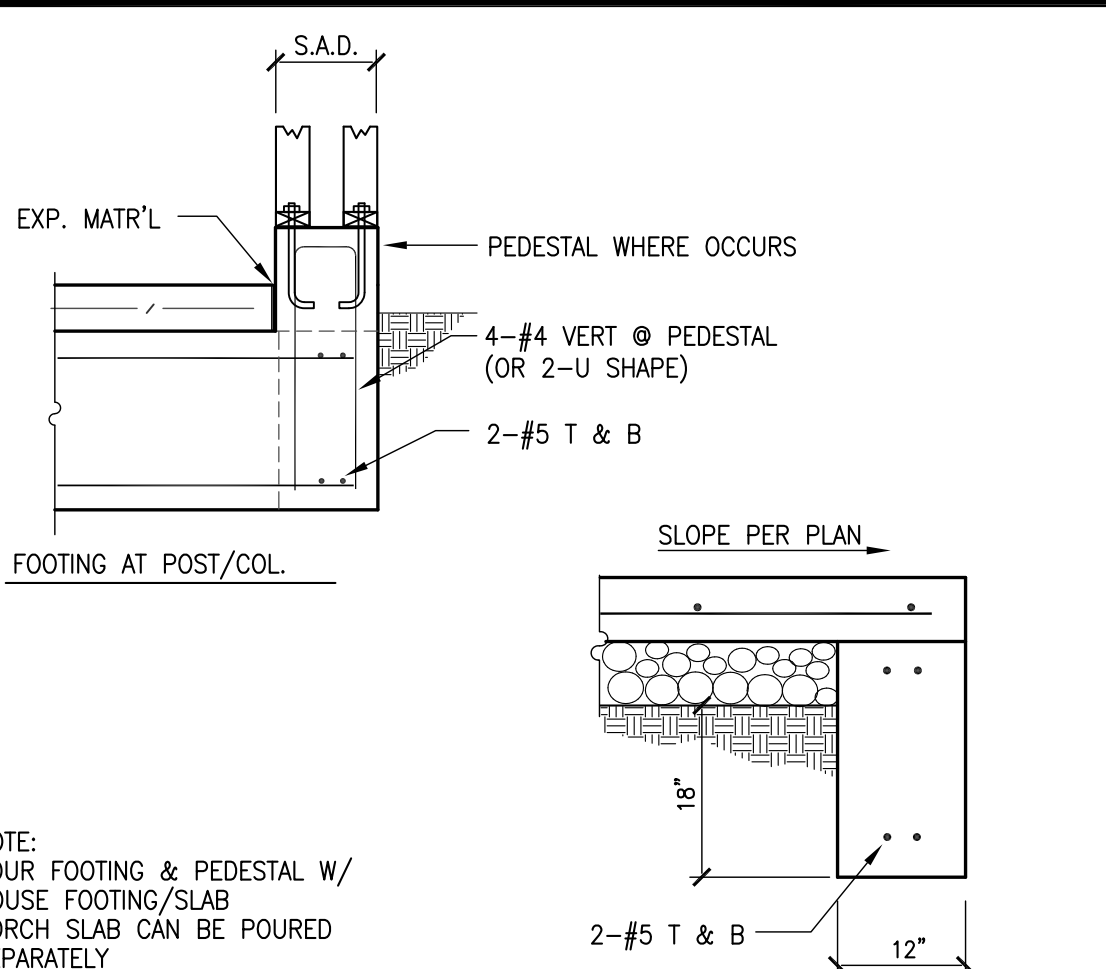
TYPE	ALLOWABLE SHEAR (plf)	SHEAR MATERIAL	EDGE NAILLING	FIELD NAILING (intermediate)	SILL NAILING @ ea 16" o.c. (footnote 2)	BLOCK NAILING @ ea 16" o.c. (footnote 3)	MUDSILL AND ANCHOR BOLT
P1	260	1/2" CDX (OSB)	8d Common or Galv Box @ 6"o.c. block all edges	8d Common or Galv Box @ 12"	2x W/3-16d	(1)-A35 OR A35 @ 16"O.C.	2x W/ 5/8" @ 4"-0"O.C.
P2	350	1/2" CDX (OSB)	8d Common or Galv Box @ 4"o.c. block all edges	8d Common or Galv Box @ 12"	2x W/4-16d	(2)- A35 OR A35 @ 12"O.C.	2x W/ 5/8" @ 2"-8"O.C.
P3	490	1/2" CDX (OSB)	8d Common or Galv Box @ 3"o.c. Staggered, 3x at all adjoining panel edges & 3x mudsill block all edges	8d Common or Galv Box @ 12"	2x W/6-16d in 2 rows w/4x member below diaphragm	(2)-A35 OR A35 @ 10"O.C.	3x W/ 5/8" @ 2"-0"O.C.
P4	640	1/2" CDX (OSB)	8d Common or Galv Box @ 2"o.c. Staggered, 3x at all adjoining panel edges & 3x mudsill block all edges	8d Common or Galv Box @ 12"	2x w/8-16d in 2 rows w/ 4x member below diaphragm	(2)-A35 OR A35 @ 8"O.C.	3x W/ 5/8" @ 1"-4"O.C.
P8	770	1/2" CDX (OSB)	10d Common or Galv Box @ 2"o.c. Staggered, 3x at all adjoining panel edges & 3x mudsill block all edges	10d Common or Galv Box @ 12"	3x w/(4)SDS1/4@ x6" Wood Screws w/4x member below diaphragm	(3)-A35 OR A35 @ 6"O.C.	3x W/ 5/8" @ 1"-4"O.C.
P9	870	5/8" CDX (OSB) or 1/2" STRUCTURAL I	10d Common or Galv Box @ 2"o.c. Staggered, 3x at all adjoining panel edges & 3x mudsill block all edges	10d Common or Galv Box @ 12"	3x w/(5)SDS1/4@ x6" Wood Screws w/4x member below diaphragm	(3)-A35 OR A35 @ 6"O.C.	3x W/ 5/8" @ 1"-4"O.C.
P3D	980	1/2" CDX (OSB) BOTH SIDE	8d Common or Galv Box @ 3"o.c. Staggered, 3x at all adjoining panel edges & 3x mudsill block all edges offset panel joints	8d Common or Galv Box @ 12"	3x w/(6)SDS1/4@ x6" Wood Screws w/4x member below diaphragm	(3)-A35 OR A35 @ 5"O.C.	3x W/ 5/8" @ 8"O.C.
P4D	1280	1/2" CDX (OSB) BOTH SIDE	8d Common or Galv Box @ 2"o.c. Staggered, 3x at all adjoining panel edges & 3x mudsill block all edges offset panel joints	8d Common or Galv Box @ 12"	3x w/(7)SDS1/4@ x6" Wood Screws w/4x member below diaphragm	(4)-A35 OR A35 @ 4"O.C.	3x W/ 5/8" @ 8"O.C.

1. A) CONTRACTOR SHALL REVIEW ALL TYPICAL SHEAR WALL CONNECTION DETAILS & NOTES BEFORE CONSTRUCTION.  
B) U.N.O. CONTRACTOR SHALL ENSURE THAT ALL SHEAR MATERIAL SHALL EXTEND FROM HORIZONTAL DIAPHRAGM (PLYWOOD CDX OR EQUAL) TO HORIZONTAL DIAPHRAGM.
2. A) SILL NAILING IS THE FASTENING OF THE SILL (SOLE) PLATE LOCATED AT THE BOTTOM OF SHEAR WALLS TO BLOCKING, RIM JOISTS OR BEAM BENEATH THE HORIZONTAL DIAPHRAGM (FLOOR SHEATHING CDX). CARE MUST BE TAKEN TO ENSURE THE PENETRATION TO THESE FASTENERS INTO THE BLOCKING, RIM JOISTS OR BEAM BELOW.  
B) SILL NAILING DOES NOT APPLY WHEN THE ABOVE MENTIONED SILL PLATE IS RESTING DIRECTLY ON CONCRETE SURFACE. IN THIS CASE, THE SILL ANCHOR REQUIREMENTS AS INDICATED ON THE FOUNDATION PLAN AND DISCUSSED IN THE ANCHORAGE NOTES ON THIS SHEET SHALL BE FOLLOWED.  
C) SILL NAILING INDICATED ON SHEAR WALL SCHEDULE MAY BE OMITTED AND REPLACED WITH A MINIMUM OF 2-16d AT 16"O.C FOR THE FOLLOWING CONDITIONS:  
A) AT ALL NON-SHEAR WALLS.  
B) AT PERIMETER SHEAR WALLS WITH THE SHEAR MATERIAL (OF UPPER SHEAR WALL) OCCURRING AT THE EXTERIOR FACE OF BUILDING AND EXTENDING PAST THE SILL PLATE. EDGE NAILING MUST BE PROVIDED AT BLOCKING OR RIM JOIST IN ADDITION TO THE EDGE NAILING AT THE MUD SILL / TOP PLATES  
3. A) BLOCK NAILING IS THE FASTENING OF BLOCKING, RIM JOISTS OR BEAM DIRECTLY BELOW THE SHEAR WALL TO THE TOP PLATES OR BEAMS IMMEDIATELY BELOW.  
B) ALL BLOCKING OTHER THAN THOSE LOCATED UNDERNEATH THE SHEAR WALL SHALL BE HELD IN PLACE BY A35 PER BLOCK OR A35 AT 16"O.C..  
C) BLOCK NAILING INDICATED ON SHEAR SCHEDULE MAY BE OMITTED AND REPLACED WITH 8d TOE NAILS AT 6 INCHES ON CENTER WHERE SHEAR MATERIAL OF LOWER SHEAR WALL IS EXTENDED ABOVE THE TOP PLATES AND NAILED INTO BLOCKING OR RIM JOIST. IN ADDITION TO THIS NAILING, EDGE NAILING SHOULD ALSO BE PROVIDED AT TOP PLATES OF LOWER SHEAR WALL.  
D) LSSO OR LTP4 CLIPS CAN BE USED TO SUBSTITUTE A35 CLIPS AS INDICATED IN THE TABLE.
4. A) WHERE PLYWOOD IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6 INCHES ON CENTER ON EITHER SIDE, PANEL JOISTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHOULD BE 3-INCHES NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.  
B) WHERE PLYWOOD IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6"O.C. ON EITHER SIDE, 3x SILL IS REQUIRED.
5. A) PLYWOOD EDGE AND FIELD NAILING SHALL BE COMMON NAILS OR GALVANIZED BOX NAILS AS INDICATED IN SHEAR WALL SCHEDULE.
6. FASTENERS, HARDWARE IN CONTACT WITH PRESSURE-TREATED AND FIRE-RETARDENT TREATED WOOD SHALL BE OF HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL.
7. FOR ROOF VENT: DOUBLE UP THE CLIPPING AT ADJACENT BLOCK.  
FOR FOUNDATION VENT: DOUBLE UP THE CLIPPING AT ADJACENT BLOCK AND EDGE NAIL AROUND THE VENT.

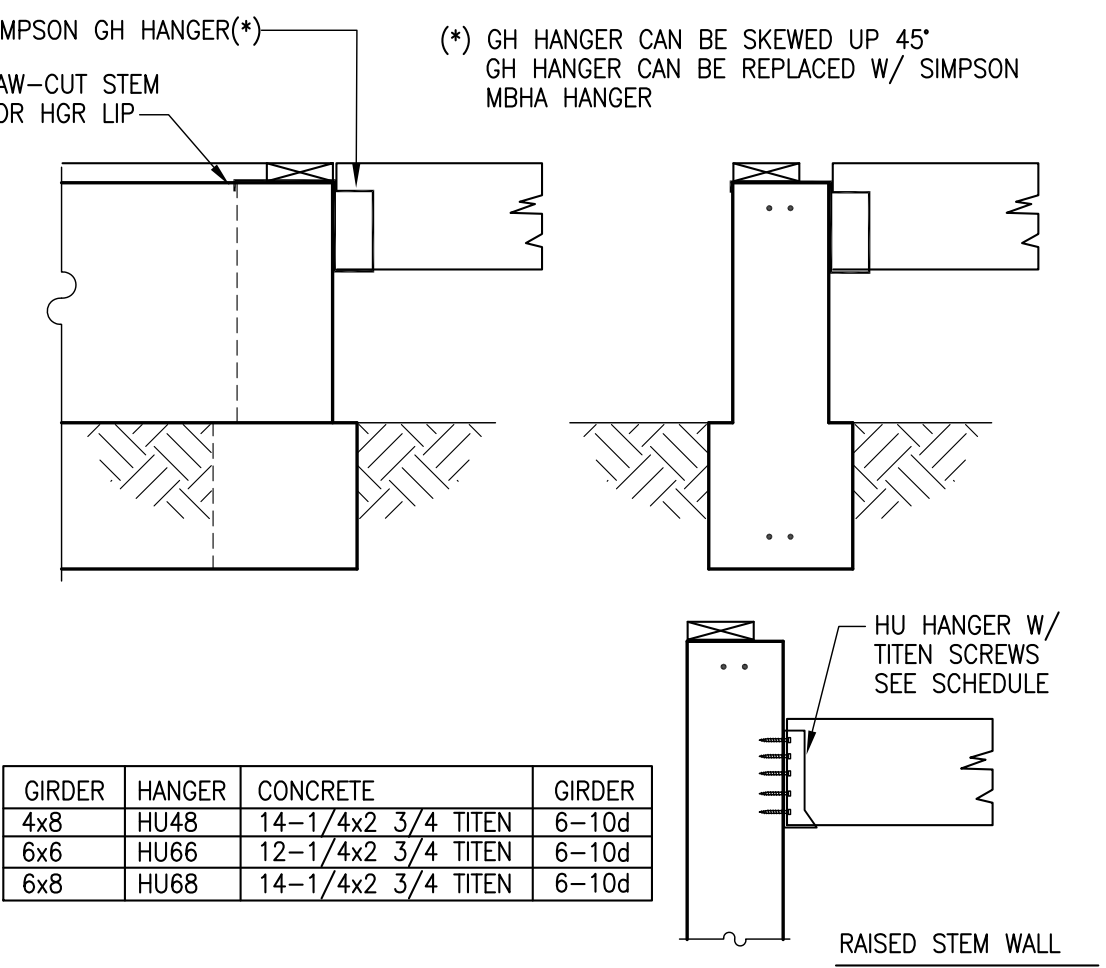
ABBREVIATIONS

ANCHOR BOLTS	EXP	EXPANSION	N.T.S.	NOT TO SCALE	T & B	TOP AND BOTTOM
ABOVE	EXISTING	EXISTING	O./S.	OVER	T & G	TONGUE AND GROOVE
ADJACENT	F.F.	FINISH FLOOR	O.C.	ON CENTER	I.D.	TIEDOWN OR HOLDOWN
ABOVE FINISH FLOOR	F.H.	FULL HEIGHT	OP'NG	OPENING	T.N.	TOE NAIL
AMERICAN PLYWOOD ASSO.	F.N.	FINISH	OPT	OPTIONAL	T.O.	TOP OF
ARCHITECTURAL	FLR	FLOOR	OSB	ORIENTED STRAND BOARD	I.O.C.	TOP OF CONCRETE
BUILDING	F.L.	FLOOR, LENGTH OF MEMBER	PC'S	PIECES	T.O.S.F.	TOP OF SUB-FLOOR
BLOCKING	F.N.	FACE NAILED	P.E.N.	PLYWOOD EDGE NAILING	T.O.W.	TOP OF WALL
BEAM	F.P.	FOUNDATION	PERIM	PERIMETER	TOTL	TOTAL
BOTTOM	F.R.	FIREPLACE	PL	PLATE	TR	TRIMMER
BEARING	FRAM'G	FRAMING	PLYWD	PLYWOOD	TYP	TYPICAL
CAMBER	FEET	FEET	P.T.	PRESSURE TREATED	U.N.O.	UNLESS NOTED OTHERWISE
CANTILEVER	FTG	FOOTING	RAF.	RAFTERS	U.O.N.	UNLESS OTHERWISE NOTED
CEILING JOIST	GALV	GALVANIZED	REQ'D	REQUIRED	U-S-D	UP SIDE DOWN
CEILING	GAR	GARAGE	REQ'T	REQUIREMENT	WDW.	WINDOW
CLEARANCE	GEN.	GENERAL	RET	RETAINING	WF	STEEL WIDE FLANGE
CONCRETE	GLB	GLU-LAM BEAM	R.F.	ROOF Rafter	W/F	WELDED WIRE FABRIC
CONC. MASONRY UNIT	GR	GRADE	R.R.	ROOF Rafter	W/O	WITHOUT
CONNECTION	HDR	HEADER	S.A.D.	SEE ARCH DRW'GS	AT	AT
CONSTRUCTION	HT	HEIGHT	S.G.E.	STRUCTURAL GABLE END	"	INCHES
CONTINUOUS	INFO	INFORMATION	S.B.	STRONG BACK	//	PARALLEL
COUNTERSINK	INT	INTERIOR	SECT	SECTION	&	PERPENDICULAR
COLLAR TIE	JOIST	JOIST HANGER	SHT	SHEET	Ø	DIAMETER
DOUBLE	JNT	JOINT	SHT'G	SHEATHING	CL	CENTER LINE
DETAIL	JOIST	JOIST	SIMP	SIMPSON COMPANY	HANGER	HANGER
DOUGLAS FIR	KP	KING POST	SPEC'S	SPECIFICATIONS	U	APPROXIMATELY
DIAGONAL	KS	KING STUD	SO	SQUARE		
DIAPHRAGM	LAT	LATERAL (DIRECTION)	S.S.D.	SEE STR. DRW'GS		
DIMENSION	LOC.	LOCATION	STL	STEEL		
DRAWING	MANUF.	MANUFACTURER	STR	STRUCTURAL		
DOOR	MAT'L	MATERIAL	S.W.S.	SHEAR WALL SCHEDULE		
DRAWING	M.B.	MAXIMUM	S.W.T.	SHEAR WALL TYPE		
EACH	M.X.	MACHINE BOLT				
EACH FACE	M.F.G.	MANUFACTURING				
ELEVATION	MIN	MINIMUM				
EMBEDMENT	MND	MOUNTED				
EDGE NAILING	(N)	NEW				
EQUAL	N/A	NOT APPLICABLE				
EACH WAY	NAIL'G	NAILING				
EACH WAY EACH FACE						

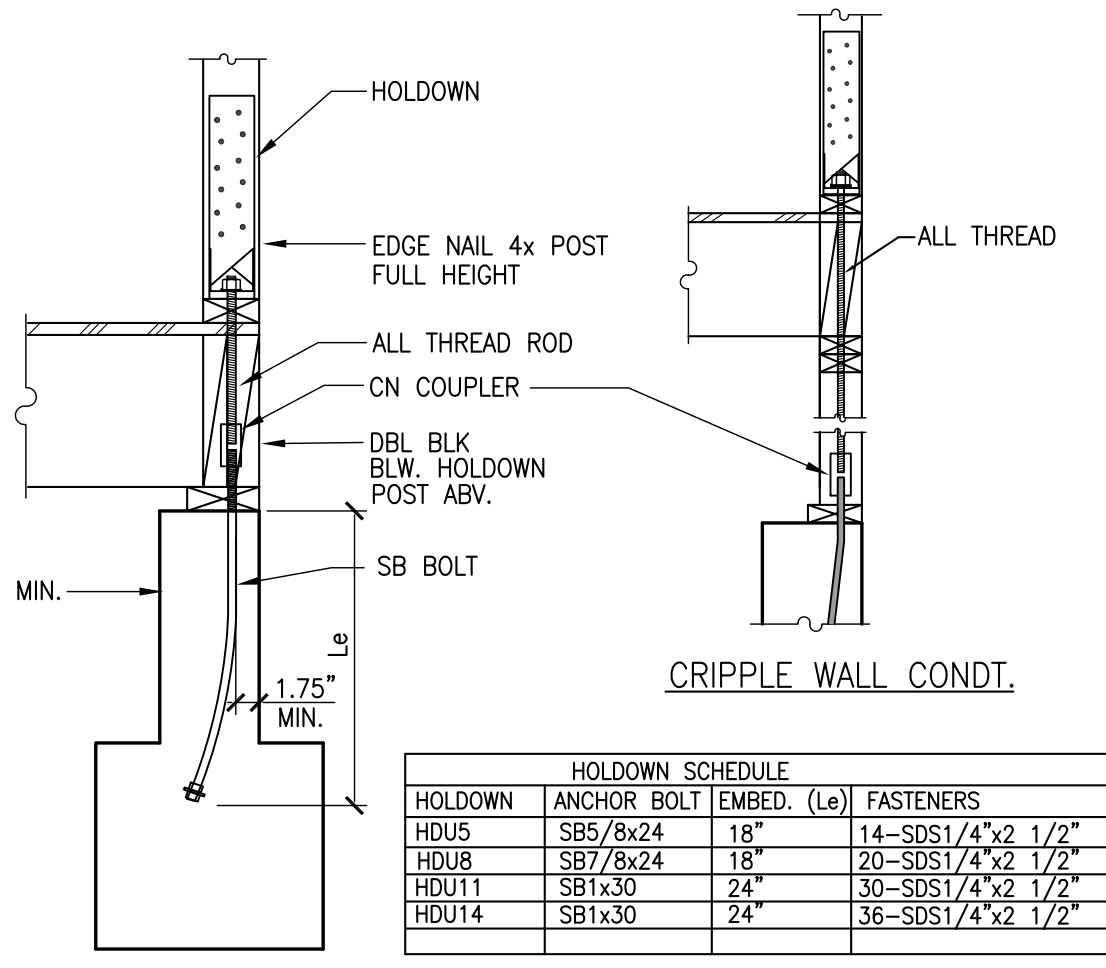




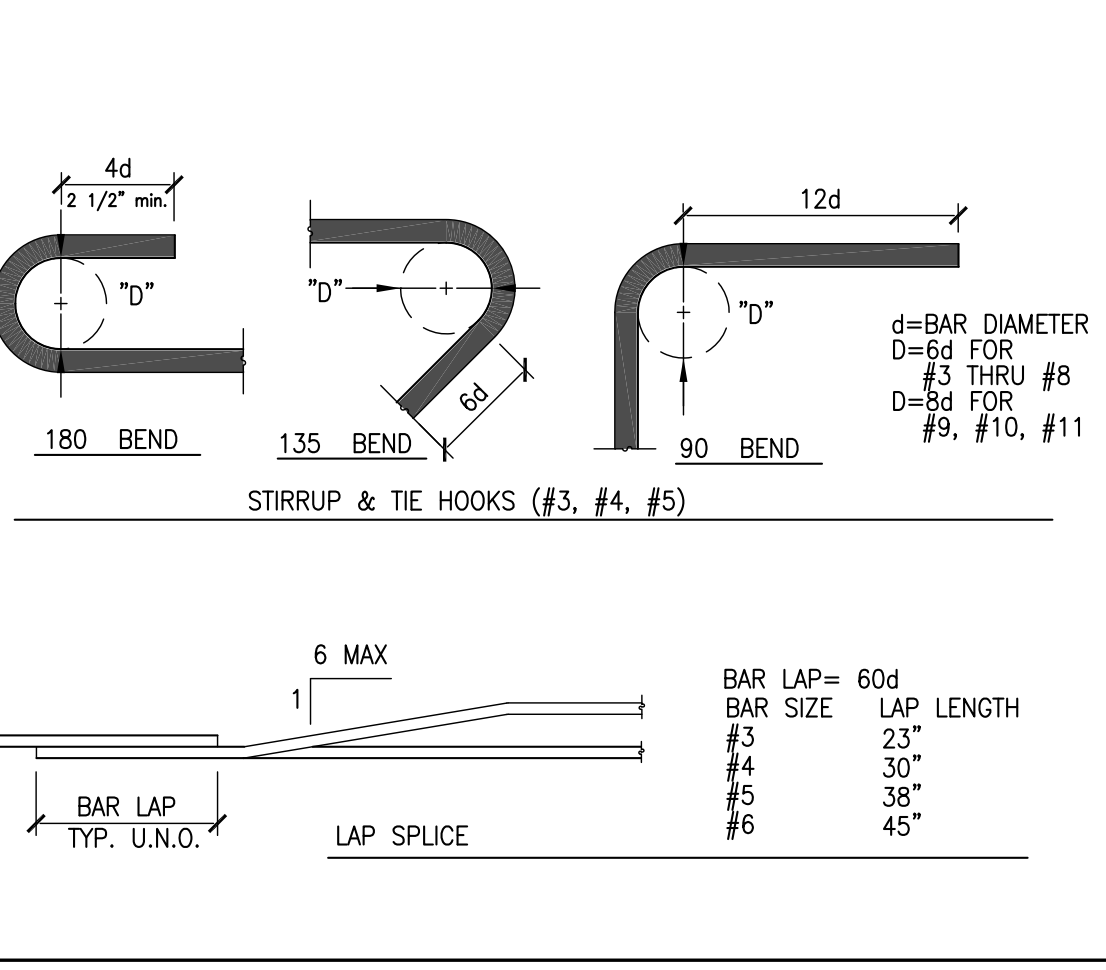
5 PORCH FOOTING



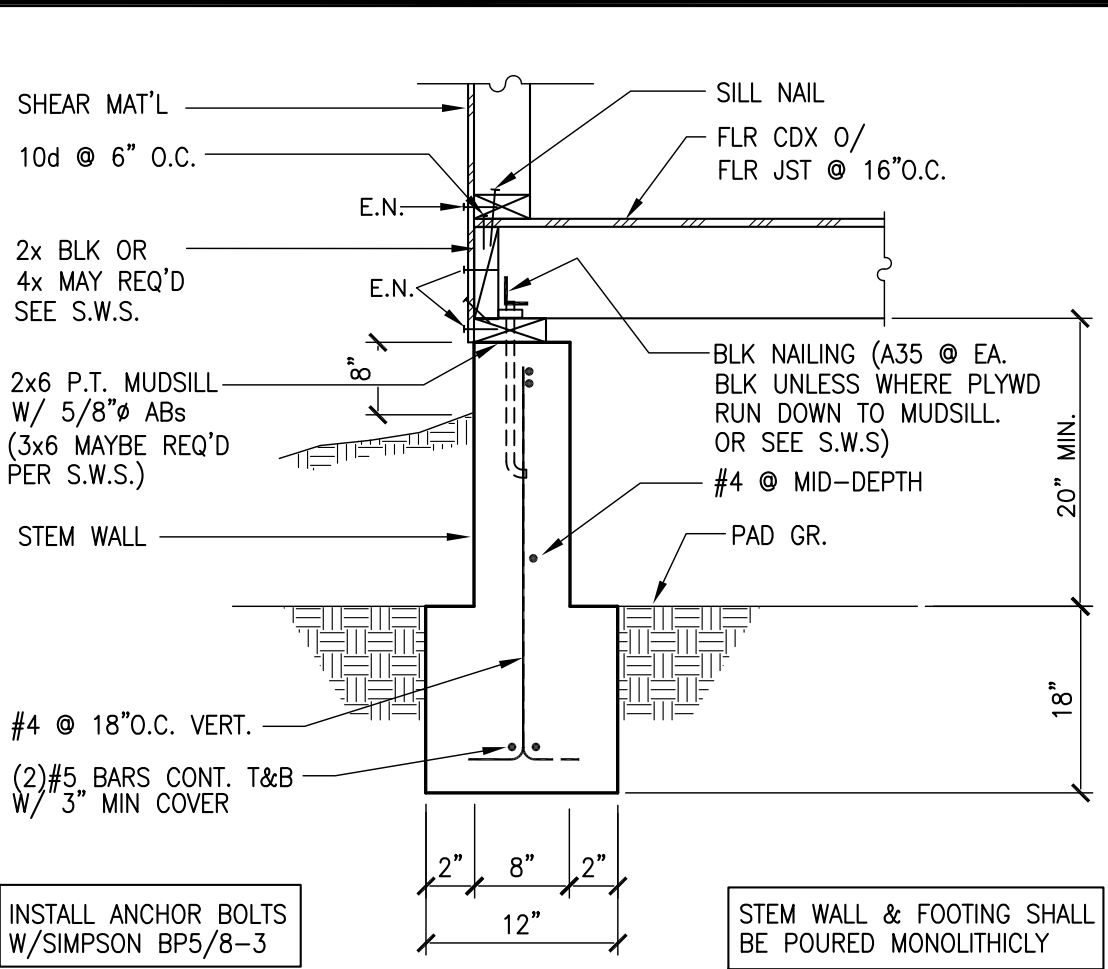
6 TYP. GIRDER HANGER



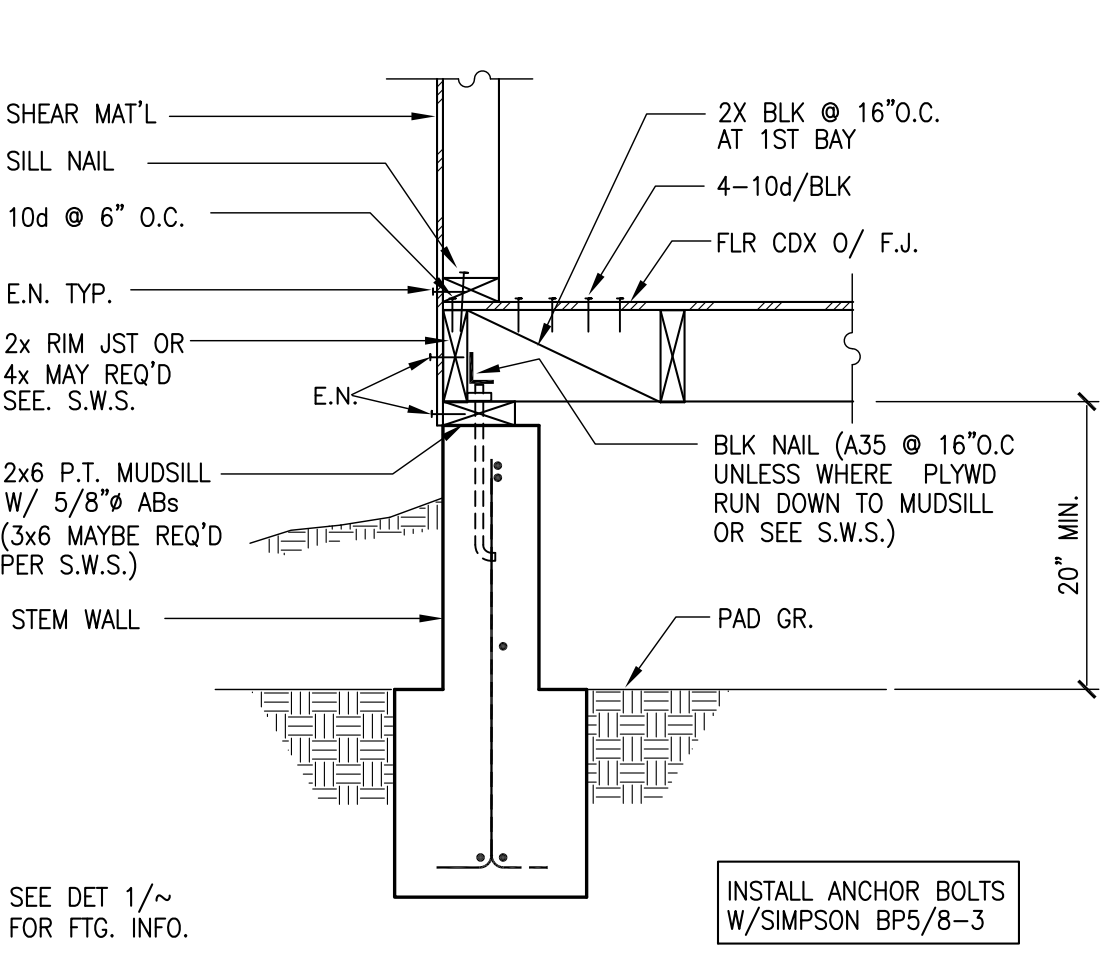
7 TYPICAL HOLDOWN



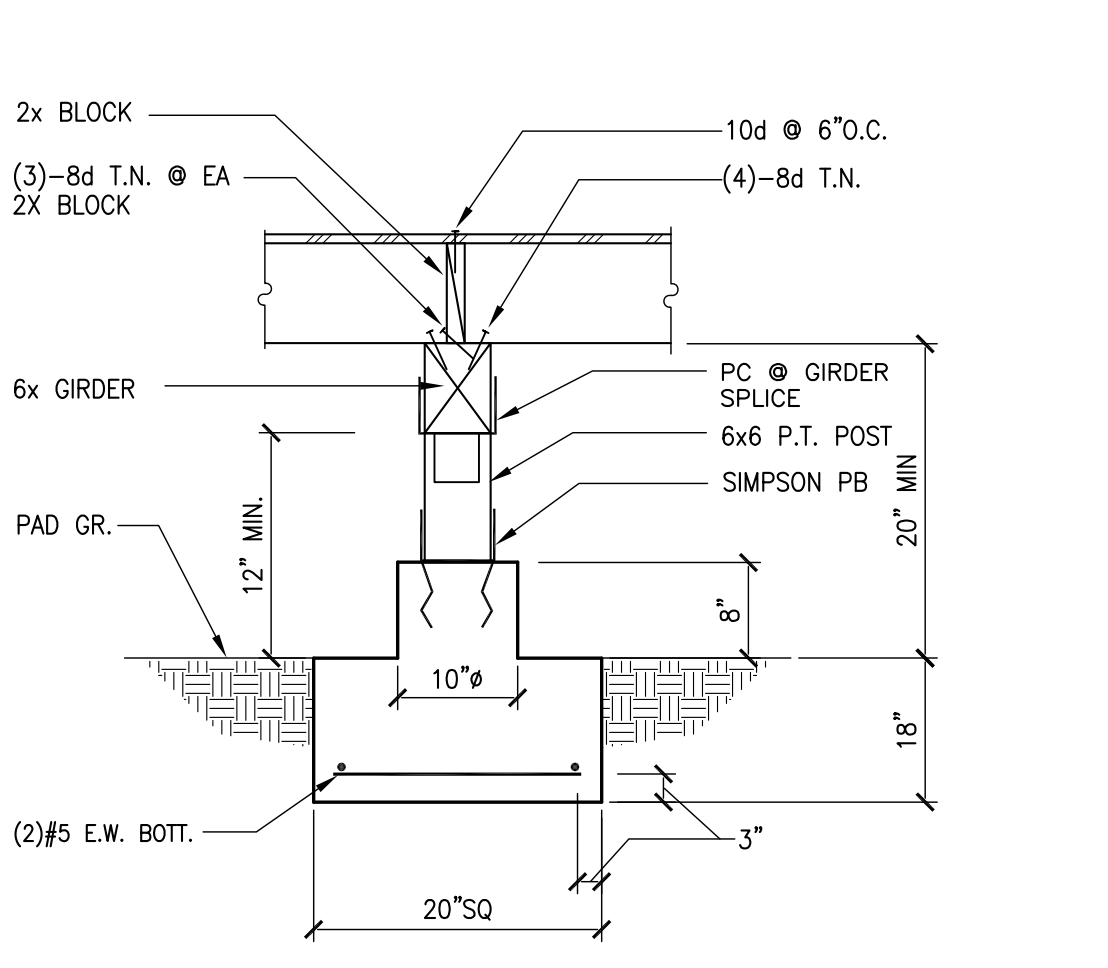
8 TYP. REBAR BEND & LAP



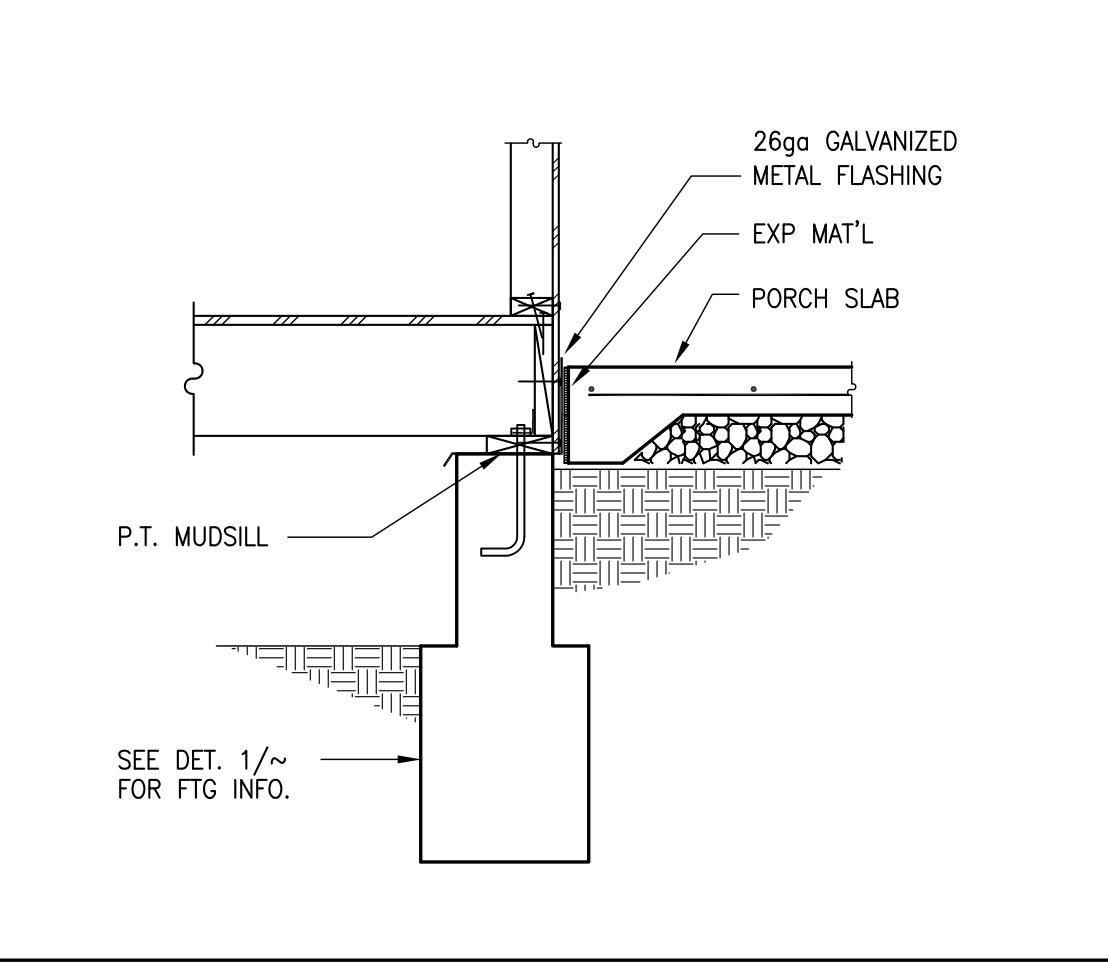
1 FLR JST ⊥ FOOTING



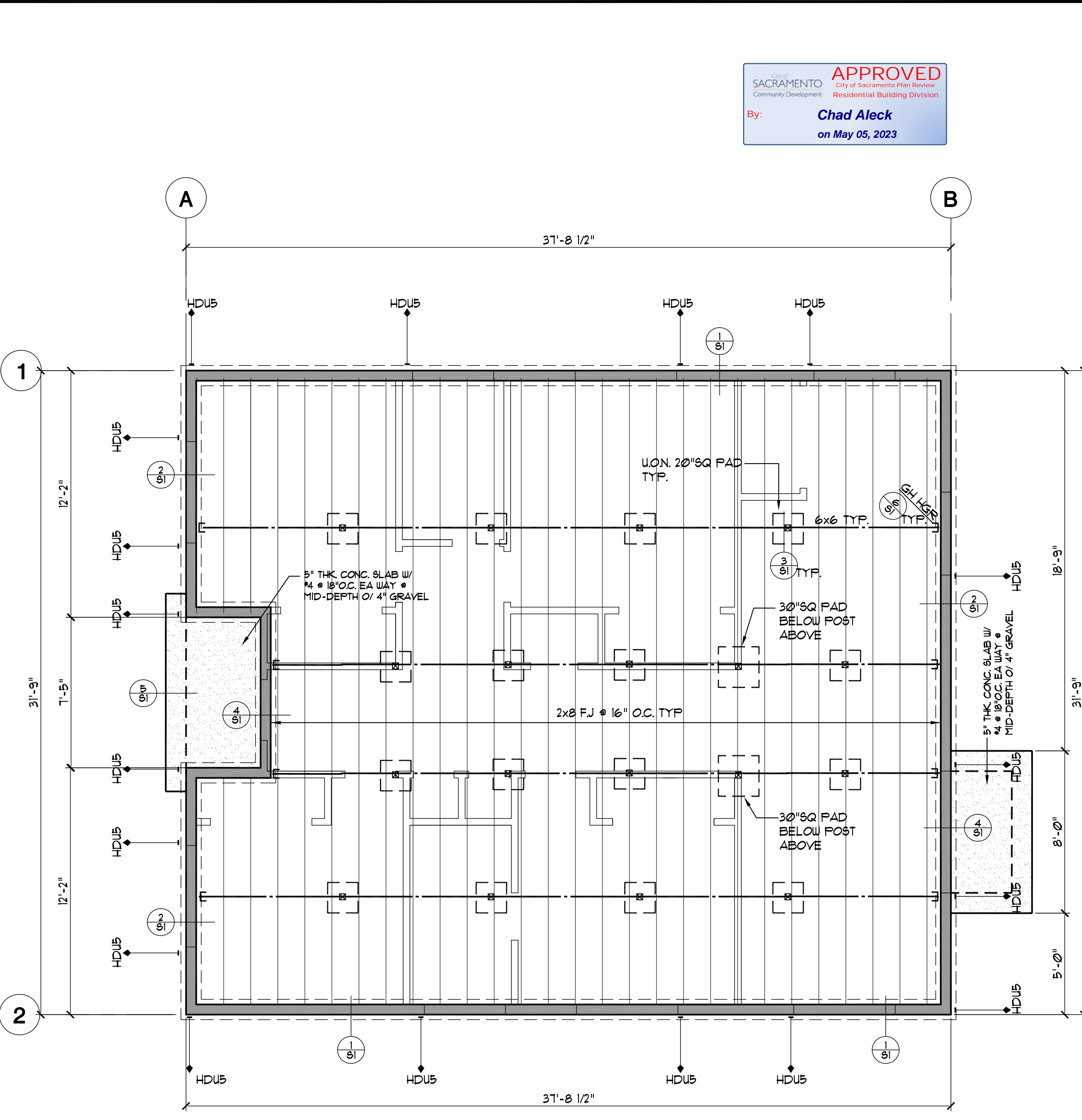
2 FLR JST // FOOTING



3 INTERIOR PAD FOOTING



4 STOOP



FOUNDATION

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

FOUNDATION NOTES:

- FLOOR SHEATHING TO BE 3/4" CDX, T&G & NAILED AND PLACED PER STRUCTURAL NOTES ON SHEET S0.
- U.N.O. ALL FLOOR JOISTS ARE 2x8 AT 16" O.C., ALL FLOOR GIRDER ARE 6x8 DF#1.
- U.N.O. ALL RIM JOIST SHALL BE 2x8.
- ALL LUMBER MEMBERS IN DIRECTLY CONTACT WITH CONCRETE FOUNDATION SHALL BE PRESSURE-TREATED DOUGLAS FIR.
- SEE DETAIL 1/S1 FOR TYPICAL FOOTING SIZE AND REINFORCEMENT.
- U.N.O. ALL ANCHOR BOLTS SHALL BE 5/8" DIAMETER (2" MINIMUM EMBEDMENT) AT 4'-0" O.C. MAX AND TO BE EQUALLY SPACED. TWO BOLTS MINIMUM PER LENGTH OF MUDDSILL PLATE, 12" MAXIMUM AND 6" MINIMUM FROM CUT END.
- ANCHOR BOLTS SHALL BE INSTALLED WITH SIMPSON BP 5/8-3 BEARING PLATES.
- ANCHOR BOLTS SHALL BE PROVIDED AT ALL EXTERIOR WALLS, INTERIOR BEARING AND SHEAR WALLS AS SPECIFIED ABOVE.
- HOLDOWNS SHALL NOT BE SCALED OFF OF FOUNDATION PLANS. THEY SHALL BE LOCATED BY CLOSE EVALUATION OF ARCHITECTURAL FLOOR PLANS AND FRAMING PLANS ABOVE.
- HOLDOWN RODS OR STRAPS MUST BE SET IN PLACE WITHIN THE FORMS PRIOR TO FOUNDATION INSPECTION.
- HOLDOWN RODS MAY BE SIMPSON "SB" BOLTS, REFER TO MANUFACTURE SPECIFICATIONS FOR EMBED, COVERAGE AND OTHER REQUIREMENTS.
- U.N.O. HTI, HDU AND STD HOLDOWNS SHALL BE ATTACHED TO 4x4 POST MINIMUM WITH SHEAR EDGE NAILING ALONG FULL HEIGHT OF POST.
- SEE DETAIL 1/S1 FOR TYPICAL HOLDOWNS AT FOUNDATION.
- SEE ALL PERTINENT INFORMATION IN STRUCTURAL NOTES ON SHEET S0.
- SEE OTHER DRAWINGS FOR HEIGHTS OF DRIVEWAY, SIDEWALKS, STOOPS.
- SLOPE FINISH GRADE AWAY FROM BUILDING.
- FASTENERS, HARDWARES IN CONTACT WITH PRESSURE-TREATED AND FIRE-RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL.
- WHERE PARTITION WALLS PARALLEL TO THE FRAMING BELOW, DOUBLE JOISTS SHALL BE PROVIDED BELOW THE WALL. WHERE PERPENDICULAR, 2x BLOCKING SHALL BE PROVIDED BETWEEN JOISTS.

SACRAMENTO APPROVED  
Community Development  
By: Chad Aleck  
on May 05, 2023

SACRAMENTO ISSUED BY  
Community Development  
By: Garry Lao  
on Jul 10, 2023

UNDER TITLE 1818.17  
CITY CODE  
CITY OF SACRAMENTO, CALIF.  
SECOND INSPECTION OFFICE

This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations from the same without written permission from the Building Inspection Division. The approval of this plan and specification SHALL NOT be held to permit or approve the violation of any City Ordinance or State Law.

REVISIONS	BY

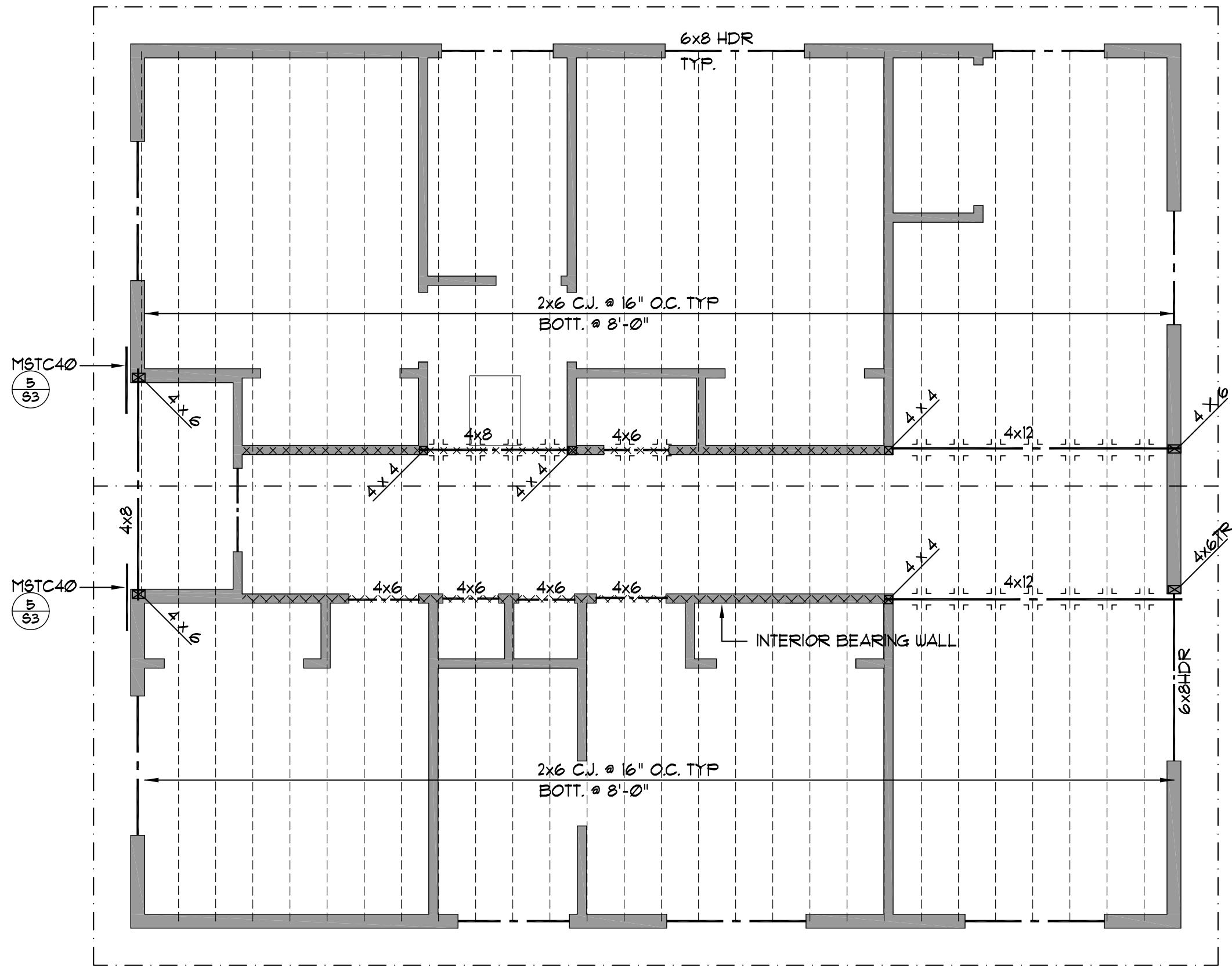
Wesley Liu Engineering  
7246 Sharon Drive #D, San Jose, CA 95129  
Tel & Fax 408.972.1839 wesleyliu@wle.com

Stamp  
REGISTERED PROFESSIONAL ENGINEER  
Wesley W. Liu  
C 80570  
EXP. 12/31/22  
CIVIL  
STATE OF CALIFORNIA

New ADU  
7560 Rubens Parkway  
Sacramento, CA 95823

Date	10/17/2022
Scale	1/4" = 1'-0"
Drawn By	W.L.
Checked	
Job No.	221001
Sheet	



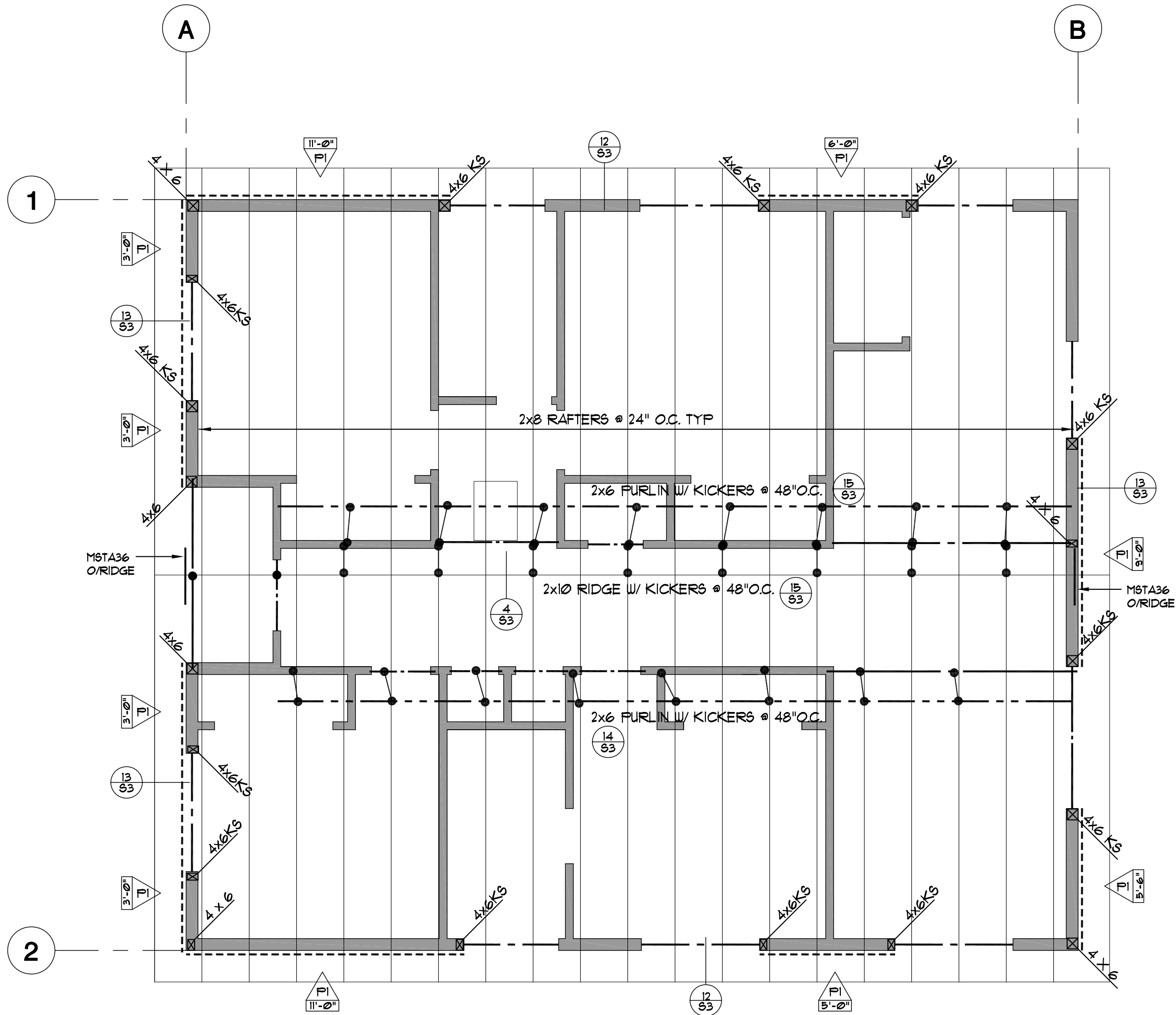


CEILING FRAMING PLAN

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

CEILING FRAMING NOTES:

- 2x8 DF#2 @ 16"O.C. MAXIMUM SPAN 18'-0"
- 2x6 DF#2 @ 16"O.C. MAXIMUM SPAN 14'-0"
- REFER TO SHEAR WALL SCHEDULE FOR SHEAR WALL BLOCK NAILINGS AT CEILING LEVEL.
- U.O.N. ALL EXTERIOR WALL HEADERS SHALL BE 4x12 DF#2 @ 2x4 WALLS OR 6x8 DF#1 AT 2x6 WALLS.
- U.O.N. ALL EXTERIOR WALL EXCEED 10 FEET IN HEIGHT SHALL BE 2x6 @ 16"O.C.
- U.O.N. FOR NON-BEARING WALL, 2x4 STUD @ 16"O.C. CAN BE UP TO 14 FEET AND 2x6 STUD @ 16"O.C. CAN BE UP TO 20 FEET HEIGHT.
- U.O.N. SHEAR MATERIAL (PLYWOOD) SHALL BE APPLIED UP TO ROOF.
- ALL EXTERIOR WALL AND ALONG THE INTERIOR SHEAR WALL SHALL HAVE CONTINUOUS TOP PLATES PER DETAIL 1/53
- SEE ALL PERTINENT INFORMATION IN STRUCTURAL NOTES ON SHEET S0.



ROOF FRAMING PLAN

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

ROOF FRAMING NOTES:

- ROOF SHEATHING TO BE 1/2" CDX NAILED & PLACED PER STRUCTURAL NOTES ON SHEET S0.
- U.O.N. ROOF RAFTER SHALL BE 2x8 @ 24"O.C.
- U.O.N. ALL HIP, VALLEYS & RIDGES SHALL BE 2x10.
- U.O.N. PURLIN SHALL BE 2x6 W/2x6 KICKERS @ 48"O.C. TO BEAM/BEARING WALL BELOW.
- ALL CALIFORNIA ROOF FRAMING SHALL HAVE ROOF CDX AT BOTH UPPER AND LOWER ROOFS.
- PROVIDE 2x6 COLLAR TIES AT 48"O.C. WITH 5-160 AT EACH END TO RAFTER.
- ALL EXTERIOR WALLS AND STRUCTURAL WALLS SHALL REFER TO DETAIL 1/53 FOR TOP PLATE CONTINUITY.
- U.O.N. ALL EXTERIOR WALL HEADERS SHALL BE 4x12 DF#2 @ 2x4 WALLS OR 6x8 DF#1 AT 2x6 WALLS.
- U.O.N. ALL EXTERIOR WALL EXCEED 10 FEET IN HEIGHT SHALL BE 2x6 @ 16"O.C.
- U.O.N. FOR NON-BEARING WALL, 2x4 STUD @ 16"O.C. CAN BE UP TO 14 FEET AND 2x6 STUD @ 16"O.C. CAN BE UP TO 20 FEET HEIGHT.
- U.O.N. SHEAR MATERIAL (PLYWOOD) SHALL BE APPLIED UP TO ROOF.
- SEE ALL PERTINENT INFORMATION IN STRUCTURAL NOTES ON SHEET S0.
- RAFTER SPAN MORE THAN 6'-0" SHALL HAVE LUS26 HANGER TO RIDGE/HIP/VALLEY.
- KICKERS SHALL BE 2x6. USE (2)2x4 WHERE KICKER LONGER THAN 6'-0".
- WRAP ALL EXTERIOR WALLS WITH CDX OR OSB.
- CONTRACTOR SHALL REVIEW ALL TYPICAL FRAMING DETAILS (e.g. TOP PLATE SPLICE, WALL CORNER CONNECTIONS, SHEAR PANEL NAILING, etc.), SILL NAILING AND BLOCK REQUIREMENTS PER FOOTNOTES IN SHEAR WALL SCHEDULE PRIOR TO STARTING ANY FRAME WORK.

ROOF IS DESIGNED FOR COMPOSITION SHINGLE (5psf MAX.)



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REVISIONS	BY

Wesley Liu Engineering

7246 Sharon Drive #D, San Jose, CA 95129  
Tel & Fax 408.971.1839 wesleyliu@yahoo.com

Stamp

New ADU  
7560 Rubens Parkway  
Sacramento, CA 95823

Date	10/17/2022
Scale	1/4" = 1'-0"
Drawn By	W.L.
Checked	
Job No.	221001
Sheet	



					<div>REVISIONS</div> <div>BY</div>
17					
18					<div>Stamp</div>
19					
20					<div>Date</div> <div>10/17/2022</div> <div>Scale</div> <div>3/4" = 1'-0"</div> <div>Drawn By</div> <div>W.L.</div> <div>Checked</div> <div></div> <div>Job No.</div> <div>221001</div> <div>Sheet</div> <div>53</div>



**CERTIFICATE OF COMPLIANCE**  
Project Name: Residential Building  
Calculation Date/Time: 2022-10-23T07:49:04-07:00  
Input File Name: 7560 RUBENS PARKWAY, CA 95823.rbd19x

CF1R-PRF-01E  
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GENERAL INFORMATION			
01	Project Name	Residential Building	
02	Run Title	Title 24 Analysis	
03	Project Location	7560 Rubens	
04	City	City of Sacramento	05 Standards Version
06	Zip code	95823	07 Software Version
08	Climate Zone	12	09 Front Orientation (deg/ Cardinal)
10	Building Type	Single family	11 Number of Dwelling Units
12	Project Scope	New Construction	13 Number of Bedrooms
14	Addition Cond. Floor Area (ft²)	n/a	15 Number of Stories
16	Existing Cond. Floor Area (ft²)	n/a	17 Fenestration Average U-Factor
18	Total Cond. Floor Area (ft²)	1196	19 Glazing Percentage (%)
20	ADU Bedroom Count	n/a	21 ARI Conditioned Floor Area
22	Is Natural Gas Available	Yes	

**COMPLIANCE RESULTS**

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

Registration Number: 222-P01028772A-000-000-0000000-0000  
CA Building Energy Efficiency Standards - 2019 Residential Compliance  
Registration Date/Time: 2022-10-23 08:34:25  
Report Version: 2019.2.000  
Schema Version: rev 20200901  
HERS Provider: CalCERTS, Inc.  
Report Generated: 2022-10-23 07:49:33

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ENERGY DESIGN RATINGS			
	Efficiency (EDR)	Total (EDR)	Compliance Margin
Standard Design	44.6	25.1	
Proposed Design	43.5	24	1.1

**RESULTS - COMPLIES**

1. Efficiency EDR includes improvements to the building envelope and more efficient equipment  
2. Total EDR includes efficiency and demand responsive measures such as photovoltaic (PV) systems and batteries  
3. Building complies when efficiency and total compliance margins are greater than or equal to zero

Standard Design PV Capacity: 2.50 kWdc  
PV System sized at 2.02 kWdc for Community Solar project, SMUD Neighborhood SolarShares - Wildflower

ENERGY USE SUMMARY			
Energy Use (BTU/ft²-yr)	Standard Design	Proposed Design	Compliance Margin
Space Heating	24.1	20.2	3.7
Space Cooling	34.67	49.53	-14.86
IAQ Ventilation	5.14	5.14	0
Water Heating	46.43	31.89	14.54
Self Utilization/Flexibility Credit	n/a	0	n/a
Compliance Energy Total	134.34	106.96	6.38

**REQUIRED PV SYSTEMS - SIMPLIFIED**

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Altitude (deg)	Tilt Input	Tilt: In 12)	Inverter Eff. (%)	Annual Solar Access (%)	
2.02	CommunitySolar	SMUD Neighborhood SolarShares - Wildflower									

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CA Building Energy Efficiency Standards - 2019 Residential Compliance  
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CF1R-PRF-01E  
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**REQUIRED SPECIAL FEATURES**

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Community Solar: 2.02 kWdc of SMUD Neighborhood SolarShares - Wildflower. Requires SMUD's Attestation of Premise Registration in Neighborhood SolarShares for final inspection
- Insulation below roof deck
- Solar water heating credit, single family building

**HERS FEATURE SUMMARY**

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF1R and CF1R are required to be completed in the HERS Registry

**BUILDING-LEVEL VERIFICATIONS:**

- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Cooling System Verifications:
- Minimum Airflow
- Fan Efficiency (Watts/CFM)

**HEATING SYSTEM VERIFICATIONS:**

- None
- HVAC Distribution System Verifications:
- Duct leakage testing
- Domestic Hot Water System Verifications
- Drain water heat recovery system

**BUILDING - FEATURES INFORMATION**

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Residential Building	1196	1	4	1	0	1

**ZONE INFORMATION**

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
ADU	Conditioned	HVAC System 1	1196	9	DHW Sys 1	N/A

Registration Number: 222-P01028772A-000-000-0000000-0000  
CA Building Energy Efficiency Standards - 2019 Residential Compliance  
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**OPAQUE SURFACES**

01	02	03	04	05	06	07	08
Name	Zone	Construction	Admuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	TIR (deg)
Front Wall	ADU	R-15 Wall w/R-4	0	Left	250	60	90
Left Wall	ADU	R-15 Wall w/R-4	270	Front	300	40	90
Rear Wall	ADU	R-15 Wall w/R-4	180	Right	250	56	90
Right Wall	ADU	R-15 Wall w/R-4	90	Back	300	48	90
Roof	ADU	R-38 Roof Attic	n/a	n/a	1196	n/a	n/a
Roofed Floor	ADU	R-19 Floor Crawlspace	n/a	n/a	1196	n/a	n/a

**ATTIC**

01	02	03	04	05	06	07	08
Name	Constructive	Type	Roof Rise (ft/12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic ADU	Attic Roof (ADU)	Verified	4	0.1	0.35	Yes	No

**FENESTRATION / GLAZING**

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Admuth	Width (ft)	Height (ft)	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	
Window	Window	Front Wall	Left	0	1	40	0.3	NFRC	0.35	NFRC	Bag Screen		
Window 2	Window	Left Wall	Front	270	1	40	0.3	NFRC	0.35	NFRC	Bag Screen		
Window 3	Window	Rear Wall	Right	180	1	35	0.3	NFRC	0.35	NFRC	Bag Screen		
Patio Door	Window	Rear Wall	Right	180	1	40	0.3	NFRC	0.35	NFRC	Bag Screen		
Window 4	Window	Right Wall	Back	90	1	48	0.3	NFRC	0.35	NFRC	Bag Screen		

Registration Number: 222-P01028772A-000-000-0000000-0000  
CA Building Energy Efficiency Standards - 2019 Residential Compliance  
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**OPAQUE DOORS**

01	02	03	04
Name	Side of Building	Area (ft²)	U-Factor
Door	Front Wall	20	0.237951

**OPAQUE SURFACE CONSTRUCTIONS**

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall w/R-4	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / R-4	0.064	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Sheathing / Insulation: R-4 Sheathing Exterior Finish: 3 Coat Stucco
Attic Roof ADU	Attic Roof	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / R-4	0.078	Roofing: Light Roof (Asphalt Shingles) Roof Deck: Wood Siding/Sheathing/Glazing Cavity / Frame: R-13.8 / 2x4 Around Roof Joists: R-6.0 Insul.
R-19 Floor Crawlspace	Floor Over Crawlspace	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.046	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Glazing Cavity / Frame: R-19 / 2x10
R-38 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-38	None / None	0.026	Over Ceiling Joists: R-38.7 Insul. Cavity / Frame: R-14.3 / 2x6 Inside Finish: Gypsum Board

**BUILDING ENVELOPE - HERS VERIFICATION**

01	02	03	04
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Required	Not Required	Not Required	n/a

Registration Number: 222-P01028772A-000-000-0000000-0000  
CA Building Energy Efficiency Standards - 2019 Residential Compliance  
Registration Date/Time: 2022-10-23 08:34:25  
Report Version: 2019.2.000  
Schema Version: rev 20200901  
HERS Provider: CalCERTS, Inc.  
Report Generated: 2022-10-23 07:49:33

**CERTIFICATE OF COMPLIANCE**  
Project Name: Residential Building  
Calculation Date/Time: 2022-10-23T07:49:04-07:00  
Input File Name: 7560 RUBENS PARKWAY, CA 95823.rbd19x

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**WATER HEATING SYSTEMS**

01	02	03	04	05	06	07
Name	System Type	Distribution Type	Water Heater Name (ft)	Solar Heating System	Compact Distribution	HERS Verification
DHW Sys 1		Standard Distribution System	DHW Heater 1 (1)	Solar-DHW	None	DHW Sys 1-hers-dhw

**WATER HEATERS**

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heating Element Type	Tank Type	# of Tanks (ft)	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating (kW)	Tank Insulation R-value (ft²-hr/Btu)	Standby Loss or Recovery Eff.	Let Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition
DHW Heater 1	Propane	Conventional Storage	1	5.8-16	> 130 AFUE	0	0.003000	n/a	n/a	n/a	n/a

**SOLAR WATER HEATING SYSTEMS**

01	02	03	04	05	06	07	08	09	10
Name	Collector Manufacturer	Collector Brand	Collector Model	Number of Collectors	Altitude from North	TIR from Horizontal	Tank Volume (gal)	SHGC/APRNO	Solar Savings Fraction
Solar-DHW	(DGS-300 rated system)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.03

**WATER HEATING - DRAIN WATER HEAT RECOVERY**

01	02	03	04	05
Dwelling Unit Type	DHW System and DWHR Names	Installation Configuration	Shower Drains	HERS Verification
Dwelling	DHW Sys 1 - 1 - DWHR-1	Unequal to Water Heater	2	Required

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**WATER HEATING - HERS VERIFICATION**

01	02	03	04	05	06	07	08	09
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery	
DHW Sys 1 - 1/2	Not Required	Not Required	Not Required	None	Not Required	Not Required	Required	

**SPACE CONDITIONING SYSTEMS**

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Edding Condition	Heating Equipment Count	Cooling Equipment Count
HVAC System 1	Heating and cooling system	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Setback	New	NA	1	1

**HVAC - HEATING UNIT TYPES**

01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Combined hydronic	1	AFUE-98

**HVAC - COOLING UNIT TYPES**

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER/CEER	Efficiency SEER	Zoneally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	Central split AC	1	11.7	14	Not Zonal	Single Speed	Cooling Component 1-hers-cool

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**HVAC COOLING - HERS VERIFICATION**

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Cooling Component 1-hers-cool	Required	250	Not Required	Not Required	Not Required

**HVAC - DISTRIBUTION SYSTEMS**

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
Air Distribution System 1	Unconditioned attic	Non-Verified	R-8	R-8	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dis

**HVAC DISTRIBUTION - HERS VERIFICATION**

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dis	Yes	5.0	Not Required	Not Required	Not Required	Credits not taken	Not Required	No

**HVAC - FAN SYSTEMS**

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

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**HVAC FAN SYSTEMS - HERS VERIFICATION**

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficiency (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

**IAQ (INDOOR AIR QUALITY) FANS**

01	02	03	04	05	06	07
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness - SRE	IAQ Recovery Effectiveness - ASRE	HERS Verification
5Fam IAQVentRpt	72	0.35	Exhaust	n/a	n/a	Yes

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**DOCUMENTATION AUTHOR'S DECLARATION STATEMENT**

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: William Tran  
Signature Date: 2022



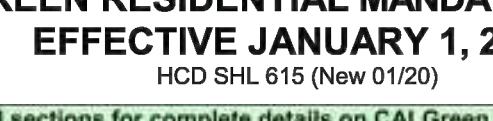
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Scale:	AS SHOWN
Drawn:	WILLIAM TRAN & LUYEN HONG NGUYEN
Email:	william_155@yahoo.com & helennguyen3689@gmail.com
Phone:	(408) 876-8402 & (916) 526-5881
Address:	9743 WHITE PINE WAY, ELK GROVE, CA 95624 1449 BOB WHITE PLACE, SAN JOSE, CA 95131
Signed:	<i>They</i>
Owner:	MAN PHAN (916) 698-5920 7560 RUBENS PARKWAY, SACRAMENTO, CA 95823

2019 CALGREEN MANDATORY CHECK LIST  
7560 RUBENS PARKWAY, SACRAMENTO, CA 95823

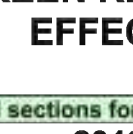
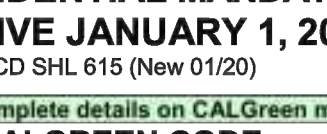
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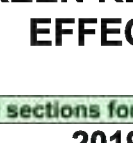
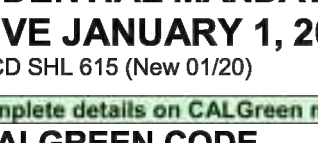
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<b>2019 CALGREEN RESIDENTIAL MANDATORY MEASURES</b> <b>EFFECTIVE JANUARY 1, 2020</b> (HCD SHL 615 (New 01/20))	
<b>See specific referenced sections for complete details on CALGreen mandatory requirements.</b>	
<b>2019 CALGREEN CODE</b>	
<b>SECTION</b>	<b>REQUIREMENTS</b>
<b>Chapter 1 – ADMINISTRATION</b>	
	<b>Scope</b>
<b>101.3.1</b>	Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotels/motels.
<b>102.3</b>	Requires a completed Residential Occupancies Application Checklist or alternate method acceptable to the enforcing agency to be used for documentation of conformance.
<b>Chapter 3 – GREEN BUILDING</b>	
	<b>Additions and alterations</b>
<b>301.1.1</b>	<ul style="list-style-type: none"> <li>• Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size.</li> <li>• Requirements only apply within the specific area of the addition or alteration.</li> </ul>
	<b>Low-rise and high-rise residential buildings</b>
<b>301.2</b>	Banners identify provisions applying to low-rise only [LR] or high-rise only [HR].
	<b>Mixed occupancy buildings</b>
	Requires each portion of mixed occupancy buildings to comply with CALGreen measures applicable for the specific occupancy.
	<b>Exceptions:</b>
<b>302.1</b>	<ul style="list-style-type: none"> <li>• Accessory structures and accessory occupancies serving residential buildings to comply with Chapter 4 and Appendix A4, as applicable.</li> <li>• 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.</li> </ul>



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<div>   </div> <h2 style="text-align: center;">2019 CALGREEN RESIDENTIAL MANDATORY MEASURES</h2> <h3 style="text-align: center;">EFFECTIVE JANUARY 1, 2020</h3> <p style="text-align: center;">HCD SHL 615 (New 01/20)</p> <p style="text-align: center;">See specific referenced sections for complete details on CALGreen mandatory requirements.</p> <h3 style="text-align: center;">2019 CALGREEN CODE</h3>	
SECTION	REQUIREMENTS
<b>Chapter 4 – RESIDENTIAL MANDATORY MEASURES</b>	
<b>Division 4.1 – PLANNING AND DESIGN</b>	
<b>4.106.2</b>	<b>Storm water drainage and retention during construction</b>
	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.
<b>4.106.3</b>	<b>Grading and paving</b>
	Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings.  <b>Exception:</b> Additions and alterations which do not alter the existing drainage path.
<b>4.106.4</b>	<b>Electric vehicle (EV) charging for new construction</b>
	<ul style="list-style-type: none"> <li>Comply with Section 4.106.4.1, 4.106.4.2 or 4.106.4.3 for future installation and use of EV chargers.</li> <li>Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.</li> </ul> <b>Exceptions:</b> <ol style="list-style-type: none"> <li>On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon 1 of the following:               <ol style="list-style-type: none"> <li>Where there is no commercial power supply.</li> <li>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.</li> </ol> </li> <li>Accessory Dwelling Units and Junior Accessory Dwelling Units without additional parking facilities.</li> </ol>
<b>Note:</b> For definitions of Accessory Dwelling Units and Junior Accessory Units, see CALGreen Chapter 2.	



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<div>   </div> <h2>2019 CALGREEN RESIDENTIAL MANDATORY MEASURES</h2> <h3>EFFECTIVE JANUARY 1, 2020</h3> <p>HCD SHL 615 (New 01/20)</p> <p>See specific referenced sections for complete details on CALGreen mandatory requirements.</p> <h4>2019 CALGREEN CODE</h4>	
SECTION	REQUIREMENTS
4.106.4.1	<b>EV charging: 1- &amp; 2-family dwellings/townhouses with attached private garages</b> <ul style="list-style-type: none"> <li>• Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit.</li> <li>• Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter).</li> <li>• 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.</li> <li>• Raceways are required to be continuous at enclosed, inaccessible, or concealed areas and spaces.</li> <li>• 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.</li> </ul>
	<b>Identification</b>
	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."
	<b>EV charging for multifamily dwellings</b>
	<ul style="list-style-type: none"> <li>• Applies to all multifamily dwelling units with parking facilities on the site.</li> <li>• 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.</li> </ul> <p><b>Note:</b> 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>
4.106.4.2	



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<h2 style="text-align: center;">2019 CALGREEN RESIDENTIAL MANDATORY MEASURES</h2> <h3 style="text-align: center;">EFFECTIVE JANUARY 1, 2020</h3> <p style="text-align: center;">HCD SHL 615 (New 01/20)</p>	
<p style="text-align: center;"><b>See specific referenced sections for complete details on CALGreen mandatory requirements.</b></p>	
<h3 style="text-align: center;">2019 CALGREEN CODE</h3>	
SECTION	REQUIREMENTS
	<b>EV charging space (EV space) locations</b>
4.106.4.2.1	<p>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.</p>
	<b>EV charging stations (EVCS)</b>
	<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"> <li>1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.</li> <li>2. The EV space shall be located on an accessible route to the building, as defined in the California Building Code, Chapter 2.</li> </ol> <p><b>Exception:</b> 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>
4.106.4.2.1.1	
	<b>EV charging space (EV space) dimensions</b>
	<p>EV spaces shall be designed to comply with the following:</p> <ol style="list-style-type: none"> <li>1. The minimum length of each EV space shall be 18 feet.</li> <li>2. The minimum width of each EV space shall be 9 feet.</li> <li>3. 1 in every 25 EV spaces, but not less than 1, shall also have an 8-foot wide minimum aisle. A 5-foot wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet.               <ol style="list-style-type: none"> <li>a. Surface slope for this EV space and aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction.</li> </ol> </li> </ol>
4.106.4.2.2	


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<b>2019 CALGREEN RESIDENTIAL MANDATORY MEASURES</b> <b>EFFECTIVE JANUARY 1, 2020</b> HCD SHL 615 (New 01/20)	
<b>See specific referenced sections for complete details on CALGreen mandatory requirements.</b>	
<b>2019 CALGREEN CODE</b>	
SECTION	REQUIREMENTS
	<b>Single EV space required</b>
<b>4.106.4.2.3</b>	<ul style="list-style-type: none"> <li>• Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit.</li> <li>• Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter).</li> <li>• 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.</li> <li>• Construction documents shall identify the raceway termination point.</li> <li>• 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.</li> </ul>
	<b>Multiple EV spaces required</b>
<b>4.106.4.2.4</b>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Plan design shall be based upon a 40-ampere minimum branch circuit.</li> <li>• 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.</li> </ul>
	<b>Identification</b>
<b>4.106.4.2.5</b>	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.

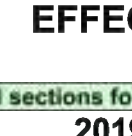
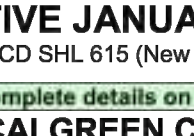
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<h1>2019 CALGREEN RESIDENTIAL MANDATORY MEASURES</h1> <h2>EFFECTIVE JANUARY 1, 2020</h2> <p>CHCD SHL 615 (New 01/20)</p>	
<p><b>See specific referenced sections for complete details on CALGreen mandatory requirements.</b></p>	
<h3>2019 CALGREEN CODE</h3>	
SECTION	REQUIREMENTS
	<h4>EV charging for hotels and motels</h4>
4.106.4.3	<ul style="list-style-type: none"> <li>Applies to all newly constructed hotels and motels.</li> <li>Construction documents shall identify the location of EV spaces.</li> </ul> <p><b>Note:</b> 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>
	<h4>Number of required EV spaces</h4>
4.106.4.3.1	<p><b>Table 4.106.4.3.1</b> shows the number of required EV spaces based on the total number of parking spaces provided for all types of parking facilities.</p>
	<h4>EV charging space (EV space) dimensions</h4>
4.106.4.3.2	<p>EV spaces shall be designed to comply with the following:</p> <ul style="list-style-type: none"> <li>Minimum length of each EV space shall be 18 feet.</li> <li>Minimum width of each EV space shall be 9 feet.</li> </ul>
	<h4>Single EV space required (similar to 4.106.4.2.3)</h4>
4.106.4.3.3	<ul style="list-style-type: none"> <li>Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit.</li> <li>Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter).</li> <li>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.</li> <li>Construction documents shall identify the raceway termination point.</li> <li>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.</li> </ul>

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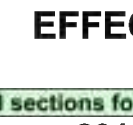
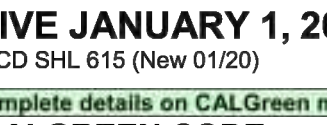
	
<h2 style="text-align: center;">2019 CALGREEN RESIDENTIAL MANDATORY MEASURES</h2> <h3 style="text-align: center;">EFFECTIVE JANUARY 1, 2020</h3> <p style="text-align: center;">HCD SHL 615 (New 01/20)</p>	
<p style="text-align: center;">See specific referenced sections for complete details on CALGreen mandatory requirements.</p>	
<h3 style="text-align: center;">2019 CALGREEN CODE</h3>	
SECTION	REQUIREMENTS
	<h4 style="text-align: center;">Multiple EV spaces required (similar to 4.106.4.2.4)</h4>
4.106.4.3.4	<ul style="list-style-type: none"> <li>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 methods(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.</li> <li>Plan design shall be based upon a 40-ampere minimum branch circuit.</li> <li>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.</li> </ul>
	<h4 style="text-align: center;">Identification (similar to 4.106.4.2.5)</h4>
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.
	<h4 style="text-align: center;">Accessible EV spaces</h4>
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.
<h3>Division 4.2 – ENERGY EFFICIENCY</h3>	
	<h4 style="text-align: center;">Scope</h4>
4.201.1 & 5.201.1	<ul style="list-style-type: none"> <li>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.</li> <li>Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2019 California Energy Code.</li> </ul>

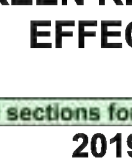
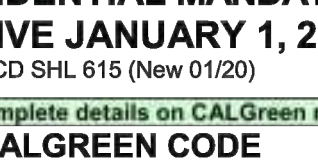
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<b>2019 CALGREEN RESIDENTIAL MANDATORY MEASURES</b> <b>EFFECTIVE JANUARY 1, 2020</b> CHCD SHL 615 (New 01/20)	
<b>See specific referenced sections for complete details on CALGreen mandatory requirements.</b>	
<b>2019 CALGREEN CODE</b>	
<b>SECTION</b>	<b>REQUIREMENTS</b>
<b>Division 4.3 – WATER EFFICIENCY AND CONSERVATION</b>	
<b>4.303.1</b>	<b>Water conserving plumbing fixtures and fittings</b>  Plumbing fixtures and fittings shall comply with the following:  <b>4.303.1.1</b> – Water closets: ≤ 1.28 gal/flush. <b>4.303.1.2</b> – Wall mounted urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush. <b>4.303.1.3.1</b> – Single showerheads: ≤ 1.8 gpm @ 80 psi. <b>4.303.1.3.2</b> – 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. <b>4.303.1.4.1</b> – Residential lavatory faucets: maximum flow rate ≤ 1.2 gpm @ 60 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi. <b>4.303.1.4.2</b> – Lavatory faucets in common and public use areas of residential buildings: ≤ 0.5 gpm @ 60 psi. <b>4.303.1.4.3</b> – Metering faucets: ≤ 0.2 gallons per cycle. <b>4.303.1.4.4</b> – Kitchen faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm.
	<b>Standards for plumbing fixtures and fittings</b>  <b>4.303.2</b> 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.
	<b>Outdoor potable water use in landscape areas</b>  <b>4.304.1</b> 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 (MWELQ), whichever is more stringent.
	<b>Division 4.4 – MATERIAL CONSERVATION &amp; RESOURCE EFFICIENCY</b>
	<b>Rodent proofing</b>  <b>4.406.1</b> 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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<div>   </div> <div> <b>2019 CALGREEN RESIDENTIAL MANDATORY MEASURES</b>  <b>EFFECTIVE JANUARY 1, 2020</b>            HCD SHL 615 (New 01/20)         </div>	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
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SECTION	REQUIREMENTS
4.408.1	<b>Construction waste management</b>
	<ul style="list-style-type: none"> <li>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.</li> <li>Provide documentation to the enforcing agency per Section 4.408.5.</li> </ul> <p><b>Exceptions:</b></p> <ol style="list-style-type: none"> <li>Excavated soil and land-clearing debris.</li> <li>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.</li> <li>The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.</li> </ol>
4.408.2	<b>Construction waste management plan</b>
	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.
4.408.3	<b>Waste management company</b>
	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.


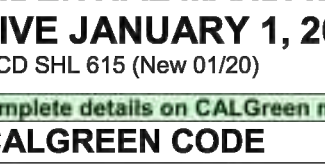
<div>   </div> <h2>2019 CALGREEN RESIDENTIAL MANDATORY MEASURES</h2> <h3>EFFECTIVE JANUARY 1, 2020</h3> <p>HCD SHL 615 (New 01/20)</p>	
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SECTION	REQUIREMENTS
	<b>Waste stream reduction alternative [LR]</b>
4.408.4 & 4.408.4.1	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>
	<b>Operation and maintenance manual</b>
4.410.1	At the time of final inspection, a manual, compact disc, web-based reference or other media accessible to the enforcing agency which covers 10 specific subject areas shall be placed in the building.
	<b>Recycling by occupants</b>
4.410.2	<p>Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of nonhazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.</p> <p><b>Exception:</b> Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) at seq. are not required to comply with the organic waste portion of this section.</p>
<b>Division 4.5 – ENVIRONMENTAL QUALITY</b>	
	<b>Fireplaces - General</b>
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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<p style="text-align: center;">See specific referenced sections for complete details on CALGreen mandatory requirements.</p> <h3 style="text-align: center;">2019 CALGREEN CODE</h3>	
SECTION	REQUIREMENTS
<b>Protection of mechanical equipment during construction</b>	
<b>4.504.1</b>	<p>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.</p>
<b>Adhesives, sealants and caulks</b>	
<p>Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:</p>	
<b>4.504.2.1</b>	<ol style="list-style-type: none"> <li>1. 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 compound (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2.</li> </ol>
<b>4.504.2.2</b>	<ol style="list-style-type: none"> <li>2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, net 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.</li> </ol>
<b>Paints and coatings</b>	
<b>4.504.2.2</b>	<p>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 4.2.1, 4.38, 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.</p>

 	
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<b>2019 CALGREEN CODE</b>	
SECTION	REQUIREMENTS
	<b>Aerosol paints and coatings</b>
<b>4.504.2.3</b> <b>&amp;</b> <b>4.504.2.4</b>	<ul style="list-style-type: none"> <li>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.</li> <li>Documentation is required per Section 4.504.2.4.</li> </ul>
	<b>Carpet systems</b>
	Carpet installed in the building interior shall meet the testing and product requirements of 1 of the following:
<b>4.504.3</b>	<ol style="list-style-type: none"> <li>Carpet and Rug Institute's Green Label Plus Program.</li> <li>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).</li> <li>NSF/ANSI 140 at the Gold level.</li> <li>Scientific Certifications Systems Indoor Advantage™ Gold.</li> </ol>
	<b>Carpet cushion</b>
<b>4.504.3.1</b>	Carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.
	<b>Carpet adhesive</b>
<b>4.504.3.2</b>	Carpet adhesives shall meet the requirements of Table 4.504.1.

 	
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SECTION	REQUIREMENTS
	<h4 style="text-align: center;">Resilient flooring systems</h4>
	<p>Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with 1 or more of the following:</p> <ol style="list-style-type: none"> <li>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.</li> <li>Products certified under UL GREENGUARD Gold (formerly the Greenguard Children &amp; Schools program).</li> <li>Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.</li> <li>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).</li> </ol>
<p><b>4.504.4</b></p>	
	<h4 style="text-align: center;">Composite wood products</h4>
	<ul style="list-style-type: none"> <li>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</li> <li>Documentation is required per Section 4.504.5.1.</li> <li>Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardwood, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood joists, or finger-joined lumber, all as specified in CCR, Title 17, Section 93120.1(a).</li> </ul>
<p><b>4.504.5 &amp; 4.504.5.1</b></p>	

 	
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SECTION	REQUIREMENTS
	<b>Concrete slab foundations</b>
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.
	<b>Capillary break</b>
	A capillary break shall be installed in compliance with at least 1 of the following: <ol style="list-style-type: none"> <li>1. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.</li> <li>2. Other equivalent methods approved by the enforcing agency.</li> <li>3. A slab design specified by a licensed design professional.</li> </ol>
	<b>Moisture content of building materials</b>
	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: <ol style="list-style-type: none"> <li>1. 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.</li> <li>2. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified.</li> <li>3. 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.</li> </ol>
4.505.3	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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SECTION	REQUIREMENTS
4.506.1	<b>Bathroom exhaust fans</b>
	<p>Each bathroom shall be mechanically ventilated and shall comply with the following:</p> <ol style="list-style-type: none"> <li>Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.</li> <li>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"> <li>Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of <math>\leq 50\%</math> to a maximum of <math>80\%</math>.</li> <li>A humidity control may be a separate component to the exhaust fan and not required to be integral or built-in.</li> </ol> </li> </ol> <p><b>Note:</b> For CALGreen, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. Fans or mechanical ventilation is required in each bathroom.</p>
	<b>Heating and air-conditioning system design</b>
4.507.2	<p>Heating and air-conditioning systems shall be sized, designed and equipment selected using the following methods:</p> <ol style="list-style-type: none"> <li>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.</li> <li>Duct systems are sized according to ANSI/ACCA 1 Manual D – 2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.</li> <li>Select heating and cooling equipment according to ANSI/ACCA 3 Manual S – 2014 (Residential Equipment Selection) or other equivalent design software or methods.</li> </ol> <p><b>Exception:</b> Use of alternate design temperatures necessary to ensure the systems function are acceptable.</p>

 	
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SECTION	REQUIREMENTS
<h4>CHAPTER 7 – INSTALLER &amp; SPECIAL INSPECTOR QUALIFICATIONS</h4>	
	<h5>Installer training</h5> <p>HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program. Examples of acceptable HVAC training and certification programs include, but are not limited to, the following:</p> <ol style="list-style-type: none"> <li>1. State certified apprenticeship programs.</li> <li>2. Public utility training programs.</li> <li>3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.</li> <li>4. Programs sponsored by manufacturing organizations.</li> <li>5. Other programs acceptable to the enforcing agency.</li> </ol>
702.1	
	<h5>Special inspection</h5> <p>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.</p>
702.2	
	<h5>Documentation</h5> <p>Documentation of compliance shall include, but is not limited to, construction records, 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.</p>
703.1	



