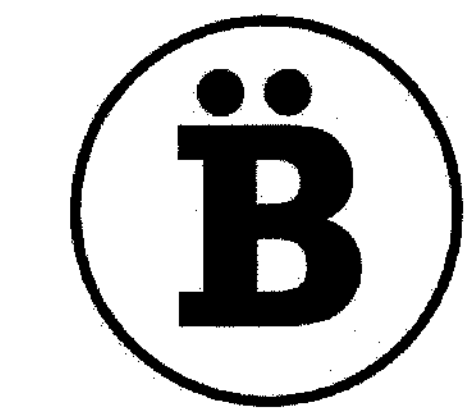


611 OCAMPO DR.



BUREAU NAMAS

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SS-3.0	SHORING DETAILS

PROJECT DIRECTRORY

DESIGN

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PROJECT INFORMATION

OWNER

WALTER & ALESSANDRA MATTHEWS
611 OCAMPO DR., PACIFIC PALISADES, CA90272

SCOPE OF WORK:

- ***2025 FIRE REBUILD***
2 STORY SINGLE FAMILY DWELLING WITH
BASEMENT

LEGAL DISCRPTION:

TR RECORD OF SURVEY - 9377
BLOCK - 13 LOT 6
APN 441-101-2006

LOT SIZE:

8,204.6 SQ FT

CONSTRUCTION TYPE:

TYPE V-B-FULLY EQUIPPED WITH
NFPA 13D FIRE SPRINKLES

OCCUPANCY:

R3/U

ZONING:

R1V1

PROPOSED FRONT YARD SETBACK:

20'-0"

MAXIMUM BUILDING HEIGHT

25'-7"

APPLICABLE CODES

- PROJECT TO COMPLY LABC 2026 CODE
- PROJECT TO COMPLY CA 2025 CODE
- PROJECT TO COMPLY WITH 2025 GREEN/ENERGY CODE

NOTES

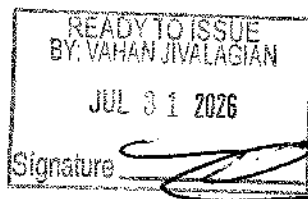
- FIRE SPRINKLERS TO BE APPROVED BY
PLUMBING DIVISION PRIOR TO INSTALLATION

FLOOR AREA INFORMATION

FLOOR AREA WITHIN WALLS (ZONING CODE)	
LOT SIZE - 8,204.6 SQ FT	
RESIDENTIAL FLOOR AREA	
NAME	AREA
BASEMENT (EXEMPT)	1893 SQ FT
FIRST FLOOR	2937 SQ FT
SECOND FLOOR	2694 SQ FT
TOTAL RESIDENTIAL FLOOR AREA	5656 SQ FT
GARAGE BONUS	-200 SQ FT
TOTAL RFA	5456 SQ FT
R3 - OCCUPACY	
NAME	AREA
BASEMENT	1893 SQ FT
FIRST FLOOR	2542 SQ FT
SECOND FLOOR	2694 SQ FT
TOTAL R-3 AREA	7,154 SQ FT
U - OCCUPANCY	
GARAGE	395 SQ FT
SCHOOL FEES AREA	
NAME	AREA
BASEMENT	2150 SQ FT
FIRST FLOOR	3070 SQ FT
SECOND FLOOR	2985 SQ FT
TOTAL AREA	8280 SQ FT

SHEET TITLE

COVER PAGE



No.	Description	Date

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A-0.0

GENERAL REQUIREMENTS AND NOTES

A. GENERAL REQUIREMENTS

1. NOTES

- a. The construction shall not restrict a five- foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
- b. An approved Seismic Gas Shutoff Valve will be installed on the fuel gas line on the downstream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 170,158) (Separate plumbing permit is required).
- c. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system. R306.3
- d. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply. R306.4
- e. Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. R307.2
- f. Provide ultra-low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption
- g. Unit Skylights shall be labeled by a LA City Approved Labeling Agency. Such label shall state the approved labeling agency name, product designation and performance grade rating. (Research Report not required). R308.6.9
- h. Water heater must be strapped to wall. Sec. 507.3, LAPC
- i. For existing pool on site, provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall sound continuously for a min. of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 sec's. max.) for a single opening. The deactivation switch shall be at least 54" above the floor. 6109 of LABC
- j. For existing pool on site, provide anti – entrapment cover meeting the current ASTM or ASME for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per Assembly Bill (AB) No. 2977. 3162B
- k. Automatic garage door openers, if provided, shall be listed in accordance with UL 325. R309.4
- l. Smoke detectors shall be provided for all dwelling units intended for human occupancy, where a permit is required for alterations, repairs, or additions. R314.2
- m. Where a permit is required for alterations, repairs or additions, existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.2. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. R315.2
- n. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R303.1 or shall be provided with artificial light that is adequate to provide an average illumination of 6 foot-candles over the area of the room at a height of 30 inches above the floor level. R303.1

- o. A copy of the evaluation report and/or conditions of listing shall be made available at the job site

B. OCCUPANCY CLASSIFICATION

Garage/ Carports

- a. Openings from a private garage directly into a room used for sleeping purposes are not permitted. R302.5.1
- b. Doors between garage and the dwelling unit shall have a minimum fire protection rating of 20 minutes with self-closing or automatic closing and self-latching devices, or solid wood or solid or honeycomb core steel not less than 1 3/8 inches thick. R302.5.1
- c. The garage shall be separated from the dwelling and its attic area in accordance with Table R302.6.
- d. Ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage sheet steel or other approved material and shall not have openings into the garage. R302.5.2
- e. Other penetrations of garage/dwelling ceilings and walls shall be protected as required by Section R302.11, Item 4. R302.5.3
- f. Garage floor surfaces shall be of an approved noncombustible material, and the area used to park vehicles shall be sloped to a drain or toward the main vehicle entry doorway. R309.1

C. FIRE PROTECTION

- a. The building shall be equipped with an automatic residential fire sprinkler system in accordance with section R313.3 or NFPA13D. R313, 12.21A17(d), 12.21C10(h)
- b. Add note on plans: The Sprinkler System shall be approved by Plumbing Division prior to installation.
- c. An approved smoke alarm shall be installed in each sleeping room & hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story. Smoke alarms shall be interconnected so that actuation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back-up and low battery signal. R314
- d. An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. R315

D. MEANS OF EGRESS

- a. For habitable levels or basements located more than one story above or more than one story below an egress door, the maximum travel distance from any occupied point to a stairway or ramp that provides egress from such habitable level or basement, shall not exceed 50 feet. R311.4
- b. Occupied roofs shall be provided with exits as required for stories.
- c. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the exterior of the dwelling at the required egress door without requiring travel through a garage. The required egress door shall open directly into a public way or to a yard or court that opens to a public way. R311.1

- d. Provide emergency egress from sleeping rooms and basements. Show details on plans. Minimum - 24" clear height, 20" clear width, 5.7 sf minimum area (5.0 sf at grade level) & 44" maximum to sill. R310.2.1
- e. Provide minimum 9 sf window wells (with fixed ladder) at escape and rescue opening windows below grade.
- f. At least one door shall be 36" wide by 80" high. R311.
- g. Provide 32" wide doors to all interior accessible rooms.
- h. The entry/exit door must open over a landing not more than 1.5" below the threshold. Exception: Providing the door does not swing over the landing. Landing shall be not more than 7.75" below the threshold. Storm and screen doors are permitted to swing over all exterior stairs and landings. R311.3.1, R311.3.3
- i. Landing at a door shall have a length measured in the direction of travel of no less than 36". R311.3
- j. A landing shall be provided at the top and bottom of stairways. R311.7.6
- k. Following are compulsory stairway details:

- 7.75" maximum rise & minimum 10" run. R311.7.5
- Minimum 6'-8" headroom clearance. R311.7.2
- Minimum 36" clear width. R311.7.1
- Handrails 34" to 38" high above tread nosing R311.7.8.1
- Handgrip portion of handrail shall not be less than 1.25" and no more than 2" cross- sectional dimension having a smooth surface with no sharp corners. R311.7.8.5
- Maximum 4" clear spacing opening between rails. R312.1.3

- l. Winder treads shall comply with Section R311.7.5.2.1.
- m. Spiral stairs shall comply with Section R311.7.10.1.
- n. Ramp slopes shall not exceed 1:12 (8%). R311.8.1
- o. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2 inch gypsum board. R302.7
- p. All interior and exterior stairways shall be illuminated. R303.7 & R303.8
- q. For glass handrails and guards, the panels and their support system shall withstand the loads specified in Chapter 16 of 2020 LABC. A safety factor of four shall be used. The minimum nominal thickness of the glass shall be 1/4 inch. 2407. See drawings and calculations from structural engineer for details.

E. INTERIOR ENVIRONMENT

- a. Habitable rooms shall have a floor area of no less than 70sf (6.5m2) (R304.1).
- b. Habitable rooms shall be not less than 7'-0" (2134mm) in any horizontal dimension. With exception to kitchens & limited-density owner- built rural dwellings. R304.2.
- c. The minimum ceiling height for habitable space, hallways, and portions of basements containing these spaces shall be not less than 7 feet (bathrooms, toilet rooms, and laundry rooms minimum 6'8"). R305.1
- d. Provide a door and window schedule. Show type and size for each.
- e. Provide natural light in (habitable rooms), by means of exterior wall openings with an area not less than 8% of floor area. Artificial lighting may be permitted. R303.1
- f. Provide natural ventilation in (habitable rooms) (bathrooms) by means of operable exterior wall openings with an area not less than 4% of floor area. Mechanical ventilating systems may be permitted R303.1
- g. Provide natural light and ventilation for adjoining spaces. R303.2
- h. 10. Attic ventilation of 1/150 of the area of ventilated space (approximately 10 sq. in. for each 10 sf of attic area) is required. R806.2

- i. Attic area having clear headroom of 30" must have an access opening (22" x 30" minimum). Access shall be located in a hallway or other readily accessible location. It is not allowed within a small closet space. R807.1
- j. Provide 15" minimum between the center of water closet to any side wall. Calif. Plumb. Code 402.5
- k. Provide 24" clear space in front of any water closet. Calif. Plumb. Code 402.5
- l. Bathrooms, water closet compartments and other similar rooms shall be provided natural ventilation or with mechanical ventilation capable of 50 cfm exhausted directly to the outside R303.3
- m. Heater shall be capable of maintaining a minimum room temperature of 68°F at a point 3 feet above the floor and 2 feet from exterior walls in all habitable rooms at the design temperature. R303.10

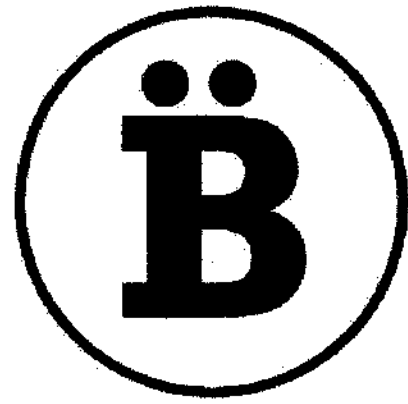
F. BUILDING ENVELOPE

- a. Glazing in the following locations shall be safety glazing conforming to the human impact loads of Section R308.3 (see exceptions) (R308.4):
- Fixed and operable panels of swinging, sliding and bi-fold door assemblies.
 - Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of either vertical edge of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
 - Glazing in an individual fixed or operable panel that meets all of the following conditions:
 - Exposed area of an individual pane greater than 9 square feet.
 - Bottom edge less than 18 inches above the floor.
 - Top edge greater than 36 inches above the floor.
 - One or more walking surfaces within 36 inches horizontally of the glazing.
 - Glazing in guards and railings
 - Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
 - Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches, measured horizontally and in a straight line, of the water's edge.
 - Glazing where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps.
 - Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within a 60 inch horizontal arc less than 180 degrees from the bottom tread nosing (R304.2).
- b. Skylights and sloped glazing shall comply with Section R308.6.
- c. Lots shall be graded to drain surface water away from foundation walls with a minimum fall of 6 inches within the first 10 feet (R401.3).
- d. Dampproofing, where required, shall be installed with materials and as required in Section R406.1.
- e. Vehicular access doors shall comply with Section R609.4.
- f. Buildings shall have approved address numbers that are either Arabic numbers or alphabetical letters. Numbers shall not be spelled out and each character shall not be less than 4" in height with a stroke width of not less than 0.5". The building identification shall be placed in a position that is plainly legible and visible from the street or road fronting the property." R319.1

- g. Protection of wood and wood based products from decay shall be provided in the locations specified per Section R317.1 by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPAC U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPAC U1.
- h. Provide anti-Graffiti finish within the first 9 feet, measured from grade, at exterior walls and doors. Exception: Maintenance of building affidavit is recorded by the owner to covenant and agree with the City of Los Angeles to remove any graffiti within 7-days of the graffiti being applied. (6306).

G. SWIMMING POOL NOTES

- a. For residential pools, provide pool enclosure. The top of the barrier shall be at least 60 inches above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches measured on the side of the barrier that faces away from the swimming pool. The gate shall open outward away from the pool and shall be self-closing and have a self-latching device. The latch shall be located a minimum 54 inches above the ground. 3109.4.1.7, 6109(a)
- b. Provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall provide an audible warning when the door or its screen, if present, are opened. The alarm(s) shall be listed and labeled in accordance with UL 2017 and independently certified to the ASTM Standard F2208. The alarms shall be equipped with a deactivation switch located in accordance 54" above the floor for units not required to be accessible and between 48 and 54 inches for units required to be accessible. 3109.2
- c. Glazing in walls, enclosures, or fences containing hot tubs, spas, and swimming pools where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface shall be considered a hazardous location and shall comply with Section 2406.1.1 through 2406.1.4.
- d. For residential swimming pools, a minimum of (2) drowning prevention safety features shall be installed per Section 109.2 of the Building Code and Section 11592 of the California Swimming Pool Safety Act.
- e. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
- f. Suction outlets shall be designed and installed in accordance with ANSI / APSP-7. 3109.5.
- g. An approved Seismic Gas Shutoff Valve or Excess Flow Shut-off Valve will be installed on the fuel gas line on the downstream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. A separate plumbing permit is required. Ordinance 170,158
- h. The recirculation and purification of any swimming pool, fish pond, or any body of water required to be fenced by Section 6109, shall be operated and maintained so as to keep the water in such pool or other body of water of water clean and of reasonable clarity. 8118
- i. New permanent outdoor pools/spas for a dwelling or duplex shall be equipped with a cover having a "manual or power operated reel system." Ordinance 184,248



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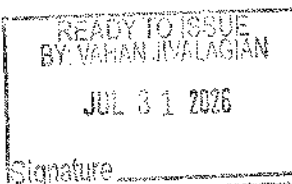
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611 OCAMPO DR.,
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CA 90272

SHEET TITLE

GENERAL
NOTES/ZONING



Signature

No.	Description	Date

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GENERAL REQUIREMENTS AND NOTES

A. GENERAL SECURITY REQUIREMENTS

1. All entry doors to dwelling units or guest rooms shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Such view may be provided by a door viewer, through windows located in the vicinity of the door or through view ports in the door or adjoining wall. 6706

2. Screens, barricades, or fences made of a material which would preclude human climbing shall be provided at every portion of every roof, balcony, or similar surface which is within 8 ft. of the utility pole or access structures. 6707

3. Wood flush-type doors shall be 1 3/8" thick minimum with solid core construction. Door stops of in-swinging doors shall be of one-piece construction with the jamb, or joined by rabbet to the jamb. 6709.1, 6709.4

4. Every door in a security opening for an apartment house shall be provided with incandescent light bulb (60 watt min) at a maximum height of 8 feet on the exterior side of the unit. 6708

5. All pin-type door hinges accessible from outside shall have non-removable hinge pins. Hinges shall have min. 1/4" dia. steel jamb stud with 1/4" min. protection. The strike plate for latches and holding device for projecting dead bolts in wood construction shall be secured to the jamb and the wall framing with screws no less than 2-1/2" long. 6709.5, 6709.7

6. Provide dead bolts with hardened inserts; deadlocking latch with key-operated locks on exterior. Doors must be operable from the inside without a key, special knowledge, or special effort (latch not required in B, F, M and S occupancies). 6709.2

7. Straight dead bolts shall have a min. throw of 1" and an embedment of not less than 5/8", and a hook-shaped or an expanding-lug deadbolt shall have a minimum throw of 3/4". 6709.2

8. Wood panel type doors must have panels at least 9/16 inch thick with shaped portions of the panels not less than 1/4 inch thick, and individual panels must be no more than 300 sq. in. in area. Mullions shall be considered a part of adjacent panels except mullions not over 18 inches long may have an overall width of not less than 2 inches. Stiles and rails shall be of solid lumber in thickness with overall dimensions of not less than 1 3/8 inches and 3 inches in width. 6709.1 item 2

9. Sliding glass doors shall be provided with a device in the upper channel of the moving panel to prohibit raising and removal of the moving panel from the track while in the closed position. 6710

10. Sliding glass doors shall be equipped with locking devices and shall be so constructed and installed that they remain intact and engaged when subjected to the tests specified in Sec. 6717.1

11. Metal or wooden overhead and sliding doors shall be secured with a cylinder lock, padlock with a min. 9/32" diameter hardened steel shackle bolted, hardened steel hasps, metal slide board, bolt or equivalent device unless secured electrically operated. 6711

12. Provide metal guides at top and bottom of metal accordion grate or grille-type doors and cylinder locks or padlocks. Cylinder guards shall be installed on all cylinder locks whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools. 6712

13. In Group B, F, M, and S occupancies, panes of glazing with at least one dimension greater than 6 in. but less than 48 in, shall be constructed of tempered or approved burglary-resistant material or protected with metal bars or grilles. 6714
14. Glazed openings within 40" of the door lock when the door is in the closed and locked position, shall be fully tempered glass or approved burglary-resistant material, or shall be protected by metal bars, screens or grilles having a maximum opening of 2". The provisions of this section shall not apply to view ports or windows which do not exceed 2" in their greatest dimensions. 6713

15. 15. Louvered windows shall be protected by metal bars or grilles with openings that have at least one dimension of 6" or less, which are constructed to preclude human entry. 6715.3

16. 16. Other openable windows shall be provided with substantial locking devices. In Group B, F, M and S occupancies, such devices shall be glide bars, bolts, cross-bars, and/or padlocks with minimum 9/32" hardened steel shackles and bolted, hardened steel hasps. 6715.2

17. 17. Sliding windows shall be provided with locking device in the upper channel of the moving panel to prohibit raising and removal of

18. 18. Sliding windows shall be equipped with locking devices and shall be so constructed and installed that they remain intact and engaged when subjected to the tests specified in Sec. 6717.2.

19. 19. Any release for metal bars, grilles, grates or similar devices constructed to preclude human entry that are installed shall be located on the inside of the adjacent room and at least 24 inches from the closest opening through such metal bars, grilles, grates or similar devices that exceeds two inches in any dimension. 6715.4

20. All other openings must be protected by metal bars or grilles with openings of not less than 6 inches in one dimension. 6716



PROPERTY ADDRESSES
611 N OCAMPO DR
ZIP CODES
90272
RECENT ACTIVITY
None
CASE NUMBERS
CPC-2016-2115-ZC
CPC-2016-2112-ZC
CPC-2016-2110-CA
CPC-2005-6252-CA
ORD-184802
ORD-129279
ENV-2016-2111-ND
ENV-2005-6253-ND

City of Los Angeles
Department of City Planning
12/15/2025
PARCEL PROFILE REPORT

Administrative Information	
Parcel Number	1265129 753
Lot/Parcel Area (Calculated)	8,204.6 (sq ft)
Thomas Brothers Ord	PAGE 631 - GRID B6
Assessor Parcel No. (APN)	4411012006
Tract	TR 9377
Map Reference	M B 129-3/7
Block	13
Lot	6
Air (Lot Cont Reference)	None
Map Sheet	1269129
Jurisdictional Information	
Community Plan Area	Brentwood - Pacific Palisades
Area Planning Commission	West Los Angeles APC
Neighborhood Council	None
Council District	CD 11 - Traci Park
Census Tract #	2627 06000000
LADBS District Office	West Los Angeles
Planning and Zoning Information	
Administrative Review	None
Planning and Zoning Information	None
Special Notes	None
Zoning	R1V1
Zoning Information (2)	Z-2465 R1 Variation Zones in the Pacific Palisades
General Plan Land Use	Low Residential
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic/PalacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO Community Design Overlay	None
CPO Community Plan Imp. Overlay	None
Subarea	None
CPO Historic Preservation Review	No
CUGU Clean Up-Green Up	None
HCR Hillside Construction Regulation	No
NSO Neighborhood Stabilization Overlay	No
POD Pedestrian Oriented Districts	None
RBP Restaurant Beverage Program Eligible Area	None
ASP Alcohol Sales Program	No
RFA Residential Floor Area District	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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PARCEL PROFILE REPORT

RIO River Implementation Overlay	No
SN Sign District	No
AB 2334 Low Vehicle Travel Area	Yes
AB 2097 Within a half mile of a Major Transit Stop	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	None
Residential Market Area	High
Non-Residential Market Area	High
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Not Eligible
Mixed Income Incentive Programs	None
Transit Oriented Incentive Area (TOA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Highest
High Quality Transit Corridor (within 1/2 mile)	No
ED 1 Eligibility	Not Eligible
RPA Redevelopment Project Area	None
Central City Planing	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	No

Assessor Information	
Assessor Parcel No. (APN)	4411012006
APN Area (Co. Public Works*)	0.187 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$2,109,247
Assessed Improvement Val.	\$0
Last Owner Change	03/14/2025
Last Sale Amount	\$4,250,000
Tax Rate Area	67
Deed Ref No. (City Clerk)	626722
	720222
	599488
	3805
	2295612
	0163642
	0-609

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Promise Zone	None
State Enterprise Zone	None
Renting	
Rent Stabilization Ordinance (RSO)	No (APN: 4411012006)
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	Yes
Assessor Parcel No. (APN)	4411012006
Address	611 OCAMPO DR
Year Built	1951
Use Code	0100 - Residential - Single Family Residence
Notes	The Just Cause Ordinance applies after the expiration of the initial lease or after 6 months of continuous occupancy, whichever comes first.
Housing Crisis Act and Resident Protections Ordinance Replacement Review	No
Housing Element Status	None
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	Yes
Police Information	
Bureau	West
Division / Station	West Los Angeles
Reporting District	823
Fire Information	
Bureau	West
Battalion	9
District / Fire Station	69
Red Flag Restricted Parking	No

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Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No (APN: 4411012006)
Additional Information	
Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Meltdown Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

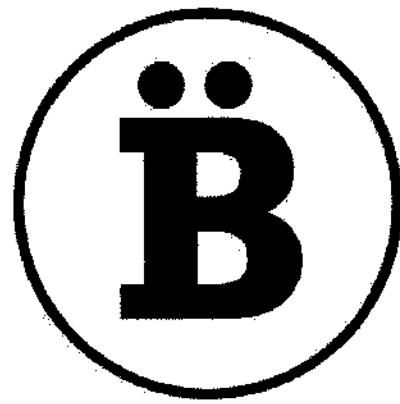
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	Yes
Criterion 1 Protected Areas for Wildlife (PAWs)	No

Seismic Hazard	
Active Fault Near-Source Zone	Within Fault Zone
Nearest Fault (Distance in km)	Santa Monica Fault
Nearest Fault (Name)	Transverse Ranges and Los Angeles Basin
Region	B
Fault Type	1.00000000
Slip Rate (mm/year)	Left Lateral - Reverse - Oblique
Slip Geometry	Moderately / Poorly Constrained
Slip Type	13.00000000
Down Dip Width (km)	0.00000000
Rupture Top	13.00000000
Rupture Bottom	75.00000000
Dip Angle (degrees)	6.60000000
Maximum Magnitude	No
Aquist-Pricis Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

Economic Development Areas	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JED)	None
Opportunity Zone	No

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BUREAU NAMAS

2925 1/2 MAIN ST.
SANTA MONICA, CA 90405

T. 424.483.8675
E. INFO@BUREAUNAMAS.com

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RESIDENCE AT
611 OCAMPO DR.,
PACIFIC PALISADES,
CA 90272

SHEET TITLE

LA DBS NOTES

READY TO ISSUE
BY: JAMIE S. JAMIESON
JUL 21 2025
Signature

No.	Description	Date

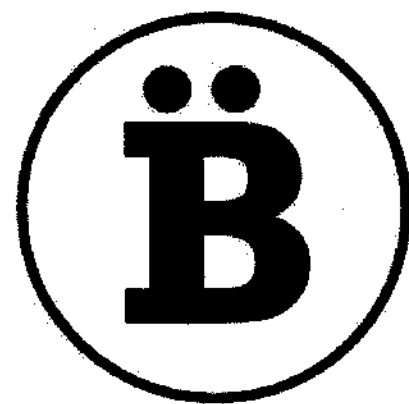
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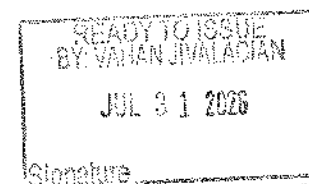
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RESIDENCE AT
611 OCAMPO DR.,
PACIFIC PALISADES,
CA 90272

SHEET TITLE

SOILS APPROVAL
LETTER



No.	Description	Date

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CALIFORNIA

KAREN BASS
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
701 NORTH FUSCO STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

SOILS REPORT APPROVAL LETTER

February 12, 2026 LOG # 139368
SOILS/GEOLGY FILE - 2

EEWA LLC
6767 W Tropicana Ave.
Las Vegas, NV 89103

TRACT: TR 9377
BLOCK 13
LOT(S) 6
LOCATION: 611 N. Ocampo Dr.

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Soils Report	250813	02/02/2026	Creative Geotechnical, Inc.
Laboratory Test Report	250813	09/02/2025	AMT, LLC

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed 2-story single family residence over a partial basement and a swimming pool at the subject site, as shown on the site plan. The previous single-family residence was destroyed in the 2025 Palisades fires. The earth materials at the subsurface exploration locations consist of native older alluvium. Groundwater was not encountered during exploration to a depth of 12 feet below the existing grade. The consultants recommend to support the proposed structures on conventional foundations bearing on native undisturbed older alluvium.

Engineering analyses provided by Creative Geotechnical, Inc. is based on laboratory testing performed by AMT, LLC. Creative Geotechnical, Inc. is accepting responsibility for use of the data in accordance to Code section 91.7008.5 of LABC.

As of January 1, 2026, the City of Los Angeles has adopted the new 2026 Los Angeles Building Code (LABC). The 2026 LABC requirements will apply to all projects where the permit application submittal date is after January 1, 2026.

The referenced report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis () refer to applicable sections of the 2026 City of LA Building Code. P/BC numbers refer to the applicable Information Bulletin. Information Bulletins can be accessed on the internet at dbs.lacity.gov.)

- The subject project shall meet the criteria for an "Eligible Project" as specified in the Mayor's Emergency Executive Orders, issued pursuant to the Declaration of Local Emergency dated 01/13/2025, in response to wildfires.

LADBS G-5 Plan 07/23/2026 AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

- Page 2
611 N. Ocampo Dr.
- The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer; and, that the plans included the recommendations contained in their reports (7006.1).
 - All recommendations of the report that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
 - A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
 - A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
 - All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
 - Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
 - Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
 - Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards (7007.1).
 - 1828 Sawelle Blvd., 3rd Floor, West LA (310) 575-8388
 - All loose foundation excavation material shall be removed prior to commencement of framing (7005.3).
 - The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
 - Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
 - Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction. Shoring recommendations shall include the maximum allowable lateral deflection of shoring system to prevent damage to adjacent structures, properties and/or public ways. Report shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)

- Page 3
611 N. Ocampo Dr.
- Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).
 - The soils engineer shall review and approve the shoring plans prior to issuance of the permit (3307.3.2).
 - Prior to the issuance of the permits, the soils engineer and the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.
 - Unsurcharged temporary excavations over 5 feet exposing soil shall be trimmed back at a gradient not exceeding 1:1, as recommended.
 - Shoring shall be designed for the lateral earth pressures specified on page 16 of the 02/02/2026 report; all surcharge loads shall be included into the design.
 - Shoring shall be designed for a maximum lateral deflection of 1/2 inch where a structure is within a 1:1 plane projected up from the base of the excavation, and for a maximum lateral deflection of 1 inch provided there are no structures within a 1:1 plane projected up from the base of the excavation, as recommended.
 - A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
 - All foundations shall derive entire support from native undisturbed older alluvium, as recommended and approved by the soils engineer by inspection.
 - Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (#5) deformed reinforcing bars, as recommended. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.
 - The foundation/slab design shall satisfy all requirements of the Information Bulletin P/BC 2023-116 "Foundation Design for Expansive Soils" (1803.5.3).
 - Slabs placed on approved compacted fill shall be at least 3/4 inches thick and shall be reinforced with 1/2-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
 - Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 3/4 inches thick and shall be reinforced with 1/2-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
 - A Site Class was not determined or estimated. Therefore, the most critical site conditions of Site Class C, CD, and D shall be used for seismic design (Section 20.1 of ASCE 7-22)
 - Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Retaining Walls" starting on page 21 of the 02/02/2026 report. Note: All surcharge loads shall be included into the design.
 - Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 23 of the 02/02/2026 report (1803.5.12).

- Page 4
611 N. Ocampo Dr.
- Note: Lateral earth pressure due to earthquake motions shall be in addition to static lateral earth pressures and other surcharge pressures.
- Basement walls and other walls in which horizontal movement is restricted at the top shall be designed for at-rest pressure as specified on page 21 of the 02/02/2026 report (1610.1). All surcharge loads shall be included into the design.
 - All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).
 - With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).
 - Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
 - Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number (104.2.6).
 - The use of acceptable prefabricated drainage composites (also known as geosynthetic subdrain systems), as an alternative to traditionally accepted methods of draining retained earth, shall be determined during structural plan check.
 - The pool shall be designed for expansive soil conditions in accordance with Information Bulletin P/BC 2023-014.
 - The proposed swimming pool shall be designed for a freestanding condition. (1808.7.3)
 - The structure shall be connected to the public sewer system per P/BC 2023-027.
 - All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works (7013.10).
 - All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).
 - The soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6 & 1705.8).
 - Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
 - Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; shoring; protection fences; and, dust and traffic control will be scheduled (108.9.1).

Page 5
611 N. Ocampo Dr.

- Installation of shoring shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
- Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).
- No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.
- A supplemental report shall be provided in the event any deviation to the currently proposed project configuration, as presented and as shown in the plans and cross sections included in the approved reports, is made. This shall include but not limited to: relocation, change in any dimension, change in the number of stories above or below grade of any of the proposed structures; addition of any structure(s), such as retaining walls, decks, swimming pools, driveways, access roads, living quarters, etc.; or, additional permanent grading or temporary grading for construction purposes that are not described and not shown in the plans and cross sections included in the approved reports.

Leila Etaati
LEILA ETAATI
Structural Engineering Associate III

LE/le
Log No. 139368
213-482-0480

cc: Applicant
Creative Geotechnical, Inc., Project Consultant
AMT, LLC, Project Consultant
WL District Office



City of Los Angeles
Department of Building
and Safety

Version
1

Grading Pre-Inspection Report

Address: **611 N OCAMPO DR**
Council District: **11** Permit Application: **26030-10000-04618**

Work Description:
GPI and posting for new 2 story house, with basement, shoring and pool

Inspector/Telephone: **CHARLES POWELL, (310) 914-3899**
Inspection District: **WLA**
Inspection Date: **07/08/2026**

Property Posted: **Yes** Posting Date: **07/08/2026** Posting Fees Paid? **Yes**
Tract: **TR 9377**
Block: **13** Lot(s): **6** ARB: County Ref No: **M B 129-3/7**

Approved Graded Lot: **No** Bearing Value:
Fill Over 100 Feet: **No** Buttress Fill: **No**
Slope of Surface: **Ascending** Natural Soil Classification 1804.2:
Cut: degrees Height: ft in
Fill: degrees Height: ft in Slide Area: **No**
Natural: **0 to 5** degrees Height: ft in
Sewer Available: **Yes** PSDS Sized Per Code:
Site is **Below** Street Roof Gutters: **Yes**
Condition of Street for Drainage Recommended Termination of Drainage **Street or**
Purposes A/C **Approved Location**
Driveway Grade: % - Maximum Rough Grade Allowed: %

GRADING APPROVAL TO ISSUE PERMIT(S)
OK TO ISSUE. SEE BELOW FOR COMMENTS.
X DO NOT ISSUE UNTIL BELOW REQUIREMENTS HAVE BEEN SATISFIED.

Page 1 of 3

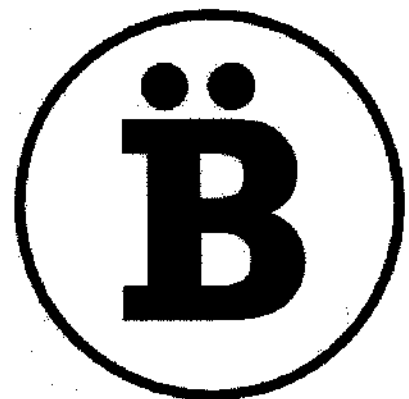
- X 1. A grading permit is required for excavation and backfill.
2. A retaining wall permit is required.
- X 3. OSHA permit required for vertical cuts 5 feet or over.
4. All footings shall be founded in undisturbed natural soil per Code.
5. Design for expansive soil or submit a soils report to the grading division per information bulletin P/BC 2008-116 and 91.1805.8.
6. In the event excavations reveal unfavorable conditions, the services of a soils engineer and/or geologist may be required.
- X 7. Soils report(s) are required. Submit three copies (1 original and 2 copies), with appropriate fees, to the Grading Section for review and approval.
8. Incorporate all recommendations of the approved report(s) and Department letters dated into the plans. to sign plans.
9. Site is subject to mudflow. Comply with provisions of Section 91.7014.3. Geological and soils report required.
10. Buildings shall be located clear of the toe of all slopes which exceed a gradient of 3 horizontal to 1 vertical as per Section 91.1805.3.1.
11. Footings shall be set back from the descending slope surface exceeding 3 horizontal to 1 vertical as per Section 91.1805.3.7.
12. Swimming pools and spas shall be set back from descending and ascending slopes as per Section 91.1805.3.3.
13. Department approval is required for construction of on or over slopes steeper than 2 horizontal to 1 vertical.
- X 14. Provide complete details of engineered temporary shoring or slot cutting procedures on plans. Call for inspection before excavation begins.
- X 15. All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
- X 16. A Registered Deputy Inspector is required.
- X 17. All fill or backfill shall be compacted by mechanical means to a minimum 90% relative compaction as determined by ASTM method D-1557. Subdrains shall be provided where required by Code.
- X 18. Specify on the plans: "The soils engineer is to approve the key or bottom and leave a certificate on the site for the grading inspector. The grading inspector is to be notified before any grading begins and, for bottom inspection, before fill is placed. Fill may not be placed without approval of the grading inspector."
19. Existing non-conforming slopes shall be cut back at 2:1 (26 degrees) or retained. All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
20. All cut or fill slopes shall be no steeper than 2:1 (26 degrees).
- X 21. Stake and flag the property lines in accordance with a licensed survey map.
22. Approval required by the Department for.
23. Approval required by the Department of Public Works, Urban Forestry Division, for native tree protected ORD. 177,040. Phone # (213) 847-3077
24. This is a preliminary pre-inspection only - base on limited information. When complete plans (and possibly calculations and/or required reports) are submitted for a permit, a new pre-inspection and fee will be required.

Page 2 of 3

**** Additional requirements: A copy of the GPI and or soils report to be included with the approved plans. Oct 1st to April 15 is the wet/rainy season and erosion control is required in the hillside grading area. Two sets of erosion control plans need to be provided for approval at the time of the inspection. No excavation is to commence without first having an initial grading inspection performed and approved by the dept.**

Construction of new occupied buildings or major additions to buildings on sites located in any of the Seismic Hazard Zones (liquefaction, Landslide or Aqueous-Proto Fault Zone) will require a geology and/or soil engineering report. For questions call (213) 482-0480.

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SHEET TITLE

GPI REPORT

REALLY NO POST
BY: JAHAN AVALDZIAN
JUL 01 2026
Signature

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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:

- [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
- [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

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.

- Retention basins of sufficient size shall be utilized to retain storm water on the site.
- 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.
- 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:

- Swales
- Water collection and disposal systems
- French drains
- Water retention gardens
- 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 Section 4.106.4.1or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*.

Exceptions:

- 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:
 - Where there is no local utility power supply or the local utility is unable to supply adequate power.
 - 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.
- 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 Section 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 an 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.

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

- For 20-ampere receptacles, NEMA 6-20R
- For 30-ampere receptacles, NEMA 14-30R
- For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers.

a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.

b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.

Where low power Level 2 EV charging receptacles or Level 2 EV chargers 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 EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).

Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

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 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.

EVCS spaces shall be designed to comply with the following:

- The minimum length of each EVCS space shall be 18 feet (5486 mm).
- The minimum width of each EVCS space shall be 9 feet (2743 mm).
- One in every 25 EVCS 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 EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

a. The EVCS 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.

b. The EVCS 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.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.

In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where 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 Reserved.

4.106.4.2.4 Reserved.

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.

Where 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 EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."

Notes:

- Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
- There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

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 perflush. 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.

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*.

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:

- 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:

- Excavated soil and land-clearing debris.
- Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
- The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

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.

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

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:

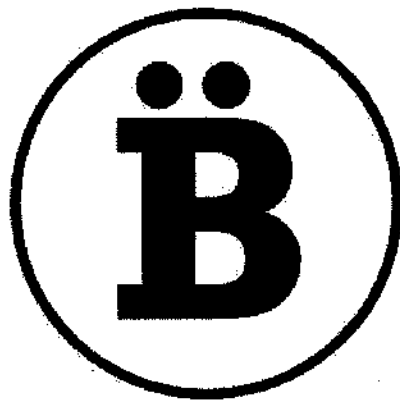
- Sample forms found in "A Guide to the California Green Building Standards Code(Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
- Mixed construction and demolition debris (C & D) processors can be located at the California Department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

- Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
- Operation and maintenance instructions for the following:
 - Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
 - Roof and yard drainage, including gutters and downspouts.
 - Space conditioning systems, including condensers and air filters.
 - Landscape irrigation systems.
 - Water reuse systems.
- Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
- Public transportation and/or carpool options available in the area.
- Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
- Information about water-conserving landscape and irrigation design and controllers which conserve water.



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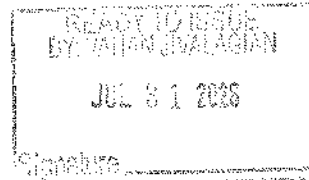
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4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. (continued)

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:

- Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
- Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
- Information about state solar energy and incentive programs available.
- A copy of all special inspections verifications required by the enforcing agency or this code.
- Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
- 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)

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.

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 O₃/g ROG).

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:

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

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:

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

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:

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

- 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.
- Other equivalent methods approved by the enforcing agency.
- 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:

- Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
- Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
- At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

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:

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

- Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.

- Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
- A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

- For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
- 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:

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

Exception: Use of alternate design temperatures necessary to ensure the 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:

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

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:

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

Notes:

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

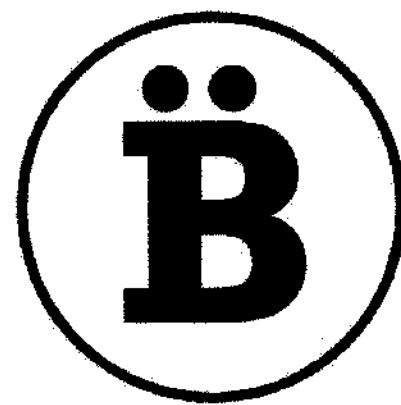
[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction 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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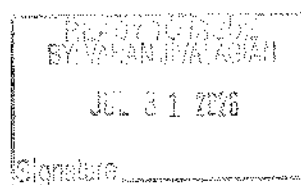
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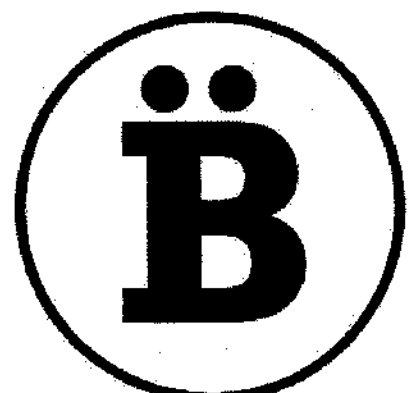
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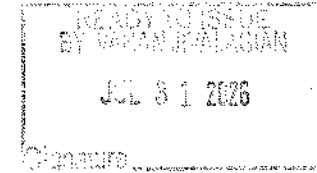
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ELEVATION™ X-42 DIRECT VENT GAS FIREPLACE

Specifications

	Actual	Minimum	Actual	Minimum	Actual	Minimum	Actual	Minimum
EX42NTEL	45 000	44 3/4"	45 3/4"	47 1/2"	48 1/4"	22"	22 1/4"	31" x 38 1/4"
EX42PTFL	39 000							

Dimensions

TOP VIEW **FRONT VIEW** **RIGHT SIDE VIEW**

Appliance Location **Combustible Mantel Clearances**

Wolf Steel Ltd., 24 Napoleon Rd., Barrie, ON L4M 0G8 Canada • (866)820-8886 • www.napoleon.com

ELEVATION™ X-42 DIRECT VENT GAS FIREPLACE

Product information provided is not complete and is subject to change without notice. Please consult the installation manual for the most up to date installation information.

Wall Penetration

Horizontal vent sections: A minimum clearance of 3" (76mm) on the top of the vent to combustibles and 2" (51mm) on the sides and bottom of the vent to combustibles is required.

Vertical vent sections: A minimum clearance of 1" (25mm) all around the vent pipe on all vertical runs to combustibles is required.

Framing

Flush Finish Framing **Recessed Finish Framing**

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FOYER A GAZ VENTILE DIRECTE ELEVATION™ X-42

Spécifications

	Actual	Minimum	Actual	Minimum	Actual	Minimum	Actual	Minimum
EX42NTEL	45 000	44 3/4"	45 3/4"	47 1/2"	48 1/4"	22"	22 1/4"	31" x 38 1/4"
EX42PTFL	39 000							

Dimensions

VUE DE DESSOUS **VUE DE FACE** **VUE DE CÔTÉ DROIT**

Enplacement de l'Appareil **Dégagements Combustible de la Tablette**

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FOYER A GAZ VENTILE DIRECTE ELEVATION™ X-42

L'information du produit fourni n'est pas complet et est sujet de changer sans préavis. Consultez le manuel d'installation pour l'information d'installation actuel.

Pénétration de Mur

Sections d'évents horizontale: Un dégagement minimum aux matériaux combustibles de 3" (76mm) au-dessus et 2" (51mm) sur les côtés et au-dessous est requis.

Sections d'évents verticale: Un dégagement minimum aux matériaux combustibles de 1" (25mm) est requis toute autour du conduit d'évacuation sur toutes les courses verticale.

Ossature Fini - Affleuré et Encastré

Wolf Steel Ltd., 24 Napoleon Rd., Barrie, ON L4M 0G8 Canada • (866)820-8886 • www.napoleon.com

Effective Date: 2/25/2025, replaces 11/1/2023

MULTI-WIDTH SLATE	Pitch/Coursing	Coverage	PC/BDL	Weight	Nails Req	Standard Color	Premium Color
Field Bundle (6" x 12" x 12" W x 18" L)							
8" Exposure PER SQUARE	6:12 or greater/Straight	6.4 BU/SQ	-	266	359	Brownstone	Brownstone Cool Roof
7.5" Exposure PER SQUARE	6:12 or greater/Straight	6.8 BU/SQ	-	283	381	Canyon	Castle Gray Cool Roof
7" Exposure PER SQUARE	6:12 or greater/Straight or Staggered	7.3 BU/SQ	-	304	409	Castle Gray	
6" Exposure PER SQUARE	4:12 to 6:12/Straight or Staggered	8.5 BU/SQ	-	354	476	European	
6" Exposure PER SQUARE	3:12 to 4:12/Straight	8.5 BU/SQ	-	354	476	Evergreen	
Hip/Ridge Two-PC 6" Wide (per 6" EXP)	any pitch	5 LF/BU	20	18	40	Slate Black	
Hip/Ridge Two-PC 7" Wide (per 6" EXP)	any pitch	5 LF/BU	20	21	40	Slate Gray	
Hip/Ridge One-PC Hinged (per 12" EXP)	3:12 to 12:12	10 LF/BU	10	12	20	Smokey Gray	
Starter / 12" W x 12" L	-	20 LF/BU	20	31	40	Sonora	
Solid Accessory / 12" W x 18" L	-	10 PCS/BU	10	25	20	Wineyard	
Turret Accessory / 12" W x 18" L	-	13 LF/BU	40	21	80	Weathered Green	
9" Wide Accessory (per 6" EXP)	-	12.8 BU/SQ	20	28	40		
10" Wide Accessory (per 6" EXP)	-	11.6 BU/SQ	20	30	40		

SINGLE-WIDTH SLATE	Pitch/Coursing	Coverage	PC/BDL	Weight	Nails Req	Standard Color	Premium Color
Field Bundle (12" W x 18" L)							
8" Exposure PER SQUARE	6:12 or greater/Straight	6.4 BU/SQ	-	275	291	Brownstone	Brownstone Cool Roof
7.5" Exposure PER SQUARE	6:12 or greater/Straight	7.1 BU/SQ	-	294	313	Canyon	Castle Gray Cool Roof
7" Exposure PER SQUARE	6:12 or greater/Straight or Staggered	7.6 BU/SQ	-	315	335	Castle Gray	
6" Exposure PER SQUARE	4:12 to 6:12/Straight or Staggered	8.5 BU/SQ	-	367	388	European	
6" Exposure PER SQUARE	3:12 to 4:12/Straight	8.8 BU/SQ	-	367	388	Evergreen	
Hip/Ridge Two-PC 6" Wide (per 6" EXP)	-	5 LF/BU	20	18	40	Rock Ridge	
Hip/Ridge Two-PC 7" Wide (per 6" EXP)	-	5 LF/BU	20	21	40	Slate Black	
Hip/Ridge One-PC Hinged (per 12" EXP)	3:12 to 12:12	10 LF/BU	10	12	20	Slate Gray	
Starter / 12" W x 12" L	-	20 LF/BU	20	31	40	Smokey Gray	
Solid Accessory / 12" W x 18" L	-	10 PCS/BU	10	25	20	Sonora	

PROVINCE SLATE	Pitch/Coursing	Coverage	PC/BDL	Weight	Nails Req	Standard Color	Premium Color
Field Bundle (12" W x 11.5" L)							
8" Exposure PER SQUARE	3:12 or greater/Straight	15 BU/SQ	-	193	600	Brownstone	Brownstone Cool Roof
Hip/Ridge One-PC Hinged (per 12" EXP)	recommended / 3:12 to 12:12	10 LF/BU	10	12	20	Castle Gray	Castle Gray Cool Roof
Hip/Ridge One-PC Hinged (per 6" EXP)	optional reduced exp / 3:12 to 12:12	6.66 LF/BU	10	12	20	European	Castle Gray Cool Roof
Hip/Ridge Two-PC 6" Wide (per 6" EXP)	greater than 12:12	5 LF/BU	20	18	40	Slate Black	
Rake One-PC / 4" W x 15.5" L	-	13.33 LF/BU	20	21	40	Slate Gray	
Transition / 12" W x 11.5" L	-	10 BU/SQ	10	13	40	Smokey Gray	
Starter / 12" W x 3.5" L	-	20 LF/BU	20	17	40		
Step Flashing - Bronze 4"x6"x14"	-	13.3 LF/BU	20	15			
Step Flashing - Gray 4"x6"x14"	-	13.3 LF/BU	20	15			

Page 1

Effective Date: 2/25/2025, replaces 11/1/2023

MULTI-WIDTH SHAKE	Pitch/Coursing	Coverage	PC/BDL	Weight	Nails Req	Standard Color	Premium Color
Field Bundle (4" x 8" x 7" x 9" W x 22" L)							
10" Exposure PER SQUARE*	3:12 or greater/Straight	8 BU/SQ	-	24	38	48	Aged Cedar
9" Exposure PER SQUARE*	3:12 or greater/Straight or Staggered	9 BU/SQ	-	264	330	384	Autumn
Hip/Ridge Two-PC 6" Wide (per 10" EXP)	-	8.33 LF/BU	20	27	40	40	Black Oak
Hip/Ridge One-PC Hinged (per 12" EXP)	3:12 to 12:12	10 LF/BU	10	16	20	20	Chesapeake
Valley / 12" W x 22" L	-	4.16 LF/BU	10	22	20	20	Mossy Cedar
Starter / 12" W x 12" L	-	20 LF/BU	20	31	40	40	Mountain
Solid Accessory / 12" W x 22" L	-	10 PCS/BU	10	42	20	20	New Cedar
							Tahoe
							Weathered Gray

SINGLE-WIDTH SHAKE	Pitch/Coursing	Coverage	PC/BDL	Weight	Nails Req	Standard Color	Premium Color
Field Bundle (9" W x 22" L)							
10" Exposure PER SQUARE*	3:12 or greater/Straight	7 BU/SQ	-	22	41	41	Aged Cedar
9" Exposure PER SQUARE*	3:12 or greater/Straight or Staggered	7.8 BU/SQ	-	297	308	308	Autumn
Hip/Ridge Two-PC 6" Wide (per 10" EXP)	-	8.33 LF/BU	20	27	40	40	Black Oak
Hip/Ridge One-PC Hinged (per 12" EXP)	3:12 to 12:12	10 LF/BU	10	16	20	20	Chesapeake
Valley / 12" W x 22" L	-	4.16 LF/BU	10	22	20	20	Mossy Cedar
Starter / 12" W x 12" L	-	20 LF/BU	20	31	40	40	Mountain
Solid Accessory / 12" W x 22" L	-	10 PCS/BU	10	42	20	20	Weathered Gray

SELECT SHAKE	Pitch/Coursing	Coverage	PC/BDL	Weight	Nails Req	Standard Color	Premium Color
Field Bundle (8" x 10" W x 22" L)							
10" Exposure PER SQUARE	3:12 or greater/Straight	7 BU/SQ	-	22	41	41	Aged Cedar
9" Exposure PER SQUARE	3:12 or greater/Straight	7.8 BU/SQ	-	297	308	308	Autumn
Hip/Ridge Two-PC 6" Wide (per 10" EXP)	-	8.33 LF/BU	20	27	40	40	Black Oak
Hip/Ridge One-PC Hinged (per 12" EXP)	greater than 12:12	10 LF/BU	10	16	20	20	Chesapeake
Starter / 12" W x 12" L	-	20 LF/BU	20	31	40	40	Mossy Cedar
							Mountain
							Tahoe
							Weathered Gray

HAND SPLIT SHAKE SIDING	PC/BDL	Coverage	Pieces	Weight	Nails Req	Standard Color	Premium Color
Field Bundle (8" x 10" W x 18" L)							
8" Exposure PER SQUARE	Straight	8.7 BU/SQ	-	22	36	44	Aged Cedar
7" Exposure PER SQUARE	Straight or Staggered	10 BU/SQ	-	313	383	383	Bark
6" Exposure PER SQUARE	Straight or Staggered	11.4 BU/SQ	-	360	440	440	Black Oak
Starter / 12" W x 12" L	-	20 LF/BU	20	31	40	40	Granite
							Mossy Cedar

FANCY SHAKE	Pitch/Coursing	Coverage	Pieces	Weight	Nails Req	Standard Color	Premium Color
Field Bundle (5" x 7" x 12" W x 18" L)							
7" Exposure PER SQUARE	3:12 or greater/Straight or Staggered	8.2 BU/SQ	-	30	37	60	Autumn
6" Exposure PER SQUARE	3:12 or greater/Straight or Staggered	9.6 BU/SQ	-	304	492	492	Chesapeake
Hip/Ridge Two-PC 5" wide (per 6" EXP)	-	5.83 LF/BU	20	16	40	40	Mountain
Starter / 12" W x 12" L	-	20 LF/BU	20	31	40	40	Tahoe
							Weathered Gray

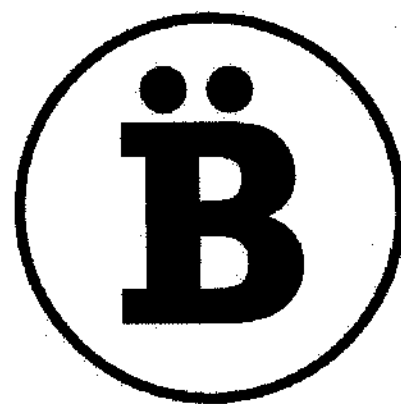
Page 2

Effective Date: 2/25/2025, replaces 11/1/2023

ACCESSORIES	Coverage / Count	Weight
Hot Dipped Galvanized Ring Shank Coil Nails 1-1/2"	7,200 Pieces/Box	35
Hot Dipped Galvanized Ring Shank Coil Nails 1-3/4"	7,200 Pieces/Box	41
Eco Chief SOLARHIDE Underlayment	10 SQ/Roll	54

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Page 3



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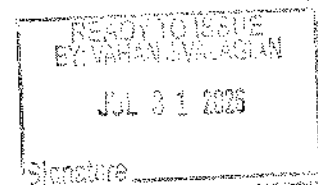
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RESIDENCE AT
611 OCAMPO DR.,
PACIFIC PALISADES,
CA 90272

SHEET TITLE

GUIDELINES FOR
WATERPROOFING



No.	Description	Date

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DATE 7.23.2026
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A-1.7

JAMES WEST
ROOFING AND WATERPROOFING CONSULTANT

LEAK-SOLVING QUALITY CONTROL LITIGATION

General Bid Sheet
Below-Grade & Under-Slab Waterproofing, Balconies/Sundecks, Wall Openings,
Base of Walls, Building Wrap, Construction Sealants & Class A Roof Coverings

Updated June 2021

Abstract: The purpose of this document is to assist in the product selection with regards to weather-resistive barriers at below-grade walls & slab, balconies/sundecks, base of walls & roof coverings. This office is not acting as project architect/engineer or assuming the role of any governing building official.

General Guidelines for Weather-Resistive Barriers: Use of the information below is intended to accompany a thorough review of plans and current project conditions so as to establish dimensions, quantities, attachment & termination of named weather-resistive barriers.

- Below-Grade Waterproofing** such as at concrete foundation walls may be fluid-applied polyurethane membrane such as TREMProof 250 GC, Gaco Western LM-60, CIM 800/1000 (or equal) coupled with a composite drainage/protection board. The membrane should be applied to the properly prepared concrete or CMU substrates a rate of approximately 90-120 mils. The TREMPProof 250 GC allows for application against newly cured concrete substrates, whereas the CIM products are asphalt compatible. Self-Adhered waterproofing products are an acceptable alternative to the fluid-applied polyurethanes, particularly when substrates are not fully cured. Grace Butolthene 3000/4000, PolyGuard 650, Jiffy Seal 140/60, MiraDRI 860/861 by Carlisle and MAPEI are all excellent choices. A HDPE root barrier, deployed between the completed membrane and the forthcoming composite drainage/protection board is recommended at any work areas subject to anticipated exposure to invasive root structures (trees, topiary etc.). Use accessory primers and prepare all surfaces to come in contact with self-adhered materials as per manufacturer's recommendations. Polymer modified concrete may be required to fill irregularities once the substrate has been mechanically abraded and made smooth, this applies with either product line planned (fluid-applied or self-adhered). In the event the below-grade waterproofing is not directly joined to the overlying building envelope, a flexible cementitious membrane may be used to treat the discontinuous work areas and prevent water migration behind the newly installed below-grade waterproof membrane. Suitable products include MiraFlex Membrane C by Miracote Corporation (Crossfield Products Corp.). Miracote BC Pro is then applied atop the cementitious membrane as an adhesion promoter for overlying plaster or stone/tile installations.

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- Under-Slab Waterproofing** should consist of a bentonite sheet-good coupled with the required water-stops at concrete joints. Bentonite sheets are available with HDPE (high density polyethylene) backing for areas where rebar cages may damage unbaked sheets. Tremco Panel and TegraSeal TegraTie are the leading products when considering HDPE-backed bentonite waterproofing. The under-slab HDPE/bentonite waterproofing must then be integrated with the fluid-applied polyurethane used at the below-grade walls. Integration of the dissimilar products may be accomplished using a fabric-faced self-adhered membrane such as AFM (Anti-Fracture Membrane) by Protecto Wrap. The self-adhered is applied to the HDPE side of the bentonite membrane as it extends up the walls from the underlying slab allowing for application of the fluid applied product. Termination bars & accessory sealant may be used to anchor the HDPE/bentonite & self-adhered membrane prior to application of the fluid-applied polyurethane membrane. Integration of the bentonite products with self-adhered below-grade waterproofing is generally accomplished by means of an over/under installation of self-adhered membrane at the leading edges of the bentonite, followed by termination bars and accessory sealant. Other acceptable bentonite systems include Ceco Vortex & Carlisle MiraCLAY. Bentonite water-stops are typically installed at slab-to-wall joints in a single or double configuration and are also recommended where shotcrete is interrupted at successive applications. Follow manufacturer-provided, published detail drawings for specific installations of water-stops.
- Negative-Side Waterproofing** such as Koster NB 1 or Aquafin 2KM may be required to address some site conditions. Koster NB 1 Crystalline Waterproofing & Aquafin 2KM are a technologically advanced "negative-side" surface treatments. All work must be performed in strict accordance with the manufacturer's specifications relating to surface preparation (typically sand-blasting or turbo-grinding), mixing and application. When using these products it is important to minimize penetrations required to secure interior framing, as the application will be interrupted and fail to arrest any subsequent water intrusion at discontinuous work areas. Bentonite or water-resistive grout injection is typically recommended to act in concert with or substitute for the crystalline agents, particularly where interiors are populated with numerous penetrations or utilities. Leading manufacturers include Ceco, de Neef & Seal Boss, with the latter providing both hydrophilic & hydrophobic versions of the chemical grout. Ceco BentogROUT consists of bentonite & polymers and is injected in a fluid state through a schedule of injection ports based on site conditions. Repeated applications of both the crystalline and injection materials may be required to eliminate severe water infiltration and warranty provisions typically fall short when compared to positive-side treatments. Of course, negative-side treatments acting as the sole waterproofing agent should be reserved for work areas where excavation is not possible or practical.

- Sundecks/Balcony Decks** may be waterproofed using fluid-applied polyurethane systems suitable for use below setting beds & ceramic tile. Recommended: Gaco Western GacoFlex LM60, TREMPProof 250 GC, CIM 800/1000 or Kemperol 2K-PUR with Kemperol Traffic Coating by Kemper Systems. Apply the system atop a properly sloped wood deck (2% to drainage), which is secured to the wood framing by means of ring shank or screw-type fasteners. Note the sundecks & balcony decks are to be outfitted with stainless steel door pans and perimeter metal set atop a layer of self-adhered membrane, which should be trimmed back once covered, or atop a sacrificial layer of the fluid-applied polyurethane extending onto the deck to allow for tie-in. Drainage provisions may allow for a recessed liner drain with sheet-flow to outside perimeter or internal drains. Provide for **Overflow Provisions**, that is, allow for natural drainage off perimeter or via a through-wall scupper set 2" above primary drain, but below any points of egress onto said balcony/sundeck.
- Follow published details relating to joint reinforcement at **Perimeter Edge Metal & Door Pans**. The stainless steel edge metal should be readied for tie-in with new coatings and integration with the forthcoming weather-resistive barriers (double layer Grade "D" paper with or without a layer of Tyvek/Typar). This is typically accomplished using a sheet of self-adhered material, which extends below the metal at the bottom edge. Leave release paper intact to allow for integration with the paper once installed. Full door pans should be joined with the balance of the perimeter metal by means of solid-soldered joints and treated using polyester-reinforced sealant at deck-to-metal joinery followed by the full mil thickness of the deck coating system. The right & left vertical dimensions for the pans will be counter-flashed by the self-adhered materials with compatible sealant being employed. Use Bostik PRO-MSS0 Sil/Modified Polyether, Schne-Morehead SM7108 Permthane (or equal) with polyurethane deck coatings and as accessory sealant for the self-adhered flexible flashings. Use Dymonic 100 polyurethane sealant if a Tremco fluid-applied polyurethane system is selected.
- Handrail supports** may be set atop a sacrificial layer of self-adhered material (Grace Ultra, Vycor V-40, Carlisle WIP 300 HT, Protecto Wrap etc.), secured to the deck by means of counter-sunk screw-type fasteners and encapsulated with the deck coating system following metal-to-wood joint reinforcement protocol. Note: use appropriate water-based accessory primers with all self-adhered materials applied. Of course, the supports may also be encapsulated using fluid-applied polyurethane materials without the use of self-adhered membranes provided a sacrificial coat of fluid-applied is provided prior to attachment. Extruded aluminum shoe installations should be set atop a continuous plate, which is integrated with the waterproof membrane as described above. The plate may be outfitted with either threaded blocks or welded all-threads (12" centers), providing for attachment of the shoe itself. Separate dissimilar metals and follow established requirements relating to

structural integrity for the assembly.

- A decorative **Wear Surface** may be installed atop a conventional dry-pack setting bed with a latex/acrylic additive. The assembly may be set atop the polyurethane deck coatings provided geotextile fabric, and broadcast or low profile drainage board is provided. Drainage shall then occur below the decorative wear surface, set at roughly 2% (1/4" per ft) to allow for the prompt egress of water. Another option involves the use of a "stand-alone" or UV-stable polyurethane system, such as Vulchem 350/351 by Tremco or GacoFlex UB64/UB60. These products are also suitable for thin-set tile application. Note that noise transference will be greater at habitable space below with stand-alone or thin-set tile systems. Pedestal systems (Bison Level, In Deck Supports) offer an attractive alternative and allow for matching interior/exterior floor heights. Drainages for the door product and the deck itself occurs below the spaced tile, stone, decorative wood or other wearing surface. Handrail supports are concealed, noise transference is greatly reduced and the underlying waterproof membrane may be accessed and repaired/replaced if necessary.
- Wall Openings** (windows, doors & any penetrations or steel attachment) should be protected by means of specialty self-adhered flexible flashings, which will also be used to tie-in the primary weather-resistive barriers with window/door product, electrical, lighting and utility penetration assemblies. Acceptable materials include: Vycor V-40/Vycor Plus/Vycor Ultra by WR Grace (or equal). Work areas subject to high-temperature exposure should be treated using Vycor Ultra or Carlisle WIP 300 HT. Fluid applied alternatives include Proseco FastFlash product lines. Stainless steel or extruded aluminum pans are to be utilized at all window/door openings with solid-soldered wire lath (when covering pans with plaster) as needed to minimize fastening locations through said pans. Rough openings should be fully lined with the self-adhered materials. Again, only moisture-cured polyurethane or modified polyether sealants are to be used in conjunction with the self-adhered flexible flashings (Bostik PRO-MSS0, Permthane SM7108 or equal). Apply accessory water-based primer as per manufacturer's instructions prior to installation and allow pre-cut pieces of self-adhered materials to "relax" in direct sunlight prior to placement.
- The Base of Wood-Framed Walls** should be treated using a transitional self-adhered waterproof membrane from any of the approved manufacturers (Grace products, Protecto Wrap, Tremco, Carlisle WIP 300 HT etc.). This step allows for the marriage of the concrete foundation with the overlying wood-framed construction, and protects the critical plane line. The completed waterproofing tie-in may then be covered using a flat-stock stainless steel or a custom extruded aluminum metal to protect the membrane from UV's and provide the finish. A UV-stable

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sealant atop a closed-cell backer rod should be employed at areas where concrete framework abuts the walls. Plaster weep screeds or perforated drainage/protection board may then be set at 2" (above floorwork) or 4"-6" (above grade) and counter-flashed by the building wrap and an additional course of self-adhered membrane. When joining self-adhered materials with fluid-applied polyurethane below-grade waterproofing, verify compatibility with manufacturer.

- The general **Building Wrap** may be comprised of a construction layer of Tyvek or Typar (optional) followed by a double layer of Grade "D" 1-lr paper. Note: the intermediate layer of Tyvek/Typar is only recommended as a "construction" layer employed to protect the interiors if work is underway during periods of anticipated inclement weather. Braided wire and expanded metal lath is recommended with the expanded metal lath being used surrounding window & door openings where the self-adhered materials will come in contact with the plaster (to ensure bond). Furring nails should be employed, as the resulting penetrations will not require sealant application (at every location), as would be the case with conventional fasteners. Furthermore, the furring nails will provide for a point of water egress between the building wrap & overlying plaster wall coverings. The use of fluid-applied air & water barrier systems is very prevalent in today's high-end and commercial construction. Systems are available from Proseco (R-Guard with Joint & Seam Filler, FastFlash & Cat 5 recommended), Tremco (ExoAir 230) and Henry Corporation. The system is carried into window/door openings with a dry sheet of flashing being set into wet applications to allow for positive lap with any building paper (for plaster applications).
- A specialty **High-Temperature Self-Adhered** membrane should be used below all high Sun-exposure areas to be covered with plaster. These areas typically include: high parapet walls, architectural shelves, horizontal planes etc. Use Grace Ultra, Protecto Wrap/Jiffy Seal Ice & Water Guard HT, Carlisle WIP 300 HT or equal. Specialty plaster applications involving polymer-modified assemblies should be treated at the substrate using a high-temperature self-adhered material (Grace Ultra, Protecto Wrap/Jiffy Seal Ice & Water Guard HT, Carlisle WIP 300 HT or equal) into which an expanded metal lath is attached. All resulting fasteners should be treated using a moisture-cured polyurethane accessory sealant (Schnee-Morehead SM7108 or equal). This protocol should be followed so as to ensure a weather-tight barrier is in place below any such applications in the event of failure.
- Construction Sealants** for use at sheet metal or in conjunction with below-grade and balcony deck waterproofing are to be as called for by the primary materials manufacturer of the specific products employed. Otherwise, use Bostik PRO-MSS0, Schnee-Morehead SM7108 Permthane or other approved polyurethane sealants. All glass-to-glass, glass-to-metal joinery should be treated using Dow Corning 795 Silicone for Glass (industry preferred).

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- Water Features** found above habitable space should be treated using CIM 1000 or other approved fluid-applied polyurethane waterproof membrane atop the structural pour/shell. The selected membrane should be applied at a minimum of 120-mils with a 10 to 15-mil "kiss coat" into which silica sand is liberally broadcast to refusal. Any penetrations associated with the rebar cage for the forthcoming encapsulation must be treated using trowel grade versions of the CIM 1000 or other approved fluid-applied polyurethane product line. A 4 to 5-inch encapsulation slab should then follow atop a low-profile composite drainage/protection board. Utility subsurface drains should be provided at the structural slab to allow for egress of condensation-related water. Outlets for the utility drains should be placed at a location able to be monitored for excessive drainage, which could indicate a failure of the secondary flexible cementitious waterproofing. Secondary flexible cementitious waterproofing should be by Miracote with the MiraFlex Membrane C/BC Pro product lines being employed. The Miracote product lines include Aqua-Blok Primer XL, CPC Hybrid Polyether Sealant, fabric-reinforcement at all changes in plane and utility penetrations and the aforementioned BC Pro (bond coat). Tie-in of the CIM product lines with outlying/surrounding pool deck waterproofing may be accomplished by means of a 10 to 12-inch overlap. Tie-in of the Membrane C flexible cementitious waterproofing with outlying/surrounding pool deck waterproofing may be accomplished following the same dimensions, however, a silica sand broadcast is required at the CIM or other fluid-applied polyurethane product lines prior to covering with the Membrane C. If the Membrane C is in place prior to the fluid-applied polyurethane to be employed at the pool deck, it may simply overlap the Membrane C by 10 to 12 inches. The BC Pro by Miracote allows for placement of conventional pool plaster, Pebble Tec or other approved architectural finish. Additionally, thin-set tile may be employed using Latitec 254 Platinum.
- Class "A" Fire-Rated Roof Coverings** may be achieved at clay tile & other steep-slope roof sections provided a specialty underlayment is employed below the standard asphalt/fiberglass underlayment. A double layer of GAF VersaShield is recommended below the conventional underlayment, which should be mechanically fastened atop the engineered plywood substrate.
- APP Modified Bitumen** systems (torch-on) are very reliable and recommended for low-slope roof applications. The fully adhered polymer modified asphalt sheets are offset resulting in a vulcanized assembly double that in thickness to a conventional single layer. The assembly is resistant to ponding provided a "liner" or sacrificial sheet is welded into the area of ponding (typical protocol cited by manufacturer). Other advantages include: greater ease identifying defects and sourcing post-assembly water intrusion as the heat-welded seams are available for examination and pockets of trapped storm water are apparent. A wide variety of manufacturers populate the torch-applied landscape, however, Class "A" fire-rated assemblies (often required) are available from CertainTeed provided a double layer of

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GLASBASE is employed as underlayment. Use CertainTeed Specification GTA-FR-N-B3, which allows for a smooth layer of APP modified bitumen below the granular-surface sheet.

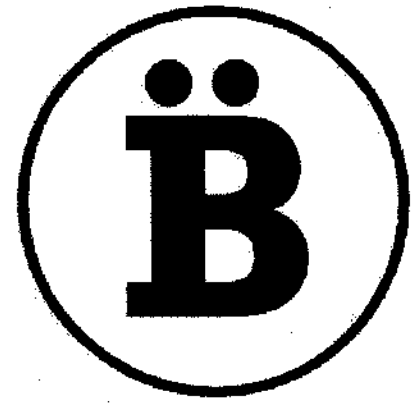
- TPO** (Thermoplastic olefin), **PVC** (polyvinyl chloride) and hybrid single-ply roofing systems represent perhaps the most significant growth in modern roofing materials sold and installed on low-slope roof applications nationwide. These membranes are highly resilient to ponding conditions, provide superior energy savings (particularly in the Southwestern US) and are less detrimental to the environment with regards to manufacture & application. They present a pleasing nearly maintenance-free product to the end user and offer extended performance warranties unrivaled by their predecessors. Class "A" fire-rated systems are available from a variety of manufacturers (GAF, Sika Sarnafil, JB Roof Systems, FiberTite etc.). There are disadvantages associated with these assemblies as well; costs, the track record of the more obscure manufacturers may be in question (formulations, failures within or just outside warranty duration, seam failure, accelerated ageing etc.) and a shortened list of approved applicators.
- BUR** or multiple-pass hot asphalt systems are reliable for the simple reason that several passes over the same work area occur when the multi-layered waterproofing and reinforcing agents are applied. In short, a breach in quantities, dimensions or thickness may be overcome with the subsequent layers of hot asphalt & fiberglass ply sheets. Other advantages include: superior tensile strength and puncture resistance, a variety of surfacing options (gravel, cap sheet, cool roof coatings etc.), variety of available manufacturers offering numerous local approved contractors (cost & availability benefit). Disadvantages include: poor resilience to standing water (and warranty exclusion for same), labor intensive (increased chance of applicator-driven defect), and difficulty in sourcing a post-assembly water intrusion (particularly if aggregate surfacing employed). Note: gravel surfacing will likely be required to secure a Class "A" fire-rated assembly if used as a low-slope roof covering.

Thank you for allowing me to be of service in this matter. Please contact me if there are any questions pertaining to any of the information contained herein.

Respectfully,

James West
Consultant

7



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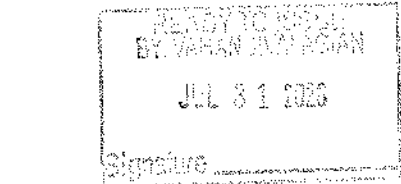
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SHEET TITLE

TITLE 24



No.	Description	Date

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A-1.8

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building

Calculation Description: Title 24 Analysis

Calculation Date/Time: 2026-04-06T17:19:02-06:00

Input File Name: 611 Ocampo.rbd22x

CF1R-PRF-01-E

(Page 1 of 15)

GENERAL INFORMATION									
01	Project Name	Residential Building							
02	Run Title	Title 24 Analysis							
03	Project Location	611 Ocampo Drive							
04	City	Pacific Palisades			05	Standards Version			
06	Zip code	90272			07	Software Version			
08	Climate Zone	6			09	Front Orientation (deg/ Cardinal)			
10	Building Type	Single-family			11	Number of Dwelling Units			
12	Project Scope	Newly Constructed			13	Number of Bedrooms			
14	Addition Cond. Floor Area (ft²)	0			15	Number of Stories			
16	Existing Cond. Floor Area (ft²)	n/a			17	Penetration Average U-factor			
18	Total Cond. Floor Area (ft²)	7881			19	Glazing Percentage (%)			
20	ADU Bedroom Count	n/a			21	ADU Conditioned Floor Area			
22	Fuel Type	Natural gas			23	No Dwelling Unit:			

COMPLIANCE RESULTS

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

Registration Number: 426-P010101833A-000-000-0000000-0000

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CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 04/06/2026 16:38

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Report Version: 2022.0.000

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building

Calculation Description: Title 24 Analysis

Calculation Date/Time: 2026-04-06T17:19:02-06:00

Input File Name: 611 Ocampo.rbd22x

CF1R-PRF-01-E

(Page 4 of 15)

ENERGY USE INTENSITY				
	Standard Design (kBtu/Nt² · yr)	Proposed Design (kBtu/Nt² · yr)	Margin (kBtu/Nt² · yr)	Margin Percentage
Gross EUI¹	6.93	5.02	1.91	27.56
Net EUI²	6.93	5.02	1.91	27.56

Notes:
1. Gross EUI is Energy Use Total (including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED SPECIAL FEATURES

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

- Solar Electric Generation Systems / Solar PV System requirements for newly constructed residential buildings are suspended per Executive Order N-29-25
- Indoor air quality, balanced fan
- IAQ Ventilation System Heat Recovery: minimum 77 SRE and 83 ASRE
- IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACM Reference Manual
- Ceiling has high level of insulation
- Insulation below roof deck
- Non-standard duct location (any location other than attic)
- Recirculating with demand control, push button
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed
- One or more heat pump water heaters have been installed as demand response compatible

Registration Number: 426-P010101833A-000-000-0000000-0000

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CA Building Energy Efficiency Standards - 2022 Residential Compliance

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building

Calculation Description: Title 24 Analysis

Calculation Date/Time: 2026-04-06T17:19:02-06:00

Input File Name: 611 Ocampo.rbd22x

CF1R-PRF-01-E

(Page 7 of 15)

OPAQUE SURFACES - CATHEDRAL CEILINGS										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Area (ft²)	Orientation	Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	
Below Balcony	First Floor Zone	R-30 Roof No Attic	0	Right	118	0	0.1	0.1	0.85	No
5/12 Roof	Second Floor Zone	R-38 Roof Attic-R-5 Spray1	0	Right	16.1	16	5	0.1	0.85	No
Low Slope Roof	Second Floor Zone	R-38 Roof Attic-R-5 Spray1	0	Right	38.1	38	0.1	0.1	0.85	No
Roof	Garage	R-0 Roof No Attic	270	Back	17	0	4	0.1	0.85	No

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Second Floor Zone	Attic Roof/Second Floor Zone	Unventilated	2.27215	0.1	0.85	No	No

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Area (ft²)	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
French Doors	Window	Front Wall	Front	90			1	247.5	0.3	NFRC	0.23	NFRC	Bug Screen
Windows	Window	Left Wall	Left	180			1	70.5	0.3	NFRC	0.23	NFRC	Bug Screen
Window	Window	Southwest Wall	Left	225			1	18	0.3	NFRC	0.23	NFRC	Bug Screen
Window 2	Window	Rear Wall	Back	270			1	18	0.3	NFRC	0.23	NFRC	Bug Screen
French Doors 2	Window	Rear Wall	Back	270			1	252	0.3	NFRC	0.23	NFRC	Bug Screen

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CA Building Energy Efficiency Standards - 2022 Residential Compliance

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building

Calculation Description: Title 24 Analysis

Calculation Date/Time: 2026-04-06T17:19:02-06:00

Input File Name: 611 Ocampo.rbd22x

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ENERGY DESIGN RATINGS						
	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency³ EDR (EDR2efficiency)	Total⁴ EDR (EDR2total)	Source Energy (EDR1)	Efficiency¹ EDR (EDR2efficiency)	Total⁵ EDR (EDR2total)
Standard Design	44.2	58.4	41.7			
Proposed Design	31.6	49.2	38.3	12.6	9.2	5.4
RESULT¹: PASS						
¹Efficiency EDR includes improvements like a better building envelope and more efficient equipment						
²Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load four limits are not exceeded						
³ Solar Electric Generation Systems / Solar PV System requirements for newly constructed residential buildings are suspended per Executive Order N-29-25						

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HERS FEATURE SUMMARY						
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry						
• Indoor air quality ventilation						
• Kitchen range hood						
• High R-value Spray Foam Insulation						
• Minimum Airflow						
• Verified EER/SEER2						
• Verified Refrigerant Charge						
• Fan Efficiency WUE/CTM						
• Verified HSPF2						
• Verified heat pump rated heating capacity						
• Duct leakage testing						
• Ducts located entirely in conditioned space confirmed by duct leakage testing						

BUILDINGS - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Residential Building	7881	1	5	3	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
First Floor Zone	Conditioned	HVAC System1	2709	10	DHW Sys 1	New
Second Floor Zone	Conditioned	HVAC System1	2998	9	DHW Sys 1	New
Basement Zone	Conditioned	Basement HVAC2	2174	10	DHW Sys 1	New

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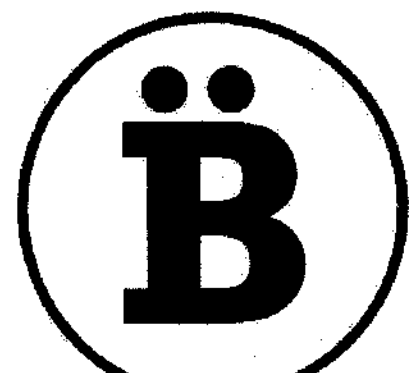
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ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/Rt² · yr)	Standard Design TDV Energy (EDR2) (kTWD/Rt² · yr)	Proposed Design Source Energy (EDR1) (kBtu/Rt² · yr)	Proposed Design TDV Energy (EDR2) (kTWD/Rt² · yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	2.41	10.86	0.6	4.36	1.81	6.5
Space Cooling	0.05	2.6	0.12	4.07	-0.07	-1.47
IAQ Ventilation	0.51	5.39	0.7	7.48	-0.19	-2.09
Water Heating	0.4	4.35	0.33	3.62	0.07	0.73
Self Utilization/ Flexibility Credit			0	0	0	0
Efficiency Compliance Total	3.37	22.2	1.75	19.53	1.62	3.67
Photovoltaics	0	0	0	0		
Battery			0	0		
Flexibility						
Indoor Lighting	0.35	3.49	0.35	3.49		
Appl. & Cooking	0.93	6.47	0.94	6.54		
Plug Loads	0.93	9.73	0.93	9.73		
Outdoor Lighting	0.1	0.88	0.1	0.88		
TOTAL COMPLIANCE	5.68	43.77	4.07	40.17		



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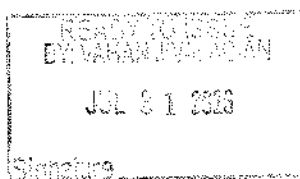
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TITLE 24



No.	Description	Date

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01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-38 Roof Attic+R-5 Spray1	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	5 / None	0.027	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-38 / 2x4 Sheathing / Insulation: R-5 Sheathing Inside Finish: Gypsum Board
R-21 Wall1	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.064	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board
Attic RoofSecond Floor Zone	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-5	None / 0	0.157	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-5 / 2x4 Inside Finish: Gypsum Board
R-38 Roof Attic+R-5 Spray	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-38 9 in. Insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
R-0 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board
R-30 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-30	None / None	0.033	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-30 / 2x10 Ceiling Below Finish: Gypsum Board
10 Concrete Wall w/R-15	Underground Walls	Concrete / ICF / Brick	None	n/a	15 / None	0.073	Inside Finish: Gypsum Board Insulation/Furring: R-15 / 3.5 in. wd. Mass Layer: 10 in. Concrete

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01	02	03	04	05	06	07	08	09
Quality Insulation Installation (QI)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50	CFM50	CFM50	CFM50	CFM50
Not Required	Required	N/A	n/a	n/a	n/a	n/a	n/a	n/a
WATER HEATING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (H)
DHW Sys 1	Domestic Hot Water (DHW)	Demand Recirculation Manual Control	DHW Heater 1	2	n/a	None	n/a	DHW Heater 1 (2)
WATER HEATERS - NEHA HEAT PUMP								
01	02	03	04	05	06	07	08	09
Name	# of Units	Tank Vol. (gal)	NEHA Heat Pump Brand	NEHA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source	
DHW Heater 1	2	65	Rheem	PROPHET T2 RH400-30 (65 gal)	TankZone	Basement Zone	Basement Zone	
WATER HEATING - HERS VERIFICATION								
01	02	03	04	05	06	07	08	09
Name	Pipe Insulation	Parallel Piping	Compact Distribution Type	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery		
DHW Sys 1 - 1/2	Not Required	Not Required	Not Required	None	Not Required	Not Required		

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01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name					
HVAC System1	Heat pump heating cooling	Heat Pump System 1	2	Heat Pump System 1	2	HVAC Fan 1	Air Distribution System 1					
Basement HVAC2	Heat pump heating cooling	Heat Pump System 2	1	Heat Pump System 2	1	HVAC Fan 2	Air Distribution System 2					
HVAC - HEAT PUMPS												
01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HSE/SEER2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/SEER2	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Central split HP	2	HSPF2	9.5	55000	35000	EER2SEER2	17.5	12	Zonally Controlled	Multi-speed	Heat Pump System 1-hers-hpump
Heat Pump System 2	Central split HP	1	HSPF2	10	36000	24600	EER2SEER2	17.7	12	Not Zonal	Multi-speed	Heat Pump System 2-hers-hpump
HVAC HEAT PUMPS - HERS VERIFICATION												
01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Verified Airflow	Airflow Target	Verified EER/SEER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSE/SEER2	Verified Heating Cap 47	Verified Heating Cap 17				
Heat Pump System 1-hers-hpump	Required	350	Required	Required	Yes	Yes	Yes	Yes				
Heat Pump System 2-hers-hpump	Required	350	Required	Required	Yes	Yes	Yes	Yes				

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01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Duct Ins. R-value	Duct Location	Supply Return	Supply Return	Supply Return	Bypass Duct	Duct Leakage	HERS Verification	
Air Distribution System 1	Unconditioned attic	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist
Air Distribution System 2	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 2-hers-dist

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 2-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.58	HVAC Fan 1-hers-fan
HVAC Fan 2	HVAC Fan	0.58	HVAC Fan 2-hers-fan

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01	02	03	04	05	06	07	08	09
Name	Type	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)					
HVAC Fan 1-hers-fan	Required	0.58	0.58					
HVAC Fan 2-hers-fan	Required	0.58	0.58					
INDOOR AIR QUALITY (IAQ) FANS								
01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Load/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
5fam IAQVentRpt 1-1	140	0.971429	Balanced	Yes	77 / 83	No	Yes	
5fam IAQVentRpt 2-1	117	0.777778	Balanced	Yes	70 / 75	No	Yes	

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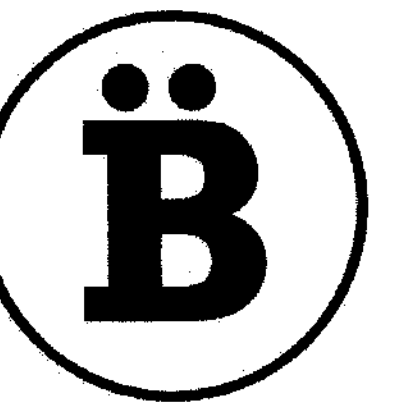
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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I, I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Louie Romo	Documentation Author Signature: <i>Louie Romo</i>
Company: Absolute Title 24 Services	Signature Date: 04/06/2026
Address: 411 W. Avenue J	CEA/HERS Certification Identification (if applicable): R22-24-40050
City/State/Zip: Jerome, ID 83338	Phone: 562 708-1335
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California: 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name: Ted Dolan	Responsible Designer Signature: <i>Ted Dolan</i>
Company: Dolan Build & Design	Date Signed: 04/06/2026
Address: 1234 Main Street	License:
City/State/Zip: Topanga, CA 90290	Phone: 310 606-9916

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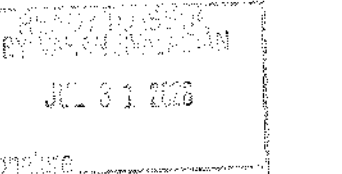
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SITE PLAN



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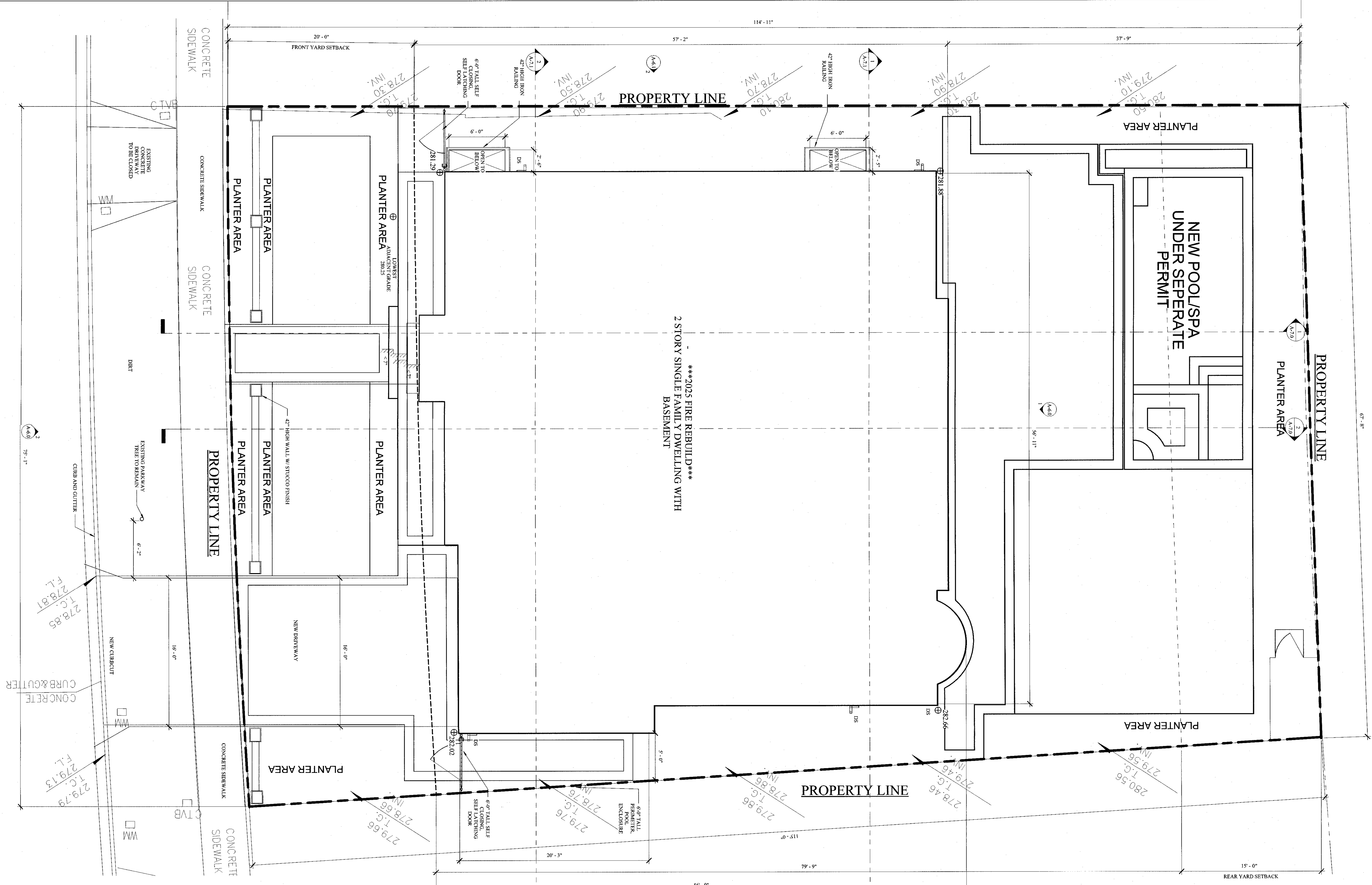
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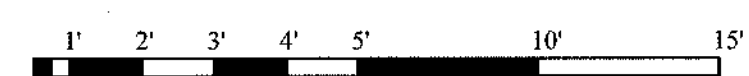
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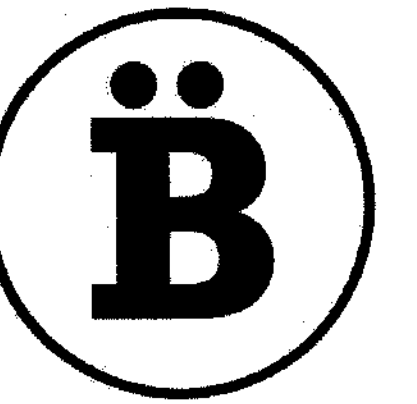


- NOTE:**
A WATERPROOFING CONSULTANT/ CONTRACTOR TO BE USED ON ALL BELOW GRADE FLASHING & ROOFING DETAILS & INSTALLATION.
- NOTE:**
L.S. ARCH TO PROVIDE LIGHTING FOR EXTERIOR WALKWAYS, PLANTING & FRONT PERGOLAS.
- NOTE:**
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- NOTE:**
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- NOTE:**
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- NOTE:**
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- NOTE:**
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PROVIDE A COVER HAVING A MANUAL OR POWER-OPERATED REEL SYSTEM IN ANY PERMANENTLY INSTALLED OUTDOOR IN-GROUND SWIMMING POOL OR SPA IN ONE AND TWO-FAMILY DWELLINGS. FOR IRREGULAR-SHAPED POOLS WHERE IT IS INFEASIBLE TO COVER 100% OF THE POOL DUE TO ITS IRREGULAR SHAPE, A MINIMUM OF 80% OF THE POOL SHALL BE COVERED. (4.304.5)
- NOTE:**
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- NOTE:**
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- NOTE:**
C CARBON MONOXIDE ALARM
S SMOKE DETECTOR
EXHAUST VENT

1 SITE PLAN
1/4" = 1'-0"

GRADE PLANE
282.55+281.88+281.29+282.02=1127.44
1127.44/4=281.94





BUREAU NAMAS

2925 1/2 MAIN ST.
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RESIDENCE AT
611 OCAMPO DR.,
PACIFIC PALISADES,
CA 90272

SHEET TITLE

SITE
TOPOGRAPHICAL
SURVEY

LEGAL DESCRIPTION.

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

LOT 6, BLOCK 13 OF TRACT NO. 9377, AS PER MAP RECORDED IN BOOK 129, PAGES 3 THROUGH 7 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4411-012-006

BASIS OF BEARINGS.

THE BEARING NORTH 01°40'36" WEST, ON THE TANGENT LINE OF OCAMPO DRIVE AS SHOWN ON TRACT NO. 9377, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 129, PAGES 3 THROUGH 7 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA.

CONTAINING AN AREA OF 8,204.84 SQ. FT., OR 0.18838 ACRES, MORE OR LESS.

BENCHMARK.

BM ID: 14-0170 (NAVD 1983)
FOUND SSM ON THE INTER OF C/L TANGENT, FROM THE S OF CHATAGUA BLVD & C/L TANGENT FROM THE NW OF SUNSET BLVD IN TRACT ISLAND, 211 E OF W CURB LINE AT A POINT 501.1 N OF S END OF ISLAND.
ELEV. = 287.88 FT.

SURVEYOR'S NOTE.

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

2. SITE IS AFFECTED BY THE FIRE BUILDING FOOTPRINT AND/OR REMAINTS OF WALLS, ROOFING AND INTERIOR MATERIALS IS APPROXIMATE AND MAY BE SUBJECT TO CHANGE AFTER FULL DEMOS. REMOVAL A SECOND SITE VISIT MAY BE REQUIRED TO DETERMINE MORE ACCURATE LOCATIONS AND ELEVATIONS FOR A MORE PRECISE TOPOGRAPHIC EVALUATION OF THE PROPERTY.

LEGEND.

APN = ASSESSOR'S PARCEL NUMBER
A.C. = ASPHALT CONCRETE
B.C. = BEGINNING OF CURVE
BM = BENCHMARK
CEFB = CITY ENGINEER'S FIELD BOOK
C/L = CENTERLINE
E/C = END OF CURVE
FB = FIELD BOOK
FD = FOUND
FL = FLOWLINE ELEV.
INTER = INTERSECTION
LS = LAND SURVEYOR
L & T = LEAD & TACK
ME = MAP BOOK
PC = PROPERTY CORNER
P.C. = PACE
PI = POINT OF INTERSECTION
P.L. = PROPERTY LINE
PLR = PLANTER
PROD = PRODUCED (PROLONGED)
PWB = PUBLIC WORKS FIELD BOOK
RCE = REGISTERED CIVIL ENGINEER
S.S.M. = STANDARD SURVEY MONUMENT
S.S.M. = STANDARD SURVEY DISC MONUMENT
SMH = SEWER MANHOLE
SPV/M = SPIKE & WASHER
TC = TOP OF CURB ELEV.
TM = TRACT MAP
TW = TOP OF WALL ELEV.

SYMBOLS.

CMB = CABLE TV BOX
CT = PINE TREE
T = TREE
WM = WATER METER
--- = PROPERTY LINE
--- = CENTERLINE
===== = WALL



VICINITY MAP
NOT TO SCALE

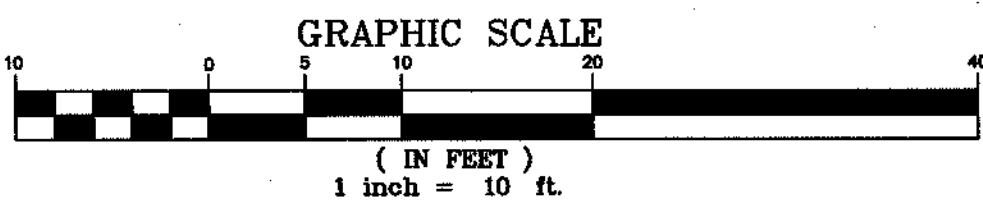


M&G CIVIL ENGINEERING AND
LAND SURVEYING

TITLE: TOPOGRAPHIC SURVEY 611 OCAMPO DR., PACIFIC PALISADES, CA 90272	
CLIENT: Mr. Cory Singer	JOB NO.: 25-22202
SCALE: 1" = 10'	DATE: 09/06/2025
DESIGNED BY: F.C. / DD	REVISION (0):
DRAWN BY: SJ	SHEET 1 OF 1 SHEET
CHECKED BY: C.D.L.	

347 S. ROBERTSON BLVD.
BEVERLY HILLS, CALIFORNIA 90211
TEL (310) 859-0871 FAX (310) 859-0845
info@mngcivil.com www.mngcivil.com

S:\DRAWINGS\25-22202-TOPO.DWG (6)

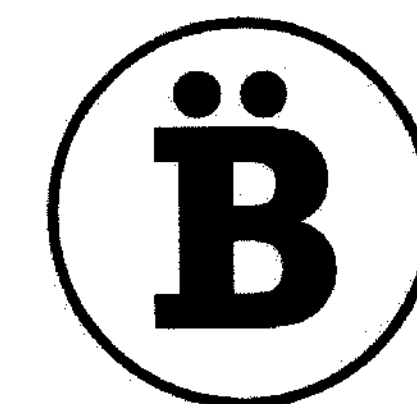


No.	Description	Date

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE PROJECTING ENGINEER.

PROJECT NUMBER
DATE 7.23.2026
DRAWN BY JG
CHECKED BY JB
SHEET NUMBER

PAGE # A-2.1
Scale



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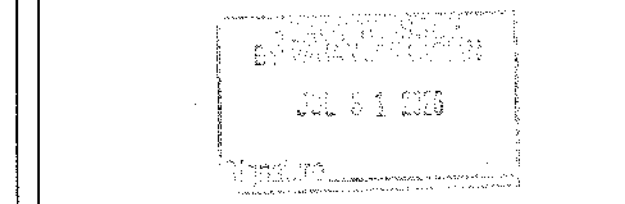
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RESIDENCE AT
611 OCAMPO DR.,
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CA 90272

SHEET TITLE

BASEMENT PLAN



No.	Description	Date

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DATE 7.23.2026
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CHECKED BY DS
SHEET NUMBER

PAGE #
Scale 1/4" = 1'-0"

- NOTE:**
A WATERPROOFING CONSULTANT/ CONTRACTOR TO BE USED ON ALL BELOW GRADE FLASHING & ROOFING DETAILS & INSTALLATION.

NOTE:
L.S. ARCH TO PROVIDE LIGHTING FOR EXTERIOR WALKWAYS, PLANTING & FRONT PERGOLAS.

NOTE:
GREY WATER IRRIGATION SYSTEM IS REQUIRED. SEE FORM GRN 18R NOTES 7 AND 8 ON SHEET A-1.3.

NOTE:
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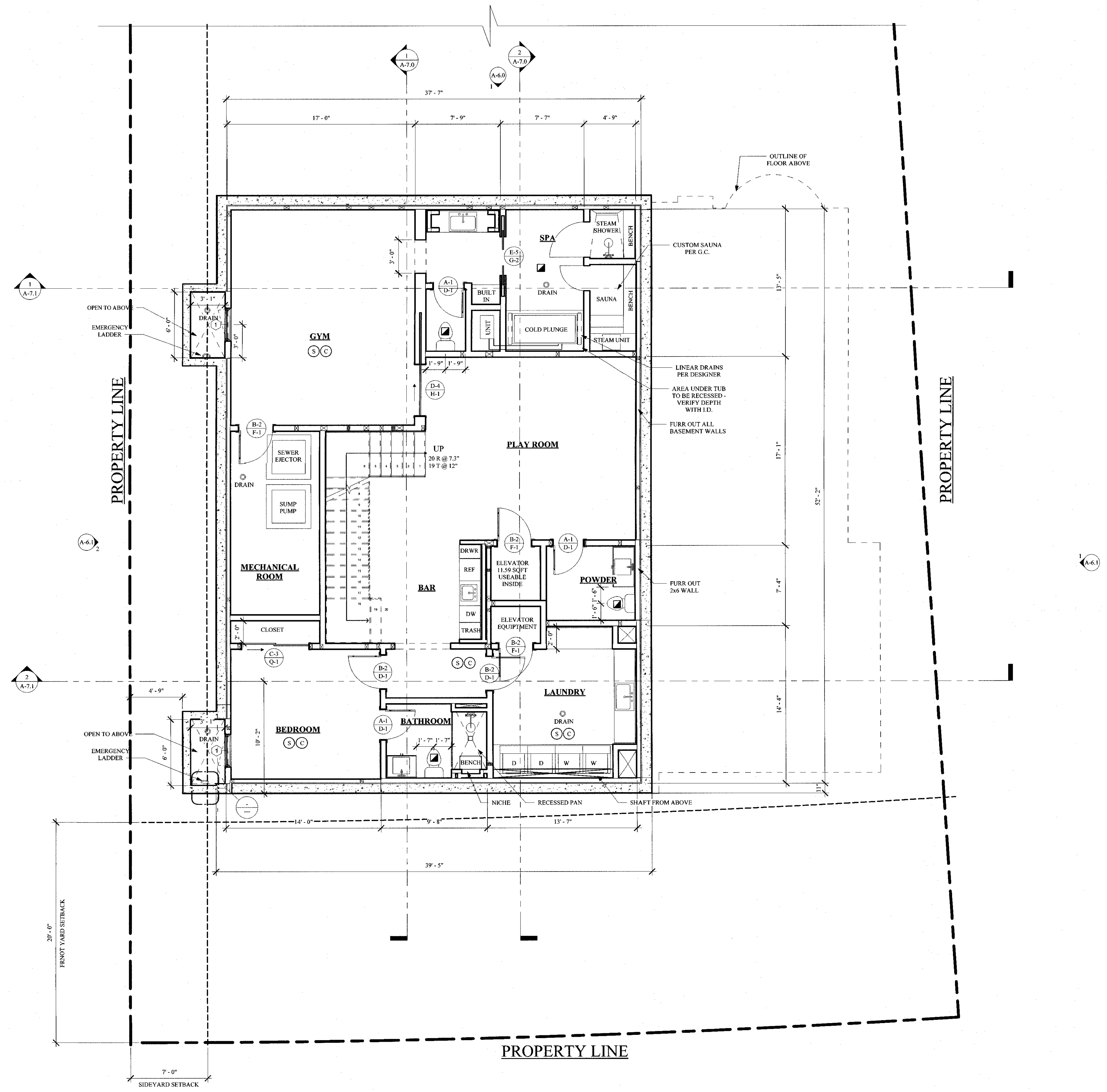
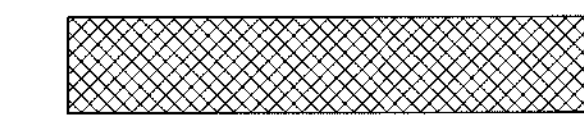
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BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE TO OUTSIDE OF THE BUILDING. MIN 50 CFM

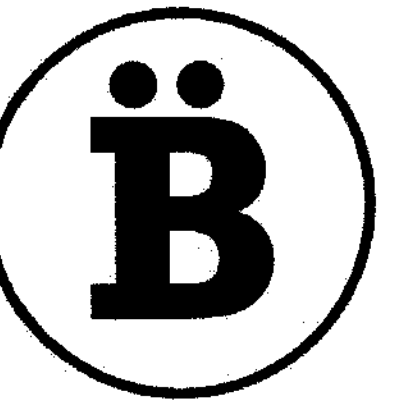
NOTE:
C CARBON MONOXIDE ALARM
S SMOKE DETECTOR
EXHAUST VENT

LEGEND

2x6 FURR OUT WALLS



1 BASEMENT PLAN
1/4" = 1'-0"



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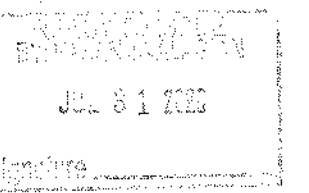
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SHEET TITLE

FIRST FLOOR PLAN



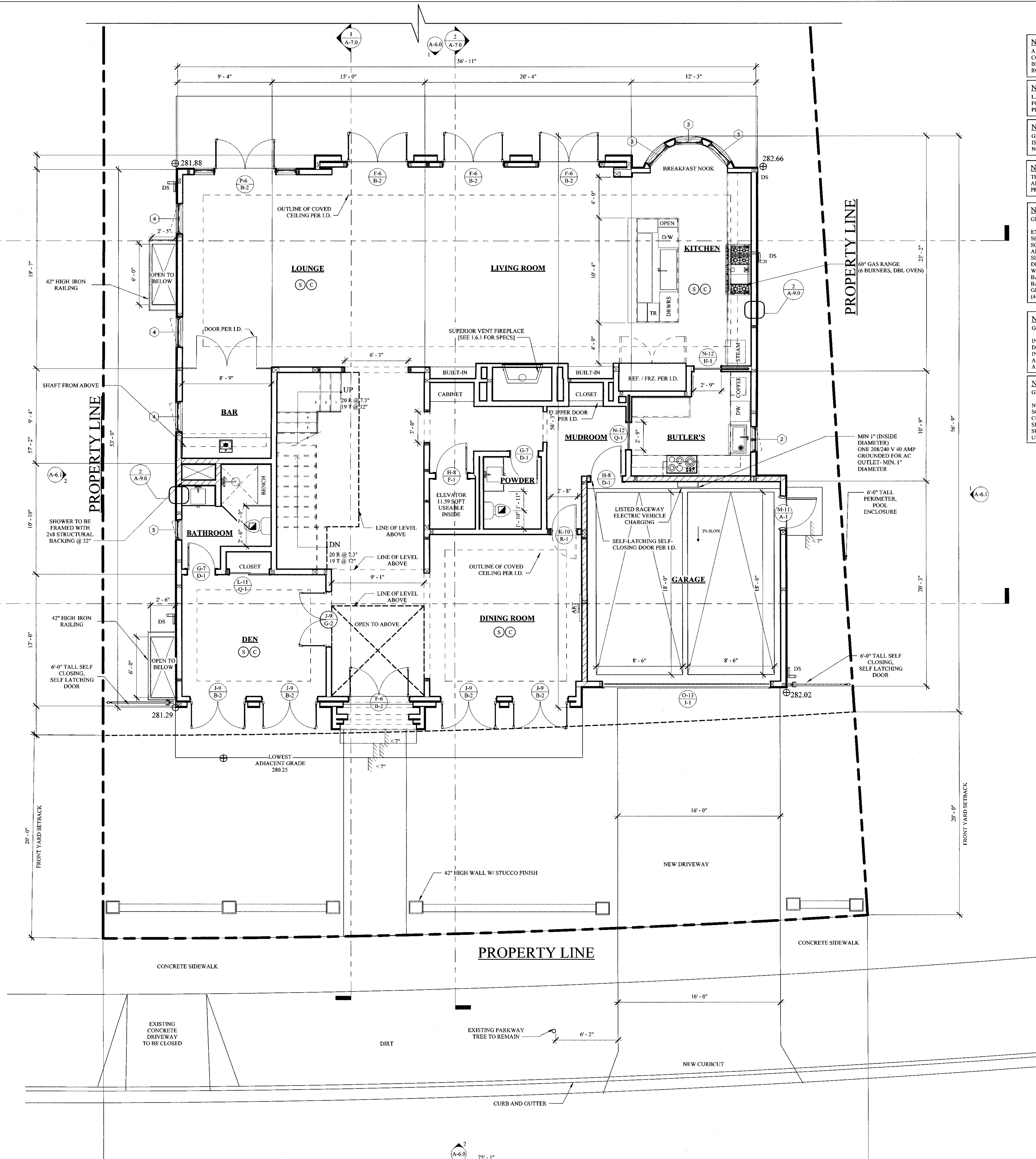
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A-4.1



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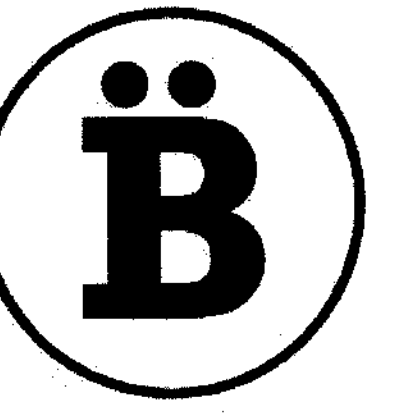
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NOTE:
C CARBON MONOXIDE ALARM
S SMOKE DETECTOR
EXHAUST VENT

1 FIRST FLOOR PLAN
1/4" = 1'-0"



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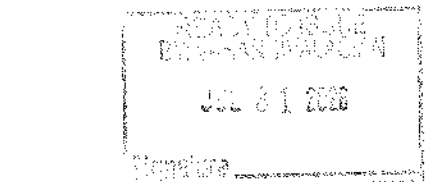
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SHEET TITLE

SECOND FLOOR
PLAN

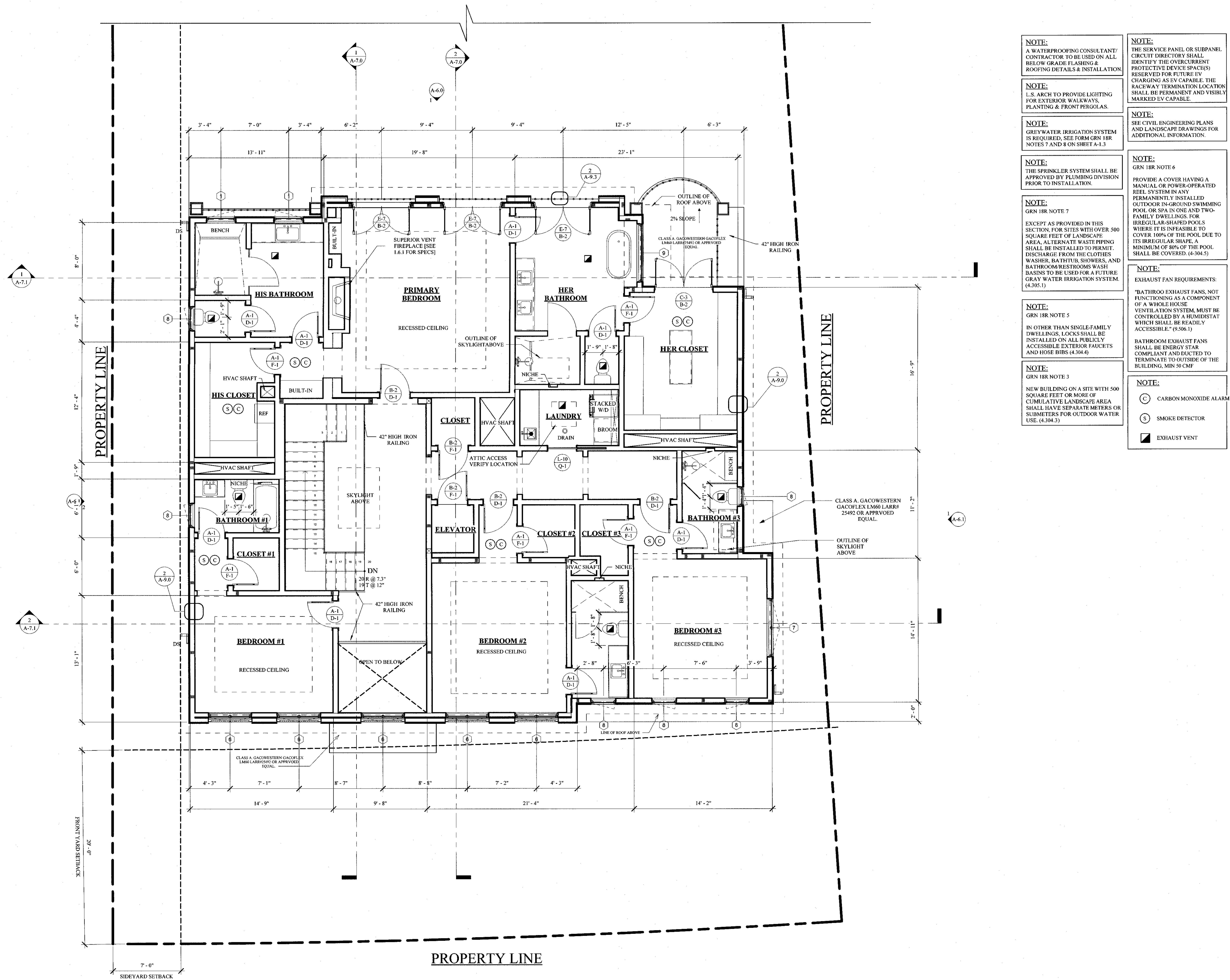


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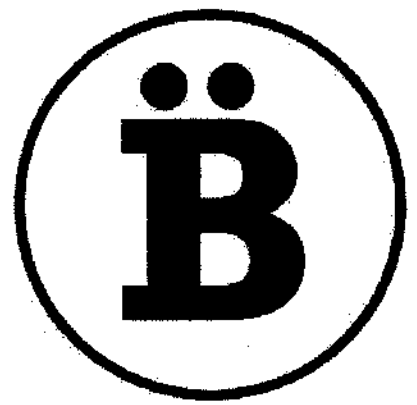
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1 SECOND FLOOR PLAN
1/4" = 1'-0"



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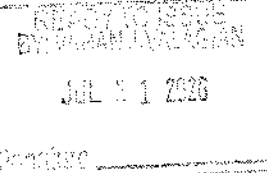
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ROOF PLAN



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A-5.0

NOTE:
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NOTE:
THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MERV DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED FOR PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

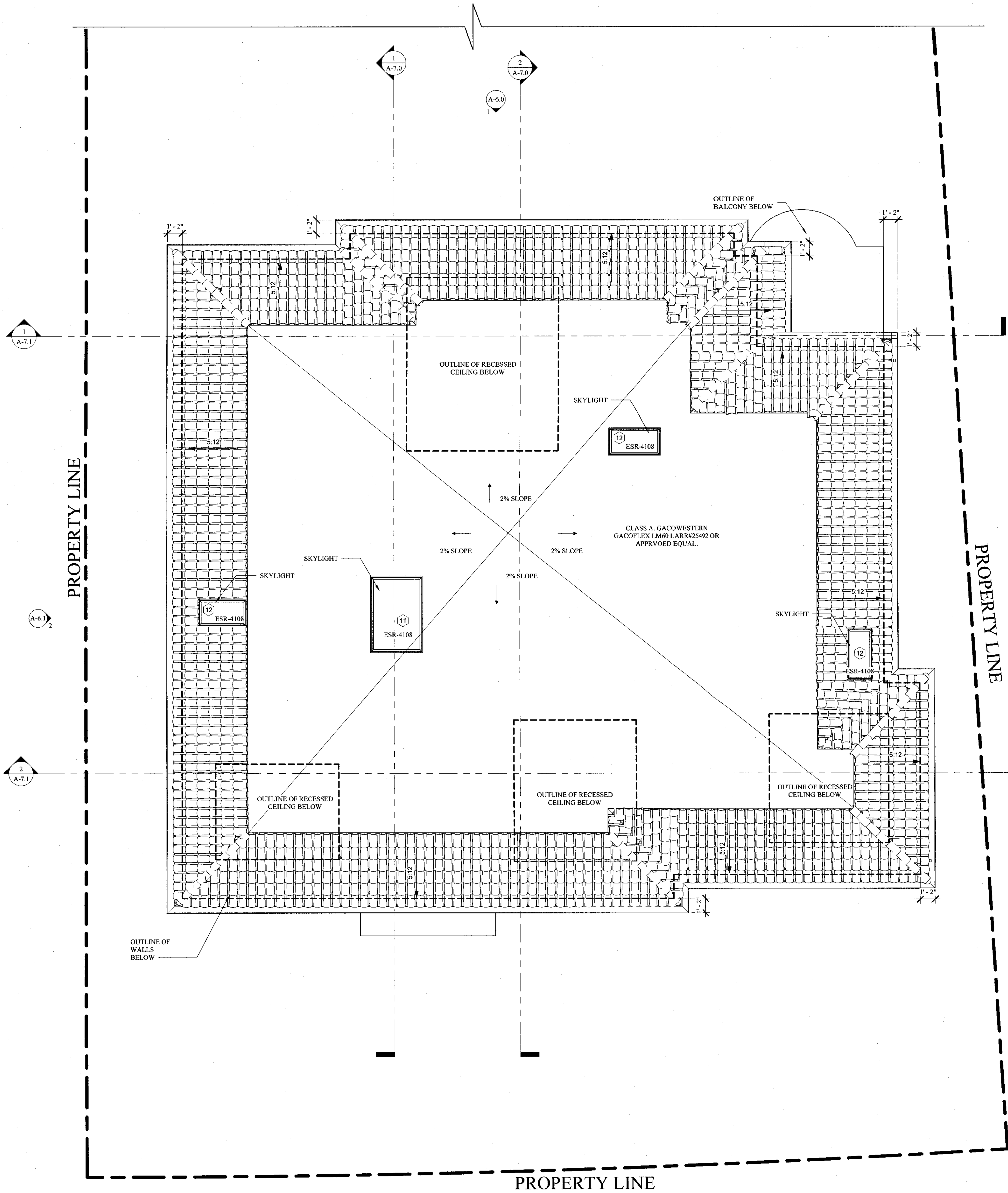
NOTE (E):
FOR ROOF SLOPES >2:12, SHALL NOT BE LOCATED HIGHER THAN (18 INCHES) (3 FEET) BELOW THE RIDGE AND SHALL NOT BE LOCATED CLOSER THAN 18 INCHES TO A HIP OR VALLEY.

NOTE (F):
THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.

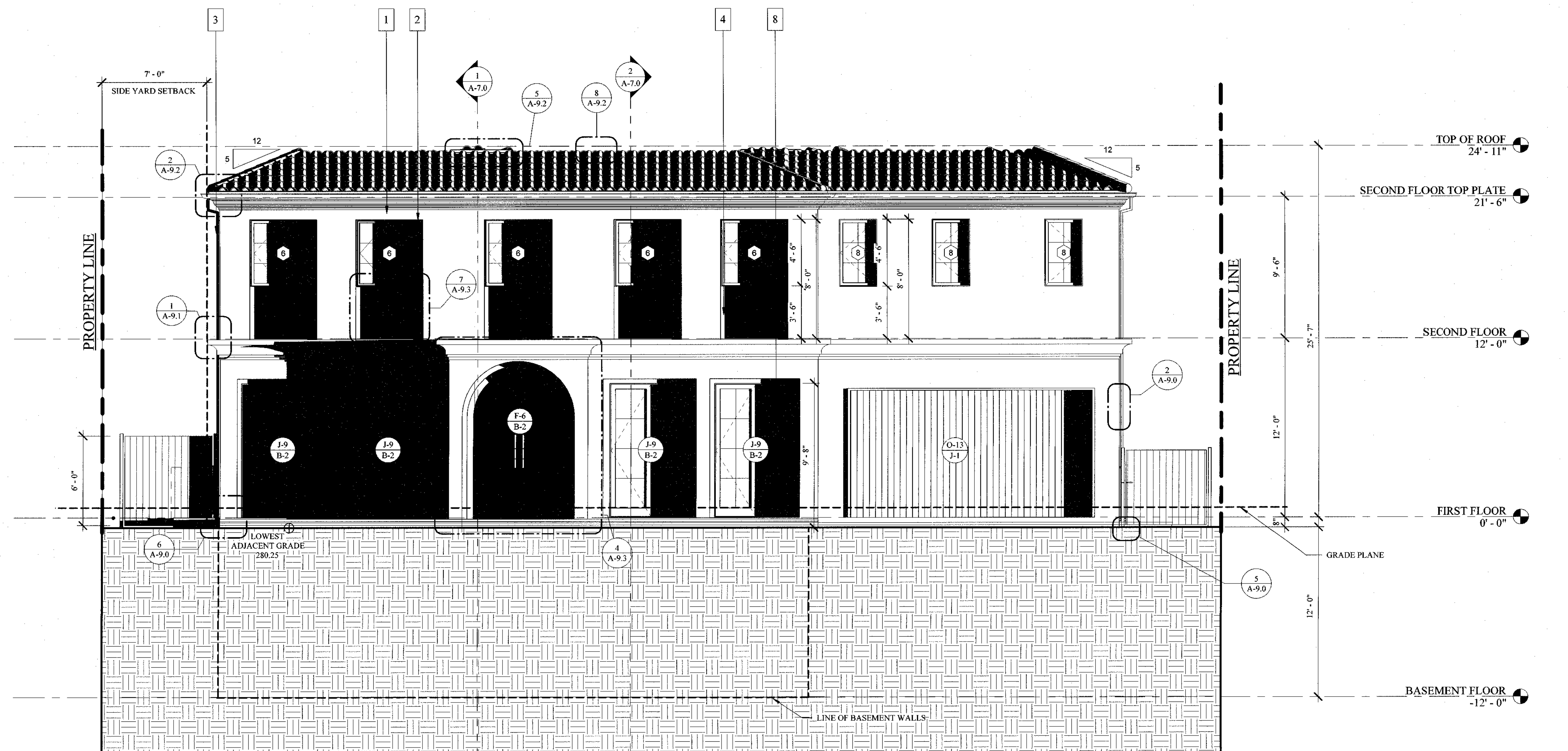
NOTE (G):
FOR ROOF SLOPES >2:12 PROVIDE A MINIMUM 3-FOOT WIDE CLEAR ACCESS PATHWAY (MEASURE FROM THE LOAD BEARING WALL TO THE SOLAR ZONE TO THE RIDGE ON ALL SIDES OF EACH ROOF SLOPE WHERE THE SOLAR ZONES ARE LOCATED).

NOTE (H):
THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF DOUBLE POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC".

- ROOF SLOPE
1. ROOF SLOPES ARE SHOWN DIRECTLY ON ROOF PLAN DRAWING.
 2. ALL FLAT ROOFS AND BALCONIES SHALL SLOPE A MINIMUM OF 2% TOWARD DRAINS.
 3. IN THE ABSENCE OF SLOPES SHOWN ON STRUCTURAL DRAWINGS OR ARCHITECTURAL DRAWINGS, ROUGH CARPENTER SHALL PROVIDE REQUIRED SHIMMING BELOW ROOF SHEATHING TO ALLOW FOR PROPER SLOPE TO DRAIN.
 4. NO OBSTACLE SHALL PREVENT WATER FLOW TOWARD DRAINS.
- GUTTERS AND ROOF DRAINS
1. GUTTERS SHALL BE CONSTRUCTED OF 24 GA. GALVANIZED METAL WITH 58" EXPANSION JOINTS EVERY 30 FEET MAXIMUM. IF SLATE OR COPPER ROOFS ARE SPECIFIED, GUTTER SHALL BE COPPER.
 2. GUTTERS SHALL SLOPE 1/16" PER FOOT TOWARD RAIN WATER LEADERS.
 3. DOWNSPOUTS AT FLAT ROOFS SHALL BE A MINIMUM OF 4" DIAMETER WITH OVERFLOW DRAINS. OVERFLOW DRAINS CAN BE OMITTED IF A 6"W X 1 1/2"H SCUPPER IS SHOWN ADJACENT TO DRAIN.
 4. PROVIDE DOME WIRE BASKET AT EACH RAIN WATER LEADER AND ROOF DRAIN.
 5. CONTRACTOR SHALL TEST ALL CONCEALED DOWNSPOUTS FOR WATER LEAKAGE PRIOR TO CLOSING UP BUILDING AND SHALL PROVIDE 10 YEAR WARRANTY AGAINST LEAKAGE.
 6. CONNECT ALL DOWNSPOUTS TO THE STORM DRAIN SYSTEM PER CIVIL PLANS.
- ROOFING MATERIAL
1. ALL FLAT ROOFS TO BE MODIFIED TORCHED DOWN BITUMEN CLASS "A" GAF MATERIALS CORPORATION RUBEROID ESR-1274 OR CLASS A. GACOWESTERN GACOFLEX LM60 LARR25492 OR APPROVED EQUAL.
 2. PITCHED ROOF TO BE MCA TILE (B319-R IVORY SMOKE BLEND, CB46-SC RUSTIC TUSCAN BLEND, F456-MSCL CUSTOM TUSCAN GOLD MSCL).
 3. A MOCK-UP OF PITCHED ROOF INSTALLATION SHALL BE APPROVED BY BUILDING DESIGNER PRIOR TO PROCEEDING WITH WORK.
- ROOF PENETRATION
1. VENTS AT FLAT AND ROOF STACKS SHALL PROJECT ABOVE ROOF BY THE MINIMUM DISTANCE REQUIRED BY APPLICABLE CODES AND SHALL BE LOCATED IN AREAS NOT VISIBLE FROM STREET. EXACT LOCATION TO BE COORDINATED WITH BUILDING DESIGNER PRIOR TO INSTALLATION.
 2. ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS.
 3. CONTINUOUS WATERPROOFING AT ALL ROOF PENETRATIONS SHALL BE PROVED WITH W.R. GRACE 4000 BITUTHENE WRAPPING AND 24 GA. GALVANIZED METAL FLASHING AND COUNTERFLASHING. ALL JOINTS AT SHEETMETAL SHALL BE CAULKED.
 4. COLOR OF ALL EXPOSED VENTS AND ROOF STACKS TO MATCH ADJACENT ROOF MATERIAL, UNLESS SPECIFIED OTHERWISE BY BUILDING DESIGNER.
- MECHANICAL EQUIPMENT
1. COORDINATE WITH MECHANICAL & OWNER REQ.
 2. ALL CONDENSING UNITS SHALL BE MOUNTED ON SOUND ISOLATORS AT FLAT ROOF AND SHALL BE SCREENED FROM STREET AND REAR YARD WITH PARAPET WALLS CONSTRUCTED OF STUCCO OVER WOOD FRAMING. THE SOUND ISOLATOR SHALL BE INSTALLED OVER A SHEET OF EQUIPMENT TO BE COORDINATED ON SITE BY ARCHITECT.
 3. FOR ROOFS WITH NO FLAT AREAS, CONDENSING UNITS WILL BE LOCATED ON CONCRETE PADS IN YARD. EXACT LOCATION OF EQUIPMENT TO BE COORDINATED ON SITE BY ARCHITECT. SEE BUILDING SECTIONS AND CEILING DETAILS.
- ATTIC VENTILATION
1. TOTAL ATTIC VENTILATION SHALL BE A MINIMUM OF 1/150 OF THE AREA TO BE VENTILATED.
 2. ATTIC DRAFTS STOPS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES.
 3. ALL VENT OPENINGS SHALL BE COVERED WITH A CORROSION RESISTANT METAL MESH WITH OPENINGS NO LARGER THAN 1/4" IN ANY DIRECTION.



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



1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

- SMOOTH STUCCO COLOR
- EXTERIOR DOOR & WINDOW COLOR: BAHAMA BROWN OR EQUAL
- CONTINUOUS ALUMINUM GUTTERS & DOWNSPOUTS - BAHAMA BROWN OR EQUAL
- PITCHED ROOF TO BE MCA TILE (B319-R IVORY SMOKE BLEND, CB46-SC RUSTIC TUSCAN BLEND, F546-MSCL CUSTOM TUSCAN GOLD MSCL)
- TOP OF CHIMNEY MUST EXTEND A MINIMUM OF 2'-0" ABOVE ANY PART OF THE BUILDING WITHIN 10'-0"
- PROVIDE APPROVED SPARK ARRESTORS AT TOPS OF ALL FIREPLACE CHIMNEYS
- GLASS ON ALL SWINGING DOOR: GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED
- PAINTED IRON GUARDRAILS SHALL BE IN A MINIMUM HEIGHT OF 42" MEASURED FROM TOP OF FINISH SURFACE UNLESS NOTED OTHERWISE, LESS THAN 4" CLEAR OPENING MAXIMUM (SWISS COFFEE)
- DECK SHEATHING: SEE STRUCTURAL DRAWINGS FOR SIZE, SPACING, AND SPECIFICATIONS. SLOPE SHEATHING 1/4" = 1'-0" TO DRAINS MIN.
- DECK WATERPROOFING TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURE SPECIFICATIONS AND RECOMMENDATIONS. SEE DETAILS. CONTRACTOR TO WARRANTY ALL WORK.

NOTE:

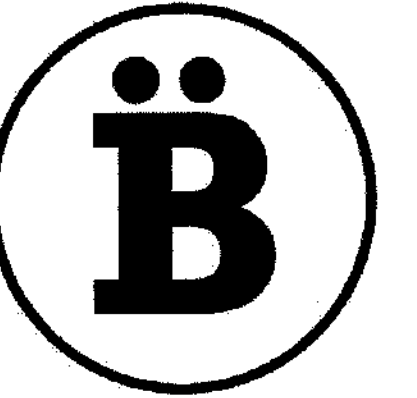
PROVIDE A 9'-0" ANTI GRAFFITI FINISH (TYP.)

NOTE:

A WATERPROOFING CONSULTANT/CONTRACTOR TO BE USED ON ALL BELOW GRADE FLASHING & ROOFING DETAILS AND INSTALLATION.

GRADE PLANE

282.55+281.88+281.29+282.02=1127.44
1127.44/4=281.94



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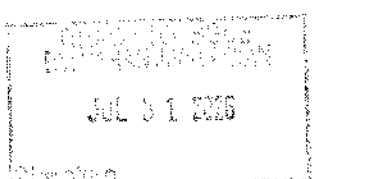
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SHEET TITLE

EXTERIOR
ELEVATIONS



No.	Description	Date

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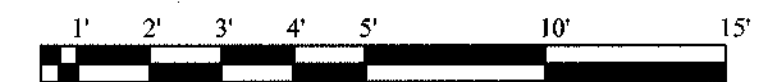
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EXTERIOR ELEVATION NOTE:

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 3. CONTINUOUS ALUMINUM GUTTERS & DOWNSPOUTS - BAHAMA BROWN OR EQUAL
 4. PITCHED ROOF TO BE MCA TILE (0319-R) (VORY SMOKE) BLEND, CB46-SMC TUSTIC NUBLE, F4546-MSLC, CUMASC TUSCAN GOLD (MSLC)
 5. TOP OF CHIMNEY MUST EXTEND A MINIMUM OF 2'-0" ABOVE ANY PART OF THE BUILDING WITHIN 10'-0".
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 9. DECK WALKING SURF TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. SEE DETAILS. CONTRACTOR TO WARRANTY ALL WORK.

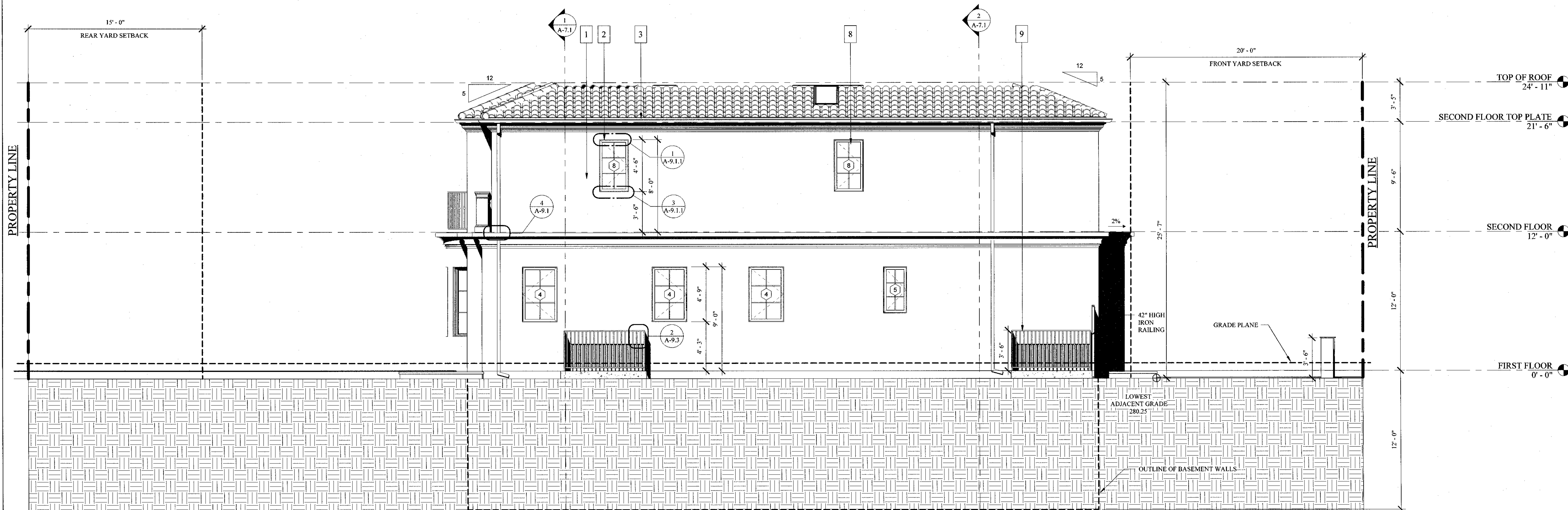
NOTE:
PROVIDE A 9'-0" ANTI GRAFFITI FINISH (TYP.)

NOTE:
A WATERPROOFING CONSULTANT/CONTRACTOR TO
BE USED ON ALL BELOW GRADE FLASHING &
ROOFING DETAILS AND INSTALLATION.

GRADE PLANE

$$\begin{aligned} 282.55 + 281.88 + 281.29 + 282.02 &= 1127.44 \\ 1127.44 / 4 &= 281.94 \end{aligned}$$

SIDE ELEVATION A

$$1/4'' = 1'-0''$$


SIDE ELEVATION B

1/4" = 1'-0"

SHEET TITLE

EXTERIOR ELEVATIONS

[illegible]

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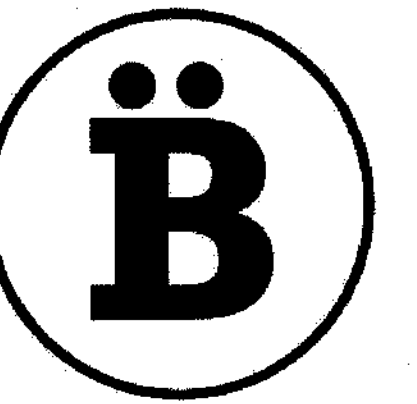
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46

A-6.

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As indicated



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SHEET TITLE

BUILDING
SECTIONS

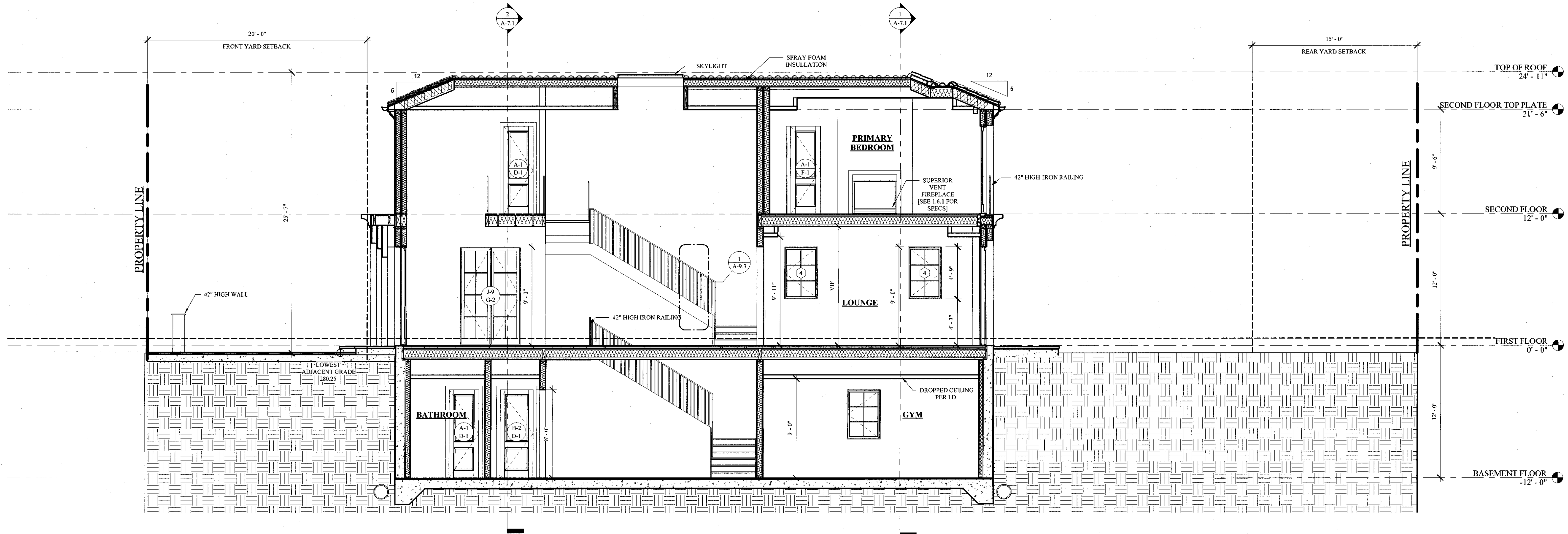
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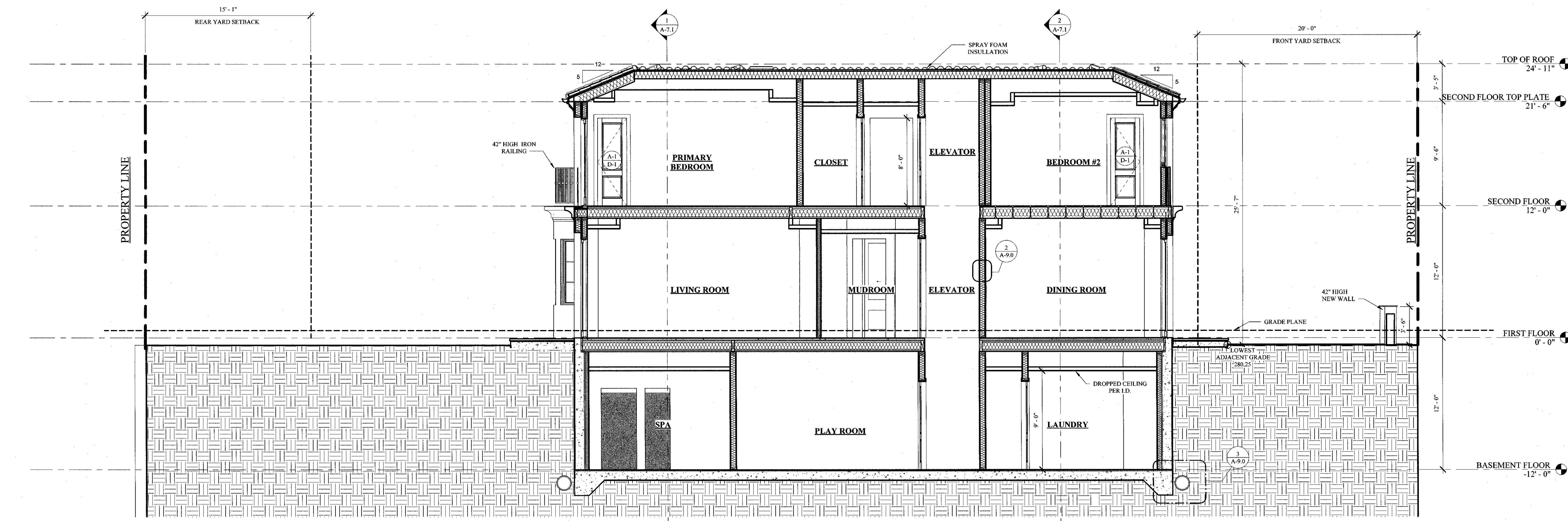
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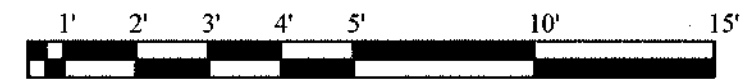


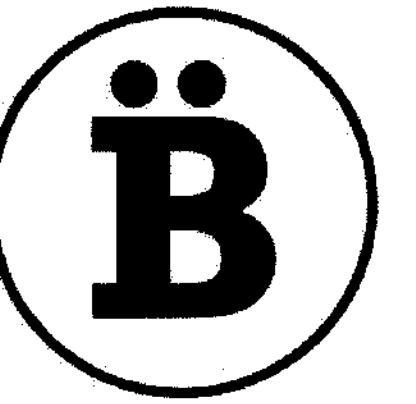
1 SECTION A1
1/4" = 1'-0"



2 SECTION A2
1/4" = 1'-0"

GRADE PLANE
282.55+281.88+281.29+282.02=1127.44
1127.44/4=281.94





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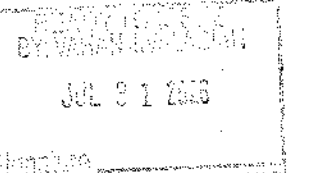
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BUILDING
SECTIONS



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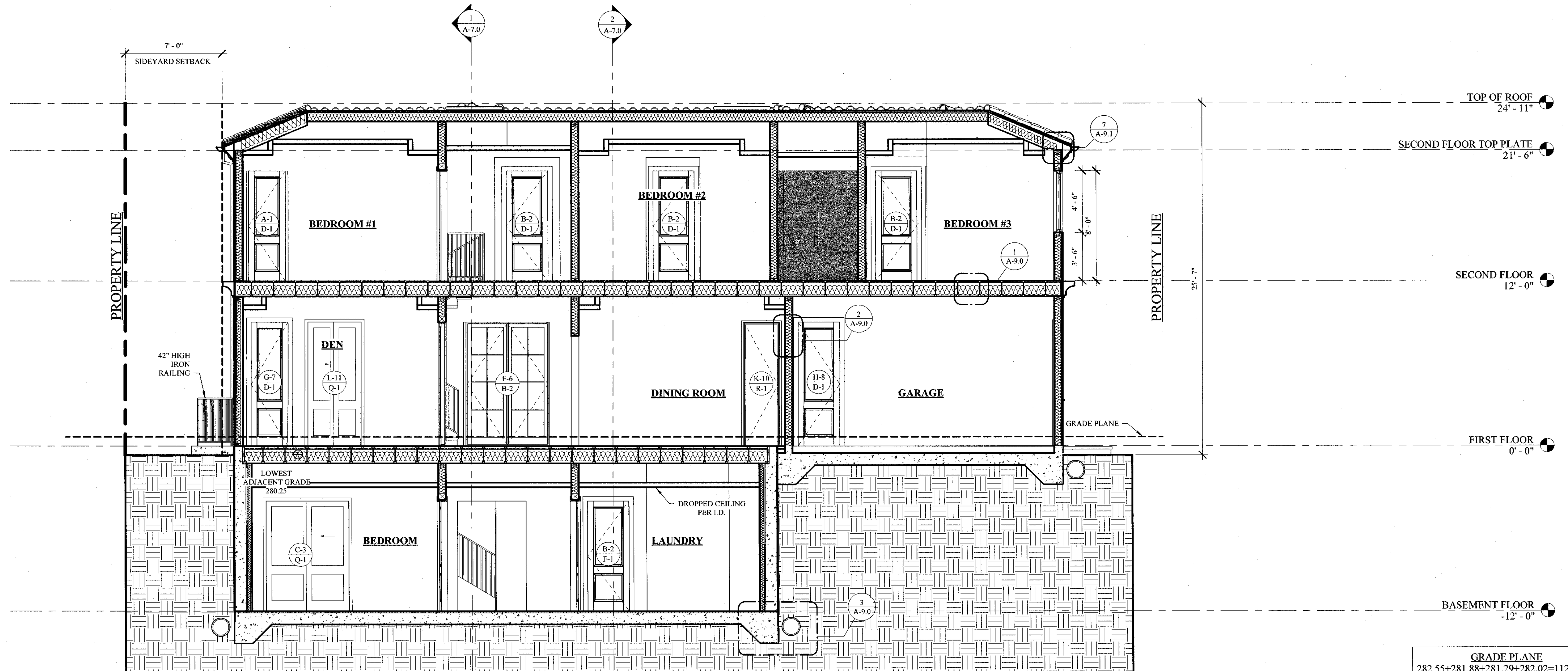
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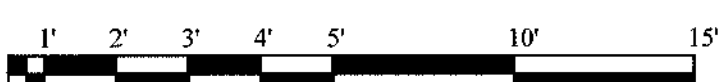


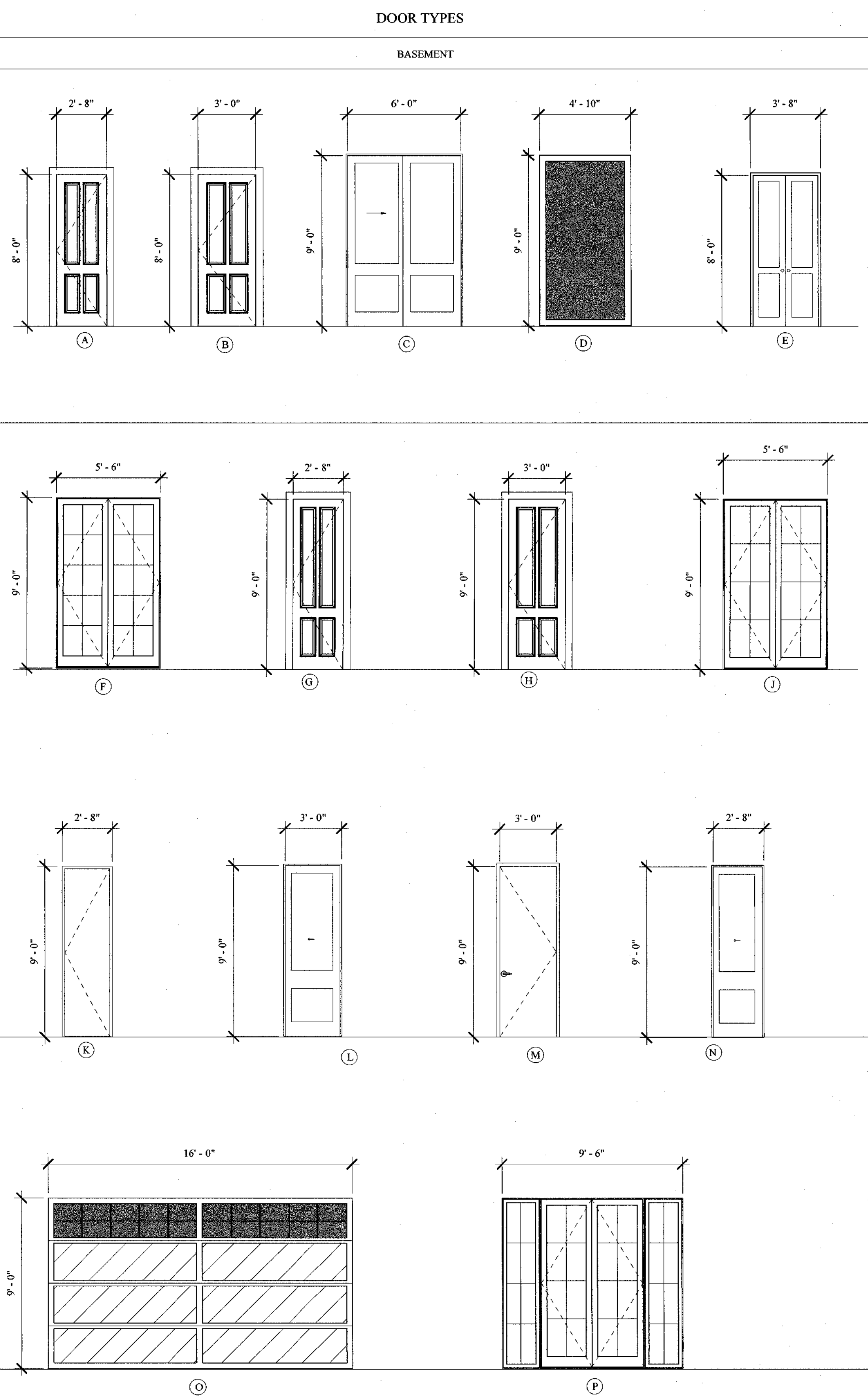
1
SECTION B1
1/4" = 1'-0"



2
SECTION B2
1/4" = 1'-0"

GRADE PLANE
282.55+281.88+281.29+282.02=1127.44
1127.44/4=281.94

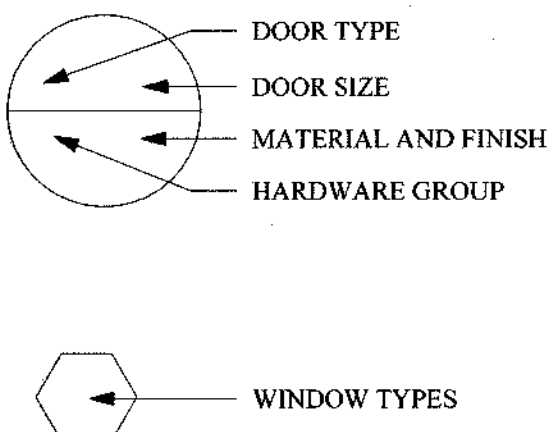




DOOR SIZE			
NO.	WIDTH	HEIGHT	REMARKS
BASEMENT			
1	2' - 8"	8' - 0"	
2	3' - 0"	8' - 0"	
3	6' - 0"	8' - 0"	
4	4' - 8"	8' - 0"	
5	3' - 6"	8' - 0"	
FIRST FLOOR			
6	6' - 0"	9' - 0"	
7	2' - 8"	9' - 0"	
8	3' - 0"	9' - 0"	
9	5' - 6"	9' - 0"	
10	2' - 8"	9' - 0"	
11	3' - 0"	9' - 0"	
12	2' - 8"	9' - 0"	
13	16' - 6"	9' - 0"	
HARDWARE GROUP INDEX			
A	SINGLE EXTERIOR DOOR LOCKSET		
B	PAIR EXTERIOR DOOR LOCKSET		
C	SINGLE EXTERIOR DOOR LOCKSET (20 MIN.) W/ SELF-CLOSING ASSEMBLY		
D	SINGLE INTERIOR DOOR LOCKSET		
E	PAIR INTERIOR DOOR LOCKSET		
F	SINGLE INTERIOR DOOR LATCHSET		
G	PAIR INTERIOR DOOR LATCHSET		
H	INTERIOR POCKET DOOR LATCHSET		
I	SINGLE DOUBLE ACTING DOOR		
J	OVERHEAD GARAGE DOOR LOCKSET		
K	PAIR INTERIOR SLIDING DOORS LATCHSET		
L	PAIR EXTERIOR SLIDING DOOR LOCKET		
M	PRIVACY LOCKSET		
N	POCKET DOOR LOCKSET		
O	PAIR EXTERIOR LOCKSET		
P	MULTI SLIDE LOCKSET		
Q	SLIDING DOOR PASSIVE		
R	SINGLE DOOR PASSIVE		
MATERIAL & FINISH INDEX			
1	PAINT GRADE (M.D.F. PANEL) DOOR		
2	PAINT GRADE SOLID CORE DOOR W/ GLASS PANELS		
3	PAINT GRADE SLAB DOOR (20 MIN. RATED) ALL FRAMES TO BE PAINTED GRADE WOOD		
4	PAINT GRADE (M.D.F. PANEL) DOOR W/ LOUVERS		
5	PAINT GRADE (M.D.F. PANEL) DOOR W/ MIRROR		
6	MARVIN ULTIMATE CLAD DOORS AND WINDOWS		
7	DOORS PER WINE ROOM MANUFACTURER / TO BE REVIEWED AND APPROVED BY ID		

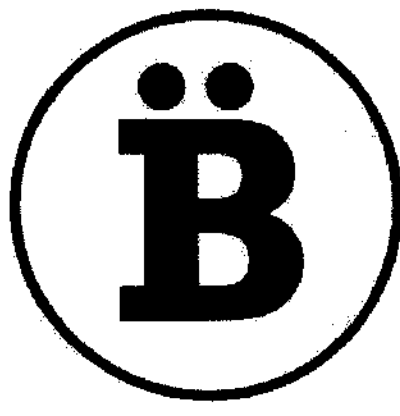
- | | |
|--|--|
| 1. ALIGN TOP OF WINDOW WITH TOP OF DOOR SO THAT TOP EDGES OF DOORS AND WINDOWS ALIGN IN A LEVEL PLAN ABOVE FIN. FLR. | 12. ALL OPERABLE WINDOWS SHALL HAVE REMOVABLE ALUMINUM FRAMED SCREENS REFER TO FLOOR PLANS FOR DOOR SWING DIRECTIONS. |
| 2. VERIFY ALL WINDOW ROUGH OPENING (R.O.) DIMENSIONS W/ MANUFACTURER. | 13. REFER TO DIMENSIONS NOTIFY ARCHITECT OF ANY DISCREPANCIES. |
| 3. ALL WINDOW DETAILS SHOULD MEET OR EXCEED "FLEETWOOD" OR "ARCADIASTEEL" DETAILS, OR AN APPROVED EQUIVALENT, CLAD WINDOWS. | 14. DOOR DRAWINGS ARE NOT TO SCALE |
| 4. SHOP DRAWINGS OF ALL WINDOW TYPES MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL, PRIOR TO CONSTRUCTION. | 15. ROUGH OPENINGS FOR DOORS TO BE COORDINATED WITH MANUFACTURER'S RECOMMENDATIONS AND ARCHITECT FOR SPECIFIC SITE CONDITIONS. |
| 5. ALL OPERABLE WINDOWS SHALL BE EQUIPPED WITH SECURITY DEVICES | 16. INTERIOR DOOR SHALL BE +3/8" ABOVE FINISH FLOOR. |
| 6. REFER TO THE GENERAL NOTES FOR TYPICAL REQUIREMENTS APPLICABLE TO WINDOWS AND DOORS. | 17. ALL FRAMES TO MATCH CORRESPONDING DOOR FINISH U.N.O. |
| 7. WHERE REQUIRED BY CODE ALL EXTERIOR AND INTERIOR GLAZING TO BE TEMPERED U.N.O. | 18. ALL EXTERIOR THRESHOLDS METAL FINISH TO MATCH HARDWARE. SEE DETAIL SHEETS U.N.O. |
| 8. SEE FLOOR PLANS (A4.0-A4.1, A4.2) & ELEVATIONS (A-6.0, A-6.1) FOR WINDOW SWING DIRECTIONS. | 19. SHOP DRAWINGS OF ALL DOORS TYPES MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. |
| 9. ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR. | 20. ALL NEW WINDOWS TO BE DUAL GLAZED ALT. LAMI DUAL GLAZE. |
| 10. ALL OPERABLE WINDOWS SHALL BE EQUIPPED WITH FOLD DOWN CRANK. | 21. REFER TO SHEET A-1 FOR ADDITIONAL GLAZING REQUIREMENTS. |
| 11. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED. | |
- INGRESS AND EGRESS DOORS
 - PANELS IN SLIDING OR SWINGING DOORS
 - DOOR AND ENCLOSURE FOR HOT, BATHTUB, SHOWERS

NOTE:
SHOP DRAWINGS OF ALL WINDOW/DOOR TYPES MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL, PRIOR TO CONSTRUCTION



WINDOW TYPES				
WINDOW TYPE	SIZE (SASH) WxH	WINDOW HEAD HT. ABOVE FIN. FLOOR	SCHEMATIC	NOTES
BASEMENT				
1	3'-0" x 4'-6"	8'-0"		BASEMENT
FIRST FLOOR				
2	2'-6" x 5'-0"	9'-0"		KITCHEN
3	2'-8" x 6'-0"	9'-0"		BATHROOM #1 BATHROOM #2 BATHROOM #3 BEDROOM #3 HIS BATHROOM
4	3'-0" x 5'-0"	9'-0"		BREAKFAST NOOK
5	2'-0" x 4'-0"	9'-0"		LOUNGE
6	4'-0" x 4'-6"	8'-0"		DEN BATHROOM
7	6'-0" x 4'-6"	8'-0"		BEDROOM #1 BEDROOM #2 HALLWAY
8	2'-0" x 4'-6"	8'-0"		BEDROOM #3
9	6'-0" x 5'-10"	8'-0"		BATHROOM #3
10	3'-0" x 4'-6"	8'-0"		HER BATHROOM
11	5'-0" x 6'-0"	N/A		HIS BATHROOM
12	2'-0" x 4'-0"	N/A		ROOF

NOTE:
Exterior windows, window walls, and glazed doors shall be multilayered glazed panels with at least one pane of tempered glass complying with Section 2406 of the California Building Code, glass block, glazing with a fire-protection rating of not less than 20 minutes when tested according to NFPA 257 or UL 9, or glazing meeting the performance requirements of SFM Standard 12-7A-2. (504.8)



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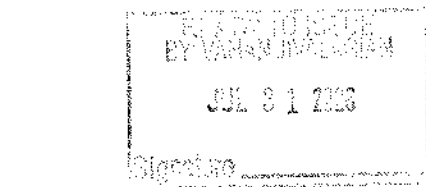
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SHEET TITLE

DOOR AND
WINDOWS
SCHEDULE



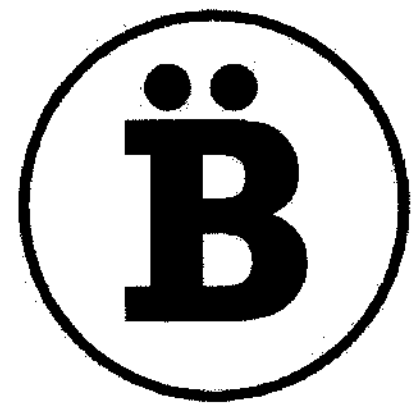
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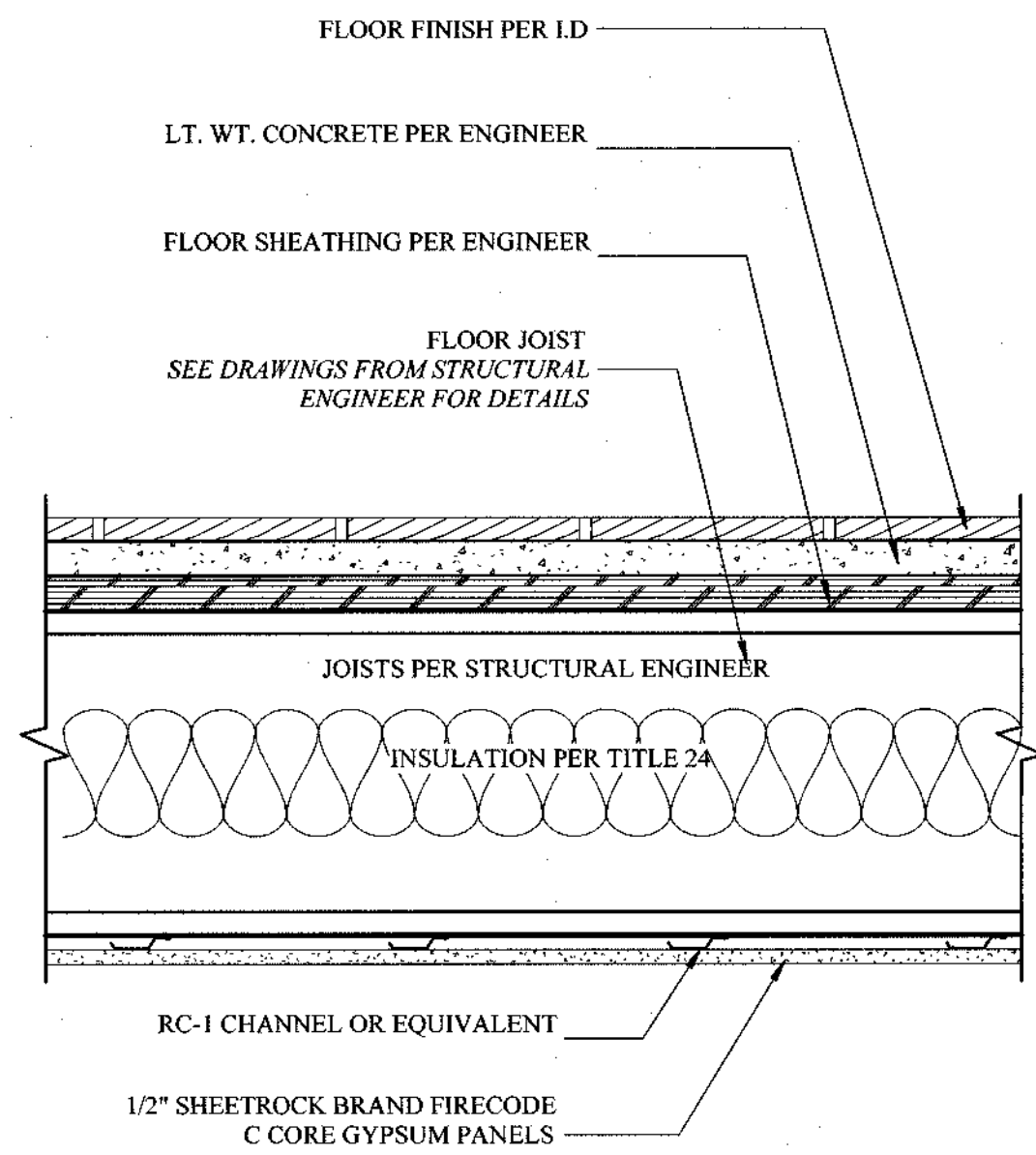


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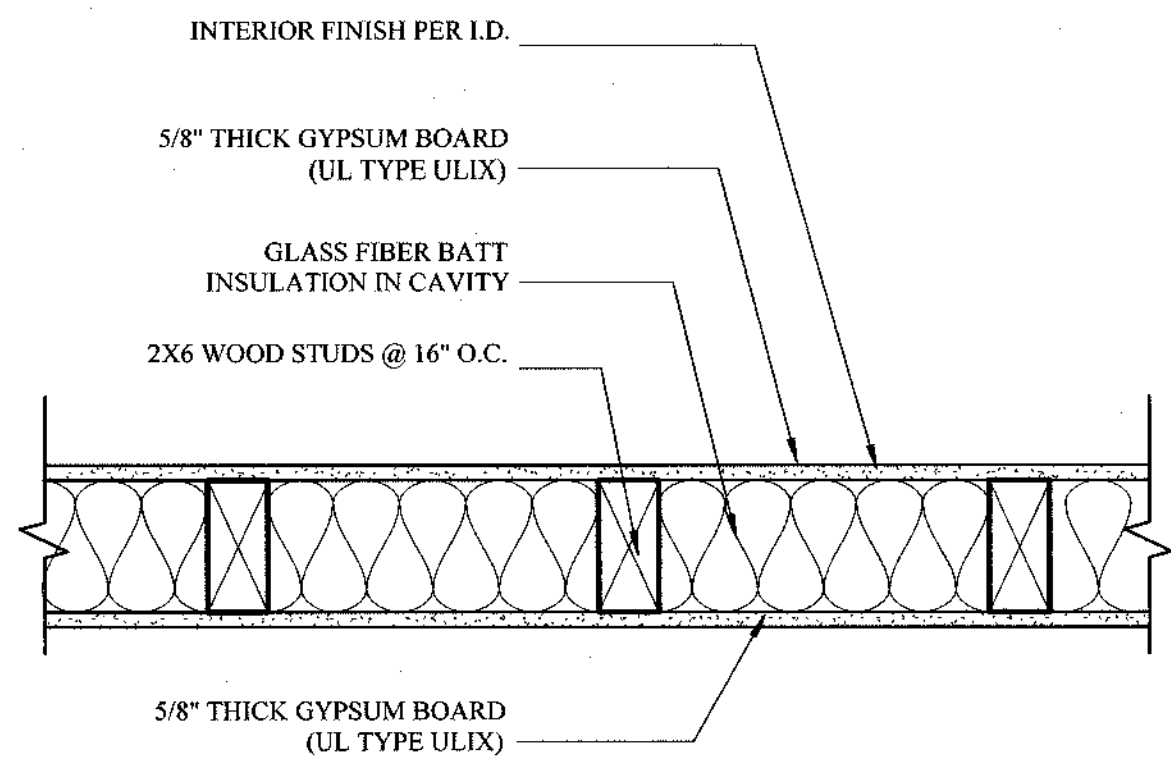
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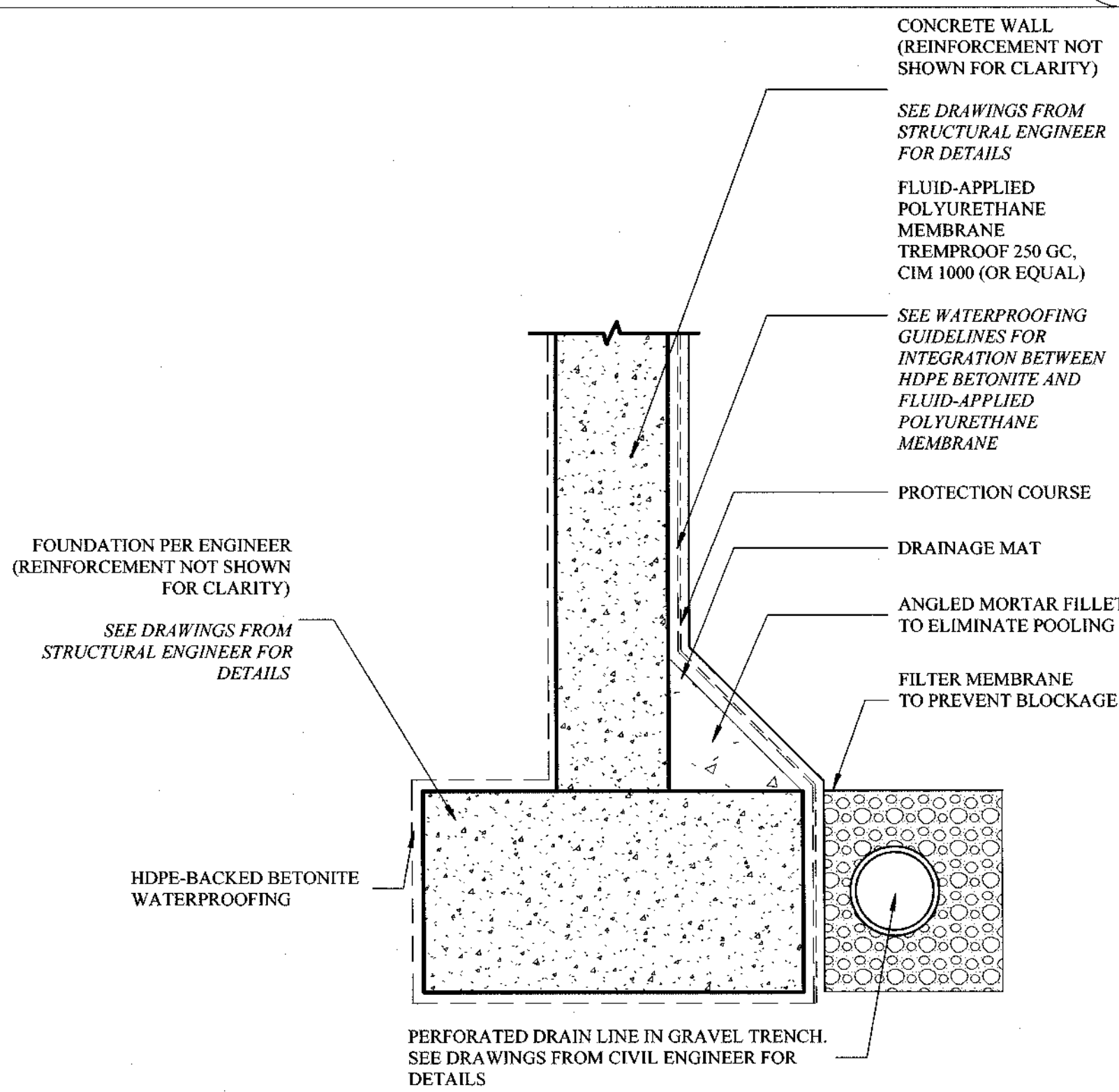
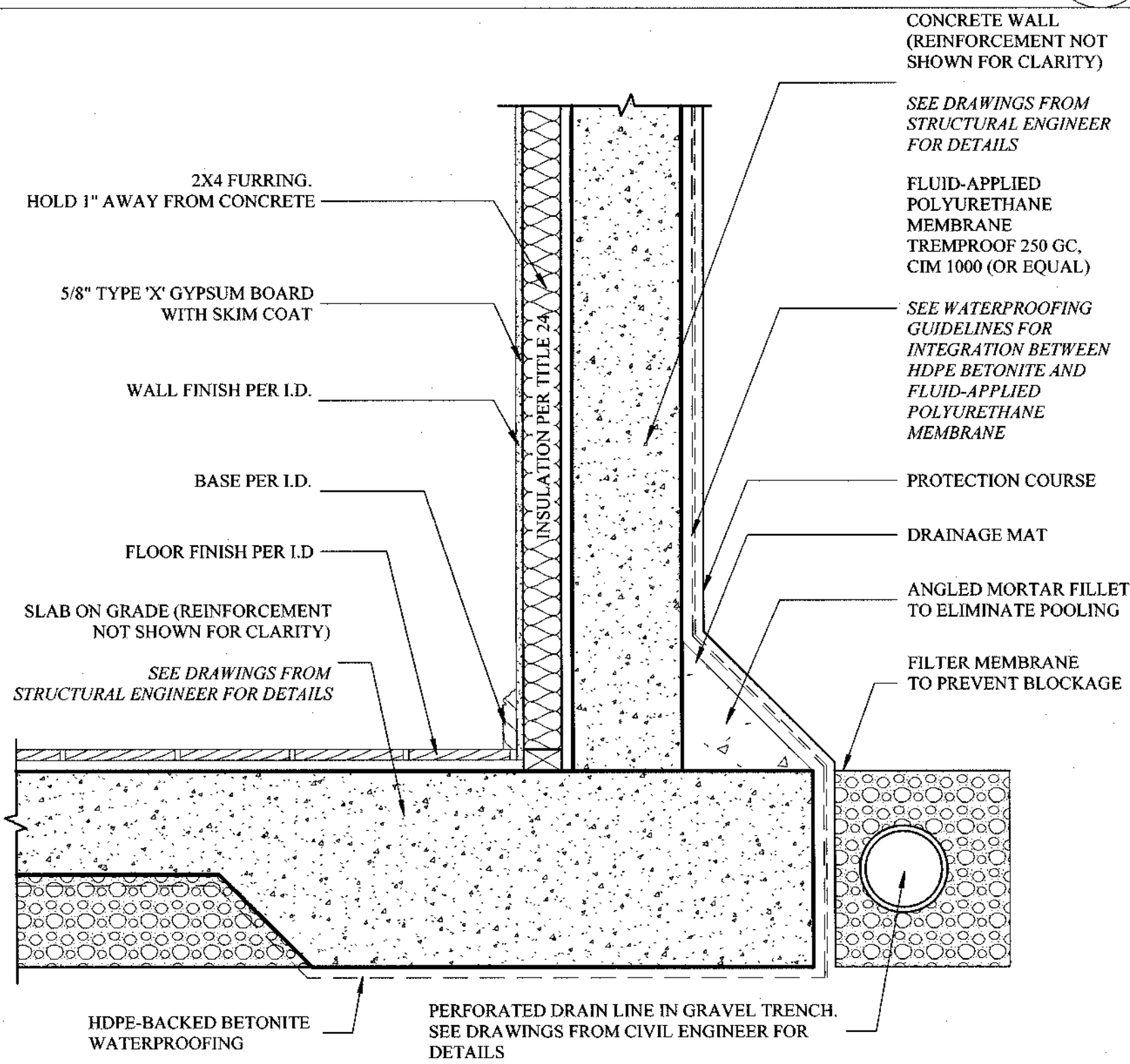
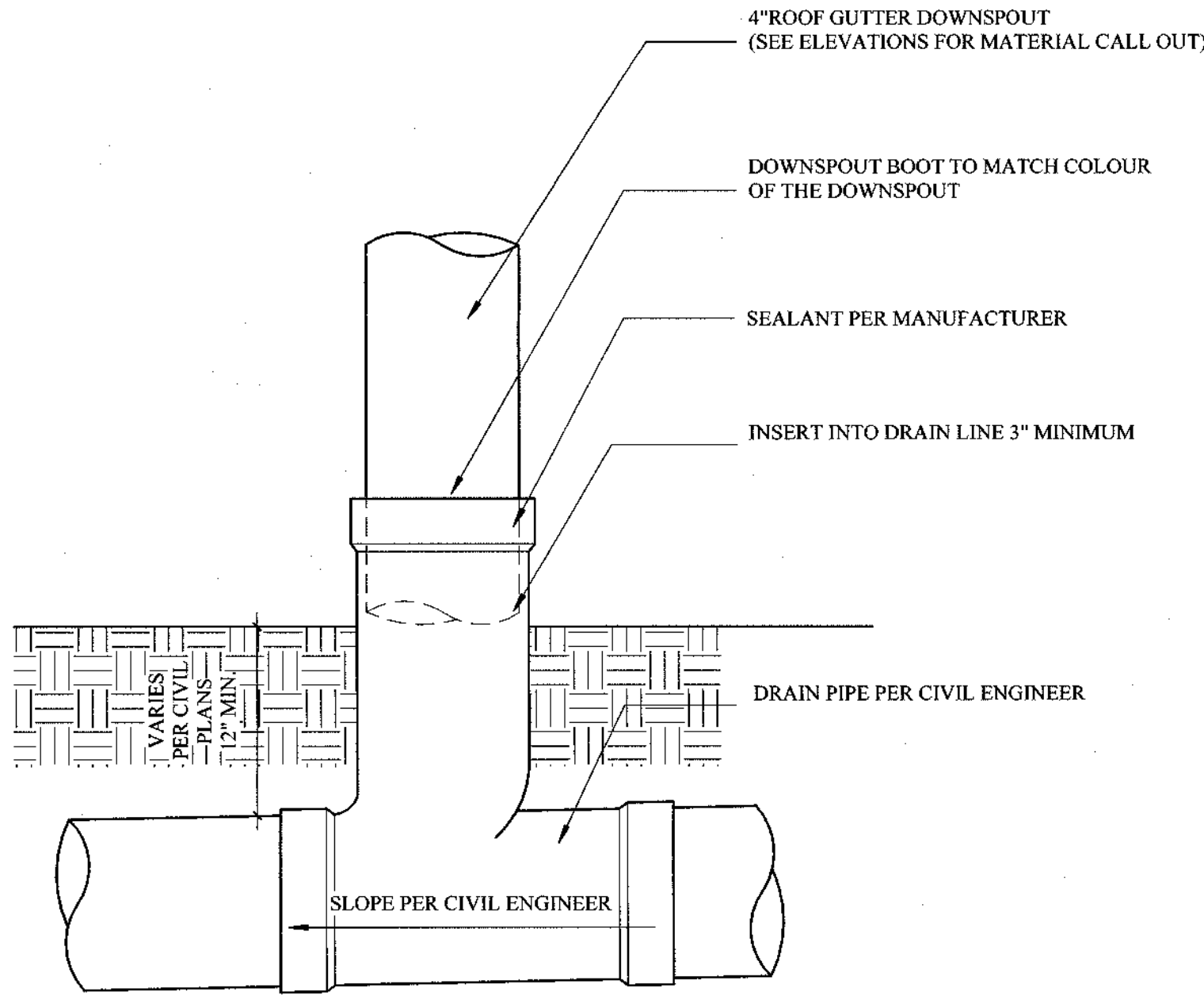
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CA 90272



- SYSTEM PERFORMANCE
- 1HR FIRE
 - UL DESIGN NO. L514
 - 47 STC AND 67 IIC SOUND
 - CK-6512-7



- SYSTEM PERFORMANCE
- 1HR FIRE
 - STC: 56
 - SOUND TEST: USG-151235



NOT USED

10

NOT USED

7

NOT USED

4

1-HR RATED CEILING

1

NOT USED

11

NOT USED

8

DOWNSPOUT TO SUBSURFACE DRAINAGE

5

1-HR RATED WALL

2

GRN 14 NOTE 22

A 4-INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR PROPOSED SLAB ON GRADE CONSTRUCTION. A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH CONCRETE FOR PROPOSED SLAB ON GRADE CONSTRUCTION. (4.505.2.1)

GRN 14 NOTE 23

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY. (4.505.3)

WATERPROOFING

ALL WATERPROOFING SPECS TO BE REVIEWED AND APPROVED BY WATERPROOFING CONSULTANT

A WATERPROOFING CONSULTANT/ CONTRACTOR TO BE USED DURING CONSTRUCTION ON ALL WATERPROOFING, ROOFING DETAILS & INSTALLATIONS

ENGINEERING

ALL CONNECTIONS BETWEEN STRUCTURAL ELEMENTS ARE PER STRUCTURAL ENGINEER. ALL REINFORCEMENT ARE PER STRUCTURAL ENGINEER

NOTES

NOT USED

9

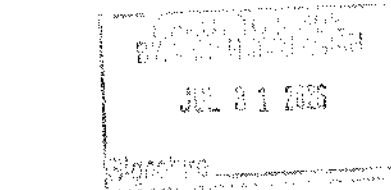
RAISED FLOOR FOUNDATION

6

3

SHEET TITLE

DETAILS



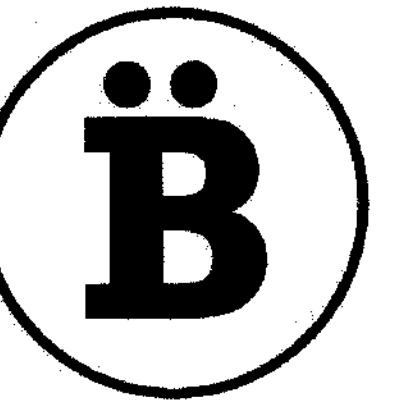
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Scale As indicated

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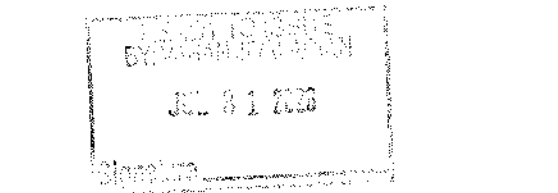
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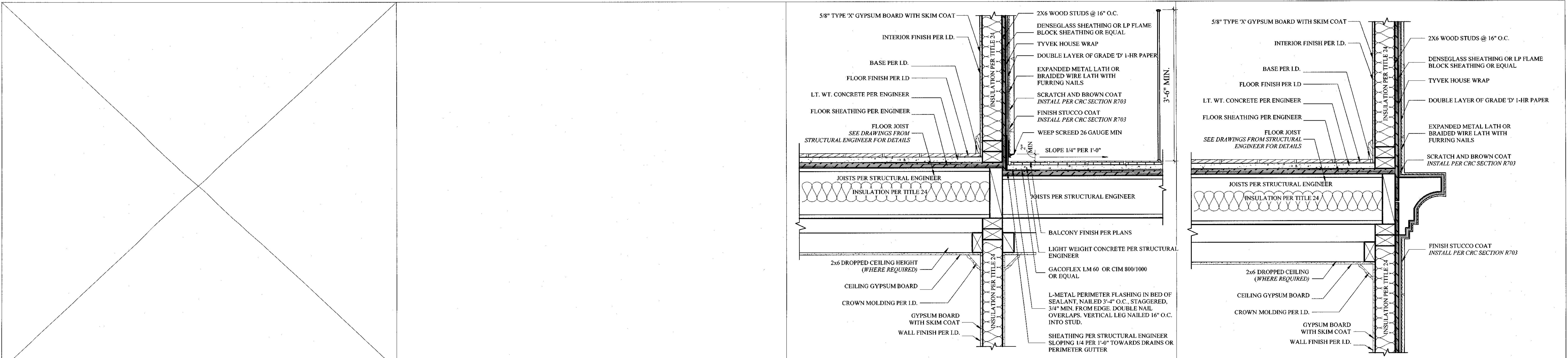


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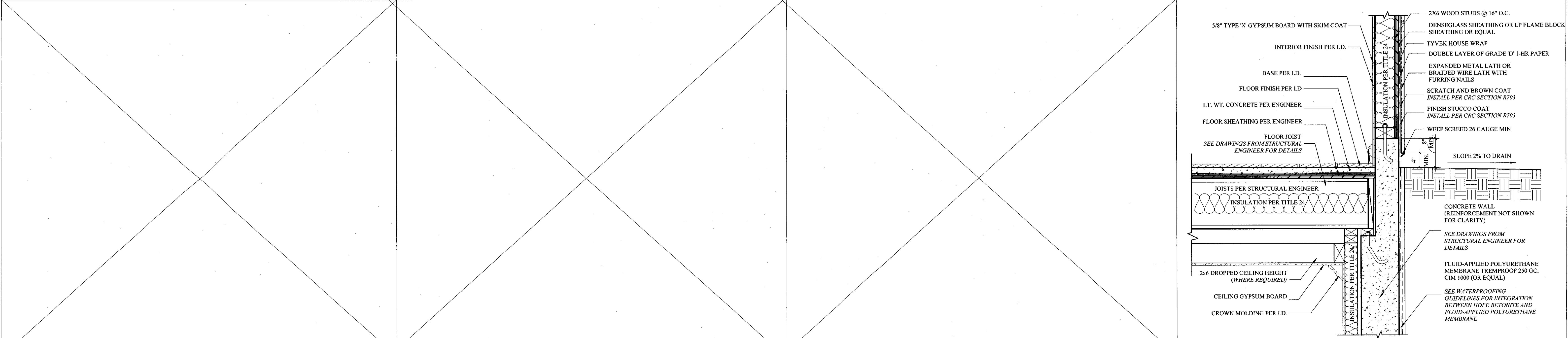
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NOT USED 10 7 BALCONY TO STUCCO WALL DETAIL 4 STUCCO SECOND FLOOR DETAIL 1



NOT USED 11 NOT USED 8 NOT USED 5 STUCCO FIRST FLOOR DETAIL 2

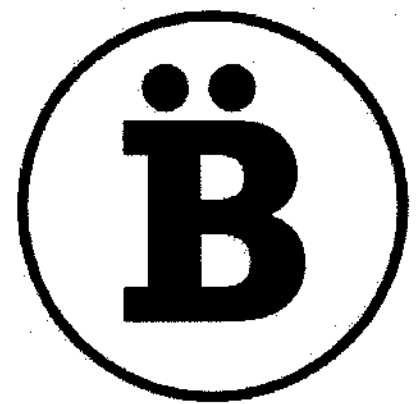
GRN 14 NOTE 22
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ENGINEERING
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NOTES 9 NOT USED 6 ROOF TO STUCCO WALL DETAIL 3



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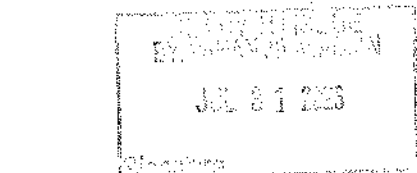
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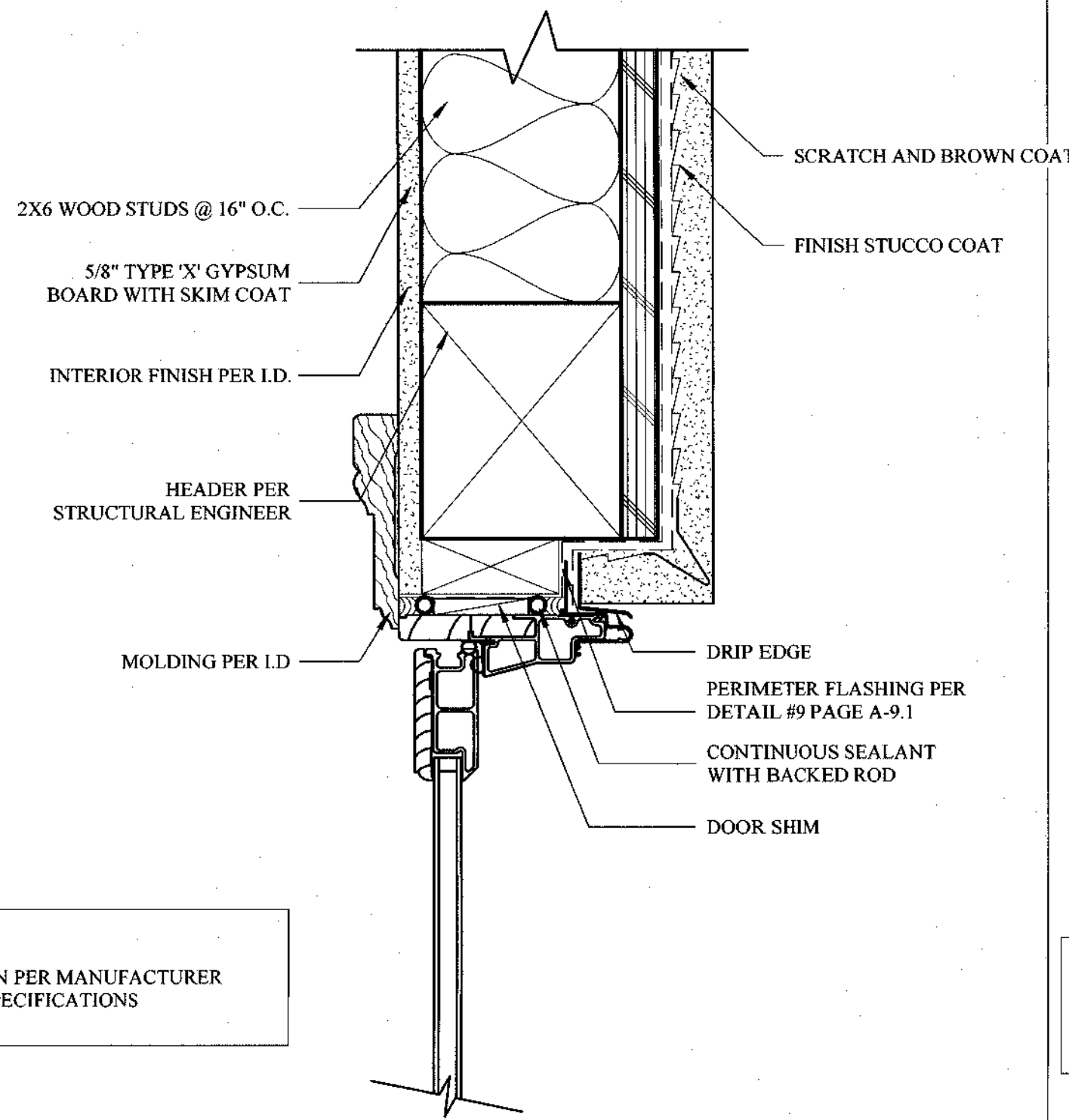


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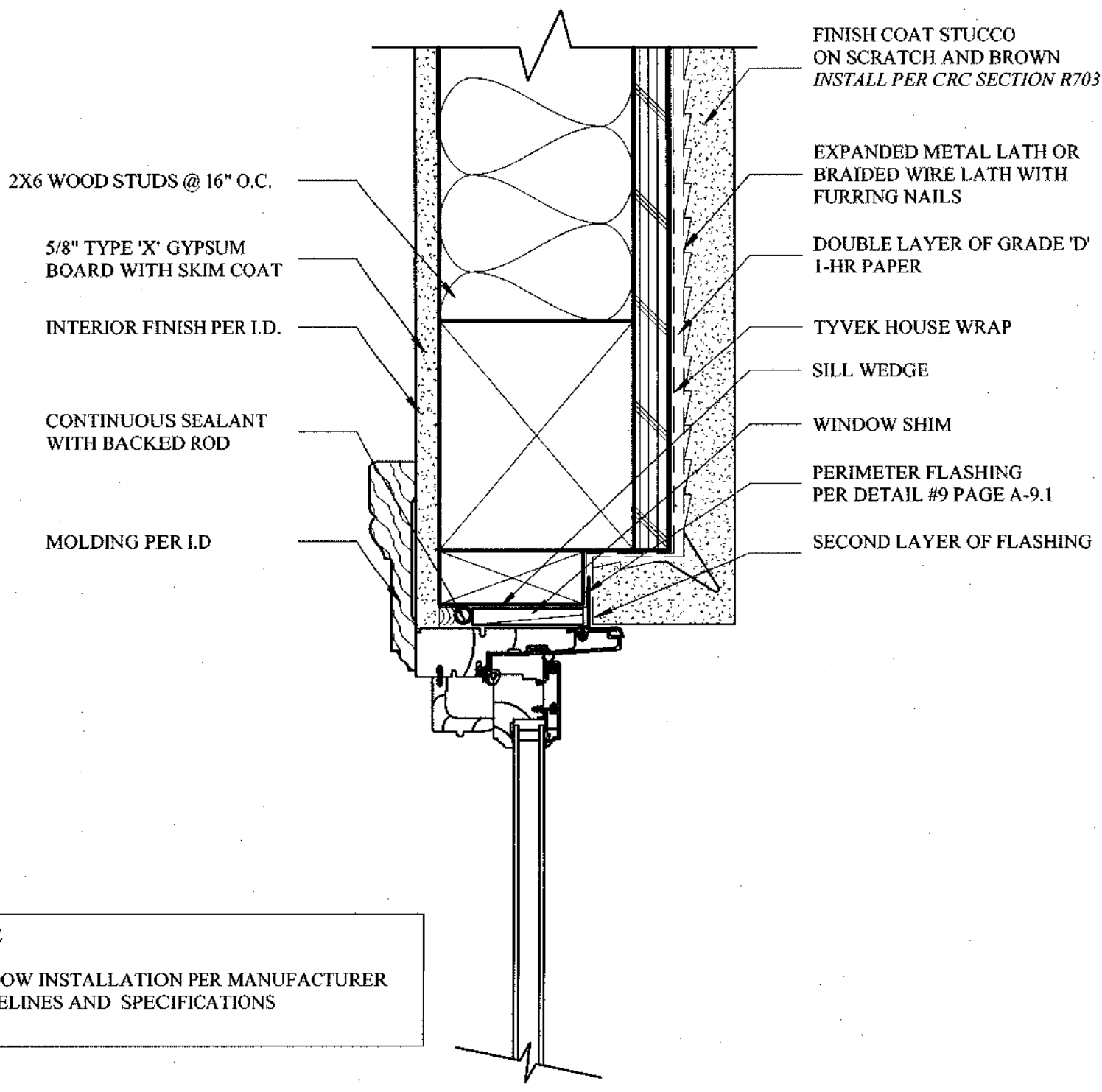
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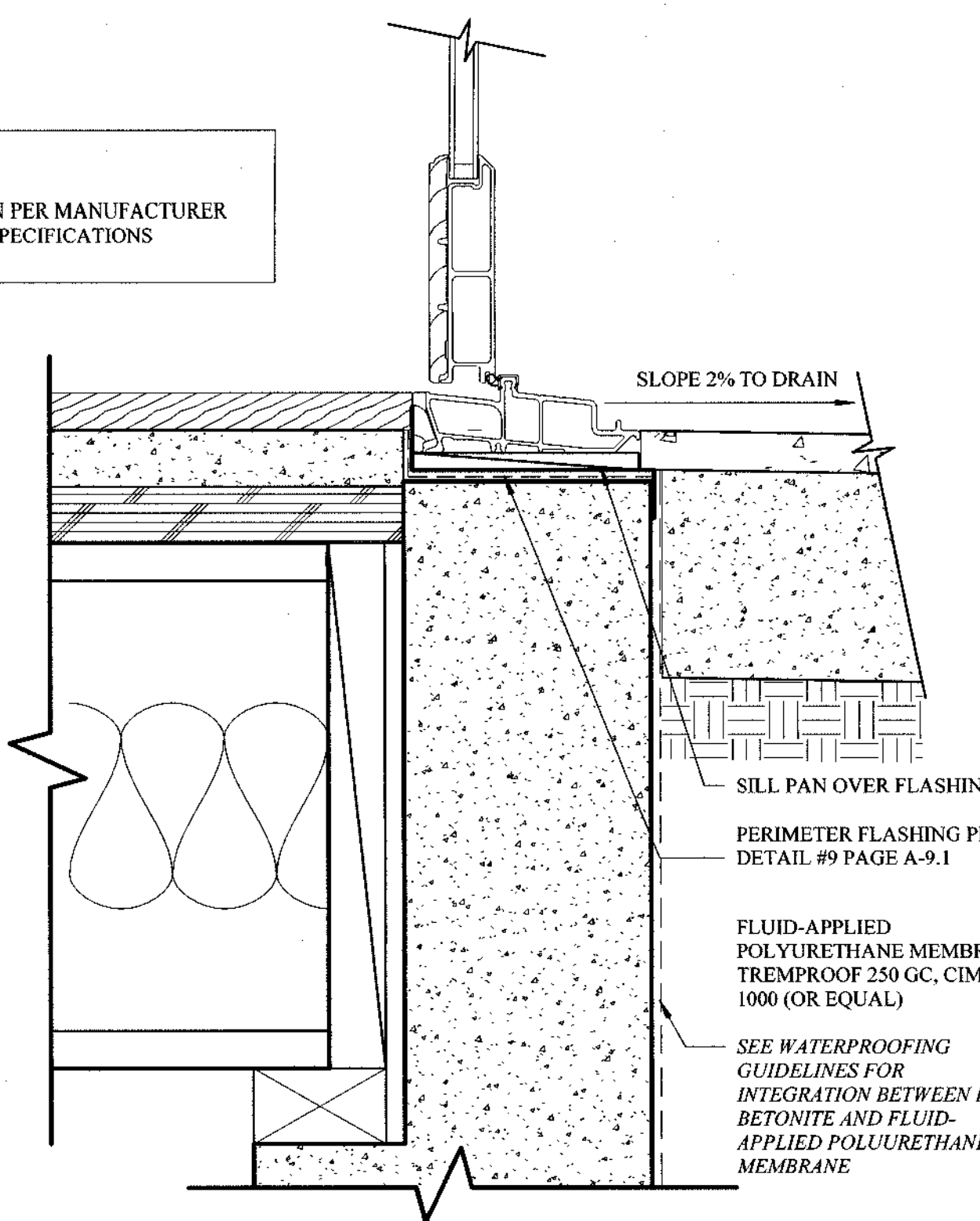
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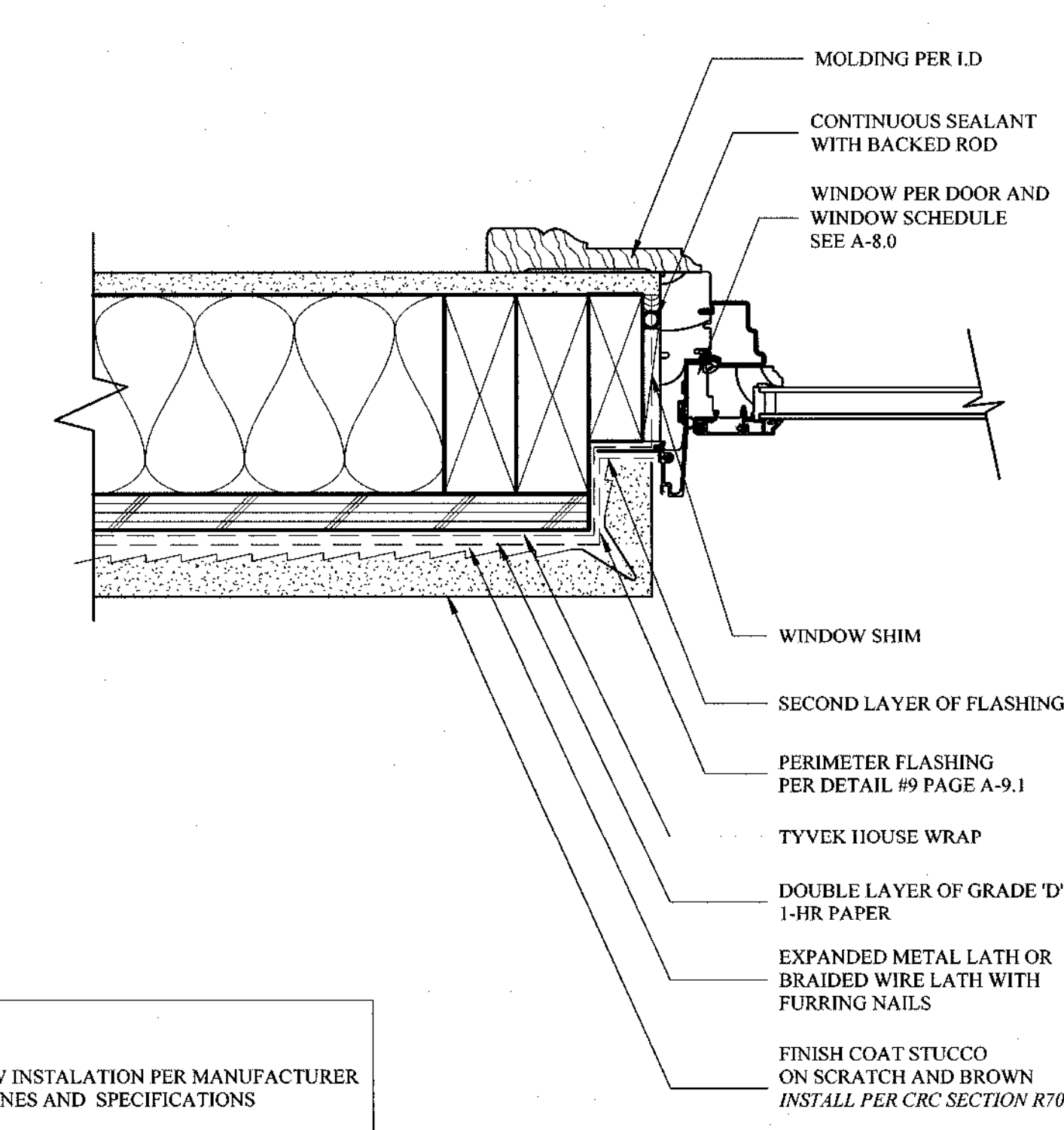
NOTE
DOOR INSTALLATION PER MANUFACTURER
GUIDELINES AND SPECIFICATIONS



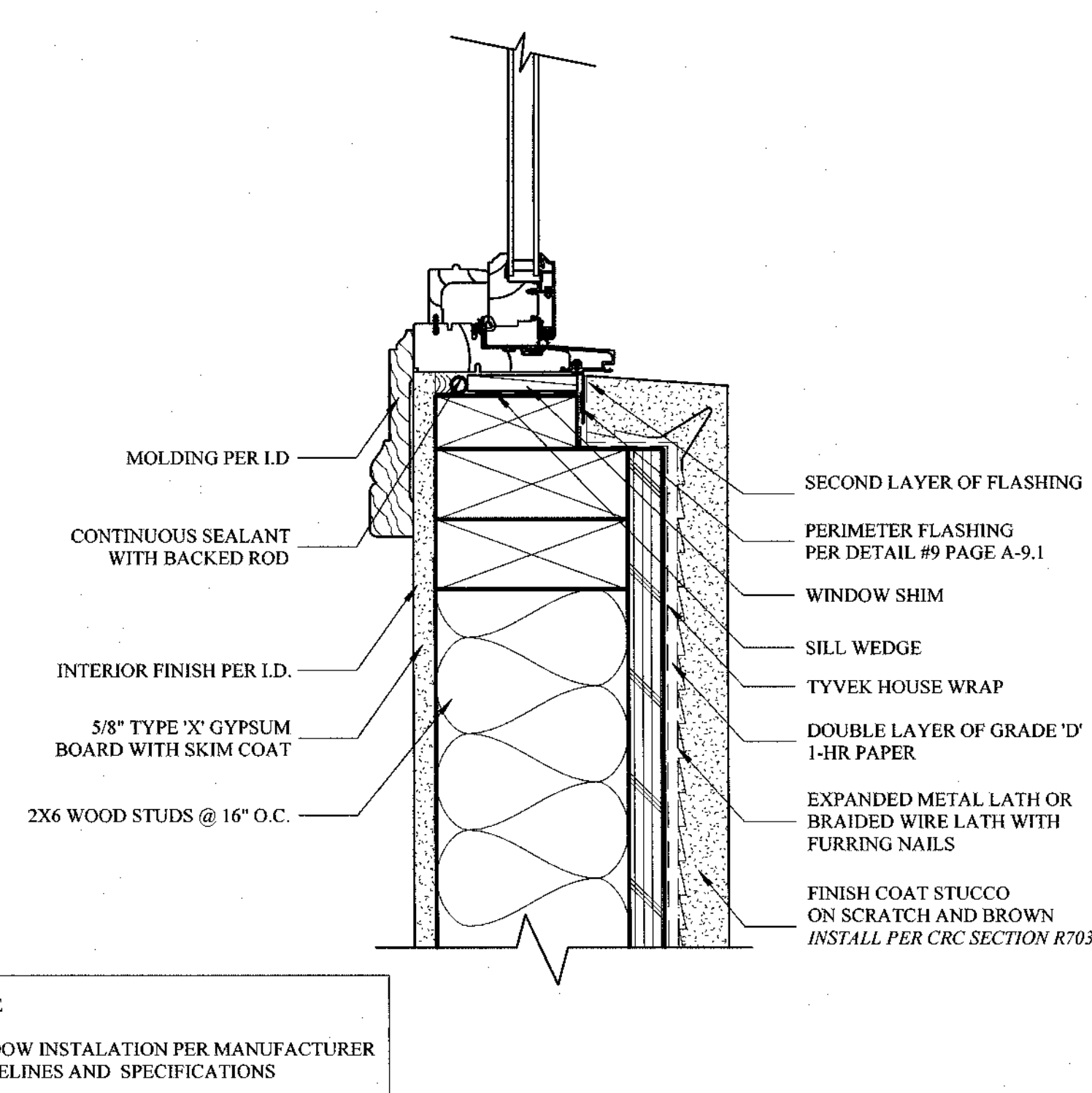
NOTE
WINDOW INSTALLATION PER MANUFACTURER
GUIDELINES AND SPECIFICATIONS



NOTE
DOOR INSTALLATION PER MANUFACTURER
GUIDELINES AND SPECIFICATIONS



NOTE
WINDOW INSTALLATION PER MANUFACTURER
GUIDELINES AND SPECIFICATIONS



NOTE
WINDOW INSTALLATION PER MANUFACTURER
GUIDELINES AND SPECIFICATIONS

NOT USED

10

7

INSWING DOOR HEADER

4

WINDOW HEADER - STUCCO

1

NOT USED

11

8

INSWING DOOR SILL

5

WINDOW JAMB - STUCCO

2

GRN 14 NOTE 22

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NOTES

FLASHING DETAILS

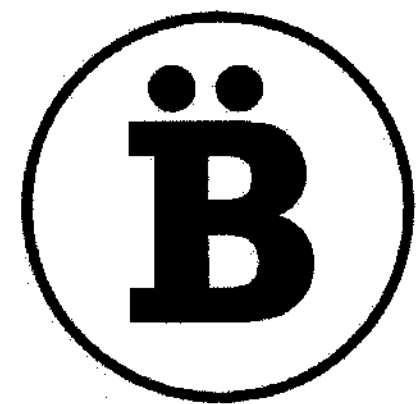
9

NOT USED

6

WINDOW SILL - STUCCO

3



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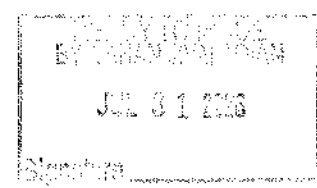
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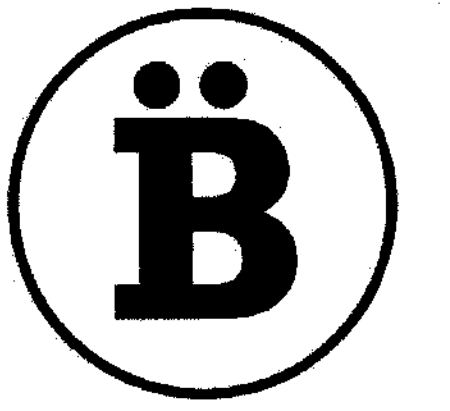
SHEET TITLE

DETAILS



No.	Description	Date

UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN OR AS NOTED. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS. ALL DIMENSIONS SHALL BE IN UNITS OF FEET AND INCHES. FRACTIONS SHALL BE SHOWN AS 1/2, 1/4, 3/8, 1/8, 1/16, 3/16, 1/32, 1/64, 1/128, 1/256, 1/512, 1/1024, 1/2048, 1/4096, 1/8192, 1/16384, 1/32768, 1/65536, 1/131072, 1/262144, 1/524288, 1/1048576, 1/2097152, 1/4194304, 1/8388608, 1/16777216, 1/33554432, 1/67108864, 1/134217728, 1/268435456, 1/536870912, 1/1073741824, 1/2147483648, 1/4294967296, 1/8589934592, 1/17179869184, 1/34359738368, 1/68719476736, 1/137438953472, 1/274877906944, 1/549755813888, 1/1099511627776, 1/2199023255552, 1/4398046511104, 1/8796093022208, 1/17592186044416, 1/35184372088832, 1/70368744177664, 1/140737488355328, 1/281474976710656, 1/562949953421312, 1/1125899906842624, 1/2251799813685248, 1/4503599627370496, 1/9007199254740992, 1/18014398509481984, 1/36028797018963968, 1/72057594037927936, 1/144115188075855872, 1/288230376151711744, 1/576460752303423488, 1/1152921504606846976, 1/2305843009213693952, 1/4611686018427387904, 1/9223372036854775808, 1/18446744073709551616, 1/36893488147419103232, 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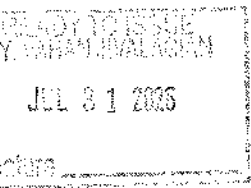
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CA 90272

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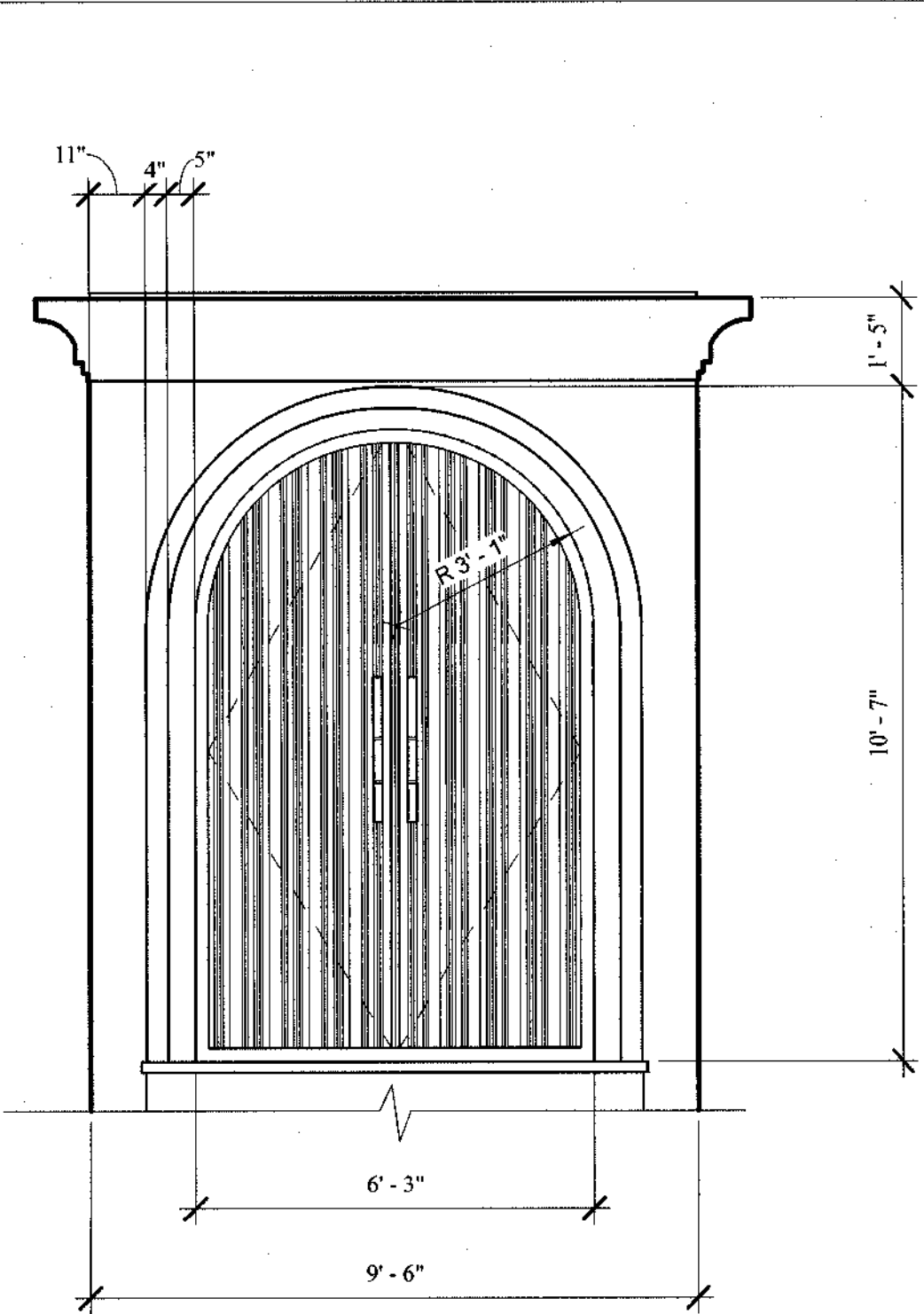
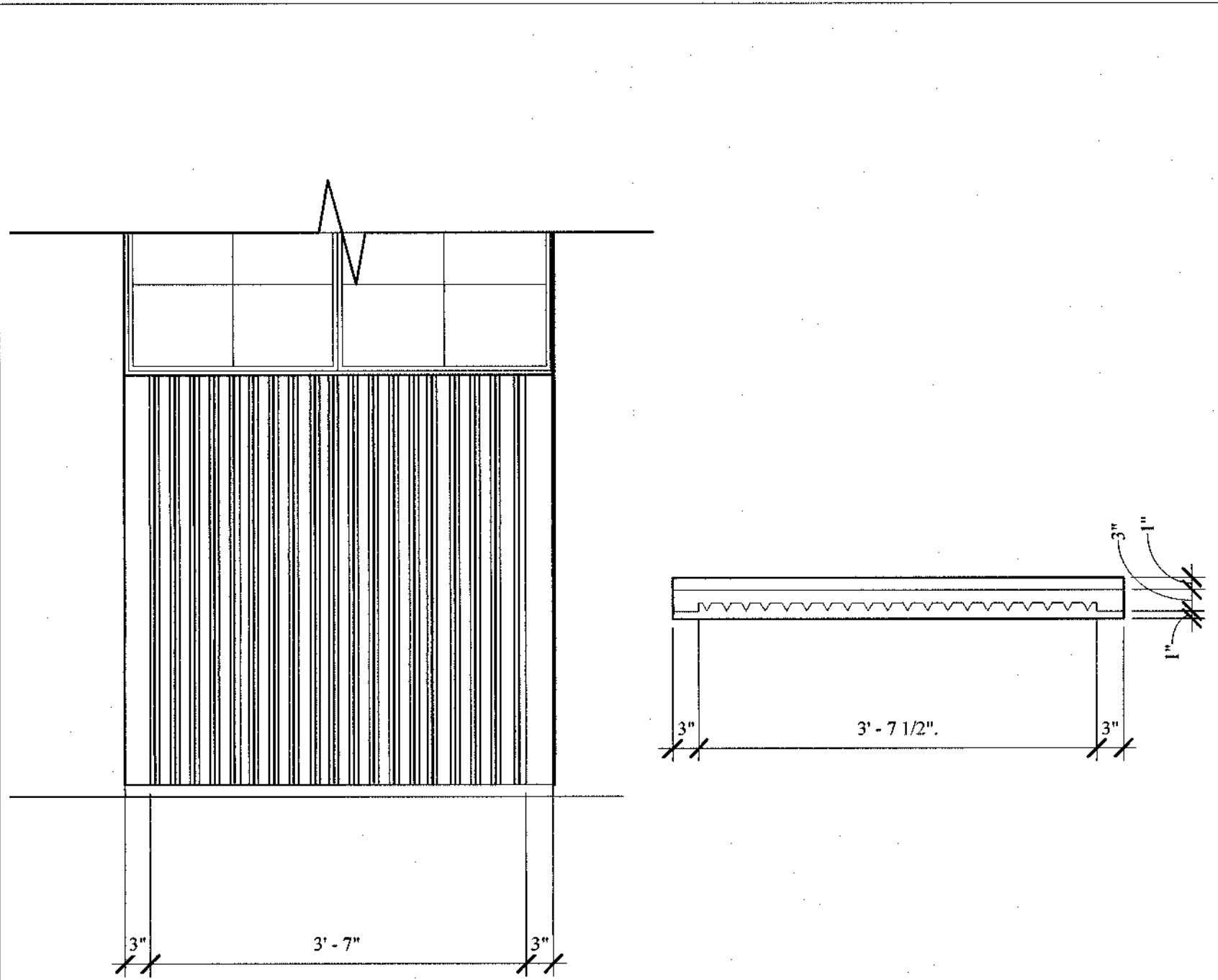
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DETAILS

PROJECT NUMBER	
DATE	7.23.2026
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- NOTE:
- PROVIDE A MIN. OF ONE CONTINUOUS HANDRAIL ON STAIRWAYS WITH 4 OR MORE RISERS AND AT ALL OPEN SIDES (R311.8.3)
 - HANDRAIL HEIGHT SHALL BE 34"-38" ABOVE THE NOSING TREADS (R311.8.3.1)
 - OPENINGS BETWEEN INTERMEDIATE BALUSTER SHALL NOT ALLOW THE PASSAGE OF A 4"x8" DIAMETER SPHERE. THE TRIANGULAR OPENINGS FORMED BY THE REISE, TREAD AND BOTTOM RAIL, SHALL NOT ALLOW THE PASSAGE OF A 6" DIAMETER SPHERE (R312.1.3 EX.1&2)
 - HANDRAIL SHALL BE EITHER TYPE I OR TYPE II SPECIFIED (R311.7.8.5)
 - RETURN HANDRAILS TO NEWEL POST OR WALL (R311.8.3.3)

