An Addition for:
The Seyedin Residence
1522 La Mesa Dr.
Burlingame, CA. 94010

RECEIVED
10.14.24
CITY OF BURLINGAME
CDD-PLANNING DIVISION

perspective

perspective

perspective

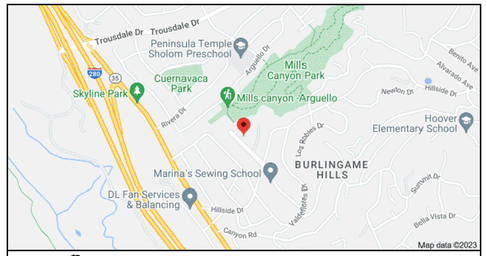
"Construction Hours"
Weekdays: 8:00 a.m. - 7:00 p.m.
Saturdays: 9:00 a.m. - 6:00 p.m.
Sundays and Holidays: No Work Allowed
(See City of Burlingame Municipal Code, Section 18.07.110 for details.)
(See City of Burlingame Municipal Code, Section 13.04.100 for details.)
Construction hours in the City Public right-of-way are limited to weekdays and non-City Holidays between 8:00 a.m. and 5:00 p.m.

SCOPE OF WORK:

ADDITIONS AND ALTERATIONS TO EXISTING TWO-STORY RESIDENCE WITH LOWER FLOOR. CONVERT LOWER FLOOR TO LIVING SPACE, DEMOLISH EXISTING, ONE CAR, ATTACHED GARAGE AND REBUILD AS TWO CAR ATTACHED GARAGE. ADD MAIN LEVEL, UNCOVERED, WOOD DECK, AND CONSTRUCT NEW, DETACHED, ACCESSORY, DWELLING UNIT.

THE SCOPE OF INTERIOR RENOVATION & ADDITION IN THE MAIN HOUSE TRIGGERS RETROACTIVE INSTALLATION OF FIRE SPRINKLERS IN THE MAIN HOUSE. SINCE THE MAIN HOUSE IS REQUIRED TO BE FIRE SPRINKLERED, THE DETACHED ADU IS REQUIRED TO BE FIRE SPRINKLERED.

THIS PROJECT IS REQUIRED TO COMPLY WITH THE CITY OF BURLINGAME REACH CODE.



VICINITY MAP

INDEX OF PAGES:

ABBREVIATIONS:

WINDOW ABBREVIATIONS:

3030	-	3'-Ø" X 3'-Ø"
CT	-	CIRCLE TOP
SLDR	-	HORIZONTAL SLIDER
CSMT	-	CASEMENT
FIX	-	FIXED
SL	-	SIDELIGHT
TEMP	-	TEMPERED GLASS
HC	-	HALF CIRCLE
SH	-	SINGLE HUNG
DH	-	DOUBLE HUNG
ARCH	-	ARCHED
EGRESS	-	EGRESSABLE WINDOW SEE NOTE BELOW

DOOR ABBREVIATIONS:

2/Ø	-	2'-Ø" WIDE X 6'-8" TALL UNLESS OTHERWISE NOTED
3080	-	3'-Ø" WIDE X 8'-Ø" TALL
3070	-	3'-Ø" WIDE X 7'-Ø" TALL
3068	-	3'-Ø" WIDE X 6'-8" TALL

℄	-	CENTERLINE
DIM	-	DIMENSION
EL	-	ELEVATION
(E)	-	EXISTING
F.A.	-	FINISH FLOOR
G.C.	-	GENERAL CONTRACTOR
(N)	-	NEW
N.T.S.	-	NOT TO SCALE
R.O.	-	ROUGH OPENING
PL	-	PROPERTY LINE
T.O.S.	-	TOP OF SLAB
TYP.	-	TYPICAL
U.N.O.	-	UNLESS NOTED OTHERWISE
V.I.F.	-	VERIFY IN FIELD

PROJECT DESCRIPTION:

ASSESSOR'S PARCEL NUMBER	: Ø27-Ø11-110
BUILDING OCCUPANCY	: R3/U
TYPE OF CONSTRUCTION	: V-B
ZONING	: R1 HILLSIDE
STORIES	: 2
YEAR BUILT/EFF	: 1954
LOT AREA	: 21,Ø38 SF ±
FIRE-SPRINKLER	: YES
BUILDING HEIGHT ALLOWED	: 2Ø'-Ø" (FROM AVG. TOP OF CURB)
BUILDING HEIGHT DESIGNED	: 19'-8" (FROM AVG. TOP OF CURB)

ALLOWABLE FLOOR AREA:

21,Ø38 X Ø.32	= 6,732.16 SF
6,732.16 + 1,1ØØ	= 7,832.16 SF

FLOOR AREA DESIGNED:

LOWER FLOOR LEVEL	: 1,843 SF
GARAGE UNDERFLOOR STORAGE	: 274 SF
GARAGE	: 515 SF
MAIN LEVEL	: 1,955 SF
MAIN LEVEL AREA GREATER THAN 12' IN HEIGHT	: 141 SF
UPPER LEVEL	: 1,545 SF
ADU	: 8ØØ SF
TOTAL	: 7,Ø13 SF

IMPERVIOUS SURFACE AREA:

BUILDING COVERAGE	= 3,3Ø4 SF
DECKS AND STAIRS	= 969 SF
DRIVEWAY AND WALKS	= 1,638 SF
TOTAL	= 5,911 SF
5,911 SF / 21,Ø38 SF	= Ø.28 (28.Ø%)

LEGEND:

WALL LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING WALL REMOVED
- NEW WALL CONSTRUCTION
- SECTION CUT (C / A6) — SECTION NAME, SECTION PAGE
- EL. 162.92' — DIMENSIONAL REFERENCE /ELEVATION
- 1 — REVISION
- REVISION CLOUD
- 1 / A7 — DETAIL NUMBER, PAGE
- 12 / 5 — ROOF PITCH

GENERAL NOTES:

- The proposed residence is to be constructed by a Contractor and the architectural plans are based on site plans, exterior elevations, scaled floor plans and material construction specifications approved by the owner. The architectural plans are not intended to be comprehensive and it shall be the responsibility of the subcontractors to notify the Contractor of any necessary clarifications or modifications.
- All work connected with this project shall be done in a professional manner in accordance with the traditionally and legally defined "best accepted practice" of the trade involved. Additionally, all work shall comply with applicable codes and trade standards which govern each phase of work, including but not limited to the 2Ø22 California Building Code (CBC), 2Ø22 California Mechanical Code (CMC), 2Ø22 California Fire Code (CFC), 2Ø22 California Electrical Code (CEC), American Concrete Institute Code (ACI), 2Ø22 California Plumbing Code (CPC) and all applicable local codes and/or legislation.
- The Contractor shall be responsible for notifying the Designer of any unusual or unforeseen foundation conditions, discrepancies of omissions within the plans or any deviations or changes from the plans before proceeding with the work involved otherwise they will be considered adequate for proper completion of the project. The Contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items.
- Adequate supervision and periodic inspection during the construction phase are recommended. The Contractor shall be responsible to ensure that this inspection and supervision are provided by qualified persons.
- These plans shall not be considered complete and ready for construction until a building permit has been issued.
- In all cases written dimensions take precedence over scaled dimensions. Dimensions are to the face of stud or face of concrete unless otherwise noted.
- Larger scale details take precedence over smaller scale details.
- Lay out all structural work by referring to dimensions and elevation notes on the architectural plans. Do not scale structural drawings work detail dimensions from controlling surface points and actual material dimensions.
- Slope finish exterior surface away from foundation.

GENERAL NOTES:

NOTE:

THE FOLLOWING CODES AND REGULATIONS AS AMENDED BY THE STATE OF CALIFORNIA & LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT.

CBC	2Ø22 California Building Code
CRBC	2Ø22 California Residential Building Code
CGBC	2Ø22 California Green Building Code
CEC	2Ø22 California Electrical Code
CPC	2Ø22 California Plumbing Code
CMC	2Ø22 California Mechanical Code
CEC	2Ø22 California Energy Code
CRC	2Ø22 California Residential Code
CFC	2Ø22 California Fire Code
	City of Burlingame Municipal Code

THIS PROJECT IS REQUIRED TO COMPLY WITH THE CITY OF BURLINGAME REACH CODE.

Revisions	By
Ø1/12/2024	JG
Ø8/16/2024	JG
Ø9/26/2024	JG

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3550 Stevens Creek Blvd, Suite 225
San Jose, CA 95117
Phone: (408) 985-1078 Fax: (408) 985-1343
E-Mail: inncpt@sbcglobal.net

An Addition for:
The Seyedin Residence
1522 La Mesa Dr.
Burlingame, CA. 94010

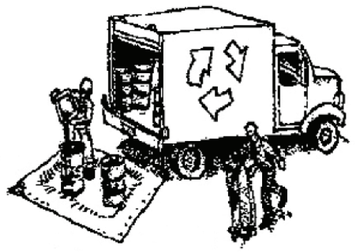
Date: Ø5/16/2023
Scale: NOTED
Drawn: GF
Job:
Sheet: Ø
Of Sheets

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

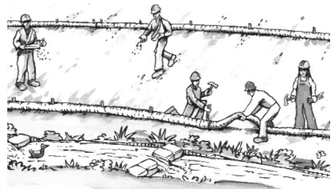
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

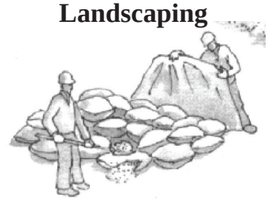
Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application

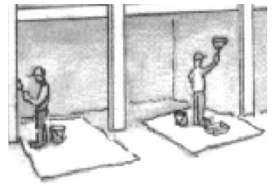
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



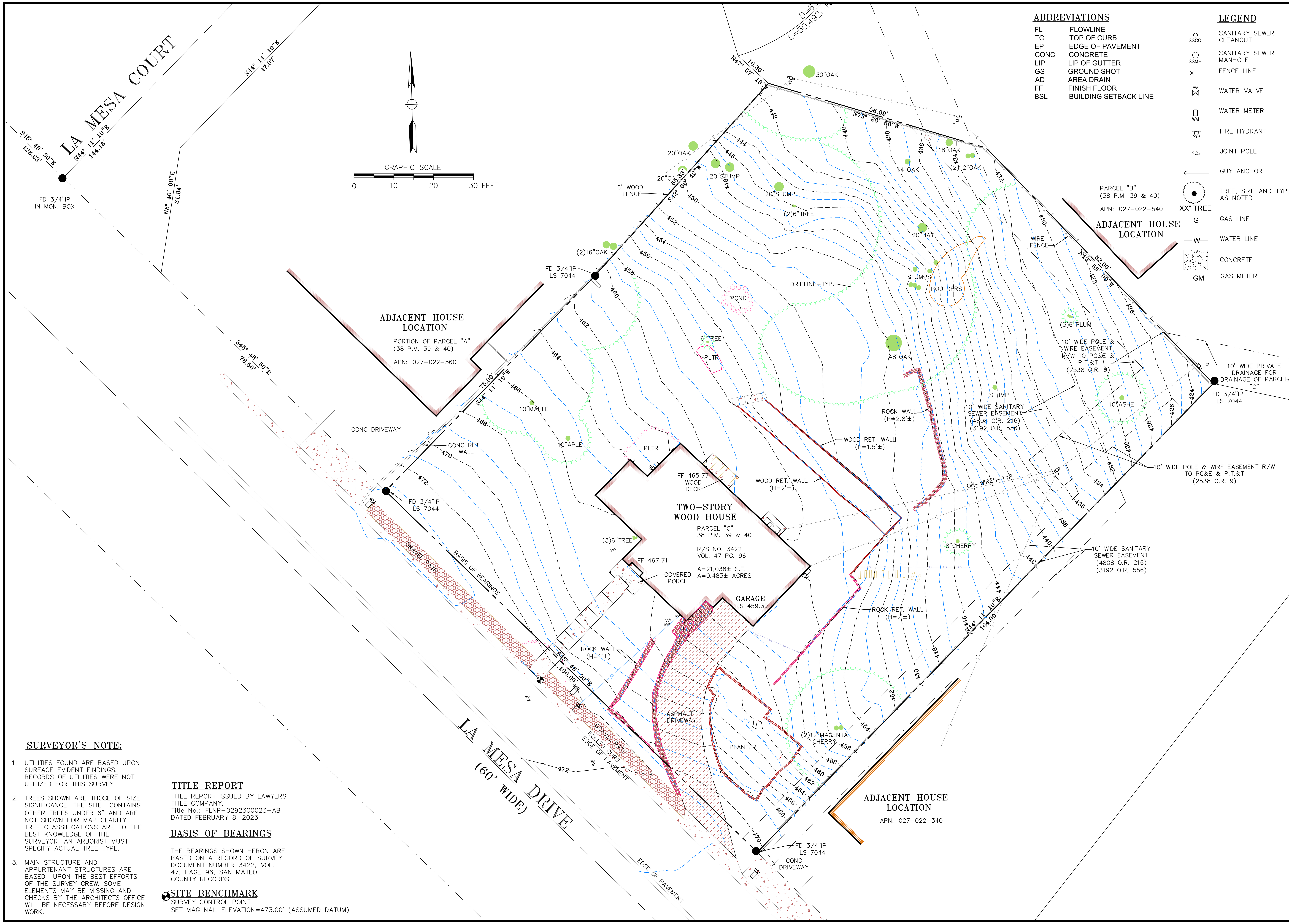
Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!



ABBREVIATIONS

FL	FLOWLINE
TC	TOP OF CURB
EP	EDGE OF PAVEMENT
CONC	CONCRETE
LIP	LIP OF GUTTER
GS	GROUND SHOT
AD	AREA DRAIN
FF	FINISH FLOOR
BSL	BUILDING SETBACK LINE

LEGEND

SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
—x—	FENCE LINE
WV	WATER VALVE
WM	WATER METER
	FIRE HYDRANT
	JOINT POLE
	GUY ANCHOR
XX" TREE	TREE, SIZE AND TYPE AS NOTED
—G—	GAS LINE
—W—	WATER LINE
	CONCRETE
GM	GAS METER

SURVEYOR'S NOTE:

1. UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY
2. TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE.
3. MAIN STRUCTURE AND APPURTENANT STRUCTURES ARE BASED UPON THE BEST EFFORTS OF THE SURVEY CREW. SOME ELEMENTS MAY BE MISSING AND CHECKS BY THE ARCHITECTS OFFICE WILL BE NECESSARY BEFORE DESIGN WORK.

TITLE REPORT

TITLE REPORT ISSUED BY LAWYERS TITLE COMPANY,
Title No.: FLNP-0292300023-AB
DATED FEBRUARY 8, 2023

BASIS OF BEARINGS

THE BEARINGS SHOWN HERON ARE BASED ON A RECORD OF SURVEY DOCUMENT NUMBER 3422, VOL. 47, PAGE 96, SAN MATEO COUNTY RECORDS.

SITE BENCHMARK

SURVEY CONTROL POINT
SET MAG NAIL ELEVATION=473.00' (ASSUMED DATUM)

NNR ENGINEERING SERVICES CO.
BRIAN L. STOCKINGER PLS 6995
535 WEYBRIDGE DRIVE, SAN JOSE, CA 95123
(408) 348-7813
nnrengineering@yahoo.com

TOPOGRAPHIC SURVEY
1522 LA MESA DRIVE
APN: 027-022-380
BURLINGAME
SAN MATEO COUNTY
CALIFORNIA

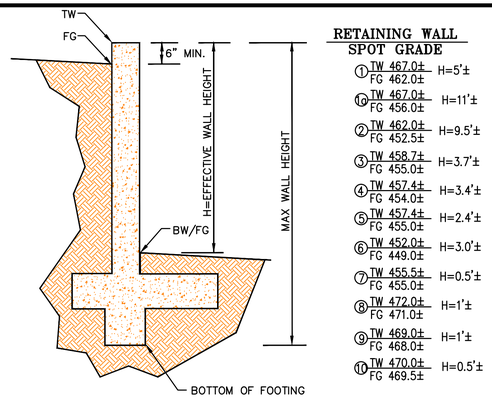
SCALE	DATE	DRAWN	CHECKED	PROJ. MGR.
1"=10'	5-30-2023	NR	B. STOCKINGER	BLS

DATE	MK	SHEET REVISIONS	BY	CK

SHEET NO. 1
OF 1 SHEETS
JOB NO. LA MESA DRIVE
CAD FILE:

GRADING AND DRAINAGE CONSTRUCTION NOTES:

1. BASEMENT WALL– SEE STRUCTURAL PLANS.
2. (N) ELECTRICAL METER.
3. INSTALL 4"ø SCHEDULE 40 PVC PERFORATED FOOTING DRAIN (W/ HOLES DOWN)– SLOPE 1% MIN. SEE SOIL REPORT.
4. STORM DRAIN CLEANOUT.
5. (N) ROOF DOWNSPOUT APPROXIMATE LOCATION.
6. 4" PVC (SDR–35) @ S=1% MIN.
7. CONSTRUCT EARTH SWALE, SEE DETAIL ON SHEET C–2.
8. UPGRADE (E) WATER METER.
9. (N) 4" SDR–26 SS. LAT. @ 2% MIN. CONNECT TO EXISTING HOUSE SEWER LATERAL. APPROXIMATE LOCATION.
10. (N) 2" WATER SERVICE LINE. APPROXIMATE LOCATION.
11. UNDERGROUND ELECTRIC LINE. APPROXIMATE LOCATION.
12. (N) CONCRETE RETAINING WALL. SEE STRUCTURAL PLAN FOR DETAILS.
13. (N) DRIVEWAY WIDENING. SEE SOIL REPORT FOR STRUCTURAL SECTION.
14. INSTALL TRENCH DRAIN, SEE DETAIL ON SHEET C–2.
15. 36" HDPE PERFORATED PIPE L=20' INSIDE DISSIPATION TRENCH 6'X6'X7'± DEEP. SEE DETAIL ON SHEET C–4.
16. REMOVE WOOD RETAINING WALL.
17. REMOVE CONCRETE STAIRS.
18. INSTALL BACKFLOW PREVENTER UCS APPROVED DOUBLE CHECK VALVE ASSEMBLY.
19. (1)~ 2" PVC PUMP OUTLET (PRESSURIZED) MIN. 6" GROUND COVER ON TOP OF PIPE PROVIDE 3" STEEL PIPE PROTECTIVE SLEEVE UNDER PAVED AREAS.
20. PROVIDE CHRISTY BOX AND INSTALL 2"–3" SUMP PUMP W/PIPING TO DISCHARGE TO STREET CURB. PROVIDE BACKFLOW PREVENTION DEVICE ON DISCHARGE LINE. BACKUP POWER IS RECOMMENDED.
21. DIRECT ROOF DOWNSPOUT LEADERS TO APPROVED SPLASH BLOCKS (2' LENGTH MIN.). DIRECT AWAY FROM BUILDING FOR POSITIVE FLOW, & TOWARDS PERVIOUS AREA OF THE SITE –TYP. (SEE DETAIL)
22. TIE LOWER ROOF DOWNSPOUT LEADERS OF HOUSE ADDITION WITH 4" SOLID LINE AS SHOWN.
23. ENERGY DISSIPATER. SEE DETAIL ON SHEET C–3.
24. 6" PVC (SDR–35) @ S=1% MIN.



RETAINING WALL-TYPICAL DETAIL
FOR INFORMATION ONLY N.T.S.

RETAINING WALL SPOT GRADE

1	TW 467.0± FG 462.0±	H=5'±
10	TW 467.0± FG 456.0±	H=11'±
2	TW 462.0± FG 452.5±	H=9.5'±
3	TW 458.7± FG 455.0±	H=3.7'±
4	TW 457.4± FG 454.0±	H=3.4'±
5	TW 457.4± FG 455.0±	H=2.4'±
6	TW 452.0± FG 449.0±	H=3.0'±
7	TW 455.5± FG 455.0±	H=0.5'±
8	TW 472.0± FG 471.0±	H=1'±
9	TW 469.0± FG 468.0±	H=1'±
10	TW 470.0± FG 469.5±	H=0.5'±

PUBLIC WORKS NOTES

1. Any work in the City right-of-way, such as street, sidewalk area, public easements, and utility easements, is required to obtain an Encroachment Permit prior to starting work.
2. Based on the scope of work, this is a **Type I** project that requires a Stormwater Construction Pollution Prevention Permit. This permit is required prior to issuance of a Building Permit. An initial field inspection is required prior to the start of any construction (on private property or in the public right-of-way).
3. A remove/replace utilities encroachment permit is required to (1) replace all curb, gutter, driveway and sidewalk fronting site, (2) plug all existing sanitary sewer lateral connections and install a new 4" lateral, (3) all water line connections to city water mains for services or fire line are to be installed per city standard procedures and specification, (4) any other underground utility works within city's right-of-way.
4. Construction hours in the City Public right-of-way are limited to weekdays and non-City Holidays between 8:00 a.m. and 5:00 p.m. This includes construction hauling.
5. Per Municipal code section 18.08.090, no storm water or underground water draining from any lot, building, or paved area shall be allowed to drain to adjacent properties nor shall this water be connected to the city's sanitary sewer system. Regardless of the slope of the source property, such water shall drain to either artificial or natural storm drainage facilities by gravity or pumping.
6. All water lines connections to city water mains for services or fire line protection are to be installed per city standard procedures and material specifications. Contact the city Water department for connection fees. If required, all fire services and services 2" and over will be installed by builder. All underground fire service connections shall be submitted as separate Underground Fire Service permit for review and approval.
7. No structure shall be built into City's right-of-way. The property line on Bernal Avenue is approximately eleven feet (11') measured from face of curb.
8. The project shall comply with the City's NPDES permit requirements to prevent storm water pollution.
9. All debris/garbage containers location shall be on property. In a situation where that is not possible, an encroachment permit is required from Public Works department for placing debris/garbage containers in public right-of-way. No wet garbage fluid shall enter public right-of-way or the storm drain system.
10. It is the responsibility of the owner and/or contractor to notify Underground Service Alert (USA) at least 48 hours before the start of any excavation work.

STANDARD GRADING AND DRAINAGE NOTES:

A. CONTACT PUBLIC WORKS AT 650–330–6740 TO SCHEDULE AN INSPECTION, A MINIMUM OF 24 HOURS IN ADVANCE OF COMMENCEMENT OF GRADING.

B. ALL GRADING DURING THE RAINY SEASON (OCTOBER 15TH THROUGH APRIL 15TH) REQUIRES AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE COUNTY. STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED THROUGHOUT THE YEAR, TO THE SATISFACTION OF THE CONSTRUCTION SUPERVISOR.

C. ALL CHANGES TO THE APPROVED GRADING AND DRAINAGE PLAN REQUIRE A PLAN MODIFICATION APPROVAL BY THE COUNTY IN ADVANCE OF CONSTRUCTION THE CHANGE. THE PROPOSED PLAN CHANGE MUST BE GENERATED FROM THE ENGINEER/ARCHITECT WHO ORIGINALLY PREPARED THE PLAN.

D. ANY DEVIATION FROM THE APPROVED PLAN AND/OR FAILURE TO OBTAIN GRADING AND DRAINAGE INSPECTION MAY AFFECT THE PUBLIC WORKS SIGNOFF FOR BUILDING FINAL AND/OR OCCUPANCY.

E. PROVIDE DIMENSIONS ON THE GRADING PLAN TO SHOW THE NEAREST EDGES OF THE GRAVEL BASINS WITH BE 10 FEET MINIMUM TO ALL PROPERTY LINES.

F. THE STORM RUNOFF GENERATED BY THE NEW PROJECT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.

DESCRIPTION

PROPERTY LINE
CENTERLINE
SANITARY SEWER
STORM DRAIN LINE
DRAINAGE FLOW
REMOVE TREE

LEGEND

DRAINAGE NOTES

1	RIM 466.0± CB INV 464.0±
2	RIM 466.3± CB INV 463.5±
3	RIM 465.3± CB INV 463.0±
4	RIM 459.2± CB INV 458.0±
5	RIM 458.5± CB INV 456.5±
6	RIM 455.0± CB INV 453.0±
7	RIM 453.8± CB INV 451.8±
8	RIM 460.3± CB INV 457.0±
9	RIM 455.5± CB INV 452.0±
10	INSTALL (1) PUMP IN DEBRIS BASIN RIM 449.5± BOTTOM 443.5± SUMP PUMP @ 447.0±

LEGEND:

AREA DRAIN (CHRISTY BOX V–1) OR EQUAL

SHEET INDEX

EARTHWORK QUANTITY

NOTE:
THE QUANTITIES ARE SHOWN FOR THE PURPOSE OF GRADING PERMIT APPROVAL FROM THE CITY OF BURLINGAME AND ARE NOT TO BE USED FOR PAYMENT TO THE CONTRACTOR . CONTRACTOR SHALL ESTABLISH HIS OWN QUANTITIES.

EXCLUDING FOUNDATIONS/WALLS WITHIN BUILDING FOOTPRINT APPROXIMATE CUT REQUIRED	55± CY
EXCLUDING FOUNDATIONS/WALLS OUTSIDE BUILDING FOOTPRINT APPROXIMATE CUT REQUIRED	20± CY
EXCLUDING STRUCTURAL SECTION/WALLS OUTSIDE BUILDING FOOTPRINT APPROXIMATE FILL REQUIRED	250± CY
APPROXIMATE IMPORT	175± CY

REGISTERED PROFESSIONAL ENGINEER
NADIM N. RAFFOUL
No. 56027
Exp. 12/31/24
CIVIL
STATE OF CALIFORNIA

NNR ENGINEERING SERVICES CO.
CIVIL ENGINEERS
835 WESTRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 848-7185

1522 LA MESA DRIVE BURLINGAME, CALIFORNIA

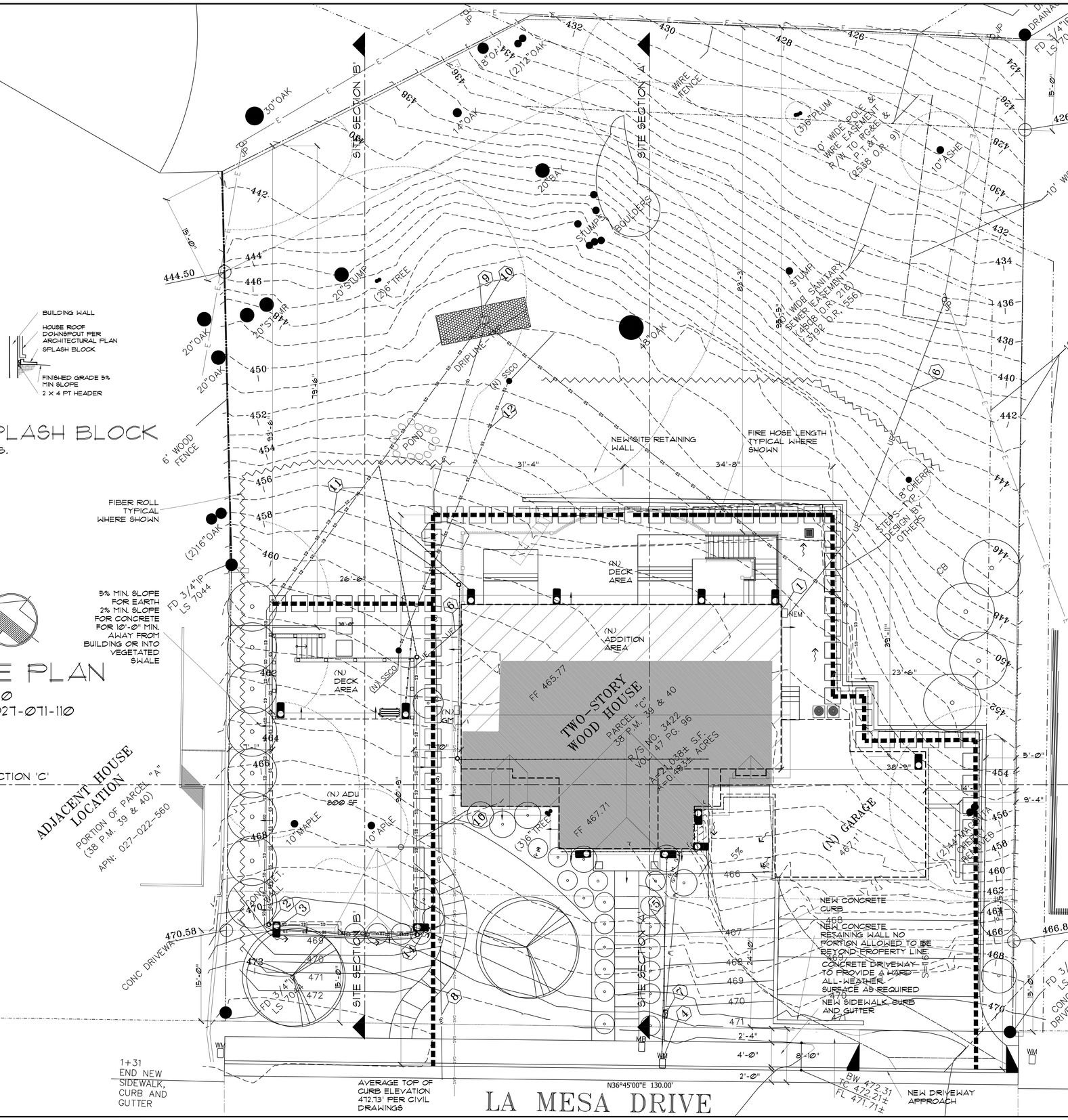
APN: 027–022–380

SAN MATEO COUNTY

(N) ADU/HOUSE ADDITION GRADING AND DRAINAGE PLAN

REVISIONS	DATE

JOB NO:
DATE: 6–7–2024
SCALE: 1" = 10'
DRAWN BY: NR
SHEET NO: C-1
OF 6 SHEETS



SPLASH BLOCK
N.T.S.

SITE PLAN
1/8"=1'-0
APN 027-071-110

STORMWATER SITE DESIGN MEASURE NOTE:

DIRECT ROOF RUNOFF ONTO VEGETATED AREAS USE A DISCONNECTED DOWNSPOUT AND SPLASH BLOCK

MECHANICAL EQUIPMENT NOTE:

NEW A/C UNIT OR MECHANICAL EQUIPMENT IS GOING TO BE INSTALLED ON THE EXTERIOR OF THE BUILDING, THE NEW EQUIPMENT CANNOT EXCEED A MAXIMUM OUTDOOR NOISE LEVEL (DBA) OF SIXTY (60) DBA DAYTIME (7:00 A.M. - 10:00 P.M.) OR FIFTY (50) DBA NIGHTTIME (10:00 P.M. - 7:00 A.M.) AS MEASURED FROM THE PROPERTY LINE. BMC 25.58.050

DRAINAGE AND UTILITY NOTES:

1. (N) ELECTRICAL METER.
2. STORM DRAIN CLEANOUT.
3. (N) ROOF DOWNSPOUT APPROXIMATE LOCATION.
4. UPGRADE (E) WATER METER.
5. (N) 2" WATER SERVICE LINE.
6. UNDERGROUND ELECTRIC LINE.
7. INSTALL BACKFLOW PREVENTER UCS APPROVED DOUBLE CHECK VALVE ASSEMBLY.
8. (1)~ 2" PVC PUMP OUTLET (PRESSURIZED) MIN. 6" GROUND COVER ON TOP OF PIPE PROVIDE 3" STEEL PIPE PROTECTIVE SLEEVE UNDER PAVED AREAS.
9. PROVIDE CHRISTY BOX AND INSTALL 2"-3" SUMP PUMP W/PIPING TO INFILTRATION DEVICE. PROVIDE BACKFLOW PREVENTION DEVICE ON DISCHARGE LINE. BACKUP POWER IS RECOMMENDED.
10. (N) GRAVEL BASIN (6'X6'X4.5').
11. 4" PVC SDR-35 TIGHTLINE FOR ROOF DOWNSPOUT.
12. (N) 4" SDR-26 SS. LAT. @ 2% MIN. CONNECT TO EXISTING HOUSE SEWER LATERAL.
14. SPLASH BLOCK AT ROOF DOWNSPOUT TO DRAIN INTO VEGETATED AREA
15. INSTALL TRENCH DRAIN

Revisions	By
01/12/2024	JG
08/16/2024	JG
09/26/2024	JG

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San Jose, CA 95117
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An Addition for:
The Seyedin Residence
1522 La Mesa Dr.
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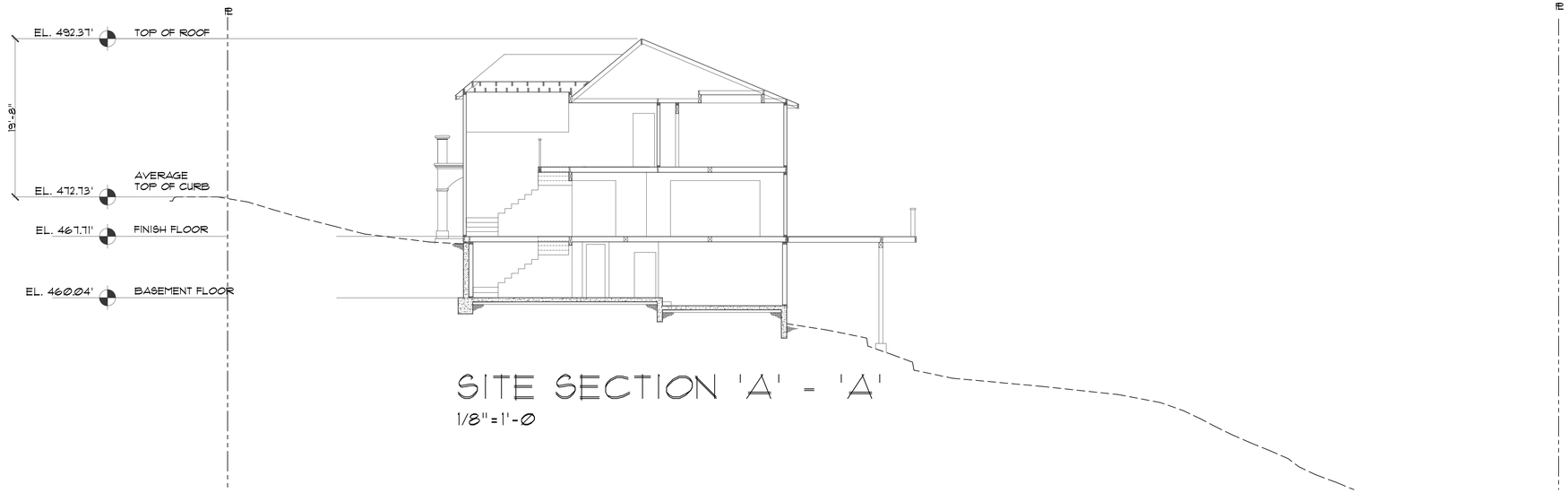
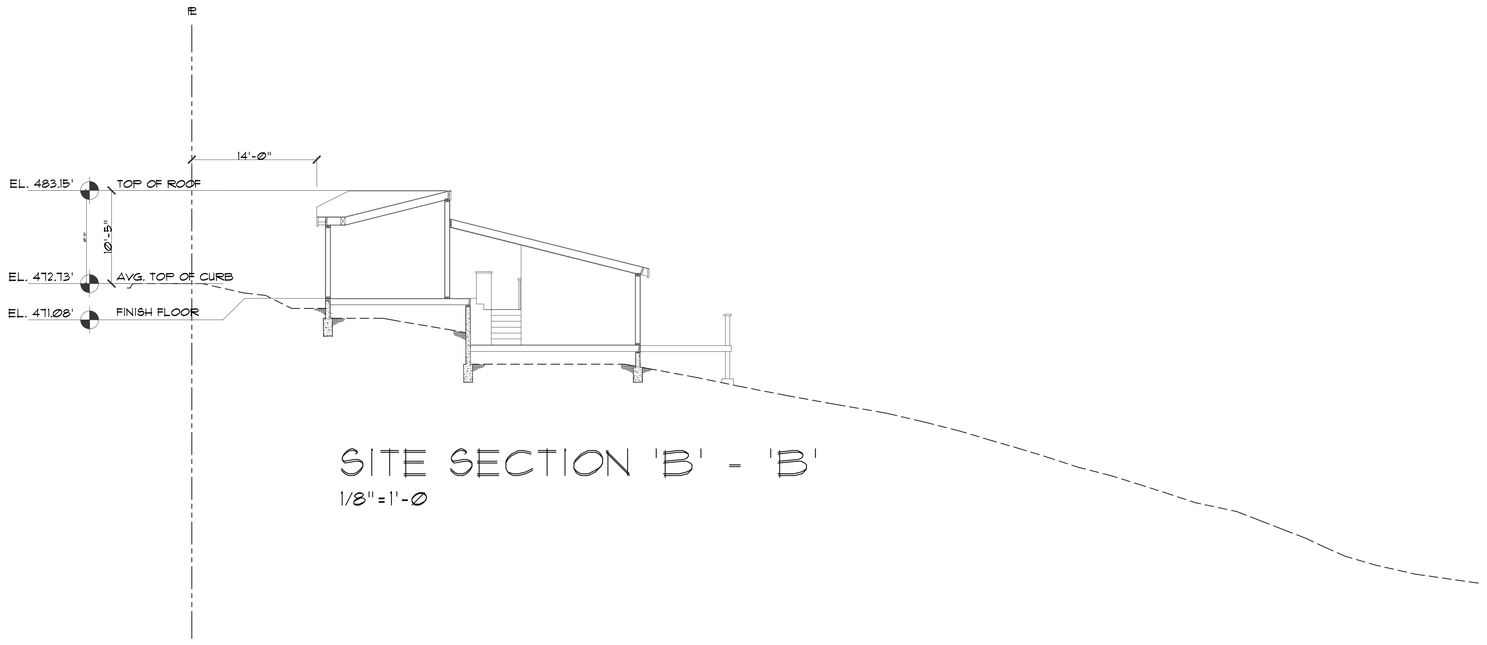
Date 07/17/2023
Scale NOTED
Drawn GF
Job
Sheet A0
Of Sheets



SITE SECTION 'A' - 'A'

1/8"=1'-0



SITE SECTION 'B' - 'B'

1/8"=1'-0

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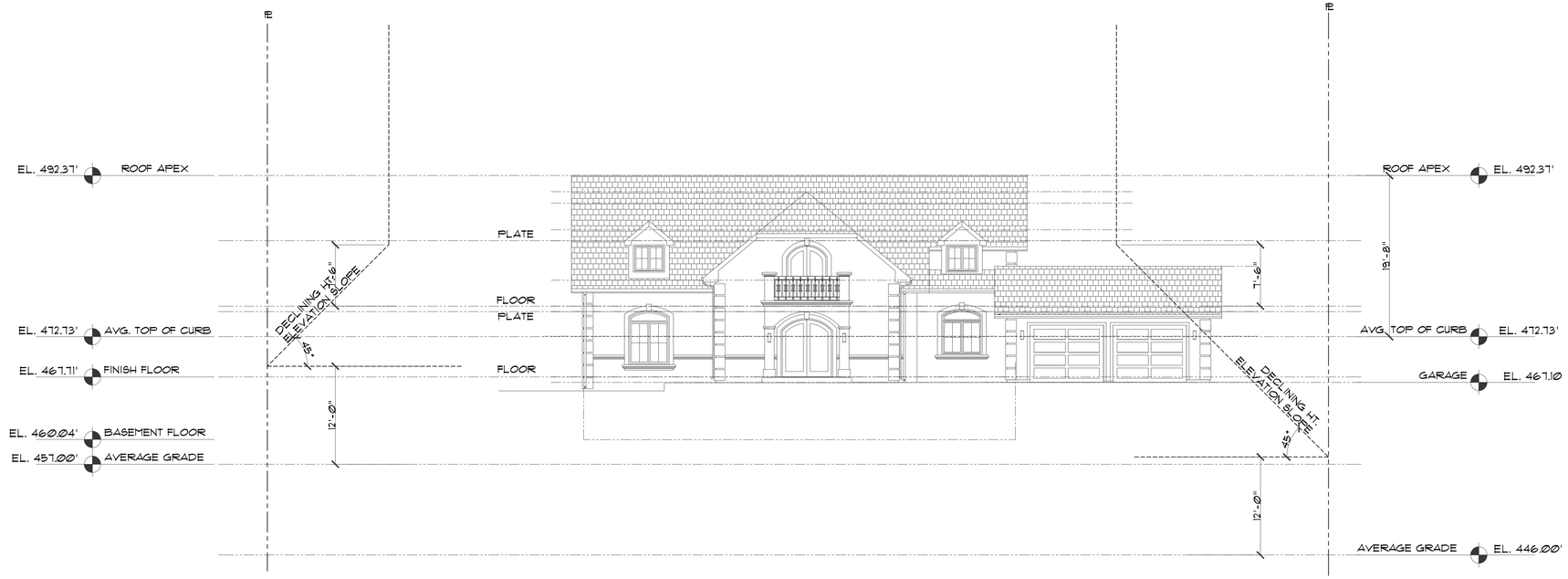
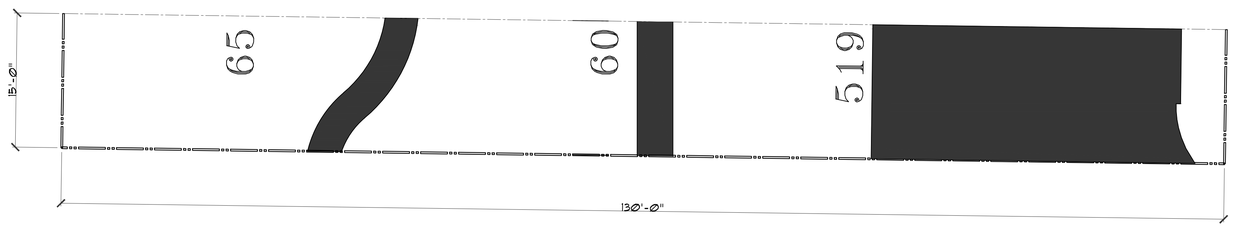


DECLINING HEIGHT FRONT ELEVATION

1/8" = 1'-0



FRONT YARD AREA COVERAGE

1/8" = 1'-0

FRONT YARD AREA 1,950 SF

FRONT YARD AREA COVERAGE ALLOWED
1,950 SF X 40% = 780 SF

DRIVEWAY AND WALKWAYS = 644 SF

FRONT YARD AREA COVERAGE DESIGNED
644 SF / 1,950 SF = 0.330 (33.0%)

Revisions	By
01/12/2024	JG
07/16/2024	JG
09/26/2024	JG
10/14/2024	JG

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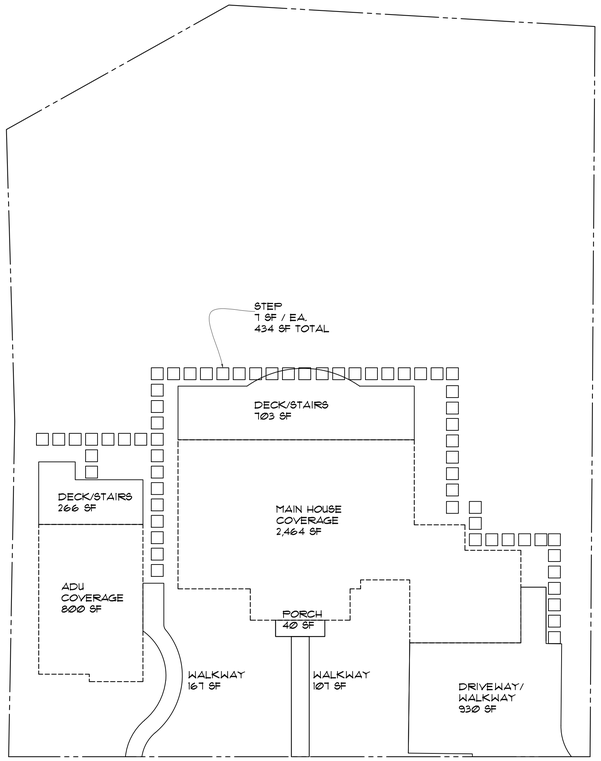
DECLINING HEIGHT REAR ELEVATION

1/8"=1'-0



IMPERVIOUS SURFACE DIAGRAM

1/16"=1'-0

BUILDING COVERAGE	= 3,304 SF
DECKS AND STAIRS	= 969 SF
DRIVEWAY AND WALKS	= 1,638 SF
TOTAL	= 5,911 SF
5,911 SF / 21,038 SF	= 0.28 (28.0%)

Revisions	By
09/26/2024	JG
10/14/2024	JG

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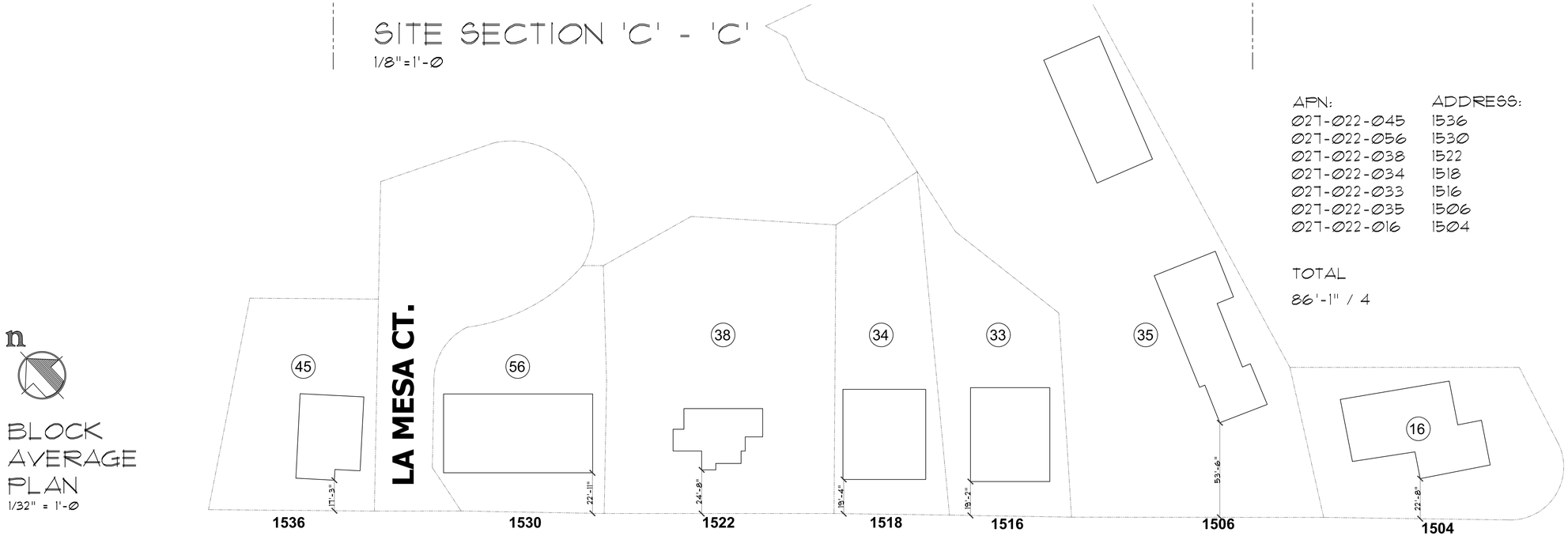
SITE SECTION 'C' - 'C'

1/8"=1'-0



APN:	ADDRESS:	DISTANCE TO PE:
027-022-045	1536	EXCLUDED
027-022-056	1530	22'-11"
027-022-038	1522	24'-8"
027-022-034	1518	19'-4"
027-022-033	1516	19'-2"
027-022-035	1506	EXCLUDED
027-022-016	1504	EXCLUDED
TOTAL		86'-1"
86'-1" / 4		21'-6 1/4"

n

BLOCK AVERAGE PLAN

1/32" = 1'-0

LA MESA DRIVE

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01/12/2024	JG
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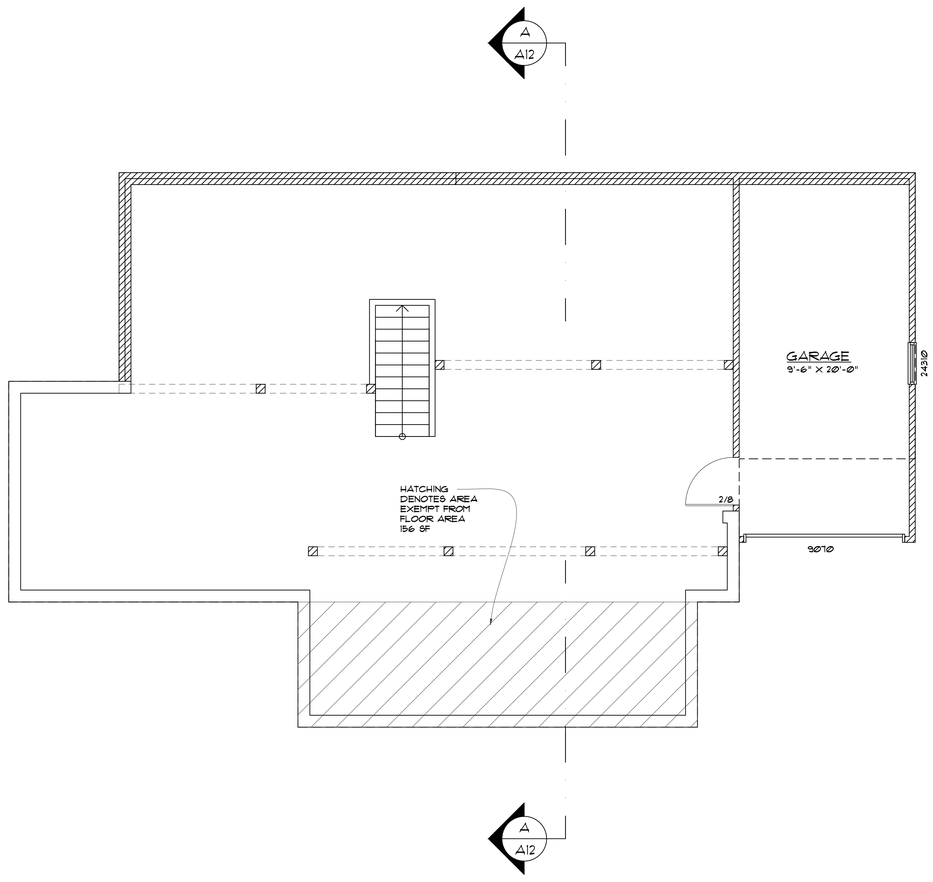
WALL LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING WALL REMOVED
- NEW WALL CONSTRUCTION



EXISTING LOWER FLOOR PLAN

1/4" = 1'-0"

Revisions	By
09/26/2024	JG

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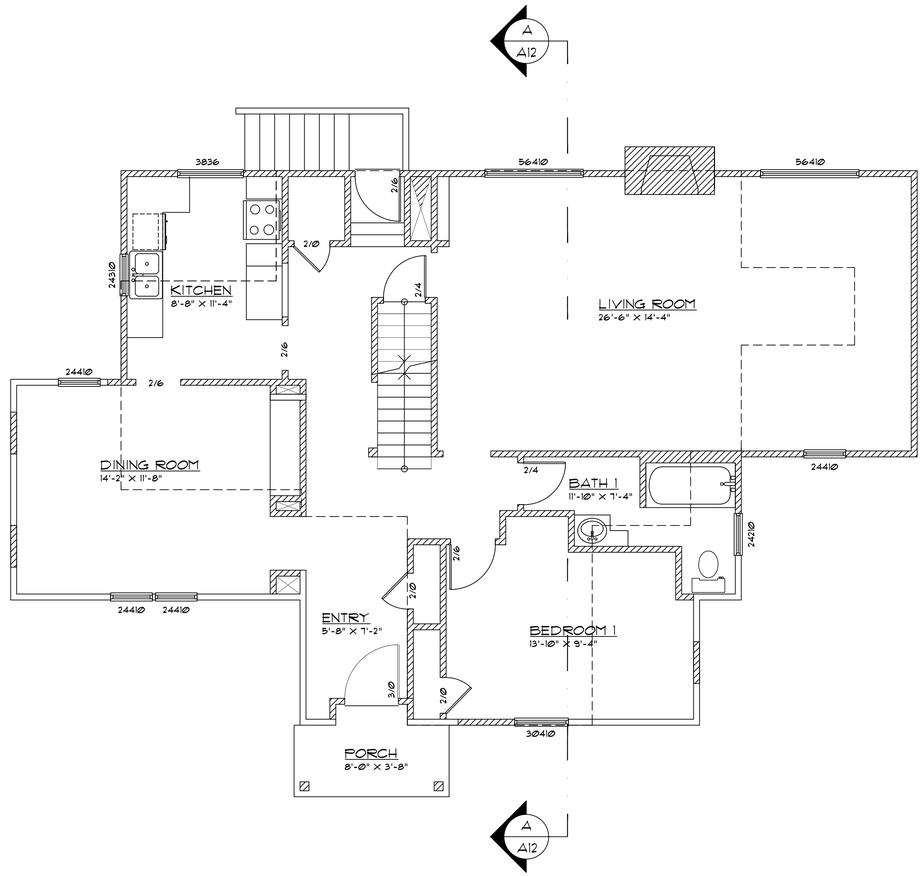
WALL LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING WALL REMOVED
- NEW WALL CONSTRUCTION



EXISTING FIRST FLOOR PLAN

1/4" = 1'-Ø"

Revisions	By
Ø1/12/2024	JG
Ø9/26/2024	JG

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Job
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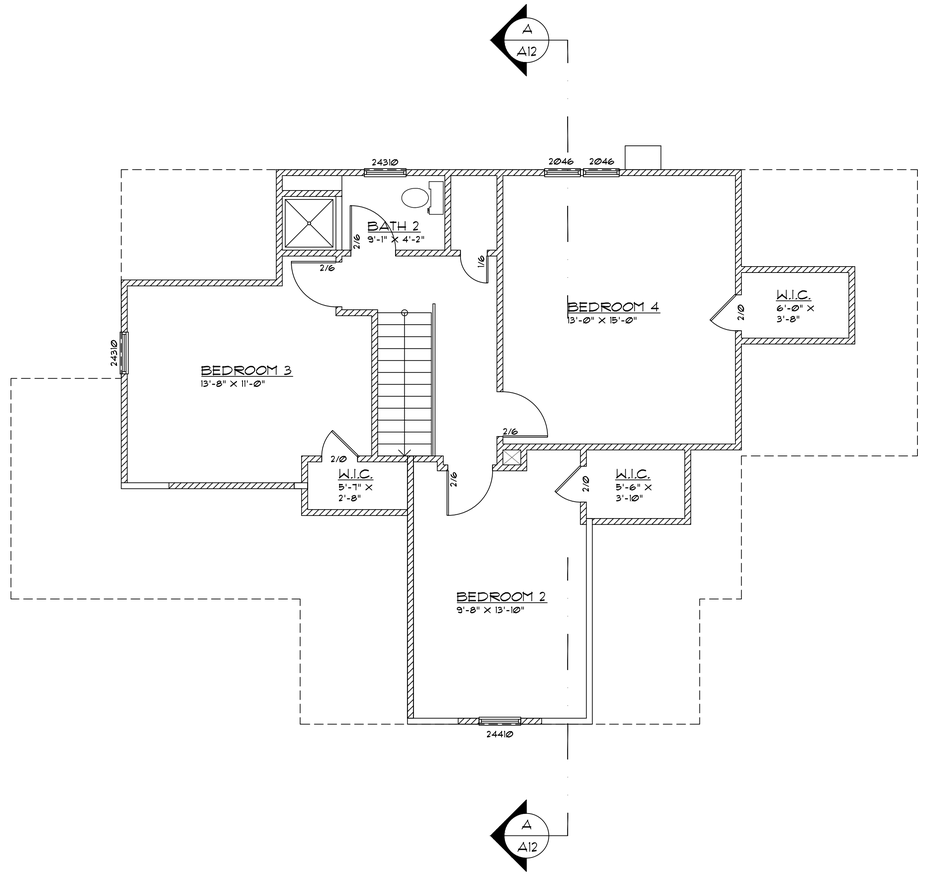
WALL LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING WALL REMOVED
- NEW WALL CONSTRUCTION



EXISTING SECOND FLOOR PLAN

1/4" = 1'-Ø"

Revisions	By
Ø1/12/2024	JG
Ø9/26/2024	JG

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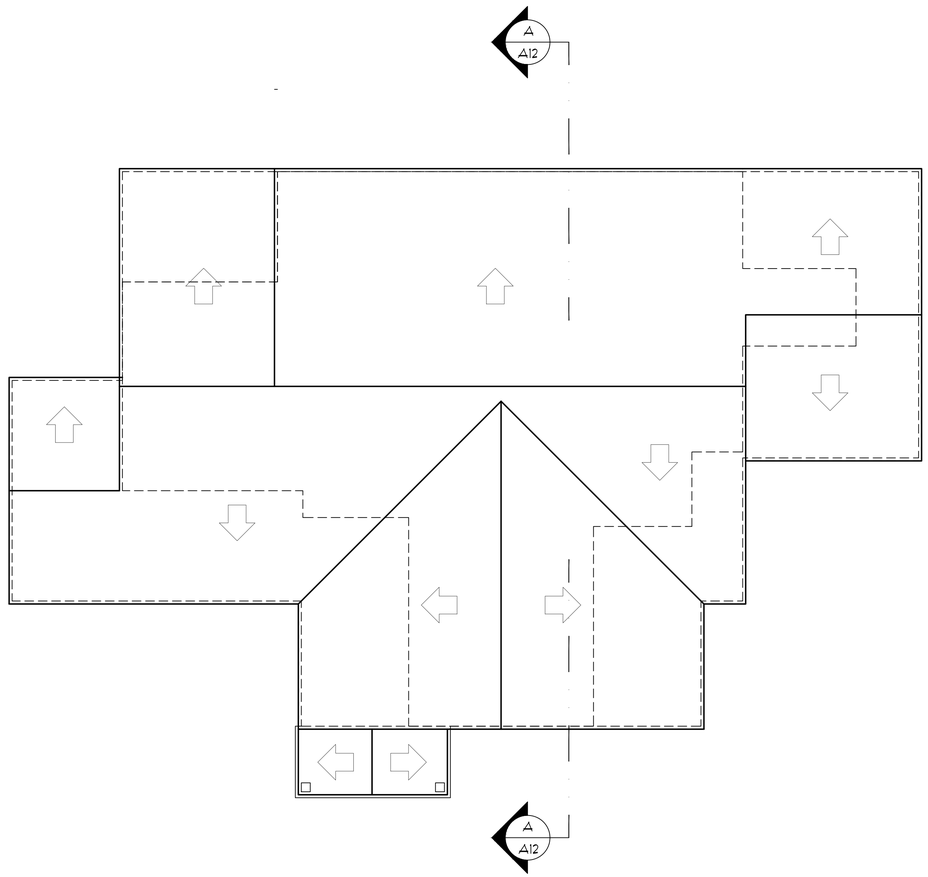

EXISTING ROOF PLAN

1/4" = 1'-0"

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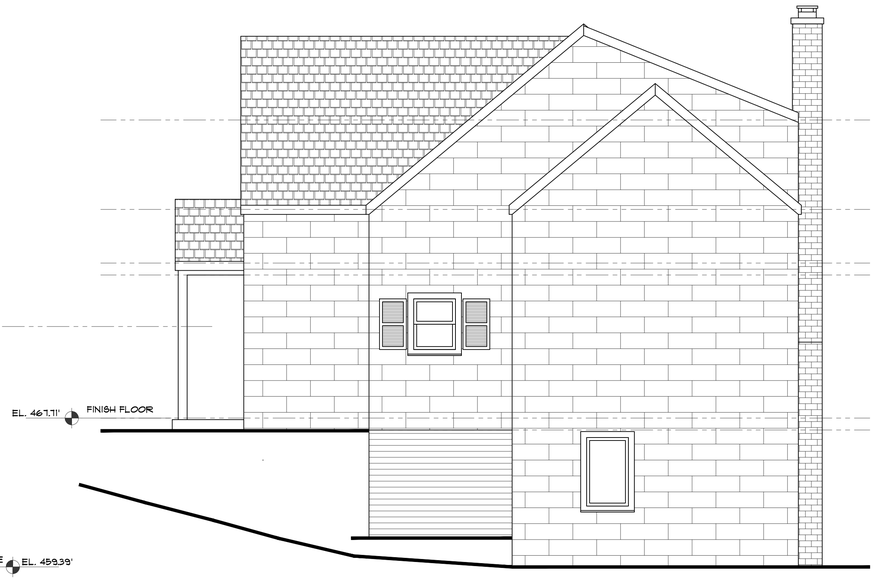
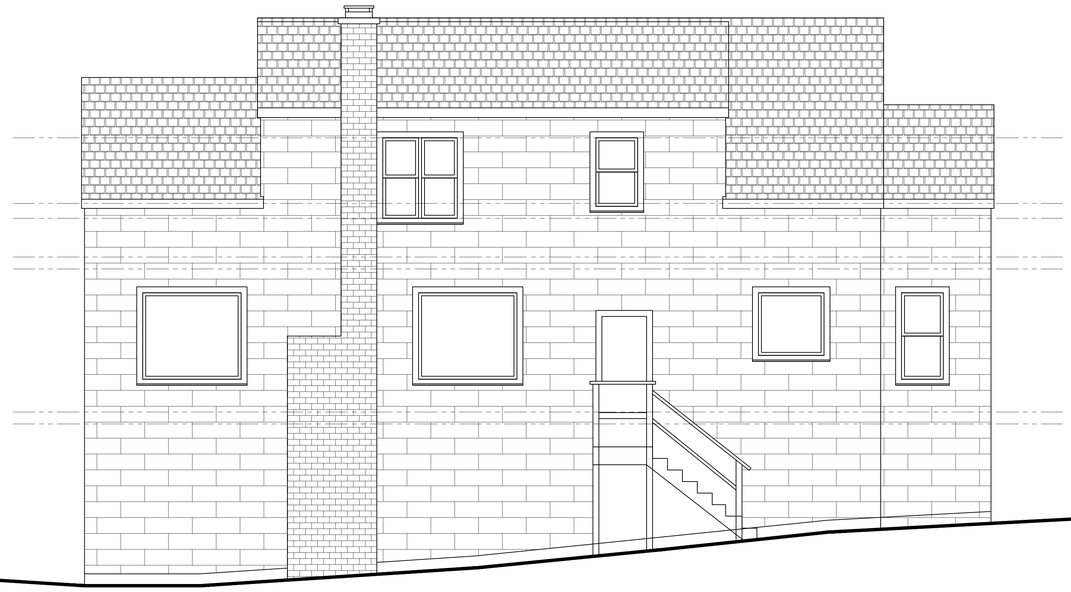
EXISTING FRONT ELEVATION

1/4" = 1'-0"



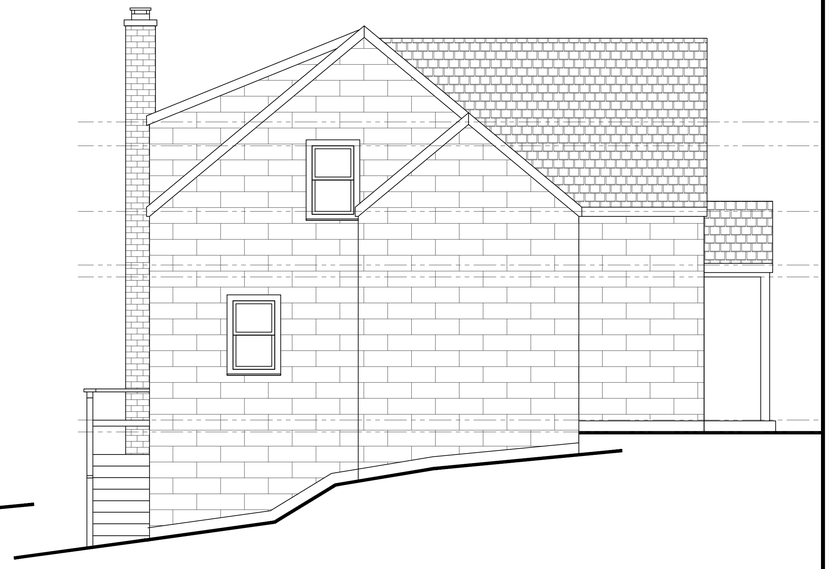
EXISTING RIGHT-SIDE ELEVATION

1/4" = 1'-0"



EXISTING REAR ELEVATION

1/4" = 1'-0"



EXISTING LEFT-SIDE ELEVATION

1/4" = 1'-0"

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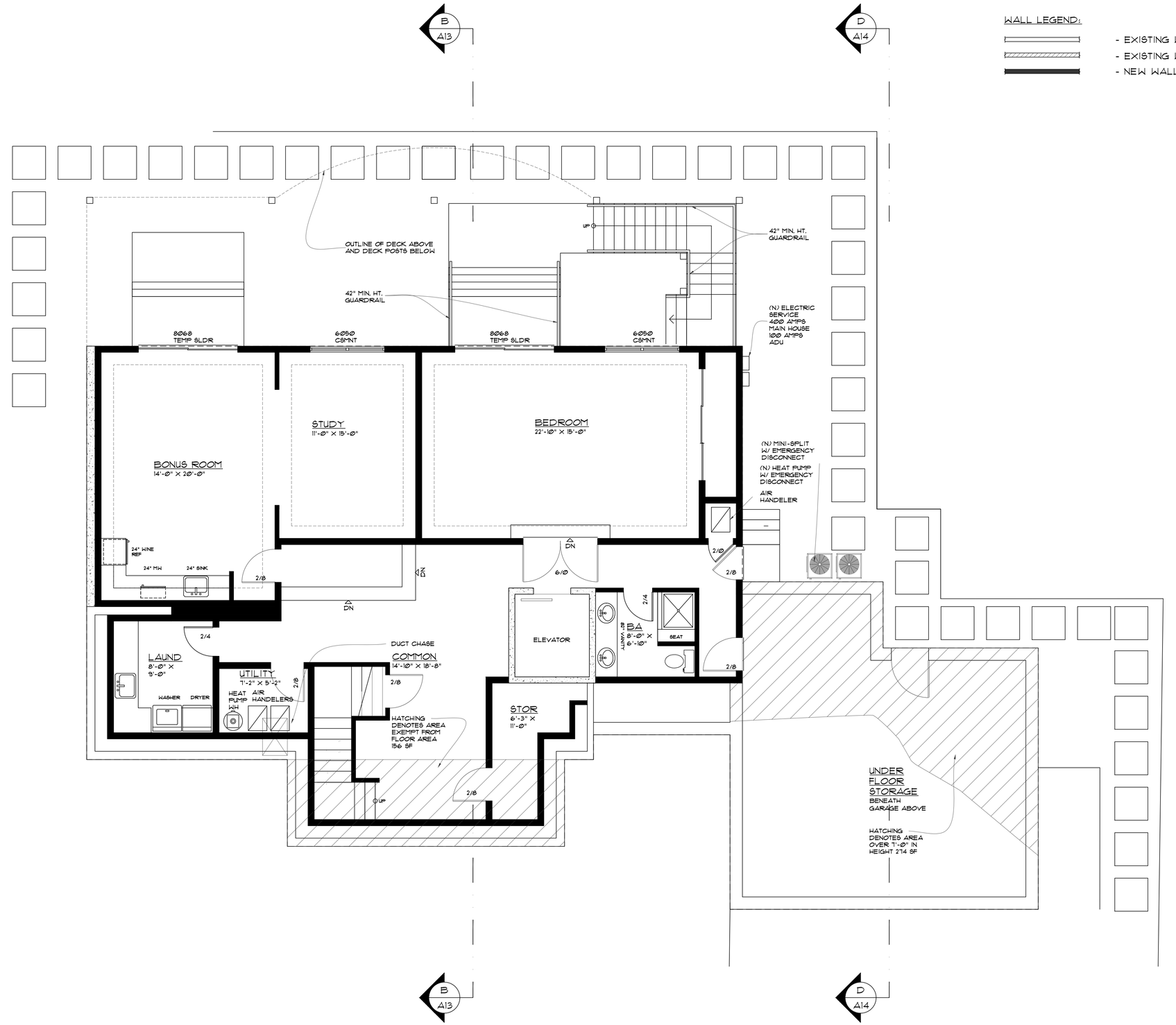

PROPOSED LOWER FLOOR PLAN

1/4" = 1'-0"

Revisions	By
01/12/2024	JG
08/16/2024	JG
09/26/2024	JG

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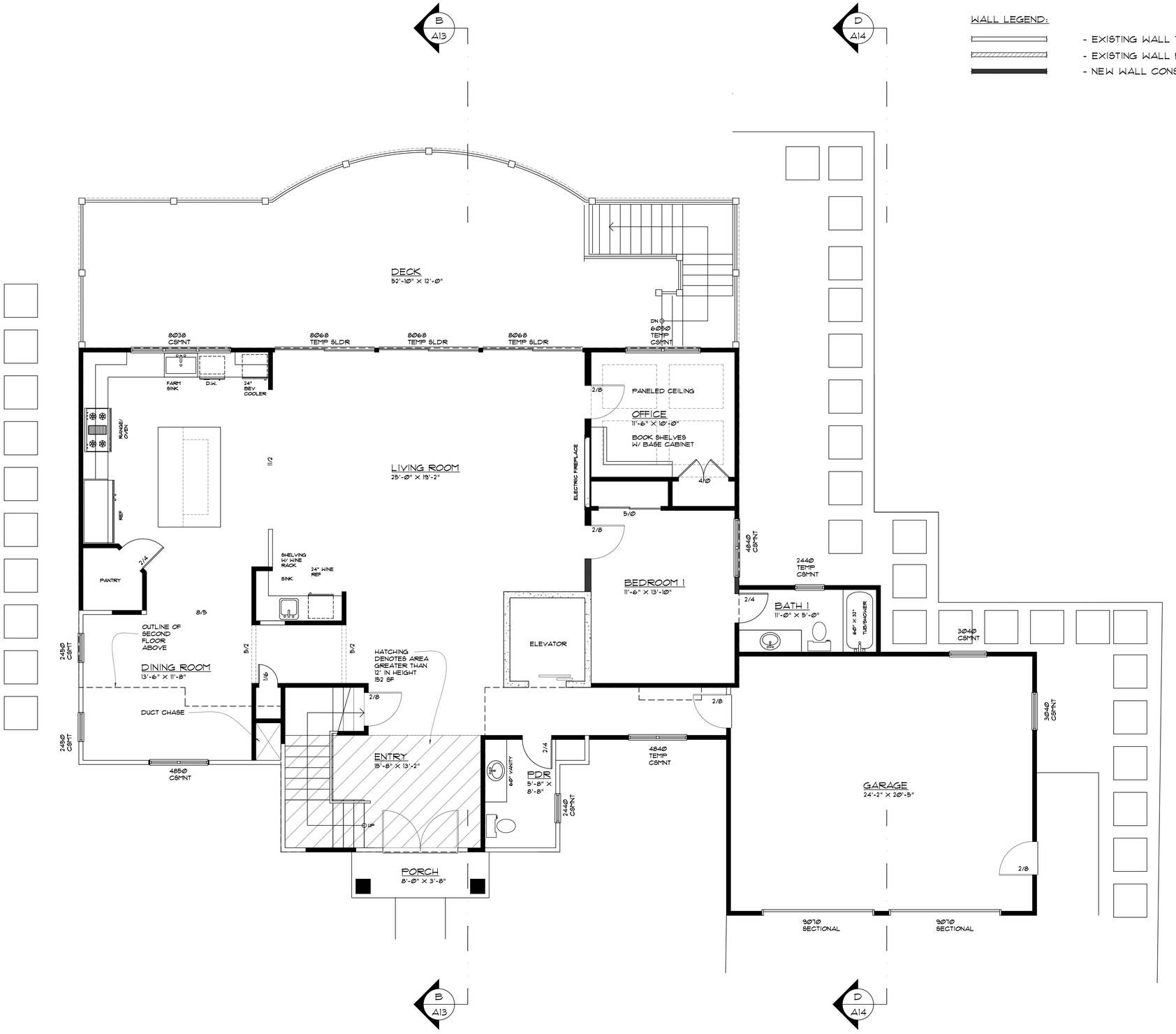

PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

Revisions	By
01/12/2024	JG
08/16/2024	JG
09/26/2024	JG

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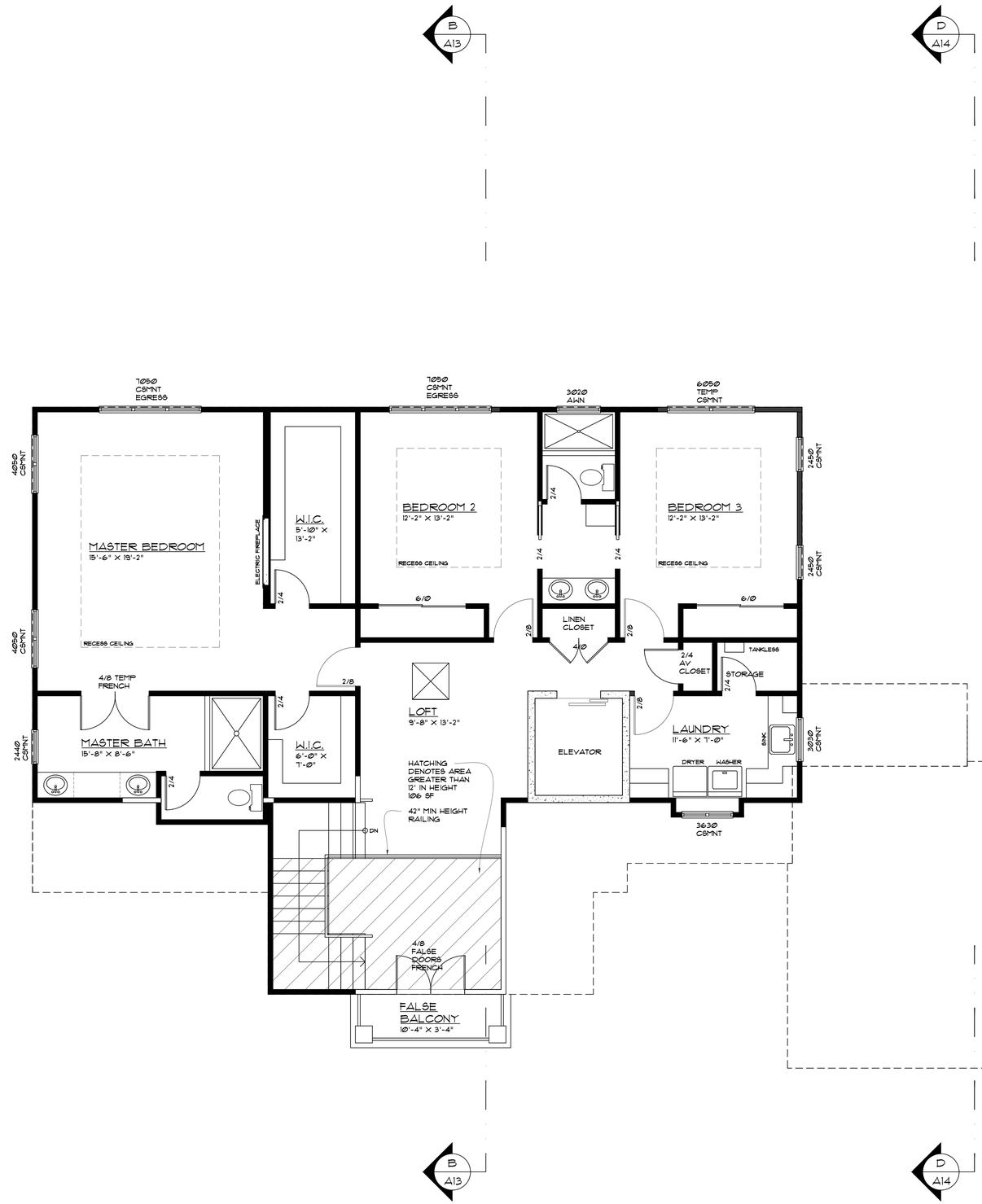

PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

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01/12/2024	JG
07/16/2024	JG
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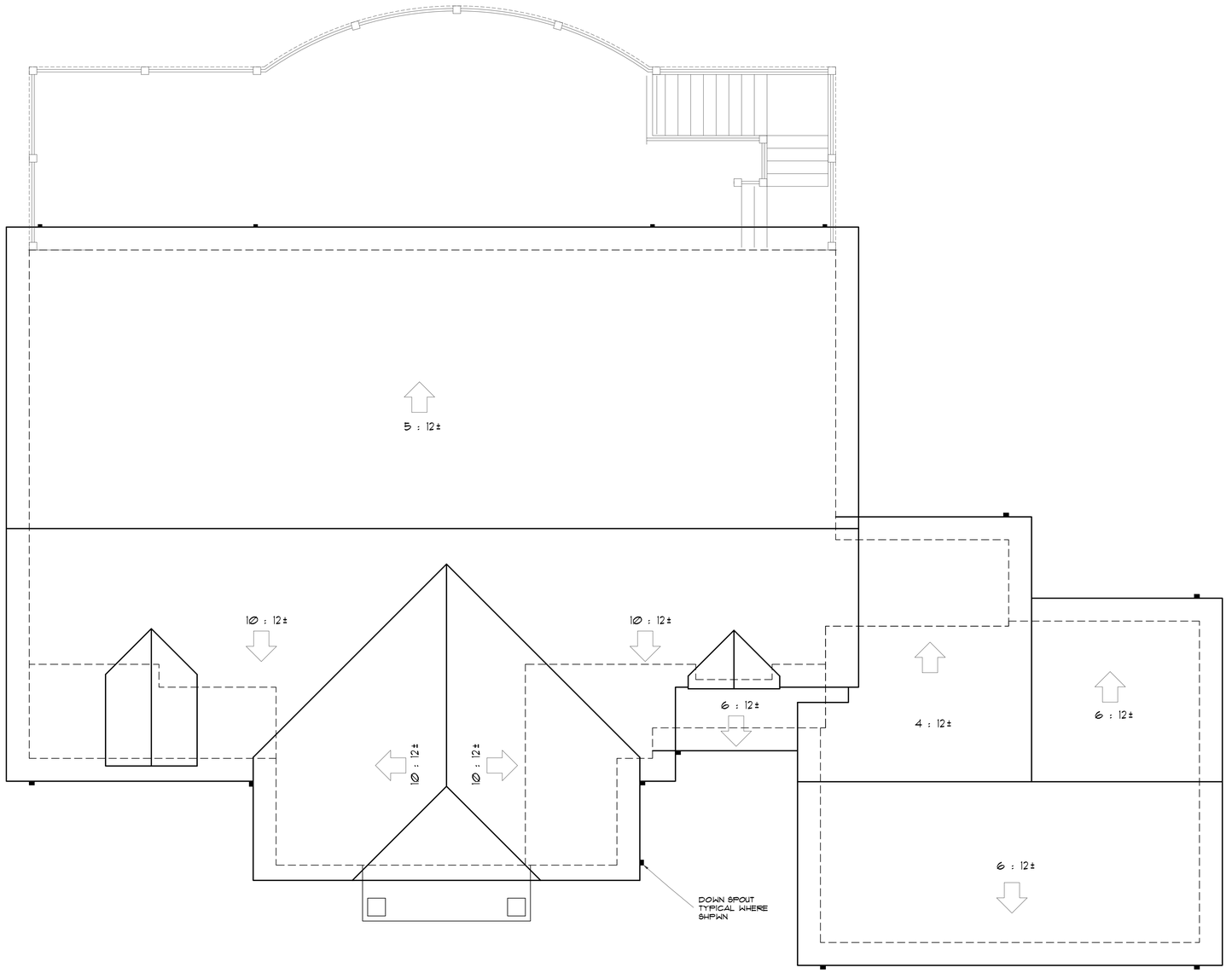

PROPOSED ROOF PLAN

1/4" = 1'-0"

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01/12/2024	JG
08/16/2024	JG

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PROPOSED FRONT ELEVATION

1/4" = 1'-0"

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01/12/2024	JG
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PROPOSED REAR ELEVATION

PROPOSED LEFT-SIDE ELEVATION

1/4" = 1'-0"

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01/12/2024	JG
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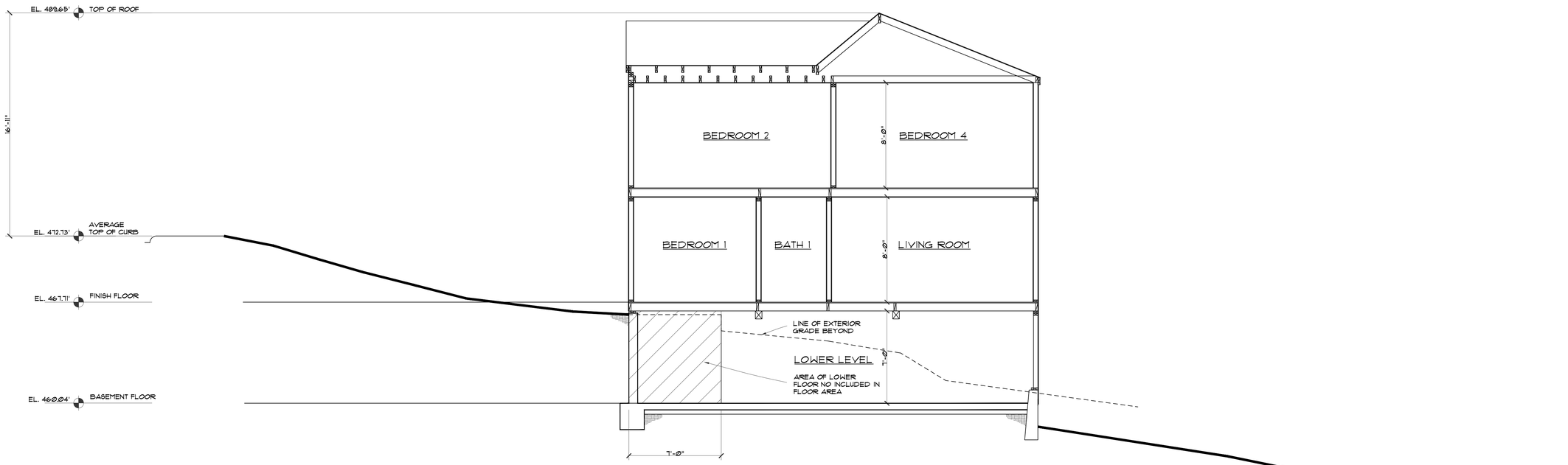

EXISTING SECTION 'A' - 'A'

1/4" = 1'-0"

Revisions	By

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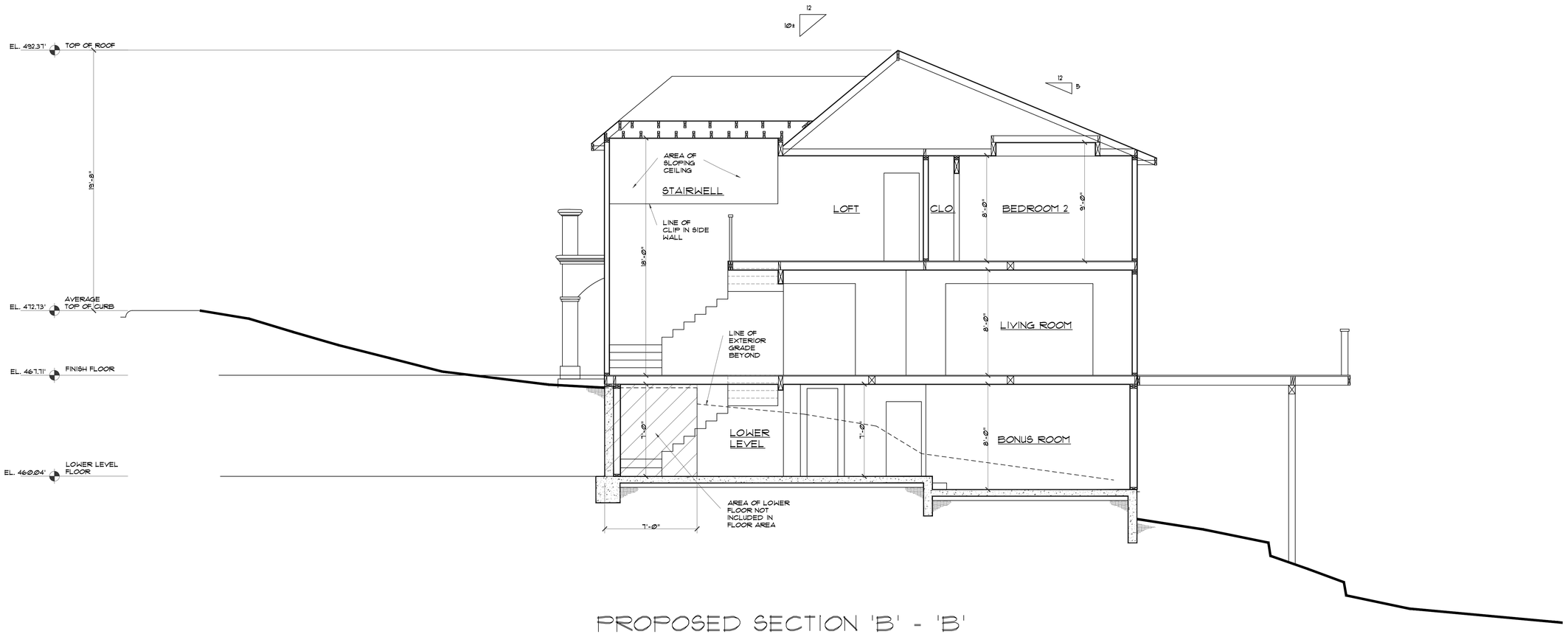

PROPOSED SECTION 'B' - 'B'

1/4" = 1'-0"

Revisions	By
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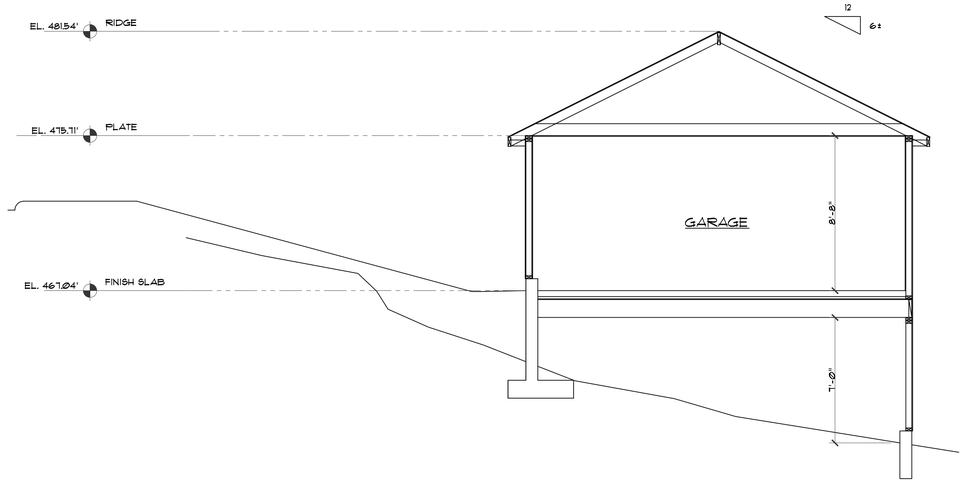

PROPOSED SECTION 'D' - 'D'

1/4" = 1'-0"

Revisions	By

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Drawn GF
Job
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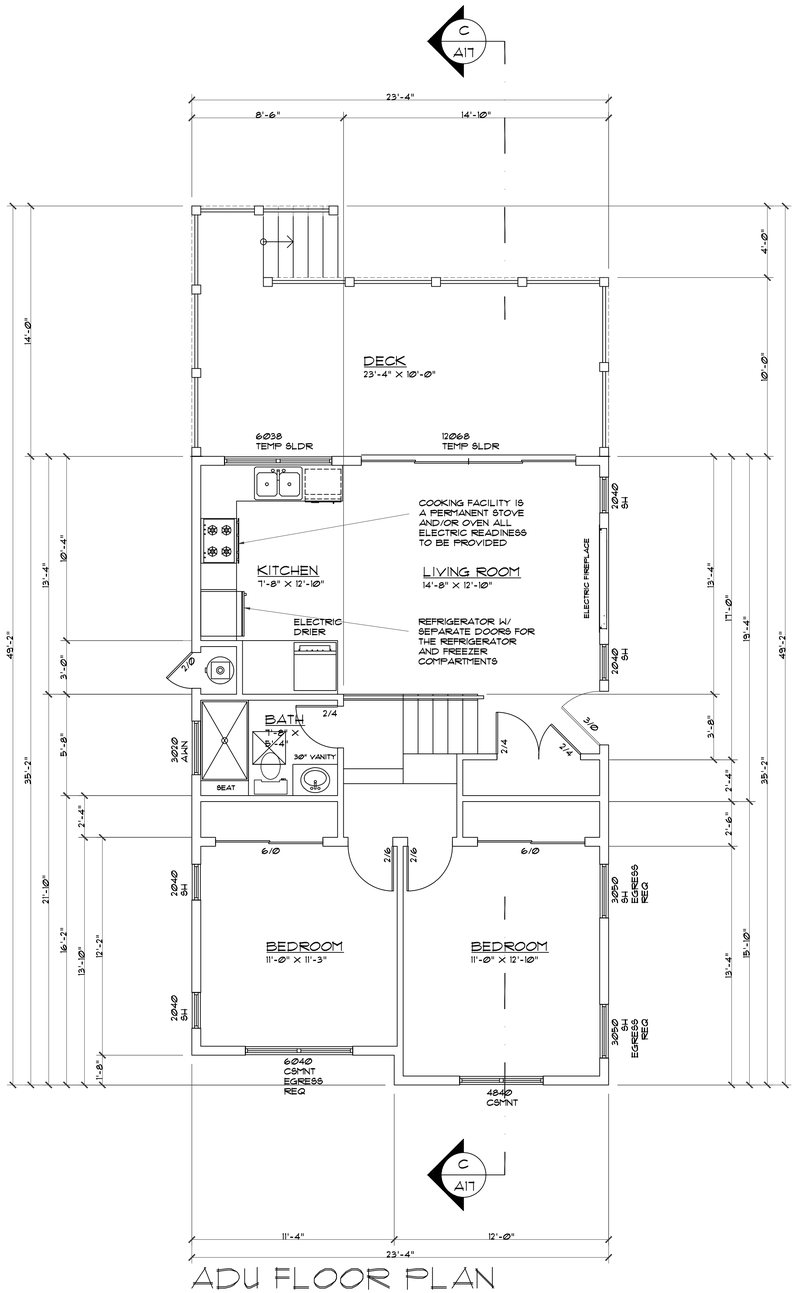
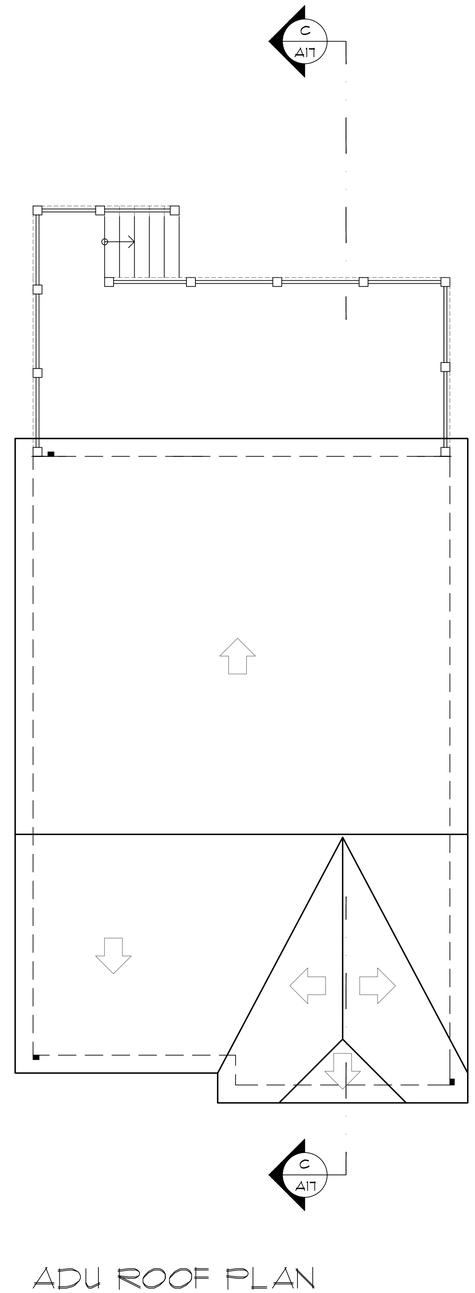


ADU FLOOR PLAN

1/4" = 1'-0"



ADU ROOF PLAN

1/4" = 1'-0"

Revisions	By

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3560 Stevens Creek Blvd, Suite 225
San Jose, CA 95117
Phone: (408) 985-1078 Fax: (408) 985-1343
E-Mail: inncpt@sbcglobal.net

An Addition for:
The Seyedin Residence
1522 La Mesa Dr.
Burlingame, CA. 94010

Date 07/17/2023
Scale NOTED
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Job
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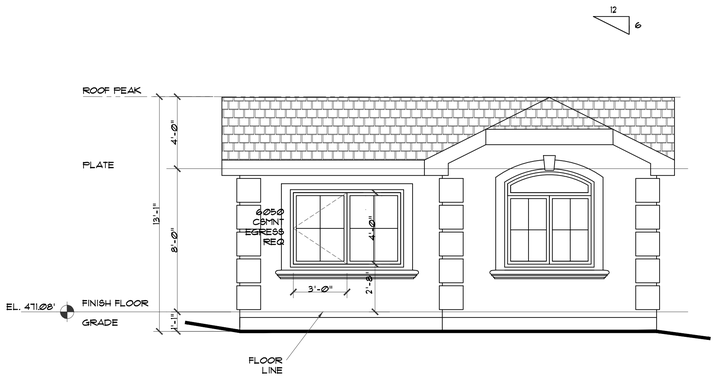
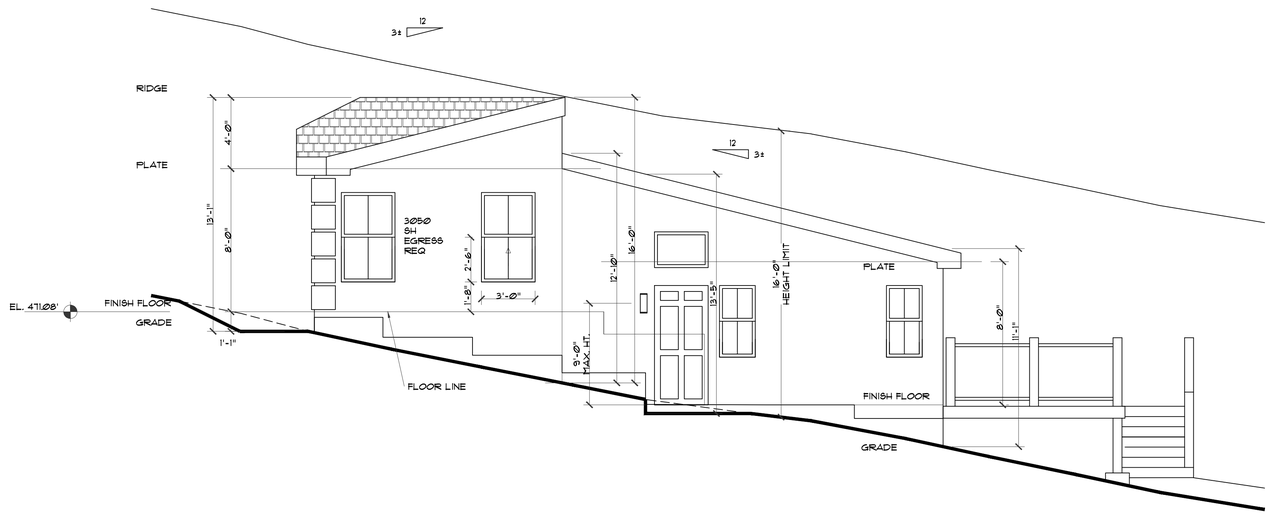
Of Sheets



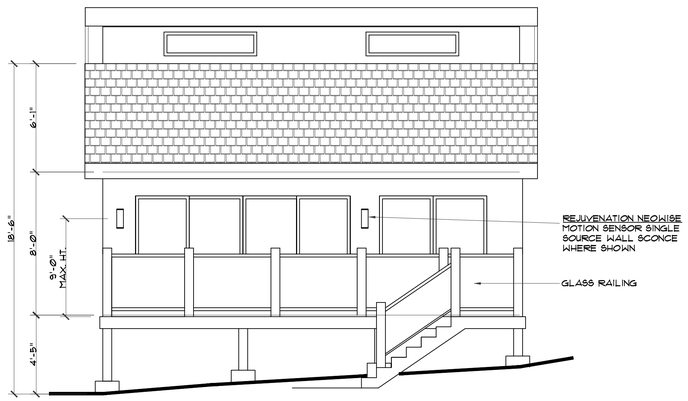
ADU FRONT ELEVATION

1/4" = 1'-Ø"



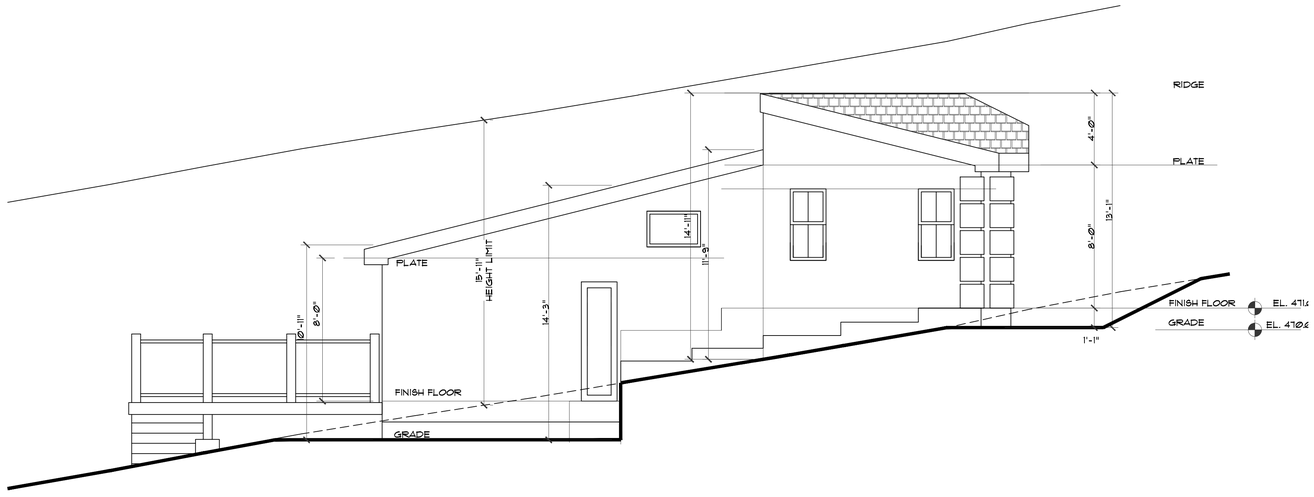
ADU RIGHT-SIDE ELEVATION

1/4" = 1'-Ø"



ADU REAR ELEVATION

1/4" = 1'-Ø"



ADU LEFT-SIDE ELEVATION

1/4" = 1'-Ø"

Revisions	By

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3550 Stevens Creek Blvd. Suite 225
San Jose, CA 95117
Phone: (408) 985-1078 Fax: (408) 985-1343
E-Mail: inncpt@sbcglobal.net

An Addition for:
The Seyedin Residence
1522 La Mesa Dr.
Burlingame, CA. 94010

Date 07/17/2023
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Drawn GF
Job
Sheet A16
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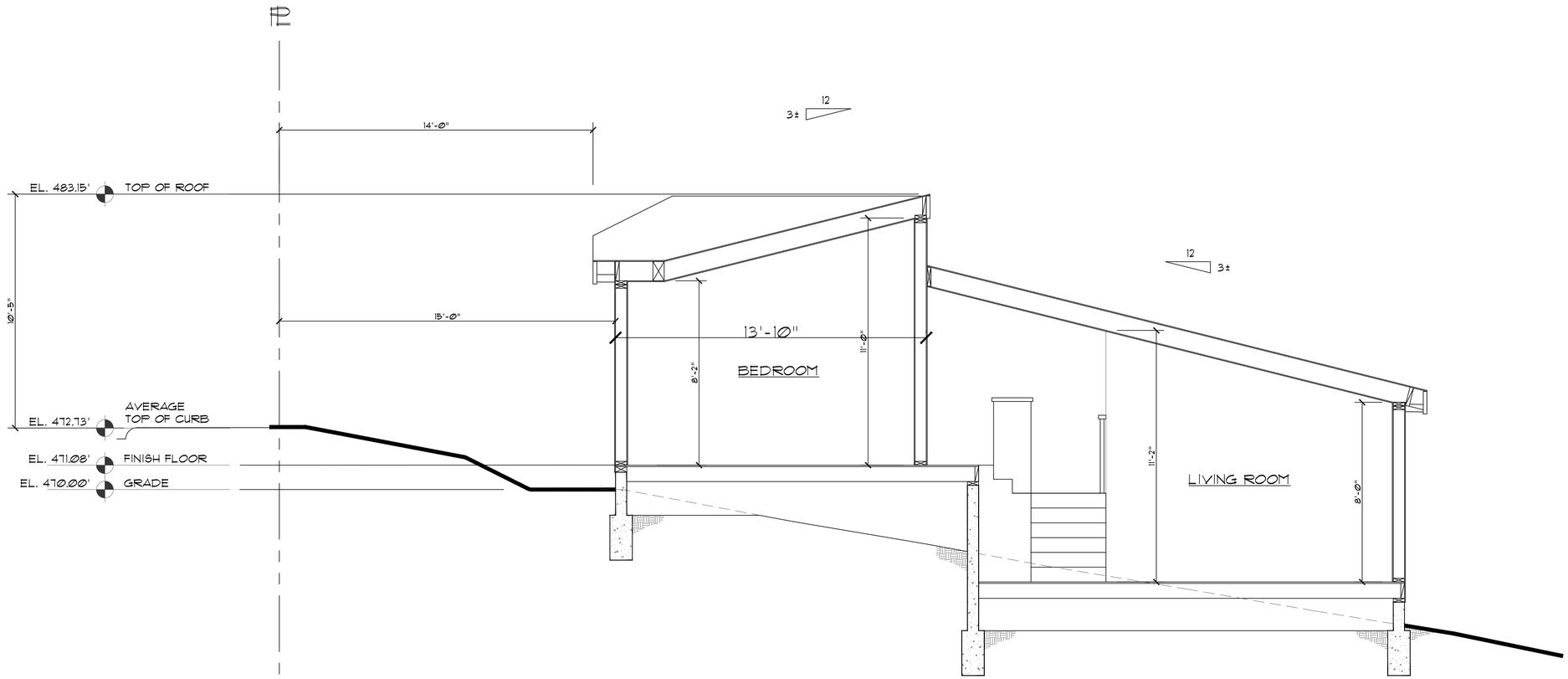

ADU SECTION 'C' - 'C'

3/8" = 1'-0"

Revisions	By

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3560 Stevens Creek Blvd, Suite 225
San Jose, CA 95117
Phone: (408) 985-1078 Fax: (408) 985-1343
E-Mail: inncpt@sbcglobal.net

An Addition for:
The Seyedin Residence
1522 La Mesa Dr.
Burlingame, CA. 94010

Date 07/17/2023
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Job
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Of Sheets

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:

1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CALGreen*, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS

The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code,* Article 625.

Exceptions:

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging 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.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.
NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

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

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. 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.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

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

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. 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 are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3560 Stevens Creek Blvd, Suite 225
San Jose, CA 95117
Phone: (408) 985-1078 Fax: (408) 985-1343
E-Mail: inncpt@sbcglobal.net

An Addition for:
The Seyedin Residence
1522 La Mesa Dr.
Burlingame, CA. 94010

Date 11/05/2023
Scale NOTED
Drawn JAG
Job
Sheet CG1
Of Sheets

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

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

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant 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:

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 also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - 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 ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT 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 & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - 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	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[1,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT 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
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier 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.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. 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.
2. 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 verified.
3. 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.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

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

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3560 Stevens Creek Blvd, Suite 225
San Jose, CA 95117
Phone: (408) 985-1078 Fax: (408) 985-1343
E-Mail: inncpt@sbcglobal.net

An Addition for:
The Seyedin Residence
1522 La Mesa Dr.
Burlingame, CA. 94010

Date 11/05/2023
Scale NOTED
Drawn JAG
Job
Sheet CG2
Of Sheets

IRRIGATION LEGEND

SYMBOL	HEADTYPE	ARC	RAD	PSI	GPM	PRE. RATE	MANUFACTURER	MODEL NO.
▣	DRIP EMITTER	360		25	2 GPH	0.20 IN/HR	HUNTER	MPE-20 PRESSURE COMPENSATING MULTI PORT EMITTER WITH 6 PORTS PER EMITTER; INSTALL WITH HUNTER MULTI PURPOSE BOX
◐	FLOOD BUBBLER	360		30	.25	0.14 IN/HR	RAINBIRD	1401- TRICKLE

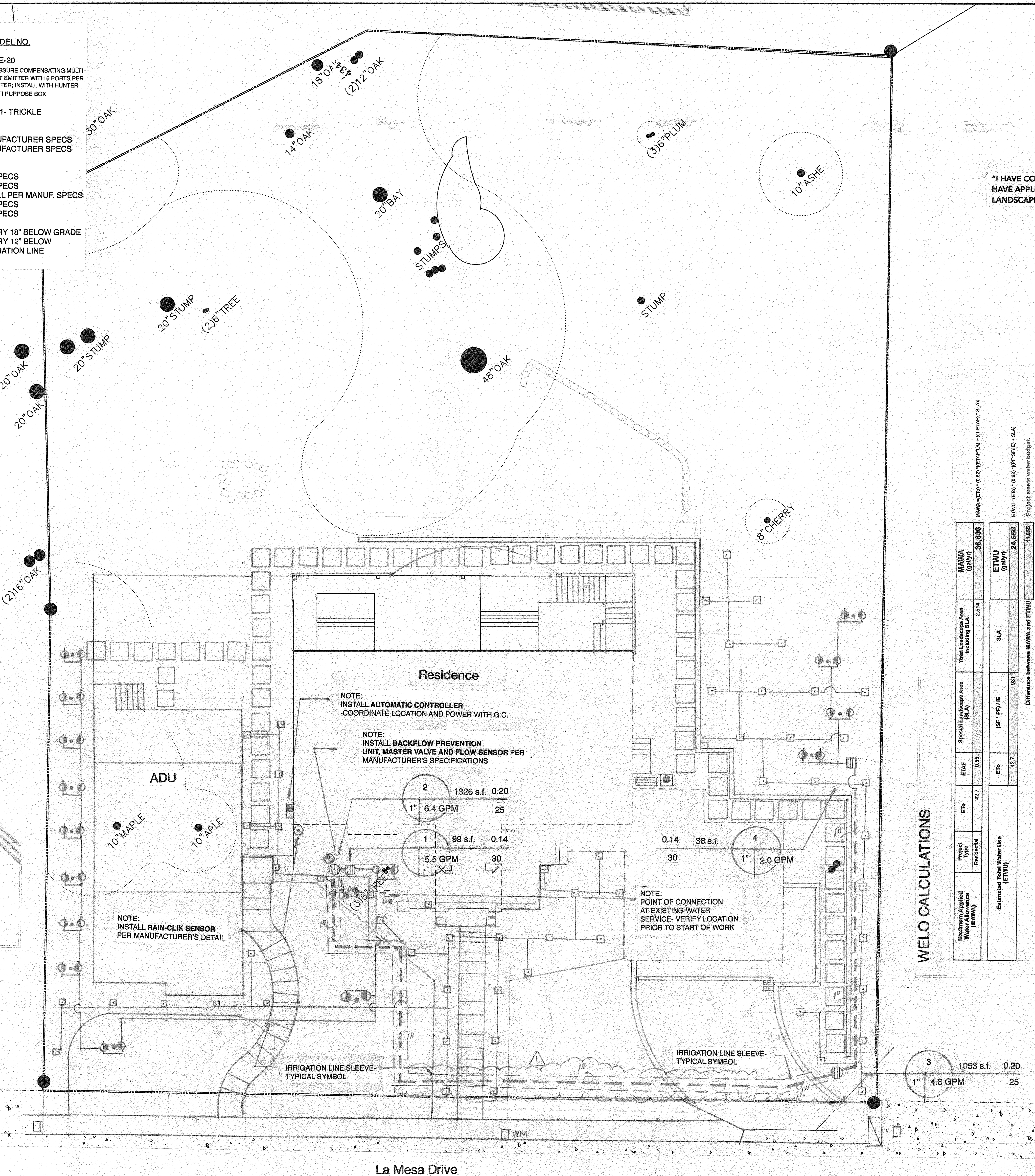
DRIP ZONE VALVE KIT	HUNTER MODEL NO. ICZ-1"	INSTALL PER MANUFACTURER SPECS
REMOTE CONTROL VALVE	RAINBIRD MODEL NO. PGA	INSTALL PER MANUFACTURER SPECS
QUICK COUPLER	RAINBIRD MODEL NO. 33 DRLC 3/4" OR EQUAL	
GATE VALVE	NIBCO OR EQ.	LINE SIZE
BACKFLOW PREVENTION UNIT	FEBCO MODEL NO. 825Y	INSTALL PER MANUF. SPECS
AUTOMATIC CONTROLLER	HUNTER PRO HC	INSTALL PER MANUF. SPECS
RAIN SENSOR	HUNTER RAIN-CLIK	MODEL WR-CLIK INSTALL PER MANUF. SPECS
MASTER VALVE	HUNTER MODEL ICV	INSTALL PER MANUF. SPECS
FLOW METER/SENSOR	HUNTER MODEL HC 3/4"	INSTALL PER MANUF. SPECS

MAINLINE	PVC SCH. 40	SIZE PER PLAN	BURY 18" BELOW GRADE
LATERAL LINE	PVC SCH. 40	3/4" SIZE UNLESS NOTED	BURY 12" BELOW
IRRIGATION LINE SLEEVE	PVC SCH. 40	SIZE TO ACCOMMODATE IRRIGATION LINE BURY 24" BELOW GRADE	

HYDROZONE S.F.
VALVE/HYDROZONE NUMBER
APPLICATION RATE INCHES/HR.
GPM
PSI
VALVE SIZE

IRRIGATION NOTES:

1. System is designed for 65 PSI static pressure at meter. Maximum flow is 5.5 GPM. Contractor shall run pressure tests at each point of connection before commencing work. Any discrepancies between actual pressure and design pressure shall be reported to the landscape architect and owner prior to further work being done.
2. All applicable governmental plumbing and health code regulations shall have precedence over these plans and specifications.
3. Location of valves, back flow prevention units, mainline, lateral line and automatic controllers are shown schematically due to scale of the plans. Install in planter areas where ever possible or in the most appropriate location. Install mainline and lateral line in the same trench (with a 6" min. separation vertically) wherever possible.
4. Contractor shall verify all points of connection (POC) in the field prior to commencement of work. If discrepancies exist between existing conditions and those indicated on the plans, contractor shall contact the landscape architect and owner immediately before continuing work. Likewise, contractor shall verify configuration and dimensions of areas to be irrigated before commencement of work.
5. All irrigation lines in and around existing trees shall be **HAND TRENCHED** and care shall be taken not to damage existing tree roots.
6. All irrigation lines under paving shall be placed in sch. 40 PVC sleeves, size to accommodate irrigation lines adequately, for the full width of the paving.
7. All changes in direction of irrigation pipe shall be accomplished with the use of proper fittings. NO PIPE SHALL BE BENT.
8. In no case shall the spacing of heads exceed the recommended spacing of the manufacturer.
9. Minimum depth of PVC lateral lines shall be 12"(twelve inches) below grade. Minimum depth of PVC main line shall be 18"(eighteen inches) below grade.
10. Prior to any planting operations, a coverage test shall be performed by the contractor in the presence of the landscape architect and owner. Contractor shall furnish all materials and provide all labor necessary to correct inadequate coverage.
11. Contractor shall be responsible for the procurement of all necessary permits and shall provide owner with an 'As Built' plan (reproducible) of the installed irrigation system upon completion of the project.
12. All installation shall conform to the **City of Burlingame Water Efficient Landscape Ordinance (WELO)**



1/8" = 1' - 0"

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN AND IRRIGATION DESIGN PLAN"

WELO CALCULATIONS

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)
	Residential	42.7	0.55	-	2,514	36,606

MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)].

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)
	42.7	931	-	24,650
Difference between MAWA and ETWU				11,955

ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]

Project meets water budget.

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Front Trees	Bubbler	99	0.30	0.81	37
	2	Front Planting	Drip	1,326	0.30	0.81	491
	3	Side Planting	Drip	1,053	0.30	0.81	390
	4	Side Trees	Bubbler	36	0.30	0.81	13
	Landscape area (not including SLA)			2,514			931

ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area	0	1.0	-
	Multi-use and sports field turf area	0	1.0	-
	Area irrigated with recycled water	0	1.0	-
	Pool	0	1.0	-
	Total SLA	0		0
Total Landscape Area (including SLA) from ETWU Calculation		2,514		

THOMAS SCHERER ASSOCIATES
Landscape Architecture
P.O. Box 68, Aptos, CA 95001
Tel (831) 688-8913
Fax (831) 688-3135

sheet title

Irrigation Plan & Welo Calcs

project

SEYEDIN RESIDENCE
1522 La Mesa Drive
Burlingame, CA 94010

revisions

REVISED: 28 OCT. 2023
REVISED: 18 MAY 2024
REVISED: 26 JULY 2024
⚠ REVISED 26 SEPT. 2024 IRRIG. MAIN LINE

date 7-12-2023
drawn TS
sheet no

L.1

of

Planting Legend:

Symbol	Botanical Name	Common Name	Size	H2O	Quantity
Trees:					
A	Lagerstroemia f.'Tuscorora'	Crape Myrtle (Pink)	24" Box	L (.3)	1
B	Lagerstroemia f.'Natchez'	Crape Myrtle (White)	24" Box	L (.3)	1
C	Nerium oleander	White Tree Oleander	15 g.c.	L (.3)	12
Shrubs:					
1	Agave Blue Flame	Agave	5 g.c.	L (.3)	9
2	Agave Blue Glow	Agave	5 g.c.	L (.3)	23
3	Loropetalum 'Razzleberri'	Bronze Fringe Flower	5 g.c.	L (.3)	6
4	Cistus purpureus	Orchid Rockrose	5 g.c.	L (.3)	3
5	Xylosma c.'Compacta'	Shiny Xylosma	5 g.c.	L (.3)	13

Ground covers:

- Sedum rubrotinctum, Pork & Beans, Plant 1 g.c. @ 18" o.c., L
- Cistus salvifolius, Sageleaf Rockrose, Plant 1 gc @ 60" o.c., L
- Synthectic Turf: 'Heavenly Greens' or Equal- **Pervious** Turf-Install Per Manufacturer's Specs
- 'Buff La Paz Pebbles' **Lyngso** Or Equal, 2" Thick Layer Over Weed Cloth
- Cistus p.'Sunset' Magenta Rockrose, Plant 1 gc @ 60" o.c., L
- Mulch: Install 3" layer of Mulch to Match Existing- Redwood

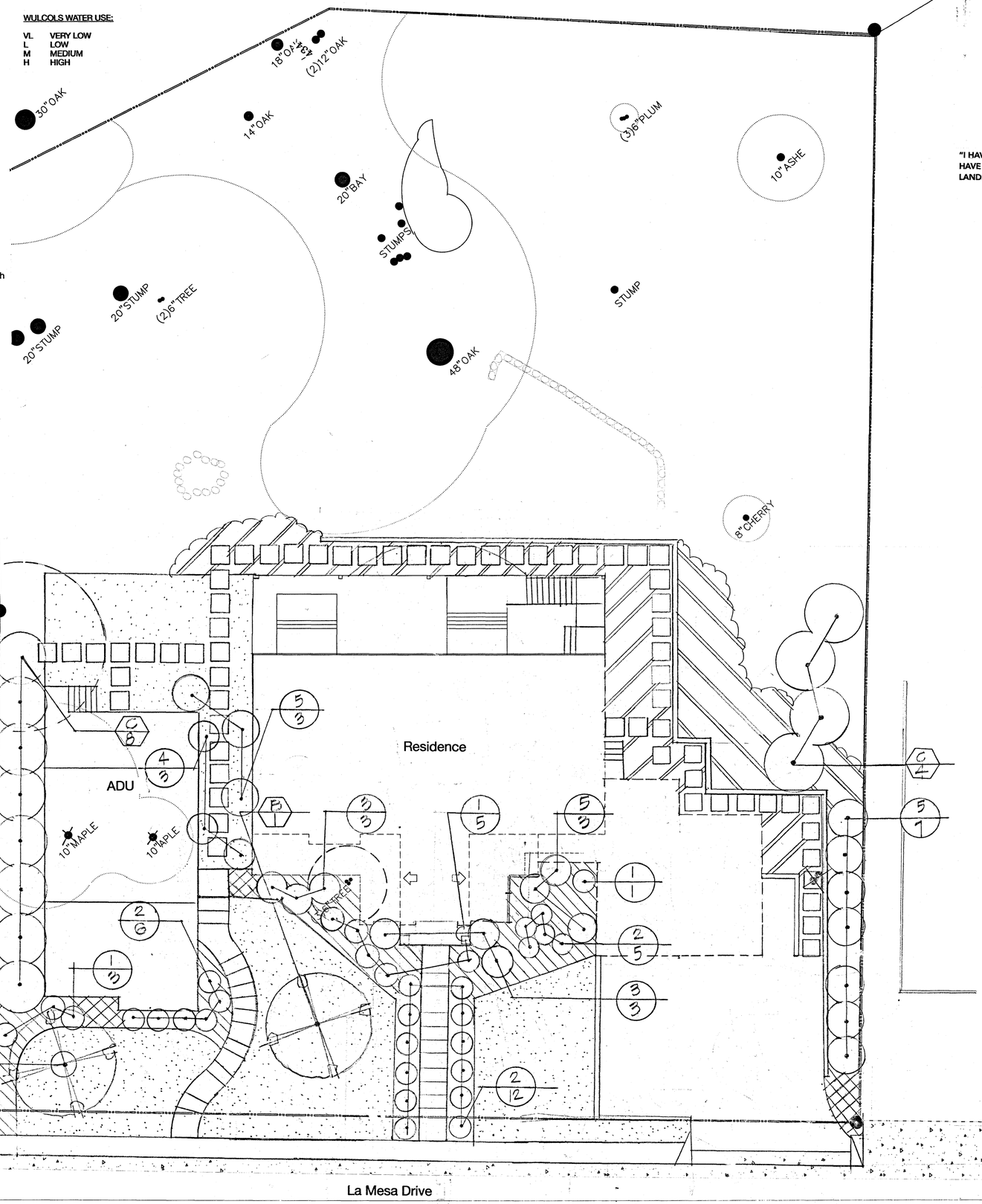
Tree — Symbol / Quantity

Shrub — Symbol / Quantity

Note:
The Proposed Plant List Complies With WULCOLS Plant Factor Of .3 Or Less In 75% Of The Plants Selected

WULCOLS WATER USE:

VL	VERY LOW
L	LOW
M	MEDIUM
H	HIGH



1/8" = 1' - 0"

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN AND IRRIGATION DESIGN PLAN"

PLANTING NOTES:

1. Circles shown indicate approximate mature size of plant material.
2. Contractor shall be responsible for adequate erosion control measures during construction.
3. No plant shall be planted in a drainage swale regardless of position on plan.
4. FINISH GRADING: Till all planter areas to an 8 inch depth. Break up or remove all compacted lumps of soil, rocks larger than 1 inch in diameter, and all deleterious material from planter areas. Finish grade all areas to a smooth, even surface free of abrupt changes in grade. Make minor grading changes as required to insure positive drainage (1% minimum). Slopes over 3:1 gradient need not be tilled.
5. SOIL PREPARATION: Thoroughly incorporate the following amendments into the top 6 (six) inches of all areas to be planted, except where indicated otherwise. Amounts given are per 1000 square feet:
   1. 4 cubic yards of nitrogen stabilized shavings.
   2. 2 cubic yards of Nitrohumus or Gro-power.
   3. 8 pounds of all purpose fertilizer (8-8-4).

   Note: Planting areas for succulents shall include the following: Pumice or *Perlite*; Top Dress With 3/8" Gold Granite
6. No plant shall be installed until a fully automatic irrigation system, covering all planter areas, is installed, tested and is fully operational.
7. PLANTING OF TREES, SHRUBS & VINES: Unless otherwise noted, All trees shall be planted per detail 1; All shrubs shall be planted per detail 2; All planter pits shall receive the following back fill mix:
   1. 60% soil of the site
   2. 20% nitrogen stabilized redwood shavings
   3. 20% Nitrohumus or Gro-power or equal
   4. Fertilizer tablets (Agriform 21 gram: 20-10-5) or equal, applied per manufacturer's recommendations.
8. Contractor shall guarantee all small trees, shrubs ,vines, ground covers and turf to live and grow in an acceptable condition for a period of 90 (ninety) days from the date of installation completion. Contractor shall also guarantee all trees and shrubs 15 gallon size and larger for a period of 1(one) year from the date of installation completion.
9. Upon completion of planting operations, contractor shall apply an approved pre-emergent herbicide (Ronstar or equal) as weed control per manufacturer's specifications. In addition, a 3 inch layer of approved mulch shall be installed over the finish grade of all planter areas.
10. MAINTENANCE PERIOD: Contractor shall maintain the site for a period of ___90_____ calendar days after acceptance by owner. Maintenance shall include weeding of all ground cover areas removal of all trash and debris from planter areas and hardscape areas; pruning and trimming of all plant materials required; replacement of all dead or dying plant material & 2 applications of fertilizer.
11. Contractor shall comply with all aspects of the **City of Burlingame Water Efficient Landscape Ordinance.**

THOMAS SCHERER · ASSOCIATES
Landscape Architecture
P.O. Box 68, Aptos, CA 95001
Tel (831) 688-8913
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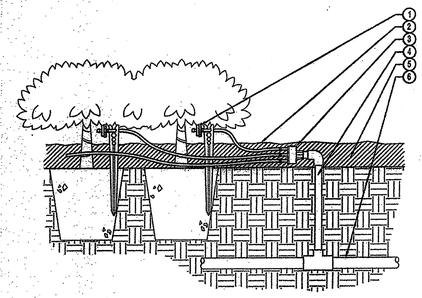


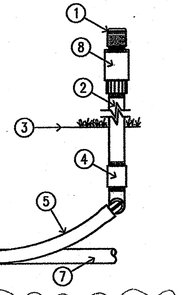
A

MULIT-PORT EMITTER - SIDE OFF PVC

Hunter HM.MPM.02

NOT TO SCALE

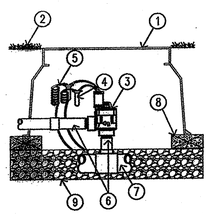
1 MODEL PCB-XX BUBBLER
2 SCH 80 NIPPLE
3 FINISH GRADE
4 SCH 40 THREADED COUPLER
PRO FLEX SWING JOINT:
5 HUNTER 'PRO-FLEX' TUBING & HSBE-050 ELBOWS (2), ALSO MARLEX STREET ELBOW (1)
6 LATERAL TEE OR ELL
7 LATERAL PIPE
8 MODEL HC-50F-50M CHECK VALVE



D

PCB BUBBLER

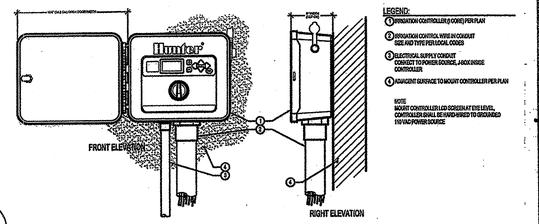
SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL



1 STANDARD VALVE BOX
2 FINISH GRADE
3 REMOTE CONTROL VALVE MODEL PGV-101A WITH FLOW CONTROL
4 WATERPROOF CONNECTORS (2)
5 18-24" COILED WIRE
6 SCH 80 T.O.E. NIPPLE
7 MAIN LINE PIPE & FITTINGS
8 BRICK SUPPORTS (4)
9 3/4" MINUS WASHED GRAVEL

E

PGV ANGLE VALVE



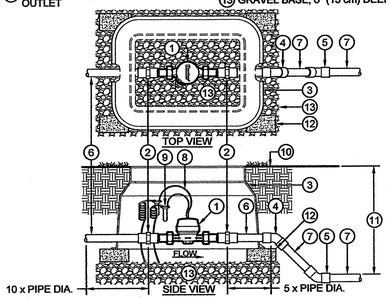
F

I CORE - WALL MOUNT

NOTE: INLET PIPE ENTERING METER: LENGTH MUST BE A MIN. OF 10 X PIPE DIA.
OUTLET PIPE LEAVING METER: LENGTH MUST BE MIN. OF 5 X PIPE DIA.
INLET AND OUTLET PIPE MUST BE STRAIGHT PIPE WITH NO FITTINGS OR TURNS UNTIL AFTER THESE SPECIFIED LENGTHS. PIPE AND FITTINGS MAY BE SCH 80 PVC SOLVENT WELD, THREADED SCH 80 PVC OR BRASS, AS REQUIRED FOR PROJECT.

DETAIL LEGEND:

1 HUNTER HC FLOW METER HC-075 WITH UNION CONNECTIONS
2 SCH 80 PVC FEMALE ADAPTER (S X T)
3 RECTANGULAR VALVE BOX PER SPECIFICATIONS
4 SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED)
5 SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH
6 1" DIA. (25 mm) MAIN LINE AT INLET & OUTLET
7 MAIN LINE TO SYSTEM (SEE LEGEND AND PLANS FOR TYPE AND SIZE)
8 TWO WIRES TO FLOW SENSOR TERMINALS AT CONTROLLER. MIN. 18 AWG-UF (2.08 mm²) SHIELDED WIRE WITH DIFFERENT COLOR FROM CONTROL/COMMON WIRE.
9 WEATHERPROOF WIRE CONNECTOR
10 FINISH GRADE
11 SPECIFIED SOIL COVER (SEE LEGEND)
12 COMMON BRICK
13 GRAVEL BASE, 6" (15 cm) DEEP

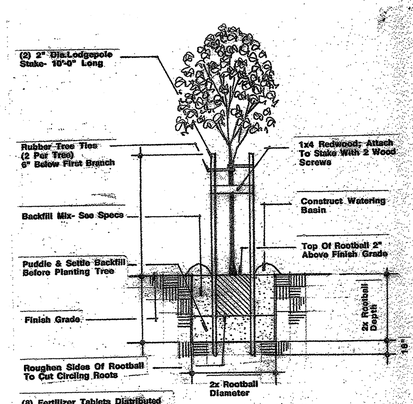


H

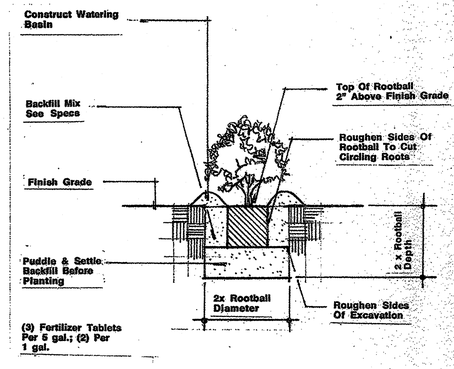
HC-075 FLOW METER (3/4"/20 mm)

Hunter IRRIGATION DETAIL

NOT TO SCALE



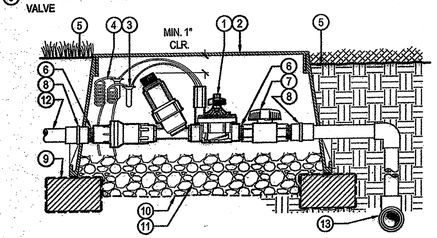
1 Tree Staking



2 Shrub Planting

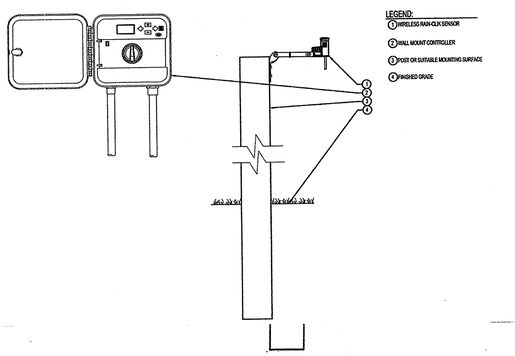
LEGEND

1 HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
2 IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3 WATERPROOF CONNECTORS (2)
4 18"-24" COILED WIRE TO CONTROLLER
5 FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6 SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7 ISOLATION VALVE, SIZE AND TYPE PER PLAN
8 PVC SLIP X MPT ADAPTOR
9 BRICK SUPPORTS (4)
10 FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
11 3/4" WASHED GRAVEL - 4" MIN. DEPTH
12 IRRIGATION LATERAL
13 MAINLINE LATERAL AND FITTINGS



C

DRIP CONTROL ZONE KIT (ICZ-101) WITH ISOLATION VALVE



G

WIRELESS RAIN-CLIK WITH GENERIC WALL MOUNT CONTROLLER

Hunter S.RC.06

NOT TO SCALE

THOMAS SCHERER ASSOCIATES
Landscape Architecture
P.O. Box 66, Aptos, CA 95001
Tel (831) 688-8915
Fax (831) 688-3135

sheet title

Irrigation & Planting Details

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SEYEDIN RESIDENCE
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