

IN THE CASE OF EMERGENCY, CALL _____ OR HOME PHONE # _____

SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.

STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TACKING, OR WIND.

APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.

RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.

ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED construction STAGING AREAS.

AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.

CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORM WATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR nuisance; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 cfr parts 117 and 302.

POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS, ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR, OR BATTERY FLUIDS, FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER, CONCRETE DETERGENT OR FLOATABLE WASTES, WASTES FROM ANY ENGINE/ EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPER-CHLORINATED POTABLE WATER LINE FLUSHING.

0. DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSABLE IN accordance with LOCAL, STATE AND FEDERAL REQUIREMENTS.

1. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE elimination system PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

2. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.

THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT public TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.

THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.

THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES AND property OWNERS: THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.

EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE rapid CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.

ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-day RAIN PROBABILITY FORECAST EXCEEDS 40%.

SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE properly CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OF adjacent properties VIA RUNOFF, VEHICLE TRACKING, OR WIND.

APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING property by WIND OR RUNOFF.

STORMWATER POLLUTION PREVENTION AND PRACTICES SHALL BE INSTALLED AND/OR INSTITUTED AS NECESSARY TO ENSURE COMPLIANCE TO THE CITY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT. ALL SUCH DEVICES AND PRACTICES SHALL BE MAINTAINED, INSPECTED AND/OR MONITORED TO ENSURE ADEQUACY AND PROPER FUNCTION THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT.

COMPLIANCE TO THE WATER QUALITY STANDARDS AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS:

1. SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF, AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.
3. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.
4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTES.
5. TRASH AND CONSTRUCTION SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
6. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THEIR CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITS SHALL BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
7. ANY SLOPES WITH DISTURBED SOILS OR REMOVED VEGETATION SHALL BE STABILIZED TO INHIBIT EROSION BY WIND AND WATER.
8. STORMWATER POLLUTION PREVENTION DEVICES AND/OR PRACTICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.

PROJECT SUMMARY TABLE				
ZONING STANDARDS				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	(YES / NO) CONFORMS
USE				
ZONE	R2	R2	NO CHANGE	
LOT AREA	5,000 S.F.	3,071.72 S.F.	3,071.60 S.F.	NO
LOT WIDTH (AVG.)	50'-0"	29.98'	29.98'	NO
LOT DEPTH (AVG.)	N/A	102.45'	102.45'	YES
LOT SLOPE		3.96 %	NO CHANGE	YES
MAX BUILDING HT ABV AVG GRADE	24'-0" / 29'-0"		23'-11 1/2" / 28'-10 1/2"	YES
SETBACKS:				
FRONT YARD	9'-0"		9'-0"	YES
REAR YARD	0'-0"		0'-0"	YES
SIDE YARD	3'-0"		3'-0"	YES
LOT COVERAGE	N/A		2,238.09 SF / 72.86%	
FLOOR AREA RATIO	4,482.52 SF		2,699.27 SF	YES
LANDSCAPE AREA	NA		0.00 SF	
OPEN VOLUME AREA	336.19 SF MIN.		336.32 S.F.	YES
PARKING	2		2	YES

DESCRIPTION	EXISTING	PROPOSED	TOTAL	NOTES
HABITABLE AREA:				
LOWER FLOOR	0.00 S.F.	1,793.85 S.F.	1,793.85 S.F.	
MAIN FLOOR	0.00 S.F.	780.58 S.F.	780.58 S.F.	
UPPER FLOOR	0.00 S.F.	124.84 S.F.	124.84 S.F.	
TOTAL	0.00 S.F.	2,699.27 S.F.	2,699.27 S.F.	
ELEV. DECK/TERRACE	0.00 S.F.	1,666.51 S.F.	1,666.51 S.F.	
GARAGE/CARPORT	0.00 S.F.	444.24 SF	444.24 SF	
STORAGE	0.00 S.F.	151.13 SF	151.13 SF	

TABLE AREA (0.15 X 2,241.26 SF = 336.19 SF)

OWNER	STRUCTURAL	SURVEYOR
SMITH 507	BURKE STRUCTURAL ENGINEERS, PC 151 KALMUS DRIVE, BLDG. E- 140 COSTA MESA, CA 92626 TEL. 657 2890460 EMAIL. SYED@BURKESE.COM	SOUTH COAST SURVEYING 3214 CLAY STREET NEWPORT BEACH, CA 92663 TEL. 949 631 8840
DESIGNER	CIVIL	ENERGY
JULIE LAUGHTON DESIGN BUILD 28885 WOODSPRING CIRCLE TRABUCO CANYON, CA 92679 TEL. 714 305 2861 EMAIL. JULIE@JULIELAUGHTON.COM	TOTAL ENGINEERING, INC. 1 3 9 A V E N I D A N A V A R R O S A N C L E M E N T E , CA 92672 TEL. 949 492 8586 EMAIL. CRIOS@TOALENGINEERING.COM	GALLANT ENERGY CONSULTING 508 W MISSION AVE., SUITE 201 ESCONDIDO, CA 92025 TEL. 760 743 5408 EMAIL. MARK@TITLE-24.COM
CONTRACTOR	GEOTECHNICAL	
JLGC 28885 WOODSPRING CIRCLE TRABUCO CANYON, CA 92679 TEL. 714 305 2861 EMAIL	G3SOILWORKS INC., INC. 350 FISCHER AVE., SUITE FRONT COSTA MESA, CA 92626 TEL. 714 668 5600	

PROJECT ADDRESS:	1616 W OCEANFRONT NEWPORT BEACH, CA 92663
ASSESSOR'S PARCEL NUMBER :	047-202-23
LEGAL DESCRIPTION:	LOT:8 BLOCK: 16
ZONING:	R2
OCCUPANCY:	R3/U
TYPE OF CONSTRUCTION:	VB (SPRINKLERED)
# STORIES:	3
BEDROOMS:	2

COVER SHEET		STRUCTURAL	
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2019 CALIFORNIA RESIDENTIAL CODE (C.R.C.)
2019 CALIFORNIA BUILDING CODE (C.B.C.)
2019 CALIFORNIA MECHANICAL CODE (C.M.C.)
2019 CALIFORNIA PLUMBING CODE (C.P.C.)
2019 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2019 CALIFORNIA FIRE CODE (C.F.C.)
2019 BUILDING ENERGY EFFICIENCY STANDARDS
2019 CALIFORNIA GREEN BUILDING STANDARDS LOCAL CITY AND
GOVERNMENT AGENCY CODES AND ORDINANCES

LIMITATION OF LIABILITY

These plans have been prepared by Julie Laughton Design with the intent of **JLGC INC.** to perform the work specified within.

Should the owner perform any portion of the work or hire other contractors to perform any portion of the work, it is agreed that the design services and plans provided by Julie Laughton Design Services do not extend to or include the review or site observation of the owners other contractor's work and performance. It is further agreed that the owner will defend, indemnify and hold harmless Julie Laughton Design Services from any claim or suit, including but not limited to all payments, expenses, or cost involved arising from or alleged to have arisen from these plans or from other contractor's performance or the failure of other contractor's work to conform to the design intent of these plans.

Acceptance of Plans and Limitation of Liability

By signing below the owners acknowledge complete review of and understanding of these plans and their unconditional acceptance of the design and the limitation of liability statement above.

Accepted by Owner,

Julie Laughton
President/CEO
JLGC Inc.

NOTE:
THIS DRAWING WAS NOT GENERATED FROM AN ELECTRONIC SURVEY. IT
HAS BEEN CONVERTED ELECTRONICALLY FROM A SCANNED IMAGE. ALL
WALLS, WINDOWS, DOORS, ETC. HAVE BEEN LOCATED AS ACCURATELY
AS POSSIBLE. MEASUREMENTS TO BE VERIFIED IN FIELD. THIS DRAWING IS
FOR DESIGN DEVELOPMENT PURPOSES ONLY. NOT TO BE USED FOR
CONSTRUCTION.

LIMITATION OF LIABILITY - SEE SHEET T-1 Owner's Signature _____ Date _____



DATE September 3, 2021
DESIGNED BY J.L.
DRAWN BY J.L.
SCALE 1/4" = 1'-0"
SHEET

 $t-1$

these plans are for use by JLGCI Inc only



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
www.newportbeachca.gov | (949) 644-3200

RESIDENTIAL
CONSTRUCTION MINIMUM REQUIREMENTS

Applicable Standards: 2019 California Residential Code (CRC); 2019 California Building Code (CBC); 2019 California Plumbing Code (CPC); 2019 California Electrical Code (CEC); 2019 California Mechanical Code (CMC); 2019 Building Energy Efficiency Standards (BEES); 2019 California Green Building Standards Code (Cal Green); & Chapter 15 of the Newport Beach Municipal Code (NBMC)

GENERAL:

- Residential building undergoing permitted alterations, additions or improvements shall replace non-compliant plumbing fixtures with water-conserving plumbing fixtures meeting the requirements of 2019 California Green Building Standards Code, Section 4.303.1 Plumbing fixture replacement is required prior to issuance of a certificate of occupancy or final inspection by the Chief Building Official. (Civil Code, Section 1101.1 et seq., NBMC 15.11.010)
- Issuance of a building permit by the City of Newport Beach does not relieve applicants of the legal requirements to observe covenants, conditions and restrictions, which may be recorded against the property or to obtain plans. You should contact your community associations prior to commencement of any construction authorized by this permit.
- Prior to performing any work in the City right-of-way an encroachment permit must be obtained from the Public Works Department.
- A site survey by a licensed surveyor shall be required prior to foundation concrete pour.
- Garage ceiling height. The minimum unobstructed vertical clearance for parking spaces shall be seven feet, except that the front four feet may have a minimum vertical clearance of four feet. (NBMC 20.40.090 A 4)
- Utilize one of the city's approved franchise hauler to recycle and/or salvage a minimum of 65% of the nonhazardous construction and demolition waste. (Cal Green 4.408.1, 4.408.3)
- Stairways shall not be less than 36 inches clear width. (CRC 311.7.1) The minimum head clearance shall be 6'-8" measured vertically from the sloped line adjoining tread nosing. (CRC 311.7.2)
- Advisory Note: Homeowners Association (HOA) approval may be required for this improvement.
- Additional permits are required for detached structures including but not limited to:
 - Accessory structures, detached patio covers, and trellises,
 - Masonry or concrete fences over 3.5 ft. high,
 - Retaining walls over 4 ft. high from the bottom of the foundation to the top of the wall.

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FIREPLACE:

- All fireplaces:
 - Factory-built fireplaces, chimneys and all of their components shall be listed and installed in accordance with their listing and manufacturer's installation instructions. (CRC R1004.1)
 - Factory built wood burning fireplaces shall be qualified at the U.S. EPA's Voluntary Fireplace Program Phase 2 emissions level. (CRC 1004.1.1)
 - Decorative shrouds shall not be installed at the termination of factory-built chimneys except where such shrouds are listed and labeled for use with the specific factory-built chimney system and are installed in accordance with manufacturer's installation instructions. (CRC R1005.2 & CMC 802.5.1.1 & CMC 802.5.4.3)
 - Horizontal openings are not allowed, for exhaust vents, in walls closer than 3 feet to a property line. (Tables R302.1(1)&(2)). Horizontal vent caps shall be 2 feet clear from property lines.
 - Exhaust openings shall not be directed onto walkways. (R303.5.2)
- Solid fuel burning fireplaces:
 - Provide a permanently anchored gaseous fuel burning pan to the firebox of a solid fuel burning fireplace.
 - Solid fuel burning fireplace must comply with the California Energy Standards mandatory measures.
 - Chimney shall extend at least 2 ft. higher than any portion of the building within 10 ft., but shall not be less than 3 ft. above the highest point where the chimney passes through the roof. (CRC R1003.9)
 - Liquid fueled fireplaces are not allowed for interior use.
- Direct vent gas appliance fireplace:
 - Direct vent sealed-combustion gas appliance fireplace must comply with the Cal Green code requirements and must comply with ANSI Z21.50. (Cal Green 4.503.1)

MECHANICAL:

- Rooms containing bathtubs, showers, spas and similar fixtures shall be provided with an exhaust fan with humidity control sensor having a minimum capacity of 50 CFM ducted to terminate outside the building. (CRC R303.3, Cal Green 4.506.1, CBC 1202.5.2.1, CMC 402.5)
- Where water closet compartment is independent of the bathroom or shower area, a fan will be required in each area. Bathrooms shall have an exhaust fan with humidity control sensor, min. 50 CFM capacity. (CRC R303.3)
- Where whole house fans are used in bathroom areas, the fan must run continuously and shall not be tied to a humidity control sensor. (Cal Green 4.506.1(2))
- The clothes dryer vent shall not exceed 14 ft. in overall length with maximum two 90 degree elbows. (CMC 504.4.2.1)
- Environmental air ducts shall terminate min. 3 feet from property line or openings into building, and 10 feet from a forced air inlet. (CMC 502.2.1)
- Mechanical equipment shall be installed per the manufacture's installation instructions. (CMC 303.1)

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CONSTRUCTION:

- Pedestrian protection adjacent to public way to be as follows:

CBC TABLE 3306.1 PROTECTION OF PEDESTRIANS		
HEIGHT OF CONSTRUCTION	DISTANCE FROM CONSTRUCTION TO LOT LINE	TYPE OF PROTECTION REQUIRED
8 feet or less	Less than 5 feet	Construction railings
	5 feet or more	None
More than 8 feet	Less than 5 feet	Barrier and covered walkway
	5 feet or more, but not more than one-fourth the height of construction	Barrier and covered walkway
	5 feet or more, but between one-fourth and one-half the height of construction	Barrier
	5 feet or more, but exceeding one-half the height of construction	None

- All exterior lath and plaster shall have two layers of Grade D paper over wood base sheathing. (CRC R703.7.3, CBC 2510.6)
- Wall covering of showers or tubs with showers shall be of cement plaster, tile, or approved equal, to a height of not less than 72 inches above drain inlet. Backing for tile shall be cement board or cement plaster. (CRC R307.2, CBC 1209.2.3)
- Safety glazing shall be provided at the following hazardous locations: (CRC R308.4, CBC 2406.4)
 - Swinging, bi-fold, and sliding doors.
 - When located within 60 inches above the floor of wet surfaces such as tubs, showers, saunas, steam rooms, or outdoor swimming pool.
 - Glazing adjacent to doors:
 - Within a 24 inch arc of either vertical edge of doors and within 60 inches of walking surface.
 - Where the glazing is on a wall perpendicular to the plane of the door in a closed position and within 24 inches of the hinge side of an in-swinging door.
 - Where glazing area is more than 9 sq. ft. in area, with the bottom edge less than 18 inches above the floor, top edge more than 36 inches above floor, and within 36 inches of a walking surface, measured horizontally.
 - Glazing where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps.
 - Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the bottom tread.
 - Glazing in guards and railings.
- All doors from the house into the pool area shall be equipped with an approved alarm or an approved alternate drowning prevention safety feature. (CBC 3109 (115922))
- Smoke alarms shall be installed in the following locations (CRC R314.3, CBC 907.2.11.2, 907.2.11.3 & 907.2.11.4):
 - In each sleeping room.
 - Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 - On each additional story, including basements and habitable attics.

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- Domestic range vents to be smooth metallic interior surface. (CMC 504.3)
- Supply and return air ducts to be insulated at a minimum of R-6. (Cal Energy Code Table 150.1-A.)

PLUMBING:

- Separate water meters are required for all new duplexes. Separate fire risers are required at each water meter.
- Plumbing Fixtures:
 - New Construction & Addition/Alterations that increases condition space area, volume, or size (Cal Green 4.303.1):
 - Comply with CAL Green Mandatory Requirements
 - Addition & Alteration: Existing fixtures shall be replaced to meet the following requirements:
 - Shower Heads: 1.8 gpm @ 80 psi
 - Lavatory Faucets: 1.2 gpm @ 60 psi
 - Kitchen Faucets: 1.8 gpm @ 60 psi
 - Water Closet: 1.28 gallons per flush
- Clearance for water closet to be a minimum of 24 inches in front, and 15 inches from its center to any side wall or obstruction. (CPC 402.5)
- The water heater burner to be at least 18 inches above the garage floor, if located in a garage. (CPC 507.13)
- Install a 3 inch diameter by 3 ft. tall steel pipe embedded in concrete slab for protection of water heaters located in garage. (CPC 507.13.1)
- Water heaters to be strapped at top and bottom with 1 1/2" x 16 gauge strap with 3/8" diameter. X 3" lag bolt each end. (CPC 507.2)
- ABS and PVC drain waste and vent piping material is limited to 2 stories maximum. (CPC 701.2(2) (a). and 903.1.1)
- ABS and PVC roof and deck drain material is limited to 2 stories maximum. (CPC 1101.4)
- Roof and deck drain systems inside the building are required to be installed with directional DWV drainage fittings. (CPC 1101.4 and & 706.0)
- Cleanouts are required within 2 feet of the connection between the interior roof and deck drain piping system, and the exterior onsite storm drain system. (CPC 1101.13)
- All hose bibbs shall have vacuum breakers. (CPC 603.5.7)
- The maximum amount of water closets on a 3 inch horizontal drainage system line is 3. (CPC Table 703.2)
- The maximum amount of water closets on a 3 inch vertical drainage system line is 4. (CPC Table 703.2)
- Provide gas line with a min capacity of 200,000 btu for water heater. (Cal Energy Code 150.0(n))
- Provide a condensate drain no more than 2 inches above the base of the water heater space. (Cal Energy Code 150.0 (n))
- Provide a straight vent pipe from the water heater space to the outside termination from the water heater space. (Cal Energy Code 150.0 (n))

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- Not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower.
- A minimum of 20 feet horizontally from any permanently installed cooking appliance.
- Smoke alarms shall be hardwired with battery back-up and interconnected unless exempted in accordance with CRC R314.4 & R314.5 or CBC 907.2.10.5 & 907.2.10.6.

- Carbon monoxide alarms shall be installed in the following locations (CRC R315.3):

- Outside of each sleeping area in the immediate vicinity of the bedroom(s).
- On every occupiable level of the dwelling unit including basements.
- Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

Carbon monoxide alarms shall be hardwired with battery back-up and interconnected unless exempted in accordance with CRC R315.6(4).

- All fenestrations on windows and doors shall have U-factors (0.30 max) and Solar Heat Gain Coefficient (SHGC=0.23 max) values in accordance with T-24 energy calculations. All fenestrations must have temporary and permanent labels.

TEMPORARY GENERATOR:

- Hand operated construction tools powered by electricity must use power provided by Southern California Edison through a temporary pole or available outlet. In the rare case where electricity is not readily available and a portable temporary generator is necessary, then the following restrictions must be adhered to:
 - Must be portable and may be easily relocated.
 - Temporary generators are to be located a minimum distance from any property line according to the following table:

Time in Use Hours	Required Setback from Property Line	Required Setback from Adjacent Structures
0 – 1 day	10 feet	5 feet
> 1 day	20 feet	5 feet

- If the minimum distance cannot be achieved, then the generator shall be located the most extreme distance practical to inhibit noise. Other methods to inhibit noise may be utilized when practical.
- May be operational for a maximum of five consecutive calendar days. After five consecutive calendar days of use, power shall be provided through the use of a temporary power pole.
- Usage is limited to weekdays between the hours from 8:00 AM and 3:30 PM Monday through Friday. No use on the weekends or federal holidays.

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- Insulate all hot water pipes. (Cal Energy Code 150.0 (j) (2), and CPC 609.11).
- Isolation valves are required for tankless water heaters on the hot and cold supply lines with hose bibbs on each valve, to flush the heat exchanger. (Cal Energy Code 110.3 (6))

- Install 1 automatic clothes washer connection per one and two family dwelling. (CPC Table 422.1)

ELECTRICAL:

- Electrical service shall be underground for new construction, replacement building, or addition to an existing building exceeds fifty (50) percent of the gross floor area of the existing building. (NBMC 15.32.015)
- Edison Company approval is required for meter location prior to installation.
- Field inspectors shall review and approve underground service requirement prior to concrete placement.
- Service equipment and subpanels shall have a min 30" wide by 36" deep clear work space.(CEC 110.26)
- All lighting is required shall be high efficacy. (California energy code section 150.0 (k) and Table 150.0-A.)
- Provide a listed 1 inch raceway to accommodate a dedicated 208/240-volt circuit for future electrical vehicle (EV) charger. (Cal Green 4.106.4.1)
- All receptacle outlets are required shall be listed tamper resistant (CEC 406.12 and 250.52)
- Combination type AFCI circuit breakers are required for all 120 volt single phase 15/20 amp branch circuits. Except for bathrooms, garages, and outdoors. (CEC 210.12)
- A minimum of one dedicated 20 amp circuit is required for a bathroom. (CEC 210.11(C)(3))
- GFCI protection is required for all receptacle outlets located outdoors, garages, accessory buildings, bathrooms, crawl spaces, kitchens, laundry areas, kitchen dishwasher branch circuit, garbage disposal, all areas within 6 feet of a sink, and all receptacles within 6 feet of a bathtub or shower stall. (CEC 210.8)
- Receptacle outlets are not allow within or over a bathtub or shower stall. (CEC 406.9 (C))
- Subpanels are not allow to be located in bathrooms or clothes closets. (CEC 240.24 (D) and (E)).
- Circuits sharing a grounded conductor (neutral) with two ungrounded (hot) conductors must use a two pole circuit breaker or an identified handle tie. (CEC 210.4(B)) Group non-cable circuits in panel (CEC 210.4(D))
- The receptacle outlets that serve kitchen counter tops, dining room, breakfast area, and pantry, must have a min of 2 dedicated 20 amp circuits. (CEC 210.52 (B)(1))
- Kitchen counter tops 12 inches or wider must have a receptacle outlet. (CEC 210.52(C)(1))
- Kitchen counter tops must have receptacle outlets so no point along the counter walls is more than 24 inches from a receptacle. (CEC 210.52 (C)(1))
- Island and peninsular counter tops must have at least one receptacle. (CEC 210.52(C)(1),(2),and (3))
- The spacing for general receptacle outlets must be located so that no point on any wall, fixed glass, or cabinets is over 6 feet from a receptacle outlet. (CEC 210.52(A)(1))

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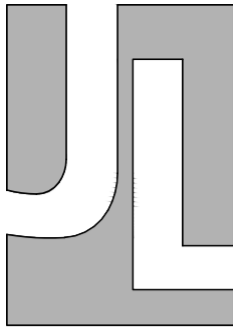
- Hallways 10 feet or more must have at least one receptacle outlet. (CEC 210.52(H))
- Garages shall have at least one receptacle for each car space on the interior. The branch circuit supplying the receptacles shall not serve outlets outside of the garage. (CEC 210.52 (G) (1)).
- Laundry rooms must have at least one dedicated 20 amp receptacle circuit. (CEC 210.11(C) (2)).
- Provide 120V receptacle within 3 feet of water heater. (Cal Energy Code 150.0 (n) 1 A.)

FOUNDATION:

- Weep screed for stucco at the foundation plate line shall be a minimum of 4 inches above the earth or 2 inches above paved areas. (CRC R703.7.2.1, CBC 2512.1.2)
- Fasteners and connectors (nails, anchor bolts, etc.) in contact with preservative-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. (CRC R317.3, CBC 2304.10.5.1)
- Anchor bolts shall include steel plate washers, a minimum of 0.229" x 3" x 3" in size, between sill plate and nut. (CRC R602.11.1, CBC 2308.3, Acceptable alternate SDPWS 4.3.6.4.3)

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RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS

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3	12-2-20 PLANNING P.C.
4	12-24-21 REV
5	12-24-21 REV
6	
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<input type="checkbox"/> CONCEPTUAL	
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<input type="checkbox"/> CONST. DOCUMENTS	
<input type="checkbox"/> PLAN CHECK	
<input type="checkbox"/> BID SET	



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
www.newportbeachca.gov | (949) 644-3200

2019 CALGREEN - RESIDENTIAL
MINIMUM REQUIREMENTS

Scope

- 2019 California Green Building Standards Code (CG) is applicable to all new residential buildings, including but not limited to, dwellings, apartment houses, condominiums, hotels, and other types of dwellings containing sleeping accommodations with or without common toilets or cooking facilities regulated by the Department of Housing and Community Development (HCD-1). (NBMC 15.11.010, CG Section 101.3.1(3)).
- 2019 California Green Building Standards Code (CG) is applicable to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration. (301.1.1)

Energy Efficiency

- New one and two family dwellings and townhouses with attached private garages shall install a listed nominal 1 inch inside diameter raceway to accommodate a dedicated 208/240 volt branch circuit. (4.106.4.1)
 - The raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box, or enclosure in close proximity to the proposed location of an EV charger.
 - The service panel or subpanel shall provide capacity to install a minimum 40 ampere dedicated branch circuit and space reserved for installation of a branch circuit overcurrent protective device.
 - The service panel or subpanel circuit directory shall identify the overcurrent protective devices space reserved for future EV charging as "EV CAPABLE."
 - The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Corr,Inf,RESIDENTIAL CALGreenMandatoryMeasures 02/21/2020

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Material Conservation and Resources Efficiency

- Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or other similar method. (4.406.1)
- Utilize one of the city's approved franchise hauler to recycle and/or salvage a minimum of 65% of the nonhazardous construction and demolition waste. (4.408.1, 4.408.3)

Water Efficiency and Conservation

- New residential developments shall comply with City's water efficient landscape ordinance. (4.304.1, NBMC 14.17)
- Plumbing fixtures and fittings shall comply with the following (4.303.1):

FIXTURE TYPE	MAXIMUM FLOW RATE
Single Showerheads	1.8 gpm @ 80 psi
Multiple Showerheads	Combine flow rate of 1.8 gpm @80 psi
Residential Lavatory Faucets	1.2 gpm @ 60 psi ²
Common and Public use Lavatory Faucets	0.5 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi
Metering Faucets	0.2 gallons per cycle maximum
Water Closets	1.28 gallons/flush ¹
Wall Mounted Urinal	0.125 gallons/flush
All Other Types of Urinal	0.5 gallons/flush

- Includes single and dual flush water closets with an effective flush rate of 1.28 gallons or less when tested per ASME A122.19.233.2 for single flush and ASME A112.19.14 for dual flush toilets.
- Lavatory faucets shall not have a flow rate less than 0.8 gpm at 20 psi.

Environmental Quality

- Moisture content of building materials used in wall and floor framing is checked before enclosure according to one of the following (4.505.3):
 - Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
 - Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified.
 - At least three random moisture readings shall be 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.
- Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other toxic requirements in Sections 94522(e)(1) and (f)(1) of the California Code of Regulations, Title 17, commencing with Section 94520. (4.504.2.3)
- Carpet and carpet systems shall be compliant with of the following (4.504.3):
 - Carpet and Rug Institute's Green Label Plus Program.
 - California Department of Public Health Specification 01350.
 - NSF/ANSI 140 at the Gold level.
 - Scientific Certifications Systems Indoor Advantage™ Gold
- Minimum 80% of floor area receiving resilient flooring shall comply with one of the following (4.504.4):
 - VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Product Database.
 - Products certified under UL GREENGUARD Gold.
 - Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.
 - California Department of Public Health Specification 01350.

Corr,Inf,RESIDENTIAL CALGreenMandatoryMeasures 02/21/2020

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- Paints, stains, and other coatings shall be compliant with VOC and other toxic compound limits set forth in Table 4.504.3. (4.504.2.2)

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^{2,3}		
(Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds)		
COATING CATEGORY		VOC LIMIT
Flat coatings		50
Nonflat coatings		100
Nonflat-high gloss coatings		150
Specialty Coatings		
Aluminum roof coatings		400
Basement specialty coatings		400
Bituminous roof coatings		50
Bituminous roof primers		350
Bond breakers		350
Concrete curing compounds		350
Concrete/masonry sealers		100
Driveway sealers		50
Dry fog coatings		150
Faux finishing coatings		350
Fire resistive coatings		350
Floor coatings		100
Form-release compounds		250
Graphic arts coatings (sign paints)		500
High temperature coatings		420
Industrial maintenance coatings		250
Low solids coatings ¹		120
Magnesium cement coatings		450
Mastic texture coatings		100
Metallic pigmented coatings		500
Multicolor coatings		250
Pretreatment wash primers		420
Primers, sealers, and undercoaters		100
Reactive penetrating sealers		350
Recycled coatings		250
Roof coatings		50
Rust preventative coatings		250
Shellacs		
Clear		730
Opaque		550
Specialty primers, sealers and undercoaters		100
Stains		250
Stone consolidants		450
Swimming pool coatings		340
Traffic marking coatings		100
Tub and tile refinish coatings		420
Waterproofing membranes		250
Wood coatings		275
Wood preservatives		350
Zinc-rich primers		340

- Grams of VOC per liter of coating, including water and including exempt compounds.
- The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
- Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2006. More information is available from the Air Resources Board.

Corr,Inf,RESIDENTIAL CALGreenMandatoryMeasures 02/21/2020

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- Adhesives, sealants and caulks shall be compliant with volatile organic compound (VOC) limits set forth in Table 4.504.1 or Table 4.504.2. (4.504.2.1)

ADHESIVE VOC LIMIT ^{1,2}	
(Less Water and Less Exempt Compounds in Grams per Liter)	
ARCHITECTURAL APPLICATIONS	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

- If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
- For additional information regarding methods to measure VOC content specified in table, see South Coast Air Quality Management District Rule 1168.

SEALANT VOC LIMIT	
(Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous	500
Marine deck	760
Other	750

Corr,Inf,RESIDENTIAL CALGreenMandatoryMeasures 02/21/2020

3

- Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior or exterior of the building shall comply with low formaldehyde emission standards as set forth in Table 4.504.5 below (4.504.5):

FORMALDEHYDE LIMITS ¹	
(Maximum formaldehyde Emissions in Parts per Million)	
PRODUCT	LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard ²	0.13

- Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333-96(2002). For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12.
- Thin medium density fiberboard has a maximum thickness of 5/16 inch (8 mm).

- All duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the building inspector to reduce the amount of water, dust and debris, which may enter the system until final startup of the HVAC equipment. (4.504.1)
- Bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of whole house ventilation system, fans must be controlled by a humidity control capable of adjustment between a relative humidity range of less than or equal to 50% to maximum 80%. (4.506.1)
- Duct systems are sized, designed and equipment is selected using the following methods (4.507.2):
 - Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 (Residential Load Calculation), ASHRAE handbooks or equivalent design software or methods.
 - Size duct systems according to ANSI/ACCA 1 Manual D-2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
 - Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 (Residential Equipment Selection) or other equivalent design software or methods

Installer and Special Inspector Qualifications

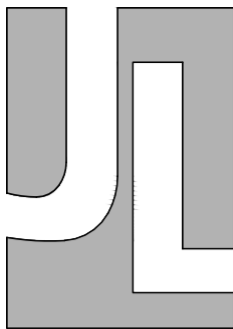
- HVAC system installers shall be trained and certified or work under direct supervision of trained and certified installers in the proper installation of HVAC systems. (702.1)
- HVAC special inspectors must be qualified and able to demonstrate competence in the discipline they are inspecting. (702.2)

Documentations

- An operation and maintenance manual, CD, web-based reference or other approved media shall be provided by the builder to the building occupant or owner at the final inspection. It shall include operation and maintenance instruction of the equipment and appliances. (4.410.1)
- Documentation shall be provided to verify that finish materials used comply with VOC limits as set forth in Tables 4.504.1, 4.504.2, & 4.504.3. (4.504.2.4)
- Documentation shall be provided to verify that composite wood products used comply with formaldehyde limits as set forth in Tables 4.504.5. (4.504.5.1)
- Documentation which shows compliance with CAL Green code including construction documents, plans, specifications, builder or installer certification, and inspection reports and verification shall be available at the final inspection. (703.1)
- CAL Green Documentation Compliance Certification form (City form) is required to be submitted to the Building Inspector prior to final building inspection. (703.1)

Corr,Inf,RESIDENTIAL CALGreenMandatoryMeasures 02/21/2020

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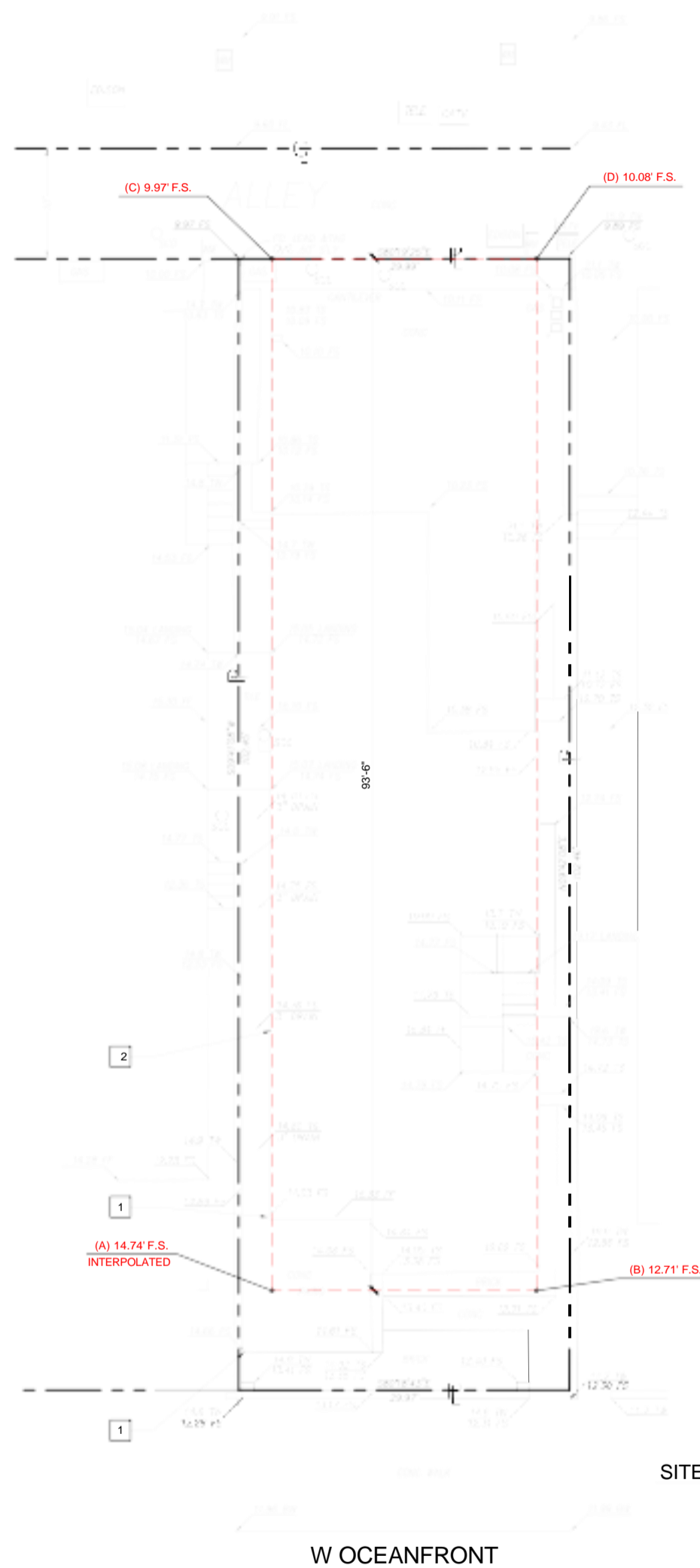
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CALGREEN RESIDENTIAL MINIMUM REQUIREMENTS

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<input type="checkbox"/> CONCEPTUAL	
<input type="checkbox"/> PLANNING / ZONING	
<input type="checkbox"/> DESIGN REVIEW	
<input type="checkbox"/> CONST. DOCUMENTS	
<input type="checkbox"/> PLAN CHECK	
<input type="checkbox"/> BID SET	



SITE PLAN KEYNOTES:

1. ELEVATION USED TO INTERPOLATE POINT A
2. BUILDING FOOTPRINT / SETBACK LINE

LOT SLOPE CALCULATION:

BUILDABLE CORNERS

FRONT
(A) 14.74' F.S.
(B) 12.71' F.S.

REAR
(C) 9.97' F.S.
(D) 10.08' F.S.

BUILDABLE DEPTH = 93.5

LOT SLOPE =
 $(A + B) / 2 = E$ $(C + D) / 2 = F$
 $(E - F) = G$
 $(G / \text{BUILDABLE DEPTH}) \times 100 = \text{LOT SLOPE}$

$$(14.74' + 12.71') / 2 = 13.73' \qquad (9.97' + 10.08') / 2 = 10.03'$$

$$13.73' - 10.03' = 3.70'$$

$$(3.70' / 93.5') \times 100 = 3.96\% \text{ LOT SLOPE}$$

ESTABLISHMENT OF GRADE

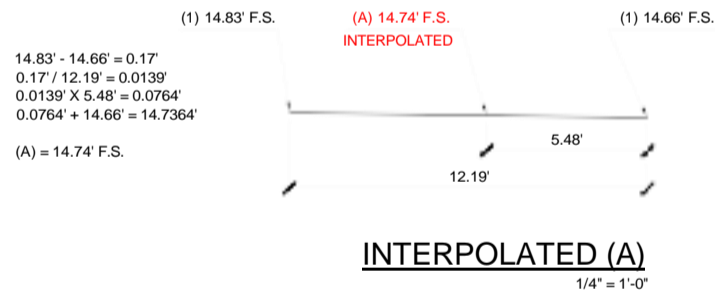
BUILDABLE CORNERS

FRONT
(A) 14.74' F.S.
(B) 12.71' F.S.

REAR
(C) 9.97' F.S.
(D) 10.08' F.S.

ESTABLISHED GRADE ELEVATION = (A + B + C + D) / 4

$$(14.74' + 12.71' + 9.97' + 10.08') / 4 = 11.87' \text{ ESTABLISHED GRADE ELEVATION}$$



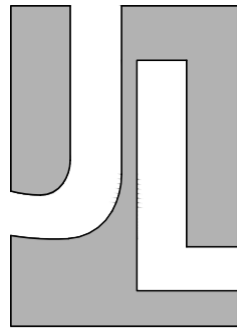
LOT SLOPE AND ESTABLISHMENT OF GRADE

REVISONS	
①	9-16-20 PLANNING P.C.
②	11-2-20 PLANNING P.C.
③	9-2-21 PLANNING P.C.
④	9-2-21 REV
⑤	9-2-21 REV
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DATE September 3, 2021
DESIGNED BY J.L.
DRAWN BY J.L.
SCALE 1/4" = 1'-0"
SHEET

a-0.2

these plans are for use by JLGC Inc only



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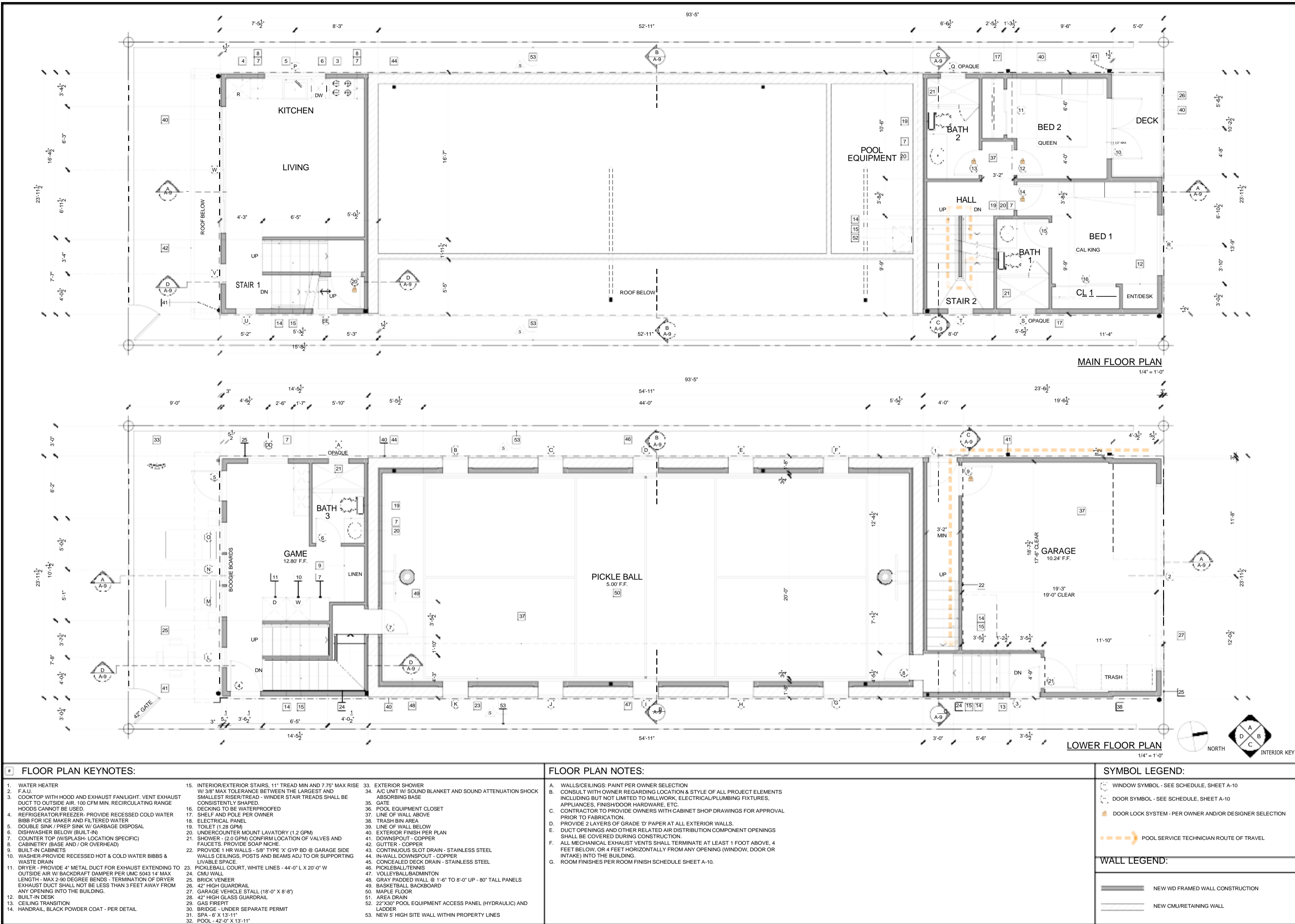
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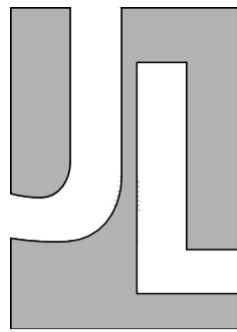
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Julie Laughton



LOWER FLOOR AND MAIN FLOOR PLAN

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3-21-21	PLANNING P.C.
4-21-21	PLANNING P.C.
5-21-21	PLANNING P.C.
6-21-21	PLANNING P.C.
7-21-21	PLANNING P.C.
8-21-21	PLANNING P.C.
9-21-21	PLANNING P.C.
10-21-21	PLANNING P.C.
11-21-21	PLANNING P.C.
12-21-21	PLANNING P.C.
1-22-22	PLANNING P.C.
2-22-22	PLANNING P.C.
3-22-22	PLANNING P.C.
4-22-22	PLANNING P.C.
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Julie Laughton
Designer Builder

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Trabuco Canyon, CA 92679

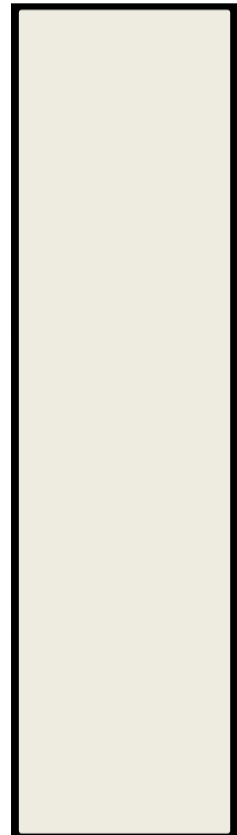
Phone: 714-305-2861














Julie@JulieLaughton.com

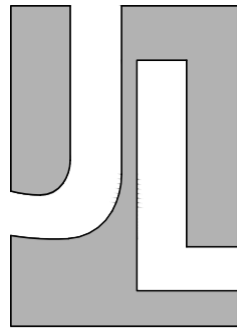
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Julie Laughton



REVISIONS	
	9-16-20 PLANNING P.C.
	11-9-20 PLANNING P.C.
	11-22-21 PLANNING P.C.
	REV# 21 9-2-21
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<input type="checkbox"/>	CONCEPTUAL
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<input type="checkbox"/>	DESIGN REVIEW
<input type="checkbox"/>	CONST. DOCUMENTS
<input type="checkbox"/>	PLAN CHECK
<input type="checkbox"/>	BID SET



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LOWER FLOOR AND MAIN FLOOR ELECTRICAL PLANS

REVISIONS	
1	9-16-20 PLANNING P.C.
2	10-20-20 PLANNING P.C.
3	11-24-20 PLANNING P.C.
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KITCHEN M.E.P. NOTES:

- ELECTRICAL**

 - ALL KITCHEN COUNTERTOP OUTLETS SHALL BE GFCI PROTECTED.
 - RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT.
 - 12" OR WIDER COUNTERTOPS REQUIRE AN OUTLET.
 - OUTLETS ARE REQUIRED WITHIN 24" OF ANY LOCATION ALONG THE COUNTERTOP.
 - KITCHEN OUTLETS POSITIONED A MAXIMUM 20" ABOVE COUNTERTOP.
 - APPLIANCE GARAGE OUTLETS ARE NOT COUNTED AS REQUIRED COUNTER TOP OUTLETS.
 - APPLIANCES AND SINKS BREAK UP THE COUNTERTOP RUN, REQUIRING EACH SIDE TO COMPLY INDIVIDUALLY.
 - THE ELECTRICAL OUTLET REQUIREMENTS INCLUDE ISLANDS, PENINSULAS, KITCHEN DESKTOPS, WET BARS, AND SERVING BARS. A LARGE WINDOW ACROSS THE BACK OF A SINK OR LACK OF A BACK SPLASH DOES NOT EXEMPT THE COUNTERTOP FROM THE OUTLET REQUIREMENTS. THESE OUTLETS MAY BE IN A DROP FRONT CABINET FACE, UNDER CABINET PLUG STRIP, POP UP OR TOMBSTONE TYPE RECEPTACLE.
 - 2 SMALL APPLIANCE OUTLET CIRCUITS, 20 AMPS EACH ARE REQUIRED FOR KITCHENS. CIRCUITS SHALL BE BALANCED AND HAVE NO OTHER OUTLETS.
 - INDIVIDUAL DEDICATED CIRCUITS ARE REQUIRED FOR ALL MAJOR APPLIANCES.
 - GARBAGE DISPOSAL CORD AND PLUG CONNECTED 18" TO 36" LONG.
 - DISHWASHER CORD 36" TO 48" LONG. ROMEX INSTALLED WITH A PLUG IS NOT AN APPROVED FLEXIBLE CORD.
 - MINIMUM 15 AMP CIRCUIT FOR THE DISHWASHER AND A 15 AMP CIRCUIT FOR THE DISPOSAL.
 - IF USING A SPLIT OUTLET (2 CIRCUITS ON THE SAME YOLK) FOR DISHWASHER/DISPOSAL, PROVIDE A LISTED HANDLE TIE AT THE 2 CIRCUIT BREAKERS AT THE PANEL.
 - KITCHEN RENOVATIONS (PROJECTS OVER \$1,000) WILL REQUIRE THE SMOKE AND CARBON MONOXIDE ALARMS FOR THE DWELLING TO MEET THE CURRENT CODE.
 - SMOKE ALARMS ARE REQUIRED IN ALL SLEEPING ROOMS, OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH FLOOR LEVEL INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT NO INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
 - CARBON MONOXIDE ALARMS ARE REQUIRED IN DWELLING UNITS AND SLEEPING UNITS WHEN FUEL-BURNING APPLIANCES ARE INSTALLED AND/OR DWELLING UNITS HAVE ATTACHED GARAGES.
 - WHEN MORE THAN ONE ALARM OF EITHER TYPE IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE OTHER ALARMS.
- MECHANICAL**

 - A DUCTED RESIDENTIAL EXHAUST HOOD IS REQUIRED. A METAL, SMOOTH INTERIOR SURFACE DUCT REQUIRED ON VENT HOOD OR DOWN DRAFT EXHAUST VENT. ALUMINUM FLEX DUCT NOT APPROVED. PROVIDE BACK DRAFT DAMPER.
 - MINIMUM 30" VERTICAL CLEARANCE TO COMBUSTIBLES FROM COOK TOP SURFACE.
 - KITCHEN LOCAL EXHAUST VENTILATION REQUIRES A MINIMUM RATE OF 100 CFM MEETING THE REQUIREMENTS OF ASHRA 62.2. THIS INCLUDES A MAXIMUM SOUND RATING OF 3 SONE @ 100 CFM.

PLUMBING

 - A GAS TEST IS REQUIRED ON PIPING MODIFICATIONS (10 PSI FOR 15 MINUTES). A MAXIMUM 15 PSI GAUGE IS REQUIRED FOR THE GAS TEST. A LOWER GAS PRESSURE TEST MAY BE PERFORMS WHEN USING A RECORDING TEST GAUGE.
 - GAS LINES THAT RUN UNDER A SLAB SHALL RUN THROUGH AN APPROVED, VENTED, GAS TIGHT CONDUIT.
 - AN ACCESSIBLE SHUT-OFF VALVE SHALL BE INSTALLED OUTSIDE EACH APPLIANCE AND AHEAD OF THE UNION CONNECTED THERE TO AND IN ADDITION TO ANY VALVE ON THE APPLIANCE.
 - PROVIDE MAXIMUM 6' LONG LISTED GAS FLEXIBLE CONNECTOR AND SHUT OFF TO FREE STANDING RANGE.
 - A LISTED AIR GAP IS REQUIRED FOR THE DISHWASHER DRAIN.
 - THE MAXIMUM FLOW RATE STANDARDS FOR THE SINK FAUCETS IS 2.5 GPM.

BATHROOM M.E.P. NOTES:

- ELECTRICAL**

 - PROVIDE A 20 AMP GFCI PROTECTED ELECTRICAL OUTLET WITHIN 36" OF THE OUTSIDE EDGE OF EACH BATHROOM SINK BASIN. OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET NOT MORE THAN 12" BELOW THE COUNTERTOP.
 - RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT.
 - A MINIMUM OF (1) 20 AMP CIRCUIT IS REQUIRED FOR BATHROOMS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ON BATHROOM.
 - NO PENDANT LIGHT FIXTURES IN ZONE 3' AWAY AND 8' ABOVE THE BATHTUB OR SHOWER.
 - LUMINARIES LOCATED WITHIN THE ACTUAL OUTSIDE DIMENSIONS OF THE TUB OR SHOWER, UP TO 8' VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER THRESHOLD, SHALL BE MARKED AS SUITABLE FOR DAMP LOCATIONS, PROVIDED WITH A SOLID LENS AND BE GFCI PROTECTED.
 - BATHROOM LIGHTING SHALL BE HIGH EFFICACY LUMINARIES (40 LUMENS PER WATT) OR CONTROLLED BY A VACANCY (OCCUPANCY) SENSOR CERTIFIED TO COMPLY WITH SEC 119(D) CEES. THIS IS A MANUAL ON, AUTO OFF DEVICE. AUTOMATIC ON OR DEVICES WITH AN OVERRIDE SWITCH POSITION ARE NOT PERMITTED. HIGH EFFICACY, INCANDESCENT LIGHTING OR FANS ARE REQUIRED TO BE SWITCHED SEPARATELY.
 - RECESSED LUMINARIES INSTALLED IN AN INSULATED CEILING SHALL BE IC RATED (ZERO CLEARANCE) AND AT RATED (AIR TIGHT) AND SHALL BE SEALED AND/OR GASKETED BETWEEN CEILING AND HOUSING.

MECHANICAL

 - A BATH EXHAUST FAN W/ BACK DRAFT DAMPER IS REQUIRED REGARDLESS OF THE PRESENCE OF A WINDOW. EXHAUST MUST VENT TO OUTDOORS IN AN APPROVED DUCT. TERMINATE THE OUTLET A MINIMUM OF 3' FROM AN OPENING OR PROPERTY LINE. CMV 504.5 A MINIMUM RATE OF 50 CFM IS REQUIRED. FAN SHALL MEET ASHRA STANDARD 62.2. A MAXIMUM OF 3 SONE RATING IS REQUIRED.
 - FANS SHALL BE ENERGY STAR COMPLIANT.
 - UNLESS THE BATHROOM EXHAUST FAN IS PART OF THE WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT. FOR THE PURPOSE OF THIS SECTION, A BATHROOM IS A ROOM THAT CONTAINS A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION.
- PLUMBING**

 - PROVIDE TEMPERED GLASS AT TUB/SHOWER DOORS AND AT WINDOWS LESS THAN 60" FROM TUB/SHOWER DRAIN.
 - SHOWER AND TUB/SHOWER CONTROL VALVES SHALL BE PRESSURE BALANCING / THERMOSTATIC PER CPC 418.0.
 - MULTIPLE SHOWERHEADS SERVING ONE SHOWER, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATE SPECIFIED IN THE 20% REDUCTION COLUMN CONTAINED IN CGBS TABLE 4.303.2 OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME. FIXTURES SHALL MEET THE FOLLOWING MAXIMUM FLOW RATES:


WATER CLOSETS = 1.28 G/FLUSH

SHOWER HEADS = 1.8 GPM @ 80 PSI


SINK FAUCETS = 1.2 GPM @ 60 PSI

KITCHEN FAUCET = 1.8 GPM @ 60 PSI
 - MINIMUM SHOWER SIZE IS 1024 SQUARE INCHES (30" CIRCLE).
 - SITE BUILT SHOWER STALLS SHALL COMPLY WITH CPC 411.8.
 - STALL SHOWER DOOR TO OPEN OUT A MINIMUM OF 22" WIDE OPENING.
 - TOILET AND/OR BIDET REQUIRE A TOTAL MINIMUM 30" CLEAR SPACE, 15" FROM THE CENTER OF THE FIXTURE TO THE WALL, AND A MINIMUM OF 24" CLEAR SPACE IN FRONT OF THE FIXTURE.
 - WHEN ADDITIONAL WATER CLOSETS (TOILETS) ARE INSTALLED, A MAXIMUM OF 3 WATER CLOSETS ARE ALLOWED ON A 3" WASTE LINE.
 - THE HOT WATER VALVE SHALL BE INSTALLED ON THE LEFT SIDE.
 - A MINIMUM 12" X 12" ACCESS PANEL IS REQUIRED WHEN A SLIP JOINT P-TRAP WASTE & OVERFLOW IS PROVIDED.


ELECTRICAL SYMBOLS:

- 


120V DUPLEX OUTLET 12" AFF




120V GFI DUPLEX OUTLET, 12" AFF




DIMMER SWITCH, 1P, 120V 4" AFF




SWITCH, 1P, 120V 4" AFF




SWITCH, 3W, 120V 4" AFF




SWITCH, 1P, 120V 4" AFF - VACANCY SENSOR SWITCH




BRACKET MOUNTED HIGH EFFICACY LIGHT




BRACKET MOUNTED HIGH EFFICACY LIGHT WATER PROOF WITH MOTION DETECTOR




RECESSED HIGH EFFICACY LIGHT (LOW EFFICIENCY)




SPOT LIGHT




JUNCTION BOX (OR EQUIP CONN)




FLUORESCENT UNDER CABINET STRIP LIGHT




EXH. FAN




DRYER VENT




GAS OUTLET




COLD WATER




GARBAGE DISPOSAL




CABLE




TELEPHONE JACK




CARBON MONOXIDE ALARM




SMOKE DETECTOR




HOSE BIBB




GAS VALVE KEY



GARBAGE DISPOSAL



CHIME, 120V, 7" AFF



DOOR BELL
-
- ELECTRICAL NOTES:
- A. BATTERY OPERATED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN CORRIDOR OR AREA GIVING ACCESS TO EACH SLEEPING AREA. SMOKE ALARMS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS IN WHICH THEY ARE LOCATED.

B. VERIFY LOCATIONS OF ALL LIGHT FIXTURES, SWITCHES, OUTLETS AND OTHER ELEC/COMMUNICATION DEVICES WITH OWNER PRIOR TO INSTALL.

C. SEE SHEET BATHROOM M.E.P. NOTES THIS SHEET.

D. CARBON MONOXIDE ALARMS COMBINED WITH SMOKE ALARMS SHALL COMPLY WITH BOTH SECTIONS R314 AND SECTION R315, ALL APPLICABLE STANDARDS, AND REQUIREMENTS FOR LISTING AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL, FOR SMOKE ALARMS. CARBON MONOXIDE ALARMS REQUIRED BY SECTIONS R315.1 AND R315.2 SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM.

E. PROVIDE GFCI AND ARC-FAULT PROTECTION FOR ALL 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN KITCHEN (ABOVE COUNTERTOPS), FAMILY, DINING, LIVING, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS AND AREAS PER CEC SEC 210.12.

F. REFER TO T-24 SHEET FOR ALL EFFICACY/OCCUPANCY SENSOR REQUIREMENTS.

G. ALL SWITCHES TO HAVE DIMMERS AND/OR SENSORS AS REQD BY "MF-1R" MEASURES AND "T-24" REQUIREMENTS.

H. KITCHEN AND BATHROOMS MUST BE VENTED TO THE OUTSIDE WITH EITHER INTERMITTENT (KITCHEN" - 100 CFM, BATHROOM" - 50 CFM) OR CONTINUOUS AIR (KITCHEN" - 5 ACH, BATHROOM" - 20 CFM).

I. BATHROOM EXHAUST FANS ARE ENERGY STAR COMPLIANT AND EQUIPPED WITH HUMIDISTAT CONTROLS CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGES OF <50 % TO A MAXIMUM OF 80 %












J. ALL LUMINARIES INSTALLED IN RESIDENTIAL CONSTRUCTION MUST QUALIFY AS "HIGH EFFICACY LUMINARIES."

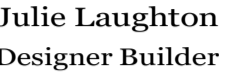
K. ALL PERMANENTLY INSTALLED LUMINARIES WITH INTERCHANGEABLE LAMPS MUST CONTAIN LAMPS THAT COMPLY WITH THE REQUIREMENTS OF JOINT APPENDIX 8 (JA8) AND BE APPROPRIATELY MARKED TO BE CONSIDERED "HIGH EFFICACY LUMINARIES."

L. THE ENERGY STANDARDS REQUIRE VACANCY SENSORS TO CONTROL AT LEAST ONE LUMINAIRE IN THE FOLLOWING ROOM TYPES: BATHROOMS, UTILITY ROOMS, LAUNDRY ROOMS, AND GARAGES.

M. ENERGY STANDARDS ADDRESSED ALL PERMANENTLY INSTALLED LUMINARIES ARE EITHER "HIGH EFFICACY" OR "LOW EFFICACY" AND ANY LUMINAIRE CONTAINING A MEDIUM SCREW BASE.

N. ANY FIXED APPLIANCE SUCH AS A DISPOSAL, DISHWASHER, DRYER, BUILT-IN HEATERS, OR ANY OTHER FIXED APPLIANCE WITH 1/4 HP MOTOR OR LARGER, SHALL BE ON A SEPARATE #12 AWG WIRE BRANCH CIRCUIT. EACH DWELLING UNIT SHALL HAVE INSTALLED THEREIN AN INDIVIDUAL DISPOSAL CIRCUIT SUPPLIED WITH MINIMUM #12 AWG WIRE AND A 15 AMP INDICATING-TYPE SWITCH.

O. SEE SHEET A-4 FOR KITCHEN AND BATHROOM MEP NOTES.
-
- UPPER FLOOR ELECTRICAL PLAN
1/4" = 1'-0"
-
- Julie Laughton
Designer Builder
- 28885 Woodspring Circle
Trabuco Canyon, CA 92679
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Julie@JulieLaughton.com
general Contractor Lic. # 903819
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- Julie Laughton
- UPPER FLOOR ELECTRICAL PLAN
- | REVISIONS | |
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PLANNING P.C. |
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| <input type="checkbox"/> DESIGN REVIEW | |
| <input type="checkbox"/> CONST. DOCUMENTS | |
| <input type="checkbox"/> PLAN CHECK | |
| <input type="checkbox"/> BID SET | |
- | | |
|-------------|-------------------|
| DATE | September 3, 2021 |
| DESIGNED BY | J.L. |
| DRAWN BY | J.L. |
| SCALE | 1/4" = 1'-0" |
| SHEET | |
- a-4
- LIMITATION OF LIABILITY - SEE SHEET T-1 Owner's Signature _____ Date _____
- these plans are for use by JLCG Inc only



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Julie@JulieLaughton.com
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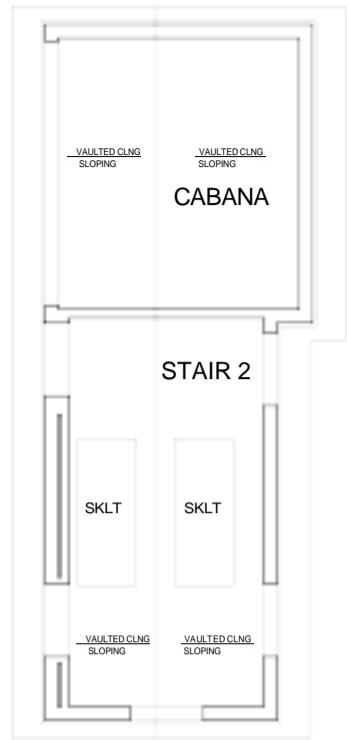
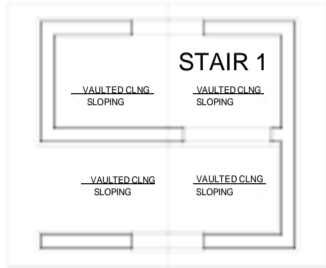
REVISIONS	
1	9-16-20 PLANNING P.C.
2	11-2-20 PLANNING P.C.
3	11-2-20 PLANNING P.C.
4	REVISED 9-23-21 RPA
5	
6	
7	
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9	
<input type="checkbox"/> CONCEPTUAL <input type="checkbox"/> PLANNING / ZONING <input type="checkbox"/> DESIGN REVIEW <input type="checkbox"/> CONST. DOCUMENTS <input type="checkbox"/> PLAN CHECK <input type="checkbox"/> BID SET	

DATE September 3, 2021
DESIGNED BY J.L.
DRAWN BY J.L.
SCALE 1/4" = 1'-0"
SHEET

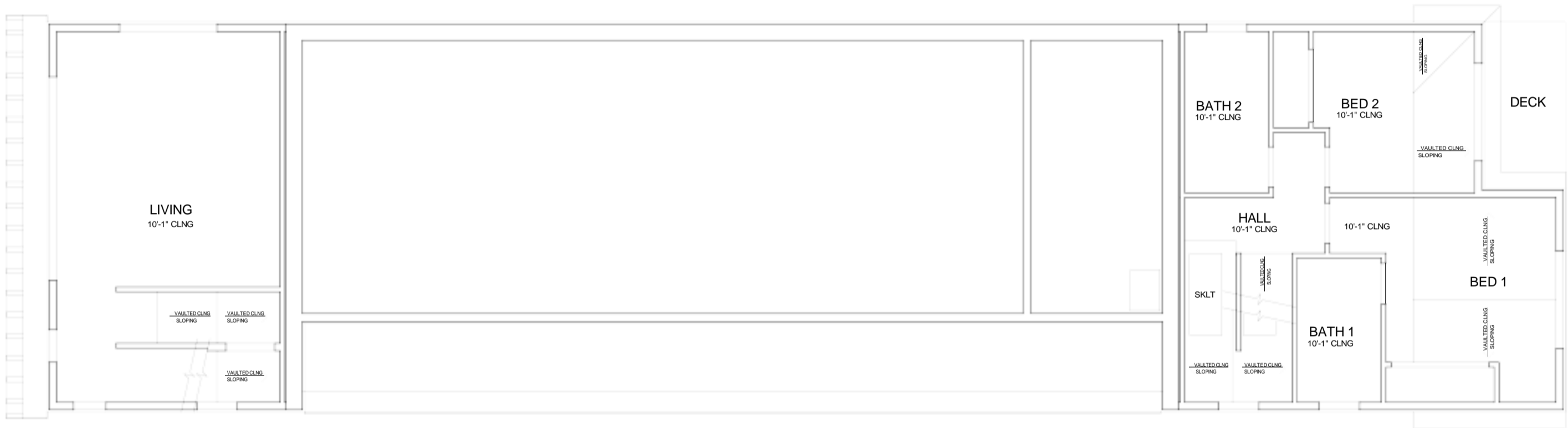
a-5

REFLECTED CEILING PLANS

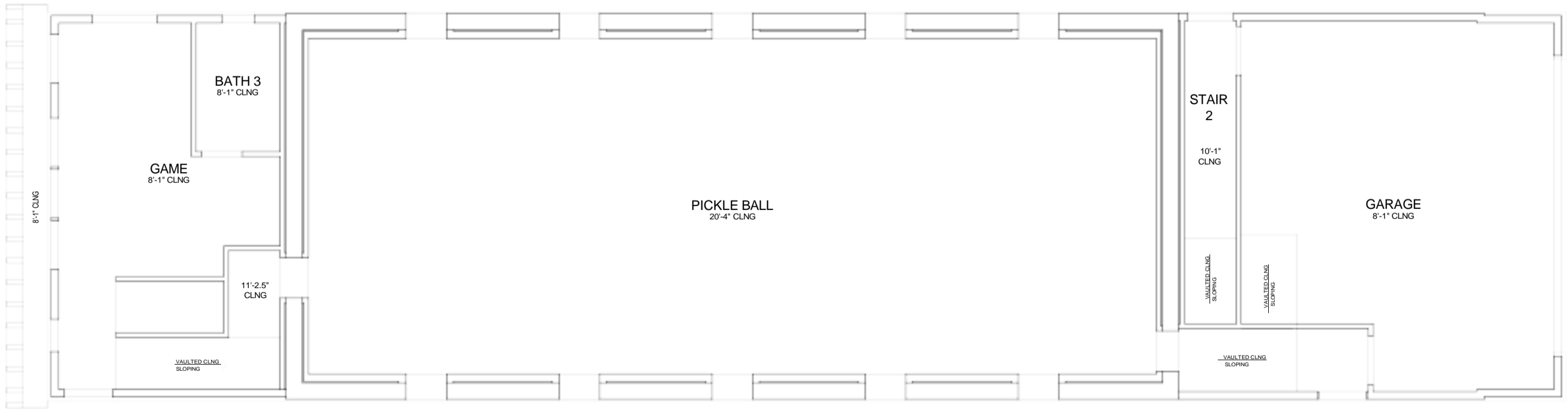
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UPPER FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



MAIN FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



LOWER FLOOR REFLECTED CEILING PLAN



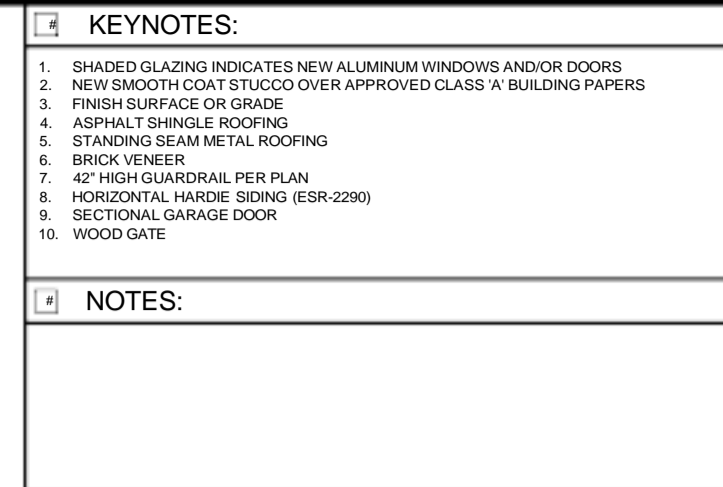
Source: Author's calculations.

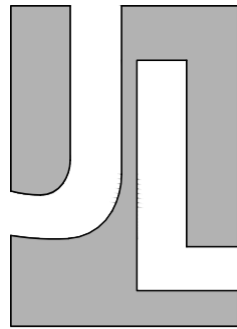
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a-6

ROOF PLAN

LIMITATION OF LIABILITY - SEE SHEET T-1 Owner's Signature _____ Date _____





Julie Laughton
Designer Builder

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general Contractor Lic. # 903819

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Julie Laughton

REVISIONS	
9-16-20	PLANNING P.C.
11-20-20	PLANNING P.C.
1-24-21	PLANNING P.C.
3-2-21	
3-2-21	
6-1	
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96-1	
98-1	
100-1	

DATE	September 3, 2021
DESIGNED BY	J.L.
DRAWN BY	J.L.
SCALE	1/4" = 1'-0"
SHEET	

a-9

BUILDING SECTIONS

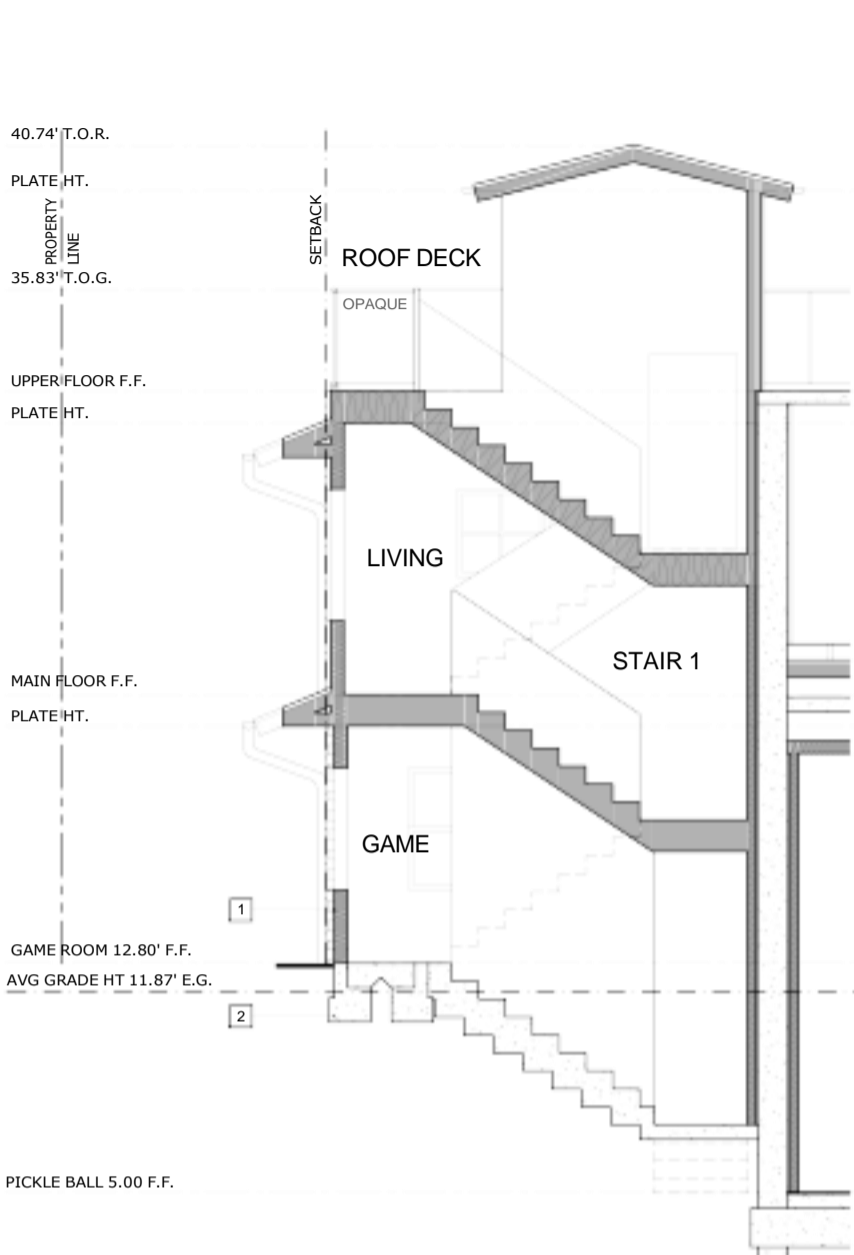
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KEYNOTES:

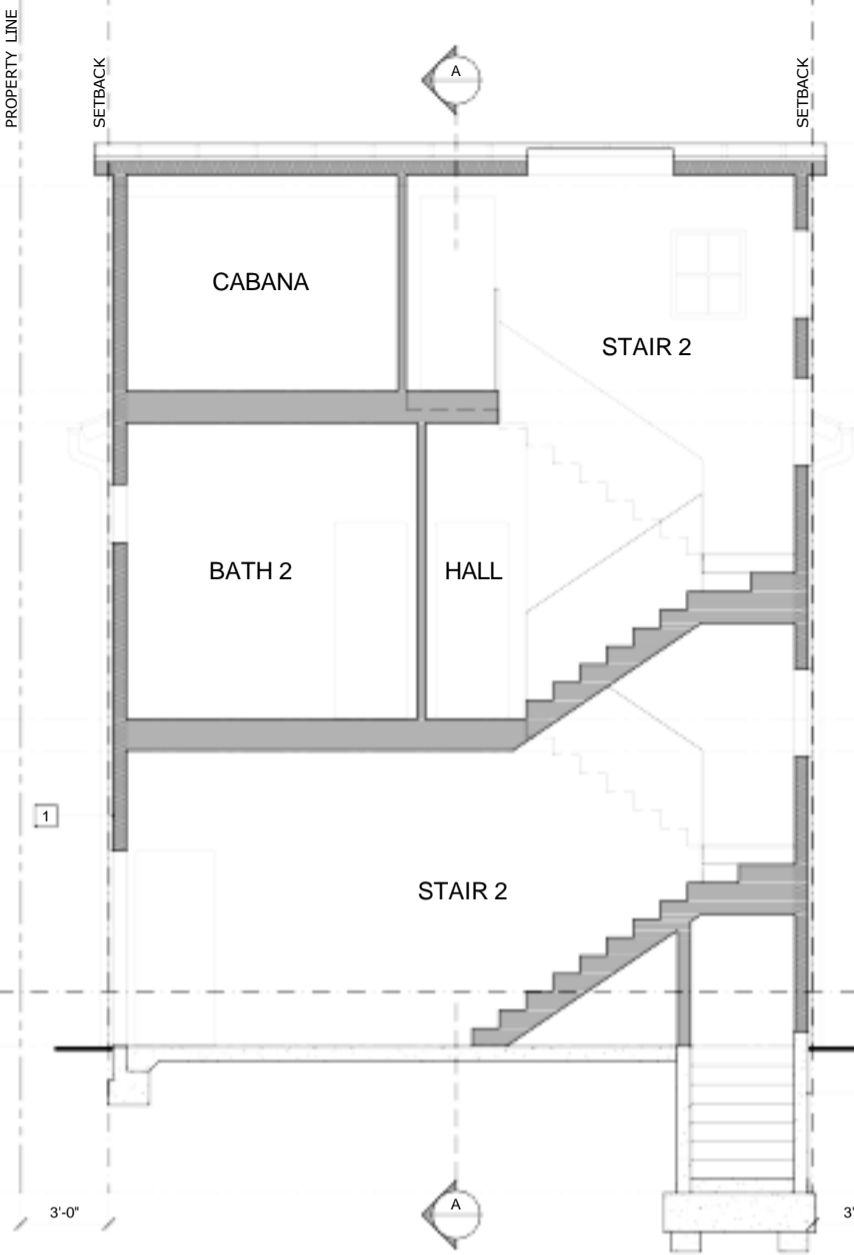
1. WALL/ROOF FRAMING, SEE STRUCTURAL
2. CONCRETE SLAB FOUNDATION, SEE STRUCTURAL
3. WATER LINE

NOTES:

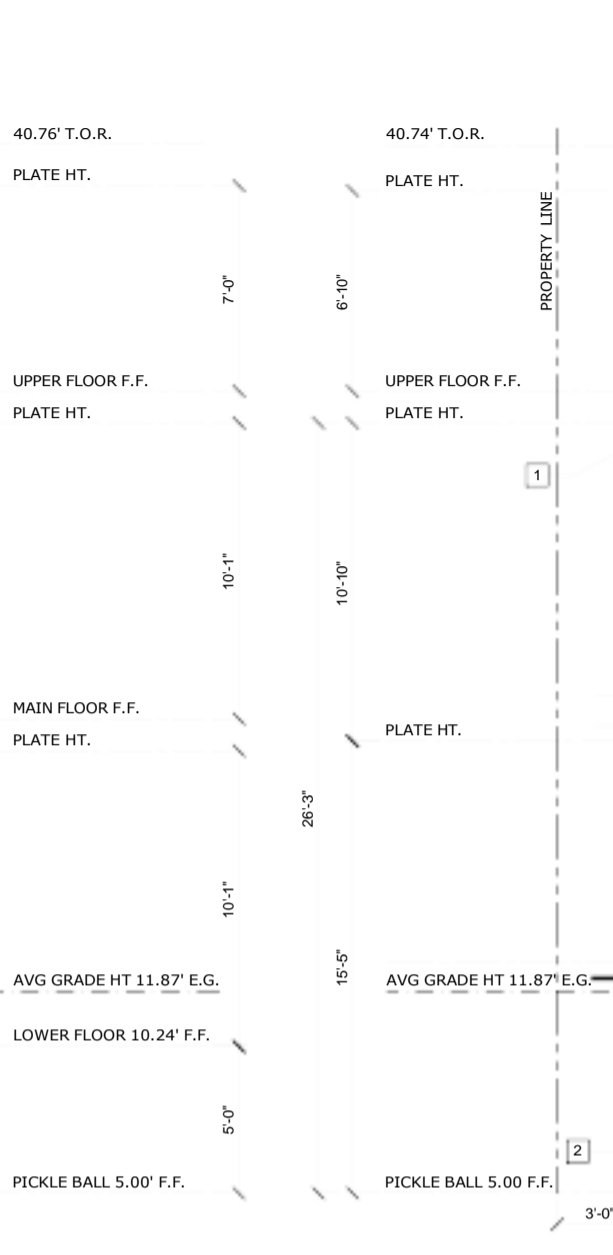
1. INSULATE BUILDING ENVELOPE PER T-24
 - R-19 INSULATION @ FLOORS ABOVE GARAGE
 - R-21 INSULATION @ INT/EXT 2X6 WOOD FRAMED WALLS
 - R-30 INSULATION @ FLAT/VAULTED WOOD FRAMED ROOFS
 - R-38 INSULATION @ CEILINGS BELOW ATTIC



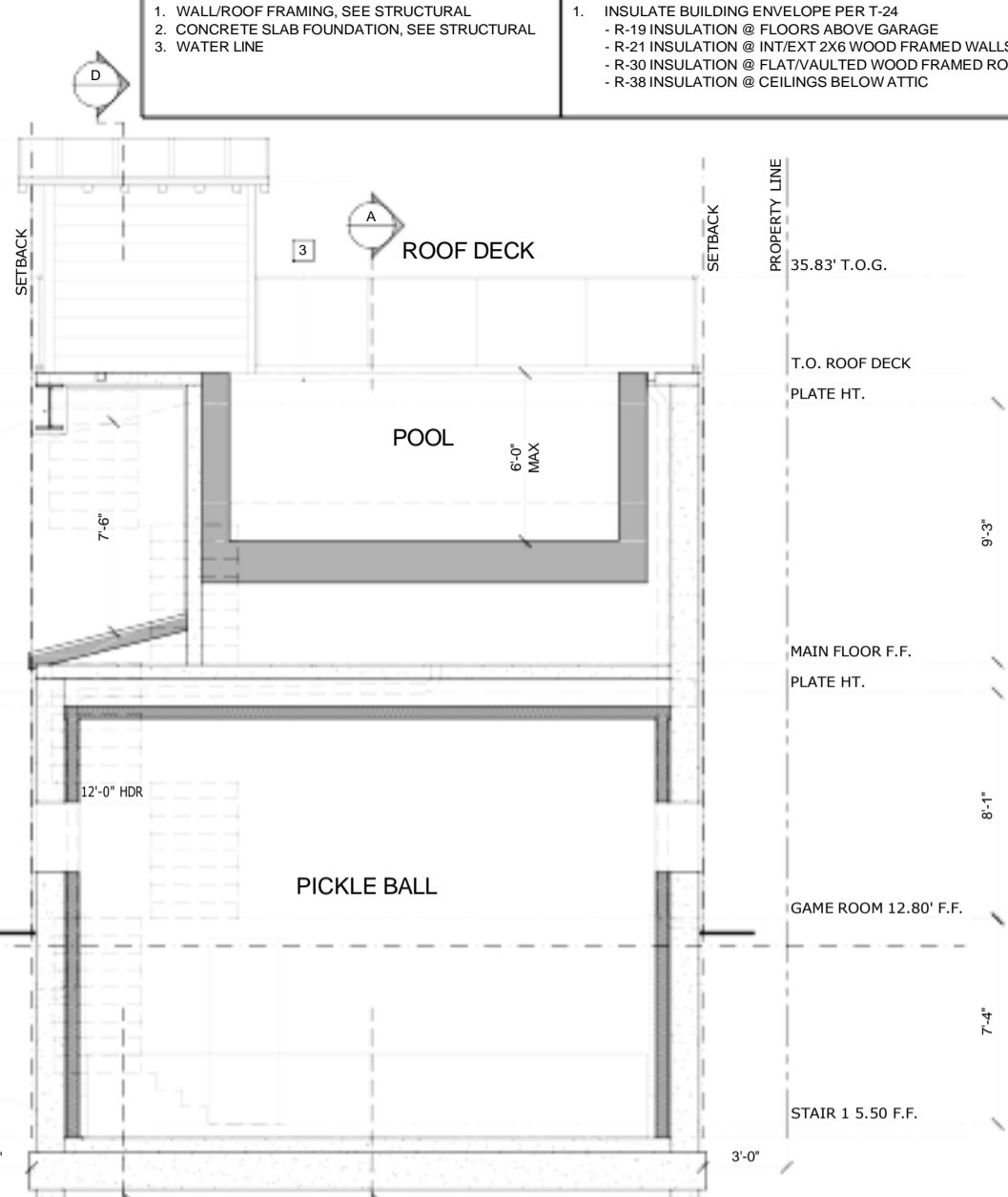
SECTION D
1/4" = 1'-0"



SECTION C
1/4" = 1'-0"



SECTION B
1/4" = 1'-0"



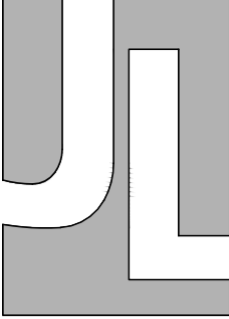
SECTION A
1/4" = 1'-0"

DOOR SCHEDULE																						
DOOR NO. (#)	SIZE			TYPE		FINISH		GLAZING					FRAME AND DETAILS				HARDWARE		MANUF	REMARKS		
	WIDTH	HGT.	THK.	MATL.		EXT	INT	GLASS	TEMP	TINT	U-FCTR	SHGC	MATL.	FIN.	H	J	S	SET			FINISH	
1	3'-0"	6'-8"	1-3/4"	WOOD	SC PANEL			-	-	-	0.32	0.25								OREPAC	SHAKER DOOR	
2	18'-0"	7'-0"	1-3/4"	WOOD	GARAGE						0.5										GARAGE DOOR - SEE ELEVATIONS, TO BE EQUIPPED WITH AUTOMATIC ROLL-UP DOORS	
3	3'-0"	6'-8"	1-3/4"	WOOD	SC PANEL			-	-	-	0.32	0.25								OREPAC	SHAKER DOOR	
4	3'-0"	6'-8"	1-3/4"	WOOD	FR DR			DUAL LOW E	YES	CLR	0.32	0.25								TM COR	DUTCH DOOR	
5	3'-0"	6'-8"	1-3/4"	WOOD	FR DR			DUAL LOW E	YES	CLR	0.32	0.25								MILGARD	FRENCH DOOR	
6	2'-6"	6'-8"	1-3/8"	WOOD	SC PANEL			-	-	-										EL & EL	SOLID CORE DOOR	
7	2'-6"	6'-8"	1-3/8"	WOOD	SC PANEL			-	-	-										EL & EL	SOLID CORE DOOR	
8	2'-6"	6'-8"	1-3/8"	WOOD	SC PANEL			-	-	-										EL & EL	SOLID CORE DOOR	
9	3'-0"	6'-8"	1-3/8"	WOOD	SC PANEL			-	-	-	0.5									EL & EL	SOLID CORE DOOR	
10	6'-0"	8'-0"	1-3/4"	WOOD	PR FR DR			DUAL LOW E	YES	CLR	0.32	0.25								MILGARD	FRENCH DOORS	
11	4'-6"	6'-8"	1-3/8"	WOOD	SLIDER			-	-	-										EL & EL	2 PANEL SLIDER	
12	2'-6"	6'-8"	1-3/8"	WOOD	SC PANEL			-	-	-										EL & EL	SOLID CORE DOOR	
13	2'-6"	6'-8"	1-3/8"	WOOD	SC PANEL			-	-	-										EL & EL	SOLID CORE DOOR	
14	2'-6"	6'-8"	1-3/8"	WOOD	SC PANEL			-	-	-										EL & EL	SOLID CORE DOOR	
15	2'-6"	6'-8"	1-3/8"	WOOD	SC PANEL			-	-	-										EL & EL	SOLID CORE DOOR	
16	6'-0"	6'-8"	1-3/8"	WOOD	SLIDER			-	-	-										EL & EL	2 PANEL SLIDER	
17	2'-6"	6'-8"	1-3/4"	WOOD	FR DR			DUAL LOW E	YES	CLR	0.32	0.25								MILGARD	FRENCH DOOR	
18	2'-6"	6'-8"	1-3/4"	WOOD	FR DR			DUAL LOW E	YES	CLR	0.32	0.25								MILGARD	FRENCH DOOR	
19	9'-0"	6'-8"	1-3/4"	WOOD	SC PANEL			DUAL LOW E	YES	CLR	0.32	0.25								LA CANTIN	3 PANEL BI-FOLD DOORS	
20	3'-0"	6'-8"	1-3/4"	WOOD	SC PANEL						0.32	0.25								EL & EL	SOLID CORE DOOR	
21	3'-0"	6'-8"	1-3/4"	WOOD	SC PANEL						0.5									EL & EL	SOLID CORE DOOR	

ROOM FINISH SCHEDULE													
ROOM	FLOOR	WALLS	CEILING	MOULDINGS				CABINETRY		COUNTER TOP		REMARKS	
				BASE	CASING	CROWN	MAT	FINISH	MAT	FINISH	MAT		FINISH
<u>LOWER FLOOR</u>													
GAME	WOOD	GYP BD	GYP BD										
BATH 3	TILE	TILE / GB	GYP BD										
PICKLE BALL	WOOD 2	GYP BD	GYP BD										
GARAGE	CONC	GYP BD	GYP BD										
<u>MAIN FLOOR</u>													
LIVING	WOOD	GYP BD	GYP BD										
STAIR 1	TILE	TILE / GB	GYP BD										
HALL	WOOD	GYP BD	GYP BD										
BED 1	WOOD	GYP BD	GYP BD										
BATH 1	TILE	TILE / GB	GYP BD										
CL 1	WOOD	GYP BD	GYP BD										
BED 2	WOOD	GYP BD	GYP BD										
BATH 2	TILE	TILE / GB	GYP BD										
CL 2	WOOD	GYP BD	GYP BD										
STAIR 2	TILE	TILE / GB	GYP BD										
<u>UPPER FLOOR</u>													
ROOF DECK	TILE												

WOOD 2 - BASKETBALL FLOORING, MAPLEWOOD WITH CUSHION																
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

WINDOW SCHEDULE																							
WINDOW NO.	SIZE		TYPE		FINISH		GLAZING			FRAME			DETAILS			HARDWARE		MFR	REMARKS				
②	WIDTH	HGT.	DESCR.	MAT'L.	INT.	EXT.	GLASS	TEMP	U-FCTR	SHGC	MAT'L	FINISH	INT.	H	J	S	SET	FINISH					
A	2'-0"	2'-0"	CASEMENT				DUAL LOW E		0.32	0.25	CLAD				○	○	○		MILGARD	2020 CASEMENT WINDOW, OPAQUE			
B	2'-6"	2'-6"	FIXED					YES	0.32	0.25									MILGARD	2626 FIXED WINDOW, TEMPERED			
C	2'-6"	2'-6"	FIXED					YES	0.32	0.25									MILGARD	2626 FIXED WINDOW, TEMPERED			
D	2'-6"	2'-6"	FIXED					YES	0.32	0.25									MILGARD	2626 FIXED WINDOW, TEMPERED			
E	2'-6"	2'-6"	FIXED					YES	0.32	0.25									MILGARD	2626 FIXED WINDOW, TEMPERED			
F	2'-6"	2'-6"	FIXED					YES	0.32	0.25									MILGARD	2626 FIXED WINDOW, TEMPERED			
G	2'-6"	2'-6"	FIXED					YES	0.32	0.25									MILGARD	2626 FIXED WINDOW, TEMPERED			
H	2'-6"	2'-6"	FIXED					YES	0.32	0.25									MILGARD	2626 FIXED WINDOW, TEMPERED			
I	2'-6"	2'-6"	FIXED					YES	0.32	0.25									MILGARD	2626 FIXED WINDOW, TEMPERED			
J	2'-6"	2'-6"	FIXED					YES	0.32	0.25									MILGARD	2626 FIXED WINDOW, TEMPERED			
K	2'-6"	2'-6"	FIXED					YES	0.32	0.25									MILGARD	2626 FIXED WINDOW, TEMPERED			
L	2'-0"	4'-2"	SINGLE HUNG					YES	0.32	0.25									MILGARD	2042 DOUBLE HUNG WINDOW, TEMPERED			
M	3'-0"	4'-2"	SINGLE HUNG					YES	0.32	0.25									MILGARD	3042 DOUBLE HUNG WINDOW, TEMPERED			
N	3'-0"	4'-2"	SINGLE HUNG					YES	0.32	0.25									MILGARD	3042 DOUBLE HUNG WINDOW, TEMPERED			
O	3'-0"	4'-2"	SINGLE HUNG					YES	0.32	0.25									MILGARD	3042 DOUBLE HUNG WINDOW, TEMPERED			
P	6'-0"	3'-0"	DBL CSMT						0.32	0.25									MILGARD	3030 DOUBLE CASEMENT			
Q	2'-6"	1'-6"	AWNING						0.32	0.25									MILGARD	2616 AWNING WINDOW, OPAQUE			
R	6'-0"	5'-0"	DBL CSMT					YES	0.32	0.25									MILGARD	6066 DOUBLE CASEMENT			
S	2'-6"	1'-6"	AWNING						0.32	0.25									MILGARD	2616 AWNING WINDOW, OPAQUE			
T	2'-6"	3'-0"	FIXED					YES	0.32	0.25									MILGARD	2630 FIXED WINDOW, TEMPERED			
U	2'-0"	3'-0"	CASEMENT						0.32	0.25									MILGARD	2030 CASEMENT WINDOW			
V	2'-0"	4'-6"	CASEMENT						0.32	0.25									MILGARD	2046 FIXED WINDOW			
W	12'-6"	4'-6"	POCKET						0.32	0.25									LA CANTINA	4 EQUAL PANEL POCKET WINDOW			
X	2'-6"	3'-0"	FIXED						0.32	0.25									MILGARD	2630 FIXED WINDOW			
Y	2'-6"	3'-0"	FIXED					YES	0.32	0.25									MILGARD	2630 FIXED WINDOW, TEMPERED			
Z	2'-6"	3'-0"	FIXED					YES	0.32	0.25									MILGARD	2630 FIXED WINDOW, TEMPERED			
AA	2'-6"	3'-0"	FIXED						0.32	0.25									MILGARD	2630 FIXED WINDOW			
BB	2'-0"	4'-0"	SKYLIGHT																VELUX	2040 SKYLIGHT			
CC	2'-0"	4'-0"	SKYLIGHT																VELUX	2040 SKYLIGHT			
DD	4'-0"	4'-2"	DUAL SINGLE HUNG					YES	0.32	0.25									MILGARD	4042 DUAL SINGLE HUNG WINDOW, TEMPERED			
EE	2'-6"	3'-0"	FIXED						0.32	0.25									MILGARD	2630 FIXED WINDOW			
FF	2'-6"	3'-0"	FIXED						0.32	0.25									MILGARD	2630 FIXED WINDOW			



Julie Laughton
Designer Builder

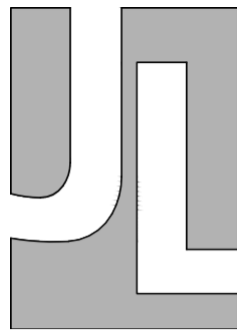
28885 Woodspring Circle
Trabuco Canyon, CA 92679

Phone: 714-305-2861
Julie@JulieLaughton.com
general Contractor Lic. # 903819

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Julie Laughton

REVISIONS	
9-16-20	PLANNING P.C.
10-20-20	PLANNING P.C.
11-20-20	PLANNING P.C.
12-20-20	PLANNING P.C.
1-21-21	PLANNING P.C.
2-21-21	PLANNING P.C.
3-21-21	PLANNING P.C.
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2-24-24	PLANNING P.C.
3-24-24	PLANNING P.C.
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8-24-24	PLANNING P.C.
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11-24-24	PLANNING P.C.
12-24-24	PLANNING P.C.
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3-25-25	PLANNING P.C.
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11-25-25	PLANNING P.C.
12-25-25	PLANNING P.C.
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2-26-26	PLANNING P.C.
3-26-26	PLANNING P.C.
4-26-26	PLANNING P.C.
5-26-26	PLANNING P.C.
6-26-26	PLANNING P.C.</



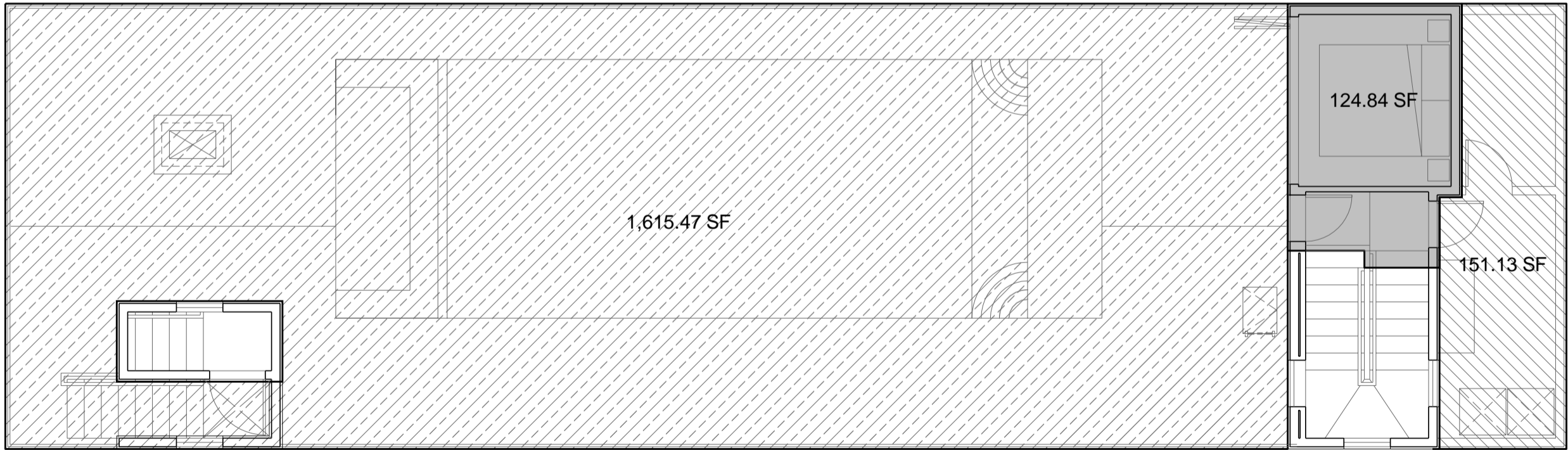
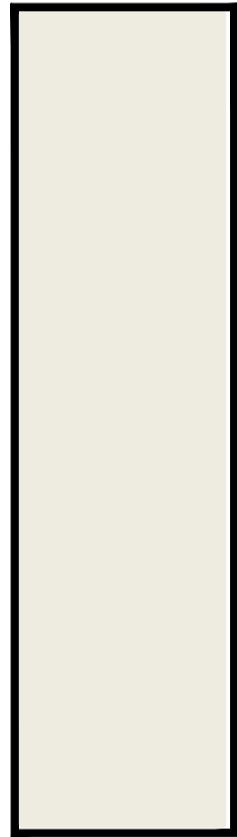
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Julie Loughton



LEGEND:

- HABITABLE AREA
- GARAGE AREA
- DECK AREA

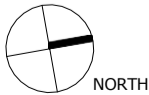
- STORAGE AREA
- OPEN VOLUME AREA

LOWER FLOOR	1,793.85 SF
MAIN FLOOR	780.58 SF
UPPER FLOOR	124.84 SF
TOTAL	2,699.27 SF

ELEV. DECK/TERRACE	1,666.51 SF
GARAGE	444.24 SF
STORAGE	151.13 SF

UPPER FLOOR PLAN

1/4" = 1'-0"



AREA CALCULATIONS

REVISIONS	
9-16-20	PLANNING P.C.
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GENERAL INFORMATION												
01	Project Name		Smith Residence									
02	Run Title		Res									
Project Location			1616 W Oceanfront									
04	City		Newport Beach	05	Standards Version		2019					
06	Zip code		92663	07	Software Version		CBECC-Res 2019.1.3					
08	Climate Zone		6	09	Front Orientation (deg/ Cardinal)							180
10	Building Type		Single family	11	Number of Dwelling Units		1					
12	Project Scope		NewConstruction	13	Number of Bedrooms		2					
14	Addition Cond. Floor Area (ft²)		0	15	Number of Stories		3					
16	Existing Cond. Floor Area (ft²)		n/a	17	Penetration Average U-factor							0.32
18	Total Cond. Floor Area (ft²)		2699	19	Glazing Percentage (%)							19.03%
20	ADU Bedroom Count		n/a	21	ADU Conditioned Floor Area							n/a
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: 420-P010141067A-000-000-0000000-0000
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 CA Building Energy Efficiency Standards - 2019 Residential Compliance
 Report Version: 2019.1.300
 Schema Version: rev 20200901

Registration Date/Time: 11/02/2020 09:37

HERS Provider: CHEERS

ENERGY DESIGN RATING				
		Energy Design Ratings		Compliance Margins
		Efficiency ¹ (EDR)	Total ² (EDR)	Efficiency ³ (EDR)
Standard Design		44	24.6	
Proposed Design		43	23.7	1

- RESULT: ² COMPLIES
1. Efficiency EDR includes improvements to the building envelope and more efficient equipment.
 2. Total EDR includes efficiency and demand response 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: 2.30 kWdc
 - PV System related to 2.30 kWdc is a factor of 0.767 to achieve 'Standard Design PV' PV scaling

ENERGY USE SUMMARY				
Energy Use (kTDO/ft²-yr)		Standard Design	Proposed Design	Compliance Margin
Space Heating		18.87	18.22	0.65
Space Cooling		3.43	4.42	-0.99
IAQ Ventilation		1.98	1.98	0
Water Heating		9.41	7.56	1.85
Self Utilization/Flexibility Credit		n/a	0	n/a
Compliance Energy Total		33.69	32.18	1.51

REQUIRED PV SYSTEMS - SIMULATED											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt (deg)	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.3	NA	Standard	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	100

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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.	
<ul style="list-style-type: none"> PV System: 2.3 kWdc Ceiling has high level of insulation 	

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 CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Building-level Verifications:
- Indoor air quality ventilation
 - Kitchen range hood
- Cooling System Verifications:
- None
- Heating System Verifications:
- None
- HVAC Distribution System Verifications:
- None
- Domestic Hot Water System Verifications:
- None

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 Ventilations Cooling Systems	Number of Water Heating Systems
Smith Residence	2699	1	2	6	0	2

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
Game1st	Conditioned	HVAC System 1	360	10	DHW1	N/A
PickleBall	Conditioned	HVAC System 2	1320	20	DHW1	N/A
BRGarEntry	Conditioned	HVAC System 3	114	10	DHW2	N/A

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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
Living2nd	Conditioned	HVAC System 1	377	10	DHW1	N/A
BR1and2_2nd	Conditioned	HVAC System 3	483	10	DHW2	N/A
UpperFloor	Conditioned	HVAC System 3	125	10	DHW2	N/A

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)
Front	Game1st	2x6 R21	180	Front	240	65.8	90
Left	Game1st	2x6 R21	270	Left	150	20.6	90
Right	Game1st	2x6 R21	90	Right	140	20	90
Left-2	PickleBall	2x6 R21	270	Left	1080	31.5	90
Right-2	PickleBall	2x6 R21	90	Right	1080	31.5	90
Front-3	Living2nd	2x6 R21	180	Front	240	65.3	90
Left-3	Living2nd	2x6 R21	270	Left	150	18	90
Right-3	Living2nd	2x6 R21	90	Right	150	13.5	90
Left-3-2	BR1and2_2nd	2x6 R21	270	Left	240	3.75	90
Back-3-2	BR1and2_2nd	2x6 R21	0	Back	240	81	90
Right-3-2	BR1and2_2nd	2x6 R21	90	Right	240	11.25	90
Front-3-2-2	UpperFloor	2x6 R21	180	Front	112	24.5	90
Left-3-2-2	UpperFloor	2x6 R21	270	Left	64	7.5	90
Back-3-2-2	UpperFloor	2x6 R21	0	Back	112	24.5	90
Right-3-2-2	UpperFloor	2x6 R21	90	Right	64	35	90
Left-2-2	BRGarEntry	2x6 R21	270	Left	40	20	90
RIGHT-2-2	BRGarEntry	2x6 R21	90	Right	120	20	90
Interior Wall 2-2	Game1st>>PickleBall	Interior Wall Cons	n/a	n/a	240	0	n/a

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 Report Version: 2019.1.300
 Schema Version: rev 20200901

Registration Date/Time: 11/02/2020 09:37

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OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)
Interior Wall 2	PickleBall>BRGarEntry	Interior Wall Cons	n/a	n/a	100	0	n/a
HouseToGarage	BRGarEntry>Garage	2x6 R21 House to Garage	n/a	n/a	40	20	n/a
HouseToGarage-2-2	BRGarEntry>Garage	2x6 R21 House to Garage	n/a	n/a	130	20	n/a
HouseToGarage-2-2-2	BRGarEntry>Garage	2x6 R21 House to Garage	n/a	n/a	80	0	n/a
Interior Wall 2-2-2-2	Living2nd>>PickleBall	Interior Wall Cons	n/a	n/a	240	0	n/a
Interior Wall 2-2-2-2-2	BR1and2_2nd>>PickleBall	Interior Wall Cons	n/a	n/a	240	0	n/a
Ceiling (below attic)-2-2-2	BR1and2_2nd	R30 Ceiling below attic	n/a	n/a	146	n/a	n/a
Interior Floor 1	Living2nd	Interior R0 Floor	n/a	n/a	360	n/a	n/a
Interior Floor 1-2-2	BR1and2_2nd	Interior R0 Floor	n/a	n/a	40	n/a	n/a
fr to gar r10	BR1and2_2nd	fr to gar r10	n/a	n/a	360	n/a	n/a
Interior Floor 1-3	UpperFloor	Interior R0 Floor	n/a	n/a	98	n/a	n/a
GarWallLeft	Garage	Garage Ext Wall 2	270	Left	240	0	90
GarWallBack	Garage	Garage Ext Wall 2	0	Back	240	126	90
GarWallRight	Garage	Garage Ext Wall 2	90	Right	240	0	90

OPAQUE SURFACES - CATHEDRAL CEILINGS										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
deck roof pickle	PickleBall	R30 Flat Roof	270	Left	1242	0	0	0.1	0.85	No
deck roof Living	Living2nd	R30 Flat Roof	270	Left	377	0	0	0.1	0.85	No
BR12VaultIt	BR1and2_2nd	R30 Vault Metal	0	Back	84	0	5	0.1	0.85	No
BR12VaultIt	BR1and2_2nd	R30 Vault Metal	0	Back	80	0	5	0.1	0.85	No
BR12VaultItR	BR1and2_2nd	R30 Vault Metal	90	Right	80	0	5	0.1	0.85	No
UpperF	UpperFloor	R30 Vault Metal	180	Front	62.5	10	5	0.1	0.85	No

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OPAQUE SURFACES - CATHEDRAL CEILINGS										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
UpperB	UpperFloor	R30 Vault Metal	0	Back	62.5	10	5	0.1	0.85	No

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic	Metal Roof	Ventilated	5	0.1	0.85	No	No

PENETRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
G	Window	Front	Front	180			1	12.5	0.32	NFRC	0.25	NFRC	Bug Screen
N	Window	Front	Front	180			1	12.5	0.32	NFRC	0.25	NFRC	Bug Screen
M	Window	Front	Front	180			1	12.5	0.32	NFRC	0.25	NFRC	Bug Screen
L	Window	Front	Front	180			1	8.3	0.32	NFRC	0.25	NFRC	Bug Screen
50R	Window	Front	Front	180			1	20	0.32	NFRC	0.25	NFRC	Bug Screen
A	Window	Left	Left	270			1	4	0.32	NFRC	0.25	NFRC	Bug Screen
4dr	Window	Right	Right	90			1	20	0.32	NFRC	0.25	NFRC	Bug Screen
B	Window	Left-2	Left	270			1	6.3	0.32	NFRC	0.25	NFRC	Bug Screen
C	Window	Left-2	Left	270			1	6.3	0.32	NFRC	0.25	NFRC	Bug Screen
D	Window	Left-2	Left	270			1	6.3	0.32	NFRC	0.25	NFRC	Bug Screen
G	Window	Right-2	Right	90			1	6.3	0.32	NFRC	0.25	NFRC	Bug Screen
H	Window	Right-2	Right	90			1	6.3	0.32	NFRC	0.25	NFRC	Bug Screen
I	Window	Right-2	Right	90			1	6.3	0.32	NFRC	0.25	NFRC	Bug Screen
W	Window	Front-3	Front	180			1	56.3	0.32	NFRC	0.25	NFRC	Bug Screen
V	Window	Front-3	Front	180			1	9	0.32	NFRC	0.25	NFRC	Bug Screen

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
Interior R0 Floor	Interior Floors	Wood Framed Floor	2x6 @ 16 in. O. C.	R-0	None / None	0.199	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no insul. / 2x6 Ceiling Below Finish: Gypsum Board
ftr to gar r19	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-19	None / None	0.011	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-19 / 2x12 Ceiling Below 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
Not Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS						
01	02	03	04	05	06	07
Name	System Type	Distribution Type	Water Heater Name (#)	Solar Heating System	Compact Distribution	HERS Verification
DHW1	Domestic Hot Water (DHW)	Standard Distribution System	Navien NPE-240S (1)	n/a	None	n/a
DHW2	Domestic Hot Water (DHW)	Standard Distribution System	Navien NPE-240S (1)	n/a	None	n/a

WATER HEATERS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition
Navien NPE-240S	Gas	Consumer Instantaneous	2	0	0.97-UEF	200000-Btu/Hr	0	n/a	n/a	n/a	n/a

WATER HEATING - HERS VERIFICATION							
01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Control DHW Distribution	Shower Drain Water Heat Recovery
DHW1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DHW2 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not 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 Existing Condition	Heating Equipment Count	Cooling Equipment Count
HVAC System 1	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	New	NA	1	1
HVAC System 2	Heat pump heating cooling	Heat Pump System 2	Heat Pump System 2	n/a	n/a	Setback	New	NA	1	1
HVAC System 3	Heat pump heating cooling	Heat Pump System 3	Heat Pump System 3	n/a	n/a	Setback	New	NA	1	1

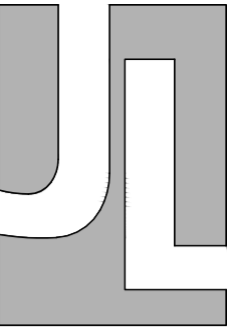
01	02	03	04	05	06	07	08	09	10	11
HVAC - HEAT PUMPS										
Name	System Type	Number of Units	Heating		Cooling		Zonally Controlled	Compressor Type	HERS Verification	
			HSPF/COP	Cap 47	Cap 17	SEER				
Heat Pump System 1	Multi-split HP-ductless	1	8.2	36000	21600	14	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-HPump
Heat Pump System 2	Multi-split HP-ductless	1	8.2	36000	21600	14	11.7	Not Zonal	Single Speed	Heat Pump System 2-hers-HPump
Heat Pump System 3	Multi-split HP-ductless	1	8.2	36000	21600	14	11.7	Not Zonal	Single Speed	Heat Pump System 3-hers-HPump

HVAC HEAT PUMPS - HERS VERIFICATION								
01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge	Verified HSPF	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-HPump	Not Required	0	Not Required	Not Required	No	No	No	No
Heat Pump System 2-hers-HPump	Not Required	0	Not Required	Not Required	No	No	No	No
Heat Pump System 3-hers-HPump	Not Required	0	Not Required	Not Required	No	No	No	No

IAQ (INDOOR AIR QUALITY) FANS					
01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness (%)	IAQ Recovery Effectiveness - SRE/IAQ Recovery Effectiveness - SRE
SFsm IAQVentHgt	30	0.25	Default	0	n/a

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Registration Date/Time: 11/02/2020 06:37
HERS Provider: CHEERS
Report Version: 2019.1.300
Report Generated: 2020-11-02 09:36:44
Schema Version: rev 20200801













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Julie Laughton

ENERGY COMPLIANCE

REVISIONS	
	9-16-20 PLANNING P.C.
	朴京淑 PLANNING P.C.
	8-20-21 PLANNING P.C.
	8-20-21 PLANNING P.C.
	8-20-21 PLANNING P.C.
	
	
	
	
	
<input type="checkbox"/> CONCEPTUAL	
<input type="checkbox"/> PLANNING / ZONING	
<input type="checkbox"/> DESIGN REVIEW	
<input type="checkbox"/> CONST. DOCUMENTS	
<input type="checkbox"/> PLAN CHECK	
<input type="checkbox"/> BID SET	