CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION ACTION REPORT

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

FROM: Seimone Jurjis, Community Development Director

SUBJECT: Report of actions taken by the Zoning Administrator and/or Planning Division staff for the week ending January 12, 2018.

ZONING ADMINISTRATOR ACTIONS
JANUARY 11, 2018

Item 1: 302 Iris Avenue Residence Tentative Parcel Map No. NP2017-021 and Coastal Development Permit No. CD2017-095 (PA2017-220)
Site Address: 302 Iris Avenue

Action: Approved by Resolution No. ZA2018-001	Council District	6

Item 2: Gabriel Residence Coastal Development Permit No. CD2017-068 (PA2017-166)
Site Address: 941 Via Lido Soud

Action: Approved by Resolution No. ZA2018-002	Council District	1

Item 3: 1820 West Ocean Front Residence No. CD2017-100 (PA2017-233)
Site Address: 1820 West Ocean Front

Action: Continued to 02/15/18 Zoning Administrator Meeting	Council District	1

COMMUNITY DEVELOPMENT DIRECTOR
OR PLANNING DIVISION STAFF ACTIONS
(Non-Hearing Items)

Item 1: Stern Residence Addition Staff Approval No. SA2018-001 (PA2018-007)
Site Address: 2312 Laurel Place

Action: Approved	Council District	2

APPEAL PERIOD: An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

RESOLUTION NO. ZA2018-001

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING TENTATIVE PARCEL MAP NO. NP2017-021 AND COASTAL DEVELOPMENT PERMIT NO. CD2017-095 FOR TWO-UNIT CONDOMINIUM PURPOSES LOCATED AT 302 IRIS AVENUE (PA2017-220)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Nicholson Companies, with respect to property located at 302 Iris Avenue, and legally described as Lot 2, Block 337 in the Corona del Mar Tract requesting approval of a tentative parcel map and a coastal development permit.

2. The applicant proposes a tentative parcel map for two-unit condominium purposes. An existing duplex has been demolished and a new two-unit dwelling is currently under construction. No waivers of Title 19 are proposed. The Tentative Parcel map would allow each unit to be sold individually. The Tentative Parcel Map also requires the approval of a Coastal Development Permit pursuant to Title 21 Local Coastal Program Implementation Plan of the Municipal Code

3. The subject property is located within the Two-Unit Residential (R-2) Zoning District and the General Plan Land Use Element category is Two-Unit Residential (RT).

4. The subject property is located within the coastal zone and has a Coastal Land Use Designation of Two-Unit Residential (RT-D) and a Coastal Zoning District of Two-Unit Residential (R-2).

5. A public hearing was held on January 11, 2018 in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project has been determined to be categorically exempt pursuant to the State CEQA (California Environmental Quality Act) Guidelines under Class 15 (Minor Land Divisions).

2. The Class 15 exemption allows the division of property in urbanized areas zoned for residential, commercial, or industrial use into four (4) or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels are available, the parcel was not involved in a division of a larger parcel within the previous two (2) years, and the

parcel does not have an average slope greater than 20 percent. The Tentative Parcel Map is for condominium purposes and is consistent with all of the requirements of the Class 15 exemption.

SECTION 3. REQUIRED FINDINGS.

The Zoning Administrator determined in this case that the Tentative Parcel Map is consistent with the legislative intent of Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code and approves the Coastal Development Permit based on the following findings per Section 21.52.015 F. of Title 21:

Finding:

A. That the proposed map conforms to all applicable sections of the certified Local Coastal Program.

Facts in Support of Finding:

1. The Tentative Parcel Map is for condominium purposes and meets all of the requirements of the Local Coastal Program including 21.30.025 Coastal Subdivisions.

2. The duplex is excluded from the requirement to obtain a Coastal Development Permit pursuant to Newport Beach Municipal Code (NBMC) 21.52.045 and it conforms to all applicable development standards including parking.

3. The project site is not located between the nearest public road and the sea or shoreline area and approval of the parcel map would not affect public recreation access or views. There is designated open space or bikeways within the boundaries of the parcel map that would require any easements or dedication.

4. The Tentative Parcel Map is for a property within a developed neighborhood that is approximately more than 1,300 feet from the shoreline and is not near any natural landforms or environmentally sensitive areas.

Finding:

B. Conforms with the public access and public recreation policies of Chapter 3 of the Coastal Act if the project is between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.

Facts in Support of Finding:

1. The Tentative Parcel Map is not between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.

The Zoning Administrator determined in this case that the Tentative Parcel Map is consistent with the legislative intent of Title 20 (Planning and Zoning) of the Newport Beach Municipal Code and is approved based on the following findings per Section 19.12.070 (Required Findings for Action on Tentative Maps) of Title 19:

Finding:

C. That the proposed map and the design or improvements of the subdivision are consistent with the General Plan and any applicable specific plan, and with applicable provisions of the Subdivision Map Act and this Subdivision Code.

Facts in Support of Finding:

1. The Tentative Parcel Map is for two-unit residential condominium purposes. An existing duplex has been demolished and a new two-unit dwelling is under construction. The proposed subdivision and improvements are consistent with the density of the R-2 Zoning District and the current General Plan Land Use Designation "Two-Unit Residential."

2. The subject property is not located within a specific plan area.

3. The project has been conditioned to require public improvements, including the reconstruction of drains, sidewalks, curbs, and gutters along the Iris Avenue frontage, consistent with the Subdivision Code (Title 19).

Finding:

D. That the site is physically suitable for the type and density of development.

Facts in Support of Finding:

1. The lot is physically suitable for a two-unit development because it is rectangular in shape and is 40 feet wide and 4,720 square feet in area.

2. The subject property is accessible from the alley at the rear and is adequately served by existing utilities.

Finding:

E. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. However, notwithstanding the foregoing, the decision making body may nevertheless approve such a subdivision if an environmental impact report was prepared for the project and a finding was made pursuant to Section 21081 of the California Environmental Quality Act that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

Facts in Support of Finding:

1. The site was previously developed with a duplex and will be replaced with a new two-unit dwelling.

2. The property is located in an urbanized area that does not contain any sensitive vegetation or habitat.

3. The project is categorically exempt under Section 15315 (Article 19 of Chapter 3), of the California Environmental Quality Act (CEQA) Guidelines – Class 15 (Minor Land Alterations) for the reasons noted in Section 2 of this Resolution.

Finding:

F. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

Facts in Support of Finding:

1. The Tentative Parcel Map is for residential condominium purposes. All improvements associated with the project will comply with all Building, Public Works, and Fire Codes, which are in place to prevent serious public health problems. Public improvements will be required of the developer per Section 19.28.010 (General Improvement Requirements) of the Municipal Code and Section 66411 (Local Agencies to Regulate and Control Design of Subdivisions) of the Subdivision Map Act. All ordinances of the City and all Conditions of Approval will be complied with.

Finding:

G. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the decision making body may approve a map if it finds that alternate easements, for access or for use, will be provided and that these easements will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to the City Council to determine that the public at large has acquired easements for access through or use of property within a subdivision.

Facts in Support of Finding:

1. The design of the development will not conflict with easements acquired by the public at large, for access through, or use of property within the proposed development, because there are no public easements located on the property.

Finding:

H. That, subject to the detailed provisions of Section 66474.4 of the Subdivision Map Act, if the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (Williamson Act), the resulting parcels following a subdivision of the land would not be too small to sustain their agricultural use or the subdivision will result in residential development incidental to the commercial agricultural use of the land.

Facts in Support of Finding:

1. The property is not subject to the Williamson Act because the subject property is not designated as an agricultural preserve and is less than 100 acres in area.

2. The site is developed for residential use and is located in a Zoning District that permits residential uses.

Finding:

I. That, in the case of a "land project" as defined in Section 11000.5 of the California Business and Professions Code: (1) there is an adopted specific plan for the area to be included within the land project; and (2) the decision making body finds that the proposed land project is consistent with the specific plan for the area.

Facts in Support of Finding:

1. California Business and Professions Code Section 11000.5 has been repealed by the Legislature. However, this project site is not considered a "land project" as previously defined in Section 11000.5 of the California Business and Professions Code because the project site does not contain 50 or more parcels of land.

2. The project is not located within a specific plan area.

Finding:

J. That solar access and passive heating and cooling design requirements have been satisfied in accordance with Sections 66473.1 and 66475.3 of the Subdivision Map Act.

Facts in Support of Finding:

1. The existing lot configuration provides an east/west orientation allowing for a longer southern exposure and the parcel map is for condominium conversion purposes and will not affect the existing lot design or orientation.

2. The Tentative Parcel Map and any future improvements are subject to Title 24 of the California Building Code that requires new construction to meet minimum heating and cooling efficiency standards depending on location and climate. The Newport

Beach Building Division enforces Title 24 compliance through the plan check and inspection process.

Finding:

K. That the subdivision is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City's share of the regional housing need and that it balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources.

Facts in Support of Finding:

1. The proposed two-unit dwelling is consistent with the R-2 Zoning District which allows two residential units on the property. Therefore, the Tentative Parcel Map for condominium purposes will not affect the City in meeting its regional housing need.

Finding:

L. That the discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board.

Facts in Support of Finding:

1. The new two-unit dwelling will be designed so that wastewater discharge into the existing sewer system complies with the Regional Water Quality Control Board (RWQCB) requirements.

Finding:

M. For subdivisions lying partly or wholly within the Coastal Zone, that the subdivision conforms with the certified Local Coastal Program and, where applicable, with public access and recreation policies of Chapter Three of the Coastal Act.

Facts in Support of Finding:

1. The subject property is within the Coastal Zone. The facts in support of findings A and B above are hereby incorporated by reference.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Tentative Parcel Map No. NP2017-021 and Coastal Development Permit No. CD2017-095, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.

2. This action shall become final and effective 14 days after the adoption of this Resolution unless within such time an appeal or call for review is filed with the Director of Community Development in accordance with the provisions of Title 21 Local Coastal Program Implementation Plan, of the Newport Beach Municipal Code.

PASSED, APPROVED, AND ADOPTED THIS 11th DAY OF JANUARY 2018.

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Jim Campbell, Deputy Community Development Director
Acting Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

PLANNING

1. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.

2. Subsequent to the recordation of the parcel map, the applicant shall apply for a building permit for a description change of the subject project development from "duplex" to "condominium." The development will not be condominiums until this permit is finaled. The building permit for the new construction shall not be finaled until after recordation of the parcel map.

3. This approval shall expire and become void unless exercised within twenty-four (24) months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 (Planning and Zoning) of the Newport Beach Municipal Code.

4. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the 302 Iris Avenue Tentative Parcel Map and Coastal Development Permit including, but not limited to, Tentative Parcel Map No. NP2017-021 and Coastal Development Permit No. CD2017-095 (PA2017-220). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Public Works Conditions

5. A Parcel Map shall be recorded. The Map shall be prepared on the California coordinate system (NAD88). Prior to recordation of the Map, the surveyor/engineer preparing the map shall submit to the County Surveyor and the City of Newport Beach a digital-graphic file of said map in a manner described in Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. **The Map to be submitted to the City of Newport Beach shall comply with the City's CADD Standards. Scanned imaged will not be accepted**.

6. Prior to the recordation of the parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. Monuments (one inch iron pipe with tag) shall be set on each lot corner unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of the construction project.

7. All existing private, non-standard improvements within the public right-of-way and/or extensions of private, non-standard improvements into the public right-of-way fronting the development site shall be removed.

8. All improvements shall be constructed as required by Ordinance and the Public Works Department.

9. Reconstruct all damaged concrete sidewalk panels, curb and gutter along the Iris Avenue property frontage and any damaged concrete alley panels along the Iris Avenue property frontage and any damaged concrete alley panels along the alley property frontage as determined by the Public Works Department.

10. All existing overhead utilities shall be undergrounded.

11. All above ground improvements shall stay a minimum 5-foot clear of the alley setback.

12. Each unit shall be served by its individual water service/meter and sewer lateral and cleanout. Each water meter and sewer cleanout shall be installed with a traffic-grade box and cover. Water meter and the sewer cleanout shall be located within the public right-of-way.

13. An encroachment permit is required for all work activities within the public right-of-way.

14. All improvements shall comply with the City's sight distance requirement. See City Standard 110-L and Municipal Code Section 20.30.130.

15. Iris Avenue is on the City's street-cut moratorium list. Damage or trenching in said street will require moratorium street repair per City standards.

16. In case of damage done to public improvements surrounding the development site by the private construction, additional reconstruction within the public right-of-way could be required at the discretion of the Public Works Inspector.

RESOLUTION NO. ZA2018-002

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING COASTAL DEVELOPMENT PERMIT NO. CD2017-068 TO DEMOLISH AN EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW TWO-STORY, SINGLE-FAMILY RESIDENCE AND ATTACHED THREE-CAR GARAGE AT 941 VIA LIDO SOUD (PA2017-166)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Andrew Gabriel with respect to property located at 941 Via Lido Soud, requesting approval of a coastal development permit.

2. The property is legally described as Lot 323 of Tract 907.

3. The applicant proposed the demolition of an existing two-story, 4,787-square-foot, single-family residence and the construction of a new two-story 6,580-square-foot, single-family residence with an attached three-car garage. The project includes landscape, hardscape and subsurface drainage facilities. The site is protected by an existing private bulkhead that has been inspected, is in generally good condition, and will be reinforced in conjunction with the proposed construction. The design complies with all applicable development standards and no deviations are requested.

4. The subject property is designated RS-D (Single-Unit Residential Detached) by the General Plan Land Use Element and is located within the R-1 (Single-Unit Residential) Zoning District.

5. The subject property is located within the coastal zone. The Coastal Land Use Plan category is RSD-C (Single-Unit Residential Detached - (10.0 - 19.9 DU/AC) and the property is located within the R-1 (Single-Unit Residential) Coastal Zone District.

6. A public hearing was held on January 11, 2018, in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the hearing was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project is categorically exempt pursuant to Title 14 of the California Code of Regulations Section 15303, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (CEQA) under Class 3 (New Construction or

Conversion of Small Structures), because it has no potential to have a significant effect on the environment.

2. Class 3 exempts the construction and location of limited numbers of new, small facilities or structures including one single-family residence in a residential zone. The proposed project consists of the demolition of an existing 4,787-square-foot, single-family residence and the construction of a new 6,580-square-foot, single-family residence with an attached three-car garage in the R-1 Zoning District.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 21.52.015 (Coastal Development Permits, Findings and Decision) of the Newport Beach Municipal Code (NBMC), the following findings and facts in support of such findings are set forth:

Finding:

A. Conforms to all applicable sections of the certified Local Coastal Program.

Facts in Support of Finding:

1. The proposed development complies with applicable residential development standards including, but not limited to, floor area limitation, setbacks, height, and parking.

    a. The maximum floor area limitation is 8,062 square feet and the proposed floor area is 6,580 square feet.

    b. The proposed development will provide the minimum required setbacks, which are four (4) feet along the front property line abutting Via Lido Soud, four (4) feet along each side property line, and ten (10) feet along the front property line abutting the waterway.

    c. The highest ridge of the sloping roof is approximately 24 feet from established grade, which complies with the maximum height limitation of 29 feet.

    d. The project includes enclosed garage parking for three vehicles, in compliance with the minimum parking requirement for single-family residences with more than 4,000 square feet of habitable floor area.

2. The neighborhood is predominantly developed with two-story, single-family residences. The proposed design, bulk, and scale of the development will be consistent with the existing neighborhood pattern of development and expected future development.

3. The finished first floor elevation of the proposed residence is 13.25 feet (NAVD88), which is higher than the minimum required 9.00-foot (NAVD88) elevation standard.

4. The existing development includes a private seawall/bulkhead along the waterway. A Bulkhead Condition Report prepared by William Simpson & Associates, Inc., dated

September 29, 2017, concludes that the cast-in-place wall is in generally good condition. In order to protect the proposed new development, the report recommends that the wall be reinforced and repaired, and provides specific recommendations on how this should be accomplished. Once the wall has been reinforced and repaired, it is not anticipated that the wall will need further repair or replacement in the next 75 to 100 years.

5. Pursuant to NBMC Section 21.30.030(C)(3)(i)(iv), the property owner will be required to enter into an agreement with the City waiving any potential right to protection to address situations in the future in which the development is threatened with damage or destruction by coastal hazards (e.g., waves, erosion, and sea level rise). The property owner will also be required to acknowledge any hazards present at the site and unconditionally waive any claim to damage or liability against the decision authority, consistent with NBMC Section 21.30.015(D)(3)(c). Both requirements are included as conditions of approval that will need to be satisfied prior to the issuance of building permits for construction.

6. A project-specific Coastal Hazards Analysis Report was prepared by William Simpson & Associates, Inc., dated September 29, 2017. The report concludes that flooding, wave run up and erosion will not significantly impact this property over the life of the proposed development, once the existing seawall is reinforced and repaired as recommended.

7. The property is located in an area known for the potential of seismic activity and liquefaction. A project-specific Geotechnical Investigation prepared by Geofirm on August 22, 2017, provides recommendations relative to grading, drainage and foundation design. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved prior to the issuance of building permits. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC prior to building permit issuance.

8. A Construction Pollution Prevention Plan (CPPP) prepared by Toal Engineering, dated July 26, 2017, provides recommendations for temporary Best Management Practices (BMPs) during construction to minimize erosion and sedimentation, and to minimize pollution of runoff derived by construction chemicals and materials. Construction plans and activities will be required to adhere to the CPPP.

9. Pursuant to Municipal Code Section 21.35.050 (Water Quality and Hydrology Plan), because of the project site's proximity to coastal waters, a Water Quality and Hydrology Plan (WQHP) was prepared by Toal Engineering, dated July 27, 2017. The WQHP has been reviewed and approved by the City's Engineer Geologist. The WQHP includes a polluted runoff and hydrologic site characterization, a sizing standard for BMPs, use of a low-impact development (LID) approach to retain the design storm runoff volume on site, and documentation of the expected effectiveness of the proposed BMPs. Construction plans will be reviewed for compliance with the approved WQHP prior to building permit issuance.

10. The project design addresses water quality with a construction erosion control plan and a post construction drainage system that includes drainage and percolation features designed to retain dry weather and minor rain event run-off on-site. Any water not retained on-site is directed to the City's storm drain system.

11. New landscaping will be verified for compliance with NBMC Section 21.30.075. A condition of approval is included that requires drought-tolerant, and prohibits invasive, species (Condition of Approval No. 16). Prior to issuance of the building permits, the final landscape plans will be reviewed to verify invasive species are not planted.

12. The property is not located near designated public viewpoints or coastal view roads and will not impact public coastal views.

Finding:

B. Conforms with the public access and public recreation policies of Chapter 3 of the Coastal Act if the project is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.

Fact in Support of Finding:

1. The project site is located between the nearest public road and the sea or shoreline; however, the project will not affect the public's ability to gain access to, use, and/or view the coast and nearby recreational facilities.

2. The residential lot does not currently provide nor does it inhibit public coastal access. Coastal access is provided by adjacent small public beach areas with access from the water.

3. There are no designated public viewpoints or coastal view roads near the project site, per the Coastal Land Use Plan. Due to the distance of the proposed development from public view points and the project's compliance with all applicable development standards, including height and setbacks, the project will not impact coastal views.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Coastal Development Permit No. CD2017-068, subject to the conditions set forth in Exhibit "A," which is attached hereto and incorporated by reference.

2. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director in accordance with the provisions of Title 21 Local Coastal Implementation Plan, of the Newport Beach Municipal Code. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section

21.64.035 of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act.

PASSED, APPROVED, AND ADOPTED THIS 11TH DAY OF JANUARY, 2018.

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Jim Campbell, Deputy Community Development Director
Acting Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. The development shall be in substantial conformance with the approved site plan, floor plans and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).

2. Prior to the issuance of a building permit, an agreement in a form approved by the City Attorney between the property owner and the City shall be executed and recorded waiving rights to the construction of future shoreline protection devices including the repair and maintenance, enhancement, reinforcement, or any other activity affecting the bulkhead, that results in any encroachment seaward of the authorized footprint of the bulkhead or other shoreline protective device. The agreement shall be binding against the property owners and successors and assigns.

3. Prior to the issuance of a building permit, the property owner shall submit a notarized signed letter acknowledging all hazards present at the site, assuming the risk of injury or damage from such hazards, unconditionally waiving any claims of damage against the City from such hazards, and to indemnify and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of development.

4. The existing private seawall/bulkhead shall be reinforced and repaired, in keeping with the recommendations provided in the Bulkhead Condition Report prepared by William Simpson & Associates, Inc., dated September 29, 2017.

5. No demolition or construction materials, equipment debris, or waste, shall be placed or stored in a location that would enter sensitive habitat, receiving waters, or a storm drain or result in impacts to environmentally sensitive habitat areas, streams, wetland or their buffers.

6. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) shall be implemented prior to and throughout the duration of construction activity as designated in the Construction Pollution Prevention Plan (CPPP).

7. The discharge of any hazardous materials into storm sewer systems or receiving waters shall be prohibited. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. A designated fueling and vehicle maintenance area with appropriate berms and protection to prevent spillage shall be provided as far away from storm drain systems or receiving waters as possible.

8. Debris from demolition shall be removed from work areas each day and removed from the project site within 24 hours of the completion of the project. Stock piles and construction materials shall be covered, enclosed on all sites, not stored in contact with the soil, and located as far away as possible from drain inlets and any waterway.

9. Trash and debris shall be disposed in proper trash and recycling receptacles at the end of each construction day. Solid waste, including excess concrete, shall be disposed in adequate disposal facilities at a legal disposal site or recycled at a recycling facility.

10. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.

11. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.

12. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this coastal development permit.

13. This coastal development Ppermit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.

14. Prior to issuance of the building permits, a copy of the Resolution, including conditions of approval Exhibit “A” shall be incorporated into the Building Division and field sets of plans.

15. Prior to issuance of building permits, the applicant shall submit to the Planning Division an additional copy of the approved architectural plans for inclusion in the coastal development permit file. The plans shall be identical to those approved by all City departments for building permit issuance. The approved copy shall include architectural sheets only and shall be reduced in size to 11 inches by 17 inches. The plans shall accurately depict the elements approved by this coastal development permit.

16. Prior to issuance of the building permits, the approved CPPP shall be submitted with the Building Permit plans. Implementation shall be in compliance with the approved CPPP and any changes could require separate review and approval by the Building Division.

17. Prior to the issuance of building permits, the applicant shall submit a final landscape and irrigation plan. These plans shall incorporate drought tolerant plantings, non-invasive plant species and water efficient irrigation design. The plans shall be approved by the Planning Division.

18. Prior to the issuance of building permits, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.

19. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by the current property owner or agent.

20. Coastal Development Permit No. CD2017-068 shall expire unless exercised within 24 months from the date of approval as specified in Section 21.54.060 (Time Limits and Extensions) of the Newport Beach Municipal Code, unless an extension is otherwise granted.

21. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of Gabriel Residence including, but not limited to, Coastal Development Permit No. CD2017-068 (PA2017-166). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages, which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915
949-644-3200
www.newportbeachca.gov

COMMUNITY DEVELOPMENT DIRECTOR ACTION LETTER

Application No.	**Staff Approval No. SA2018-001 (PA2018-007)**
Applicant	**Chris Stern**
Site Location	**2312 Laurel Place**
Legal Description	**Lot 9, Tract 1188**

On **January 12, 2018**, the Community Development Director approved Staff Approval No. SA2018-001 authorizing a 122-square-foot increase to a previously approved addition to an existing single-family residence and finding said increase to be minor and in substantial conformance with Modification Permit No. MD2016-008. This approval is based on the following findings and subject to the following conditions.

ZONING DISTRICT/GENERAL PLAN

- **Zone:** R-1 (Single-Unit Residential)
- **General Plan:** RS-D (Single-Unit Residential, Detached)

I. BACKGROUND

On August 11, 2016, the Zoning Administrator approved Modification Permit No. MD2016-008 (Attachment CD 2), authorizing a 111 percent addition to an existing nonconforming single-family residence. The Zoning Code limits additions to 10 percent of the existing gross floor area when the required parking dimensions are not met. The nonconforming garage provides 19 feet 6 inches wide by 19 feet 5 inches deep dimensions. The Zoning Code requires 20 feet for both dimensions.

II. PROPOSED CHANGES

The applicant is proposing a minor modification to the approved plans to accommodate the enclosure of the exterior entry into a 122-square-foot entry foyer (Attachment CD 3). The revision increases the proposed addition from 2,058 square feet to 2,180 square feet (117 percent addition).

III. FINDINGS

Pursuant to Section 20.54.070 (Changes to an Approved Project), the Community Development Director may authorize minor changes to an approved site plan,

architecture, or nature of the approved use without a public hearing, and waive the requirement for a new modification application. In this case, the Community Development Director has determined that the proposed expansion is in substantial conformance with the existing modification permit approval.

Finding

A. Are consistent with all applicable provisions of this Zoning Code;

Facts in Support of Finding:

1. The single-family dwelling is a permitted use in the R-1 Zoning District. The proposed 122-square-foot foyer addition to the principal structure complies with the development standards of height, setbacks, and maximum floor area.

2. A modification permit was approved to allow the construction of a two-story, 2,058-square-foot addition, which is approximately 111 percent of the existing floor area. The single-family residence is considered legal nonconforming because the existing detached garage does not meet the Zoning Code required interior dimensions of 20 feet wide by 20 feet deep.

3. The proposed 122-square-foot foyer addition does not affect the nonconforming garage or increase the nonconformity. The resulting habitable floor area is 3,618 square feet, which remains below the 4,000-square-foot threshold requiring a third parking space under the Zoning Code.

4. The total floor area of the property, including the garage, increases to 4,038 square feet, but remains significantly below the maximum allowable floor area of 10,773 square feet.

Finding:

B. Do not involve a feature of the project that was a basis for or subject of findings or exemptions in a negative declaration or Environmental Impact Report for the project;

Facts in Support of Finding:

1. The previously approved project was not subject to a negative declaration or Environmental Impact Report.

2. The proposed project increases the addition to an existing single-family residence from 2,058 square feet to 2,180 square feet and remains eligible for a categorical exemption under Class 1 (Existing Facilities) of the Guidelines for CEQA. This exemption includes additions up to 10,000 square feet where public services and utilities are available and the area is not considered environmentally sensitive. The proposed addition to an existing single-family

residence remains below the 10,000-square-foot threshold, is located in a developed neighborhood, and is not within an environmentally sensitive area.

Finding:

C. Do not involve a feature of the project that was specifically addressed or was the subject of a condition(s) of approval for the project or that was a specific consideration by the applicable review authority in the project approval.

Facts in Support of Finding:

1. The proposed foyer addition does not involve a feature that was specifically addressed in the staff report, meeting minutes, or subject to a condition of approval for Modification Permit No. MD2016-008.

2. The modified plan demonstrates ability to comply with all required conditions of approval, and said conditions will continue to be required through project implementation.

Finding:

D. Do not result in an expansion or change in operational characteristics of the use.

Facts in Support of Finding:

1. The 122-square-foot increase to the previously approved addition does not result in a change of use of the existing single-family dwelling. The addition allows for the property owner to enclose an exterior entry way into a foyer. The addition does not result in an intensification of use or bedrooms.

IV. CONDITIONS

1. All applicable conditions of approval for Modification Permit No. MD2016-008 shall remain in effect.

2. The development shall be in substantial conformance with the revised site plan, floor plans, and building elevations found in Attachment No. CD 3.

3. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's staff approval of the Stern Residence Addition including, but not limited to, Staff Approval No. SA2018-001 (PA2018-007). This

indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

APPEAL PERIOD: An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

On behalf of Seimone Jurjis, PE, CBO, Community Development Director

By:

David S. Lee, Planning Technician

JM/dl

Attachments: CD 1 Vicinity Map
CD 2 Modification Permit No. MD2016-008
CD 3 Plans

Attachment No. CD 1

Vicinity Map

VICINITY MAP

Staff Approval No. SA2018-001
PA2018-007

2312 Laurel Place

Attachment No. CD 2

Modification Permit No. MD2016-008

RESOLUTION NO. ZA2016-044

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MODIFICATION PERMIT NO. MD2016-008 FOR A 111-PERCENT ADDITION TO AN EXISTING NONCONFORMING SINGLE-UNIT RESIDENCE LOCATED AT 2312 LAUREL PLACE (PA2016-086)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Foothill Project Management, Inc. (Corrie Kates), with respect to property located at 2312 Laurel Place, and legally described as Lot 9 in Tract 1188 requesting approval of a modification permit.

2. The applicant proposes a modification permit to allow a 111-percent addition to an existing single-family residence with nonconforming parking. The Zoning Code limits additions to 10 percent of the existing gross floor area when the required parking dimensions are not met. The nonconforming garage provides an interior width of 19 feet 6 inches and a depth of 19 feet 5 inches, where a minimum 20-foot by 20-foot interior dimension is required.

3. The subject property is located within the Single-Unit Residential (R-1-6000) Zoning District and the General Plan Land Use Element category is Single-Unit Residential Detached (RS-D).

4. The subject property is not located within the coastal zone.

5. A public hearing was held on August 11, 2016 in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project has been determined to be categorically exempt pursuant to Title 14 of the California Code of Regulations (Section 15301, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act) under Class 1 (Existing Facilities) of the Guidelines for CEQA.

2. This exemption includes additions up to 10,000 square feet where public services and utilities are available and the area is not considered environmentally sensitive. The proposed project is a 2,058-square-foot addition to an existing single-family residence in a developed neighborhood and is not within an environmentally sensitive area.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 20.52.050.E (Modification Permits) of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

A. The requested modification will be compatible with existing development in the neighborhood.

Facts in Support of Finding:

1. The addition would increase the dwelling size by 2,058 square feet to allow for a new dining room, expanded family room, and new master bedroom suite on the first floor, as well as two new bedrooms on the second floor. The proposed addition will comply with all applicable development standards, including height, setbacks, and site coverage. The proposed addition will not create the need for a third parking space and will not intensify the nonconforming parking.

2. The proposed addition will increase the total floor area of the property, including the garage, to approximately 3,916 square feet, significantly below the maximum allowable floor area of 10,773 square feet.

3. Laurel Place consists of single-story and two-story single-family residences. The 685-square-foot second story addition will not exceed the maximum 29-foot height limit for the Zoning District and is consistent with the design and height of other properties in the neighborhood.

4. The existing development on the property is a single-story, single-family dwelling with a detached two-car garage and no change to the density would result.

Finding:

B. The granting of the modification is necessary due to the unique physical characteristic(s) of the property and/or structure, and/or characteristics of the use.

Facts in Support of Finding:

1. The existing two-car garage was compliant with the setback standards of the Orange County Zoning Code when it was constructed in 1948. When the lot was annexed from the County in 1956, the garage became legal, nonconforming due to the encroachment into the rear setback. The interior dimensions of the existing two-car garage were compliant with the Newport Beach Zoning Code at the time of annexation in 1956. As a result of amendments to the Zoning Code in 2010, the two-car garage is now substandard in size, and is therefore legal nonconforming.

2. A modification permit is necessary because the garage is a nonconforming accessory structure due to its encroachments into the side and rear setbacks and cannot be expanded in size. Section 20.38.040 (C) of the Zoning Code states that structural alterations to nonconforming accessory structures are not allowed. Therefore, in order for the garage to be brought to conformance with current parking requirements, it would have to be completely demolished and relocated to comply with the setbacks.

3. The relocation of the garage is difficult due to the unique orientation between the residence and the garage. The relocation of the garage to comply with current setbacks would significantly reduce the turning radius in the open space between the garage and existing residence. This would make it difficult for vehicles to make a proper turnout and force vehicles to back up in reverse towards the street. The existing location of the garage has a turning radius large enough for a proper turnout and allows for vehicles to safely drive in a forward direction towards the street.

4. The granting of the Modification Permit is necessary to allow a reasonable addition to an existing dwelling that was constructed in compliance with garage standards in effect at the time of original construction, and that are adequate in width for the parking of two (2) vehicles. Additionally, the long driveway in front of the garage allows for additional on-site parking spaces.

Finding:

C. The granting of the modification is necessary due to practical difficulties associated with the property and that the strict application of the Zoning Code results in physical hardships that are inconsistent with the purpose and intent of the Zoning Code.

Facts in Support of Finding:

1. The proposed addition is for the principal structure, which is detached from the existing garage, and does not directly result in the need to modify the garage located at the rear of the lot.

2. Due to the nonconforming status of the accessory garage structure, increasing the width and depth of the garage to dimensions of 20 feet wide and 20 feet deep to satisfy current parking size requirements would require a complete demolition of the existing garage. This will result in a significant increase in the scope of work in order to increase the garage width by six inches and the garage depth by seven inches.

3. The existing garage provides two (2) useable garage spaces with dimensions only slightly less than the requirement and fulfills the intent of the Zoning Code by providing adequate parking on-site. The driveway is approximately 95 feet deep by 8 feet 7 inches wide, which serves as additional on-site parking spaces. Approval of the Modification Permit allows the applicant to continue using the existing two-

car garage, which has not been detrimental to the occupants or neighbors of the dwelling, and allows for a reasonable size addition to the residence.

Finding:

D. There are no alternatives to the modification permit that could provide similar benefits to the applicant with less potential detriment to surrounding owners and occupants, the neighborhood, or to the general public.

Facts in Support of Finding:

1. An alternative to the Modification Permit is to bring the garage into compliance with the current Zoning Code requirements. Due to the encroachment into the setbacks as a result of the current Zoning Code, the existing garage is a nonconforming accessory structure. Structural alteration of nonconforming accessory structures is not allowed per Zoning Code Section 20.38.040 (C). Therefore, the alternative to the Modification Permit is to completely demolish the existing garage and relocate it to comply with current setback standards. This would significantly increase the scope and cost of the project and would result in a potential detriment to the applicant and neighbors by reducing the turning radius between the garage and existing residence and forcing vehicles to back out of the long driveway.

2. The applicant may reduce the addition to the residence to not exceed 10 percent of the existing floor area of the structure to comply with the requirements of the Zoning Code. Given the intent of the project is to provide a new dining room, expanded family room, new master bedroom suite, and two new bedrooms on the second floor, a redesign to reduce the size of the addition will significantly impact the objectives of the project and would not provide similar benefits to the applicant.

Finding:

E. The granting of the modification would not be detrimental to public health, safety, or welfare, to the occupants of the property, nearby properties, the neighborhood, or the City, or result in a change in density or intensity that would be inconsistent with the provisions of this Zoning Code.

Facts in Support of Finding:

1. The proposed two-story addition would maintain all required setback standards and will provide adequate protection for light, air, and privacy. The addition will not preclude access to the dwelling and will be consistent in scale with other dwellings in the neighborhood.

2. The existing nonconforming garage has not proven to be detrimental to the occupants of the property, nearby properties, the neighborhood, or the City and is adequate in width to park two (2) vehicles. Additionally, the long driveway in front of the garage allows for additional on-site parking spaces.

3. The proposed addition will result in a floor area total that is less than the maximum allowed by Zoning Code.

4. The approval of this Modification Permit is conditioned as such that the applicant is required to obtain all necessary permits in accordance with the Building Code and other applicable Codes.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Modification Permit No. MD2016-008, subject to the conditions set forth in Exhibit "A", which is attached hereto and incorporated by reference.

2. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director in accordance with the provisions of Title 20 Planning and Zoning of the Newport Beach Municipal Code.

PASSED, APPROVED, AND ADOPTED THIS 11th DAY OF AUGUST, 2016.

_____
Patrick J. Alford, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. The development shall be in substantial conformance with the approved site plan, floor plans and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).

2. Each parking space within the garage shall be permanently available and maintained for parking purposes. The interior dimensions (19 feet 6 inches wide by 19 feet 5 inches deep) shall be kept clear of obstructions including cabinets, shelving, or similar that may impact the ability to adequately park two (2) vehicles.

3. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.

4. A copy of the Resolution, including conditions of approval (Exhibit "A") shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.

5. The applicant is required to obtain all applicable permits from the City's Building Division and Fire Department. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access requirements.

6. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the current property owner or the leasing agent.

7. All damaged/broken curb, gutter, sidewalk, and driveway approach along Laurel Place frontage shall be reconstructed.

8. A new sewer clean out on existing sewer lateral per city standard STD-406-L shall be installed.

9. This approval shall expire and become void unless exercised within twenty-four (24) months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 (Planning and Zoning) of the Newport Beach Municipal Code.

10. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Stern Modification Permit including, but not limited

to, Modification Permit No. MD2016-008 (PA2016-086). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Attachment No. CD 3

Plans

GENERAL NOTES:

1. These plans and specifications are the property of J.F. CARLSON ARCHITECTS,INC. and shall not be used for any work other than the project shown herein.
2. All work and all construction methods and materials shall comply with all provisions of the Building Codes and other rules, regulations and ordinances governing the place of the Building. Building Code requirements in all cases take precedence over the Drawings. It shall be the responsibility of anyone supplying labor of materials or both to bring to the attention of the Architect any discrepancies or conflicts between the requirements of the the Code and the Drawings.
3. The Contract Drawings and Specifications represent the finished structure. Unless otherwise shown they do not indicate method of construction. Contractor shall supervise and direct the Work and shall be solely responsible for all construction means, methods, techniques and procedures. Observation visits to the Site by field representatives of the Architect and his Engineers shall not include inspections of the protective measures or the construction procedures required for same, which are the sole responsibility of the Contractor. Any support services performed by the Architect and his engineers, whether of material or work and whether performed prior to, during or after completion of construction are performed solely for the purpose of assisting in quality control and in achieving conformance with Contract Drawings and Specifications, therefore, they do not guarantee Contractor's performance and shall not be construed as supervision of the construction.
4. Contractor hereby guarantees to the Owner and the Architect that all materials, fixtures and equipment furnished to the Project are new unless otherwise specified. Contractor also warrants that all work will be of good quality and free from any faults and defects.
5. Temporary barriers and/or a protective construction fence shall be provided where required by the Building Department and shall be constructed in accordance with the rules, regulations and ordinances governing the place of the Building.
6. Sanitary facilities shall be provided and maintained by Contractor during construction per applicable regulations.
7. Contractor shall arrange and pay for all temporary utility services and connections during construction.
8. Contractor must verify all dimensions, elevations and site conditions and shall notify Architect of any discrepancies before starting work.
9. All omissions or conflict between the various elements of the Working Drawings and/or General Notes shall be brought to the attention of the Architect before proceeding with any work so involved.
10. General Notes, notes and typical details apply to all drawings unless noted otherwise.
11. All A.S.T.M. designations shall be amended to date unless otherwise noted.
12. Structural Drawings shall be used in conjunction with Architectural, Mechanical, and Electrical Drawings.
13. Framing conditions not specifically shown shall be framed similar to the details shown for the respective materials.
14. Provide openings and support for mechanical equipment, ducts, piping, vents, etc. as required. Refer to Architectural, and Mechanical Drawings for additional openings and equipment not shown on Structural Drawings. All suspended equipment to be provided with approved lateral bracing.
15. DO NOT SCALE DRAWINGS.
16. All dimensions are to face of studs, concrete or masonry unless noted otherwise.
17. Provide 6" or 8" studs, or furring full length of room wall where required to accommodate structural, plumbing and electrical installations.
18. If existing facilities are related to the Work, the Contractor shall not disrupt the existing services or utilities without obtaining the Owner's prior approval and instructions in each case.
19. Verify sizes and locations of all mechanical equipment before construction of any bases or pads to support each other.
20. Verify all plumbing and equipment sizes before beginning construction of cabinets.
21. Contractor is responsible for all coordination between all subcontractors and trades.
22. Unless noted otherwise, all vestibules, closets, columns, projections, recesses, or other adjacent areas within scheduled areas shall have finishes as scheduled for the respective spaces in which they occur.
23. Anyone supplying labor and/or materials to the Project shall carefully examine all subsurfaces to receive work. Any conditions detrimental to work shall be reported in writing to Contractor prior to beginning. Commencement of work shall imply acceptance of all subsurfaces.
24. Temporary bracing shall not be removed from any elements until the elements is capable of supporting its design load.
25. Refer to Architectural, Mechanical and Electrical Drawings for depressed slabs, curbs, finishes, textures, clips, grounds, etc. not shown on Structural Drawings.
26. Any material stored at the Site shall be completed supported free from the ground, covered and otherwise protected to avoid damage from the elements.
27. Contractor to prepare & submit separate plans to fire authority for separate fire sprinkler & alarm permits. Provide approval from Struct. Engr. for roof system, approving support locations.
28. Prior to the issuance of any building permits for combustible construction, evidence that a water supply for fire protection is available shall be submitted to and approved by the Fire Chief. Fire hydrants shall be in place and operational to meet required fire-flow prior to commencing construction with combustible materials.
29. The General Contractor shall provide certification to the necessary agencies by a licensed surveyor that setbacks and height limits are in accordance with the approved design and construction documents. Certification shall include foundation setbacks and top of roof sheathing to prove compliance with the approved staking plan, exterior elevations, roof plan and site plan. A certification memo shall be submitted to the City with a copy retained on the jobsite for inspection purposes.
30. Not withstanding that roof height certification is taken from roof sheathing, the finish roofing material may not exceed the approved elevations. In order to assure that the approved roof elevations are obtained at top out, a certification of the lowest floor elevation by the surveyor is recommended prior to foundation inspections.
31. The Insulation Contractor shall post in conspicuous place in the building. A state insulation certificate signed by the Insulation Contractor stating that the insulation is consistent with the plans and conforms to state regulations.
32. The Builder shall provide the owner with a list of features, materials, components and mechanical devices installed in the building; instructions on how to use them efficiently; and maintenance information on those items requiring routine maintenance for efficient operation.

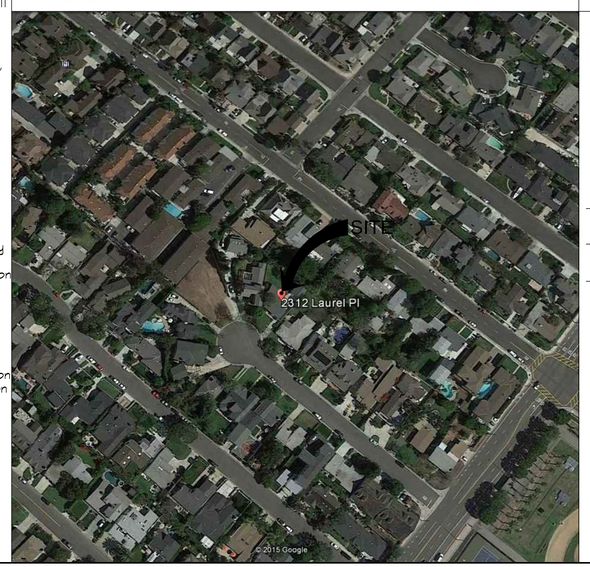
No Building Permits will be issued till plans are approved for permit.

ABBREVIATIONS

AB	ANCHOR BOLT	GA	GAGE, GAUGE	ROW	RIGHT OF WAY
ABV	ABOVE	GI	GALVANIZED IRON	S	SOUTH
AC	ASPHALT CONCRETE	GL	GLASS, GLAZING	SC	SOLID CORE
A/C	AIR CONDITIONING	GLB	GLUE LAMINATED BEAM	SF	SQUARE FOOT
ACOUS	ACOUSTICAL	GR	GRADE	SHT	SHEET
ADJ	ADJUSTABLE	GYP	GYPSUM	SIM	SIMILAR
AFF	ABOVE FINISH FLOOR	H	HIGH	SPEC	SPECIFICATION
ALUM	ALUMINUM	HB	HOSE BIB	SQ	SQUARE
ALT	ALTERNATE	HC	HOLLOW CORE	SS	STAINLESS STEEL
ANOD	ANODIZED	HC	HANDICAP	STC	SOUND TRANSMISSION COEFFICIENT
ARCH	ARCHITECTURAL	HDR	HEADER		
@	AT	HDW	HARDWARE	STD	STANDARD
BD	BOARD	HM	HOLLOW METAL	STOR	STORAGE
BEL	BELOW	HORIZ	HORIZONTAL	STRUCT	STRUCTURE
BET	BETWEEN	HR	HOUR	SYM	SYMBOL
BLDG	BUILDING	HRDWD	HARDWOOD	T	TREAD
BLK	BLOCK	HT	HEIGHT	TEL	TELEPHONE
BLKG	BLOCKING	HVAC	HEATING/VENTILATING AIR CONDITIONING	T&G	TONGUE AND GROOVE
BM	BEAM			THK	THICK
BOTT	BOTTOM	ID	INSIDE DIAMETER	TOB	TOP OF BEAM
BRG	BEARING	INCL	INCLUDING	TOC	TOP OF CURB
BSMT	BASEMENT	INT	INTERIOR		TOP OF CONCRETE
CB	CATCH BASIN	KD	KNOCK DOWN	TOP	TOP OF PLATE
CEM	CEMENT	L	LONG (LENGTH)	TOS	TOP OF SHEATHING
CJ	CEILING JOIST	LAM	LAMINATE(D)		TOP OF STEEL
CLG	CEILING	LAV	LAVATORY		TOP OF SLAB
CLR	CLEARANCE	LH	LEFT HAND	TOW	TOP OF WALL
℄	CENTERLINE	LT	LIGHT	TYP	TYPICAL
COL	COLUMN	LTWT	LIGHTWEIGHT	UNO	UNLESS NOTED OTHERWISE
COMB	COMBINATION	MAS	MASONRY	VCT	VINYL COMPOSITION TILE
CONC	CONCRETE	MTL	MATERIAL	VERT	VERTICAL
CONST	CONSTRUCTION	MAX	MAXIMUM	W	WEST, WIDTH, WIDE
CONT	CONTINUOUS	MB	MACHINE BOLT	W/	WITH
CONTR	CONTRACTOR	MECH	MECHANICAL	W/O	WITHOUT
D	DEEP (DEPTH)	MET	METAL	WC	WATER CLOSET
d	PENNY	MFR	MANUFACTURER	WD	WOOD
DET	DETAIL	MIN	MINIMUM	WI	WROUGHT IRON
DF	DRINKING FOUNTAIN	MISC	MISCELLANEOUS	WP	WATER PROOF(ING)
DF	DOUGLAS FIR	MO	MASONRY OPENING	WR	WATER RESISTANT
DIAG	DIAGONAL	MTL	METAL	WWM	WELDED WIRE MESH
DIA	DIAMETER	N	NORTH	∠	ANGLE
DIM	DIMENSION	NAT	NATURAL	(N)	NEW
DN	DOWN	NIC	NOT IN CONTRACT	(E)	EXISTING
DR	DOOR	NOM	NOMINAL	(R)	REPLACEMENT
DTL	DETAIL	NRC	NOISE REDUC'N COEFFICIENT		
DWG	DRAWING				
E	EAST	NTS	NOT TO SCALE		
EA	EACH	O/	OVER		
ELEV	ELEVATION	OC	ON CENTER		
ELEC	ELECTRICAL	OD	OUTSIDE DIAMETER		
EMER	EMERGENCY	OPNG	OPENING		
EQ	EQUAL	OPP	OPPOSITE		
EW	EACH WAY	PH	PANIC HARDWARE		
EWC	ELEC. WATER COOLER	PLAST	PLASTER		
		PLYWD	PLYWOOD		
EXH	EXHAUST	PL	PLATE		
EXIST	EXISTING	PSF	PROPERTY LINE		
EXP	EXPOSED	PSI	POUNDS PER SQ. FOOT		
EXT	EXTERIOR	RTDF	POUNDS PER SQ. INCH		
FD	FLOOR DRAIN	PVC	PRESS. TREATED DOUG. FIR.		
FEC	FIRE EXTINGUISHER CABINET		POLYVINYL CHLORIDE		
		RA	RISER, RADIUS		
FF	FINISH FLOOR	RAD	RETURN AIR		
FIN	FINISH	REF	RADIUS		
FJ	FLOOR JOIST	REFL	REFERENCE		
FLR	FLOOR	REINF	REFLECTED		
FOC	FACE OF CONCRETE	REQ	REINFORCE(ING)		
FOF	FACE OF FINISH	REV	REQUIRED		
FOM	FACE OF MASONRY	RH	REVISION(S), REVISED		
FOS	FACE OF STUD	RM	RIGHT HAND		
FTG	FOOTING	RO	ROOM		
FUR	FURRED(ING)		ROUGH OPENING		

DEFERRED SUBMITTALS

VICINITY MAP



APPLICABLE CODES

ALL CONSTRUCTION TO COMPLY WITH:

- 2016 CALIF. BUILDING CODE;
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIF. T-24-6
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA RESIDENTIAL CODE
- CHAPTER #15 NEWPORT BEACH MUNICIPAL CODE (NBMC)

LOCAL REQUIREMENTS & BLDG. DEPT. NOTES

GENERAL

1. PLEASE NOTE ON PLAN: "ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANT OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT."
2. PLEASE NOTE ON PLAN. "PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT."
3. NOTE ON THE PLANS "IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, ALLEY/STREET PAVEMENT, AND OTHER PUBLIC IMPROVEMENTS WILL BE REQUIRED BY THE CITY AT THE TIME OF PRIVATE CONSTRUCTION COMPLETION. ADDITIONALLY, IF EXISTING UTILITIES INFRASTRUCTURE ARE DEEMED SUBSTANDARD, A NEW 1-INCH WATER SERVICE, WATER METER BOX, SEWER LATERAL AND OR CLEANOUT WITH BOX AND LID WILL BE REQUIRED. 100% OF THE COST SHALL BE BORNE BY THE PROPERTY OWNER (MUNICIPAL CODES 14.24.020 AND 14.08.030). SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR."
4. NOTE ON THE PLANS "AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY. ALL NON-STANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY L-6 AND L-18."

GENERAL WORK:

- RESIDENTIAL CONSTRUCTION MINIMUN REQUIREMENT
- CAL GREEN RESIDENTIAL MANDATORY MEASURES
- STRUCTURAL OBSERVATION GENERAL NOTES & STRUCTURAL OBSERVATION SCHEDULE. SEE SHEET S-1

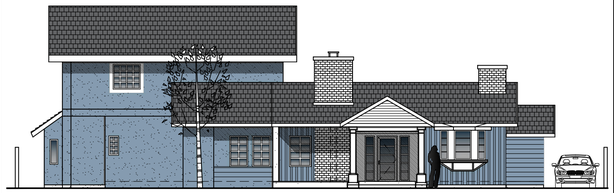
NOTE: POOLS, SPA'S, WALLS, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPERATE REVIEWS AND PERMITS.

ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.

LEGEND

SECTION (1 / A5.0)
INTERIOR ELEVATION, DIRECTION OF WALLS, WALL NUMBER (1 4 SHT# 2 3)
AREA ENLARGEMENT (1 / A-6)
ELEVATION (1 / A-3)
EXTERIOR MATERIAL COLOR REFERENCE (1 / A)
PLAN CHANGE/REVISION (1)
WINDOWS (A)
DOORS (1)
DETAIL REFERENCE (1 / A6.0)
PROPERTY LINE
EXISTING (E)
BENCHMARK
CENTER LINE
NEW (N)
DATUM OR ELEVATION HEIGHT REFERENCE
SETBACK OR HIDDEN LINE

STERN RESIDENCE
NEW FRONT PORCH & ENTRY FOYER
2312 LAUREL PLACE
NEWPORT BEACH, CA. 92663



PROJECT DATA

SCOPE OF WORK

- NEW FRONT PORCH & FOYER ADDITION 122 SQ.F.T. (1)
- PREVIOUS 2,058 SQ.FT. ADDITION CONSTRUCTED UNDER PERMIT X-2016-2446

(2) 1:10.18

ASSESSOR PARCEL NO.: 425-303-15

ZONE: R-1 SINGLE-UNIT RESIDENTIAL

OCCUPANCY: R-3 / U

CONSTRUCTION: TYPE V - B

SETBACKS:
- FRONT- 20'-0"
- SIDE - 4'-0"
- REAR - 10'-0"

- FIRE PROTECTION: SHALL BE EQUIPPED WITH FIRE SPRINKLERS SYSTEMS IN ACCORDANCE WITH NFPA-13D

AREA CALCULATIONS: (FOR ORIGINAL HOUSE ADDITIONS)

- TOTAL LOT AREA = 8,108SQ.FT.
- TOTAL BUILDABLE AREA = 5,386.5 SQ.FT.
- MAX. HOUSE BUILDABLE AREA (LOT AREA MINUS SETBACKS) (2 TIMES BUILDABLE AREA) = 10,773 SQ.FT.
- OPEN SPACE REQUIRED = 808 SQ.FT.
- OPEN SPACE PROVIDED = 1,754 SQ.FT.
- EXISTING HOUSE AREA = 1,438.19 SQ.FT.
- (E) 1ST FLOOR ADDITIONS = 1,373.25 SQ.FT. (1)
- (E 2ND FLOOR ADDITION = 685.0 SQ.FT.
- TOTAL EXISTING & NEW FLOOR AREA = 3,618 SQ.FT.
- (E) GARAGE AREA = 420.25 SQ.FT. (1)
- TOTAL FLOOR AREA (INCLUDING GARAGE) = 4,038.69 SQ.FT.

SHEET INDEX

DIRECTORY

OWNER/BUILDER
CHRIS STERN
2312 LAUREL PLACE
NEWPORT BEACH, CA. 92663
310-741-1507

ARCHITECT:
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James F. Carlson AIA
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Newport Beach, California 92663
Lic: C-13773

STRUCTURAL ENGINEER:
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Joey Abarquez
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Rancho Santa Margarita, CA. 92686
714-277-9895

SURVEYOR
Backbay Surveying & Mapping
Douglas O. Foster
2338 Tustin Ave. Newport Beach, CA. 92660
Lic. P.L.S. 4599

GEOTECHNICAL ENGR.
Applied Geotechnical, Inc.
27462 Portola Parkway, Suite # 20
Foothill Ranch, CA. 92610
Ben Shahrvini
Lic. GE - 2296

APPROVAL'S

- CITY OF NEWPORT BEACH PLANNING DEPT.
- CITY OF NEWPORT BEACH BUILDING DEPT.
- CITY OF NEWPORT BEACH PUBLIC WORKS

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jfcarlsonarchitects.com
CALIFORNIA LICENSE NO. C-13773

1997 - 2017 20 YEARS OF EXCELLENCE

PROJECT:
STERN RESIDENCE
NEW FRONT PORCH & ENTRY FOYER
2312 LAUREL PLACE
NEWPORT BEACH
CALIFORNIA 92663

SHEET TITLE:
TITLE SHEET
GENERAL NOTES

STAMP:

REV.	DESCRIPTION
1	PLAN CHECK CORRECTIONS
2	PLAN CHECK CORRECTIONS

ARCHITECT:	J.F. CARLSON
CHECKED:	J.F. CARLSON
DRAWN:	CADLINKS
DATE:	01-11-18
SCALE:	AS SHOWN
JOB NO:	17-016

SHEET
T-S-1
OF _ SHEETS

CITY OF NEWPORT BEACH

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

RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS

Applicable Standards: 2016 California Residential Code (CRC); 2016 California Building Code (CBC); 2016 California Plumbing Code (CPC); 2016 California Electrical Code (CEC); 2016 California Mechanical Code (CMC); 2016 Building Energy Efficiency Standards (BEES); 2016 California Green Building Standards Code (Cal Green); & Chapter 15 of the Newport Beach Municipal Code (NBMC)

GENERAL:

1. Residential building undergoing permitted alterations, additions or improvements shall replace non-compliant plumbing fixtures with water-conserving plumbing fixtures meeting the requirements of 2016 California Green Building Standards Code, Section 4.303. Plumbing fixture replacement is required prior to issuance of a certificate of occupancy or final inspection by the Chief Building Official. (Civil Code, Section 1101.1 et seq., NBMC 15.11.010)
2. Issuance of a building permit by the City of Newport Beach does not relieve applicants of the legal requirements to observe covenants, conditions and restrictions, which may be recorded against the property or to obtain plans. You should contact your community associations prior to commencement of any construction authorized by this permit.
3. Prior to performing any work in the city right-of-way an encroachment permit must be obtained from the Public Works Department.
4. A site survey by a licensed surveyor shall be required prior to foundation concrete pour.
5. Garage ceiling height. The minimum unobstructed vertical clearance for parking spaces shall be seven feet, except that the front four feet may have a minimum vertical clearance of four feet. (NBMC 20.40.090 A.4)
6. Utilize one of the city's approved franchise hauler to recycle and/or salvage a minimum of 65% of the nonhazardous construction and demolition waste. (Cal Green 4.408.1, 4.408.3)
7. Stairways shall not be less than 36 inches clear width. (CRC 311.7.1) The minimum head clearance shall be 6"-8" measured vertically from the sloped line adjoining tread nosing. (CRC 311.7.2)
8. Advisory Note: Homeowners Association (HOA) approval may be required for this improvement.
9. Additional permits are required for detached structures including but not limited to:
   a. Accessory structures, detached patio covers, and trellises,
   b. Masonry or concrete fences over 3.5 ft. high,
   c. Retaining walls over 4 ft. high from the bottom of the foundation to the top of the wall.

CONSTRUCTION:

10. Pedestrian protection adjacent to public way to be as follows:

CBC TABLE 3306.1 PROTECTION OF PEDESTRIANS

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

11. All exterior lath and plaster shall have two layers of Grade D paper over wood base sheathing. (CRC R703.7.3, CBC 2510.6)
12. Wall covering of showers or tubs with showers shall be of cement plaster, tile, or approved equal, to a height of not less than 72 inches above drain inlet. Backing for tile shall be cement board or cement plaster. (CRC R307.2, CBC 1210.2.3)
13. Safety glazing shall be provided at the following hazardous locations: (CRC R308.4, CBC 2406.4)
    a. Swinging, bi-fold, and sliding doors.
    b. When located within 60 inches above the floor of wet surfaces such as tubs, showers, saunas, steam rooms, or outdoor swimming pool.
    c. Glazing adjacent to doors:
       i. Within a 24 inch arc of either vertical edge of doors and within 60 inches of walking surface.
       ii. Where the glazing is on a wall perpendicular to the plane of the door in a closed position and within 24 inches of the hinge side of an in-swinging door.
    d. Where glazing area is more than 9 sq. ft. in area, with the bottom edge less than 18 inches above the floor, top edge more than 36 inches above floor, and within 36 inches of a walking surface, measured horizontally.
    e. 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.
    f. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the bottom tread.
    g. Glazing in guards and railings.
14. All doors from the house into the pool area shall be equipped with an approved alarm or an approved alternate drowning prevention safety feature. (CBC 3109.4.4.2)
15. Smoke alarms shall be installed in the following locations (CRC R314.3, CBC 907.2.11.2, 907.2.11.3 & 907.2.11.4):
    a. In each sleeping room.
    b. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
    c. On each additional story, including basements and habitable attics.

    d. Not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower.
    e. A minimum of 20 feet horizontally from any permanently installed cooking appliance.
    f. Smoke alarms shall be hardwired with battery back-up and interconnected unless exempted in accordance with CRC R314.4 & R314.5 or CBC 907.2.11.5 & 907.2.11.6.
16. Carbon monoxide alarms shall be installed in the following locations (CRC R315.3):
    a. Outside of each sleeping area in the immediate vicinity of the bedroom(s).
    b. On every level of the dwelling unit including basements.
    c. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

    Carbon monoxide alarms shall be hardwired with battery back-up and interconnected unless exempted in accordance with CRC R315.
17. All fenestrations on windows and doors shall have U-factors (0.32 max) and Solar Heat Gain Coefficient (SHGC=0.25 max) values in accordance with T-24 energy calculations. All fenestrations must have temporary and permanent labels.

TEMPORARY GENERATOR:

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

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

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

FIREPLACE:

19. All fireplaces:
    a. Factory-built fireplaces, chimneys and all of their components shall be listed and installed in accordance with their listing and manufacturer's installation instructions. (CRC R1004.1)
    b. Factory built wood burning fireplaces shall be qualified at the U.S. EPA's Voluntary Fireplace Program Phase 2 emissions level and be in accordance with the California Green Building Standards Code, Chapter 4, and Division 4.5.
    c. Decorative shrouds shall not be installed at the termination of factory-built chimneys except where such shrouds are listed and labeled for use with the specific factory-built chimney system and are installed in accordance with manufacturer's installation instructions. (CRC R1005.2 & CMC 802.5.2.4)
20. Solid fuel burning fireplaces:
    a. Provide a permanently anchored gaseous fuel burning pan to the firebox of a solid fuel burning fireplace.
    b. Solid fuel burning fireplace must comply with the California Energy Standards mandatory measures.
    c. Chimney shall extend at least 2 ft. higher than any portion of the building within 10 ft., but shall not be less than 3 ft. above the highest point where the chimney passes through the roof. (CRC R1003.9)
    d. Liquid fueled fireplaces are not allowed for interior use.
21. Direct vent gas appliance fireplace:
    a. Direct vent sealed-combustion gas appliance fireplace must comply with the Cal Green code requirements and must comply with ANSI Z21.50. (Cal Green 4.503.1)

MECHANICAL:

22. Rooms containing bathtubs, showers, spas and similar fixtures shall be provided with an exhaust fan with humidity control sensor having a minimum capacity of 50 CFM ducted to terminate outside the building. (CRC R303.3, Cal Green 4.506.1, CBC 1203.5.2.1, CMC 402.5)
23. Where water closet compartment is independent of the bathroom or shower area, a fan will be required in each area. Bathrooms shall have an exhaust fan with humidity control sensor, min. 50 CFM capacity. (CRC R303.3.)
24. Where whole house fans are used in bathroom areas, the fan must run continuously and shall not be tied to a humidity control sensor. (Cal Green 4.506.1)
25. The clothes dryer vent shall not exceed 14 ft. in overall length with maximum two 90 degree elbows. (CMC 504.4.2.1)
26. Environmental air ducts shall terminate min. 3 feet from property line or openings into building, and 10 feet from a forced air inlet. (CMC 502.2.1)
27. Mechanical equipment shall be installed per the manufacture's installation instructions. (CMC 303.1)
28. Domestic range vents to be smooth metallic interior surface. (CMC 504.3)
29. Supply and return air ducts to be insulated at a minimum of R-6. (Cal Energy Code Table 150.1-A.)

PLUMBING:

30. Plumbing Fixtures:
    a. New Construction & Addition/Alterations that increases condition space area, volume, or size (Cal Green 4.303.1):
       i. Comply with CAL Green Mandatory Requirements
    b. Addition & Alteration: Existing fixtures shall be replaced to meet the following requirements:
       i. Shower Heads: 2.0 gpm @ 80 psi
       ii. Lavatory Faucets: 1.2 gpm @ 60 psi
       iii. Kitchen Faucets: 1.8 gpm @ 60 psi
       iv. Water Closet: 1.28 gallons per flush
31. Clearance for water closet to be a minimum of 24 inches in front, and 15 inches from its center to any side wall or obstruction. (CPC 402.5)
32. The water heater burner to be at least 18 inches above the garage floor, if located in a garage. (CPC 507.13)
33. Install a 3 inch diameter by 3 ft. tall steel pipe embedded in concrete slab for protection of water heaters located in garage. (CPC 507.13.1)
34. Water heaters to be strapped at top and bottom with 1 ½" x 16 gauge strap with 3/8" diameter. X 3" lag bolt each end. (CPC 507.2)
35. ABS and PVC drain waste and vent piping material is limited to 2 stories maximum. (CPC 701.2(2) (a). and 903.1.1)
36. ABS and PVC roof and deck drain material is limited to 2 stories maximum. (CPC 1101.4)
37. Roof and deck drain systems inside the building are required to be installed with directional DWV drainage fittings. (CPC 1101.4 and & 706.0)
38. Cleanouts are required within 2 feet of the connection between the interior roof and deck drain piping system, and the exterior onsite storm drain system. (CPC 1101.13)
39. All hose bibbs are to have vacuum breakers. (CPC 603.5.7)
40. The maximum amount of water closets on a 3 inch horizontal drainage system line is 3. (CPC Table 703.2)
41. The maximum amount of water closets on a 3 inch vertical drainage system line is 4. (CPC Table 703.2)
42. Provide gas line with a min capacity of 200,000 btu for water heater. (Cal Energy Code 150.0(n))
43. Provide a condensate drain no more than 2 inches above the base of the water heater space. (Cal Energy Code 150.0 (n))
44. Provide a straight vent pipe from the water heater space to the outside termination from the water heater space. (Cal Energy Code 150.0 (n))
45. Insulate all hot water pipes. (Cal Energy Code 150.0 (j) (2), and CPC 609.11).
46. Isolation valves are required for tankless water heaters on the hot and cold supply lines with hose bibbs on each valve, to flush the heat exchanger. (Cal Energy Code 110.3 (7))

ELECTRICAL:

47. Electrical service to be underground for new construction, replacement building, or addition to an existing building exceeds fifty (50) percent of the gross floor area of the existing building. (NBMC 15.32.015)
48. Edison Company approval is required for meter location prior to installation.
49. Field inspectors to review and approve underground service requirement prior to concrete placement.
50. Service equipment and subpanels to have a min 30" wide by 36" deep clear work space.(CEC 110.26)
51. All lighting is required to be high efficacy. (California energy code section 150. (k) and Table 150.0-A.)
52. Provide a listed 1 inch raceway to accommodate a dedicated 208/240-volt circuit for future electrical vehicle (EV) charger. (Cal Green 4.106.4)
53. All receptacle outlets are required to be listed tamper resistant (CEC 406.12 and 250.52)
54. Combination type AFCI circuit breakers are required for all 120 volt single phase 15/20 amp branch circuits. Except for bathrooms, garages, and outdoors. (CEC 210.12)
55. At a minimum, one dedicated 20 amp circuit is required for a bathroom. (CEC 210.11(C)(3))
56. GFCI protection is required for all receptacle outlets located outdoors, garages, accessory buildings, bathrooms, crawl spaces, kitchens, laundry areas, kitchen dishwasher branch circuit, garbage disposal, all areas within 6 feet of a sink, and all receptacles within 6 feet of a bathtub or shower stall. (CEC 210.8)
57. Receptacle outlets are not allowed within or over a bathtub or shower stall. (CEC 406.9 (C))
58. Subpanels are not allowed to be located in bathrooms or clothes closets. (CEC 240.24 (D) and (E).
59. Circuits sharing a grounded conductor (neutral) with two ungrounded (hot) conductors must use a two pole circuit breaker or an identified handle tie. (CEC 210.4(B)) Group non-cable circuits in panel (CEC 210.4(D))
60. The receptacle outlets that serve kitchen counter tops, dining room, breakfast area, and pantry, must have a min of 2 dedicated 20 amp circuits. (CEC 210.52 (B)(1)
61. Kitchen counter tops 12 inches or wider must have a receptacle outlet. (CEC 210.52(C))
62. Kitchen counter tops must have receptacle outlets so no point along the counter walls is more than 24 inches from a receptacle. (CEC 210.52 (C))
63. Island and peninsular counter tops must have at least one receptacle. (CEC 210.52(C)(1),(2),and (3))
64. The spacing for general receptacle outlets must be located so that no point on any wall, fixed glass, or cabinets is over 6 feet from a receptacle outlet. (CEC 210.52(A))
65. Hallways 10 feet or more must have at least one receptacle outlet. (CEC 210.52(H))
66. Garages shall have at least one receptacle for each car space on the interior. The branch circuit supplying the receptacles shall not serve outlets outside of the garage. (CEC 210.52 (G) (1).

67. Laundry rooms must have at least one dedicated 20 amp receptacle circuit. (CEC 210.11(C) (2)).
68. Provide 120V receptacle within 3 feet of water heater. (Cal Energy Code 150.0 (n) 1 A.)

FOUNDATION:

69. Weep screed for stucco at the foundation plate line shall be a minimum of 4 inches above the earth or 2 inches above paved areas. (CRC R703.7.2.1, CBC 2512.1.2)
70. Fasteners and connectors (nails, anchor bolts, etc.) in contact with preservative-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. (CRC R317.3, CBC 2304.10.5.1)
71. Anchor bolts shall include steel plate washers, a minimum of 0.229" x 3" x 3" in size, between sill plate and nut. (CRC R602.11.1, CBC 2308.3.2, Acceptable alternate SDPWS 4.3.6.4.3)

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CALIFORNIA LICENSE NO. C-13773

1997 – 2017 20 YEARS OF EXCELLENCE

PROJECT:
STERN RESIDENCE
NEW FRONT PORCH & ENTRY FOYER
2312 LAUREL PLACE
NEWPORT BEACH
CALIFORNIA 92663

SHEET TITLE:
RESIDENTIAL MINIMUM REQUIREMENTS

STAMP:

REV.	DESCRIPTION

ARCHITECT: J.F. CARLSON
CHECKED: J.F. CARLSON
DRAWN: CADLINKS
DATE: 12-27-2017
SCALE: AS SHOWN
JOB NO: 17-016
SHEET
T-S-2
OF _ SHEETS

CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
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CALGREEN - RESIDENTIAL MINIMUM REQUIREMENTS

Scope

1. 2016 California Green Building Standards Code (CG) is applicable to all new residential buildings, including but not limited to, dwellings, apartment houses, condominiums, hotels, and other types of dwellings containing sleeping accommodations with or without common toilets or cooking facilities regulated by the Department of Housing and Community Development (HCD-1). (NBMC 15.11.010, CG Section 101.3.1).
2. 2016 California Green Building Standards Code (CG) is applicable to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration. (301.1.1)

Energy Efficiency

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

Material Conservation and Resources Efficiency

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

Water Efficiency and Conservation

6. New residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with City's water efficient landscape ordinance. (4.304.1, NBMC 14.17)
7. Plumbing fixtures and fittings shall comply with the following (4.303.1):

FIXTURE TYPE	MAXIMUM FLOW RATE
Single Showerheads	2.0 gpm @ 80 psi
Multiple Showerheads	Combine flow rate of 2.0 gpm @80 psi
Residential Lavatory Faucets	1.2 gpm @ 60 psi[2]
Common and Public use Lavatory Faucets	0.5 gpm @60 psi
Kitchen Faucets	1.8 gpm @ 60 psi
Metering Faucets	0.25 gallons per cycle maximum
Water Closets	1.28 gallons/flush[1]
Wall Mounted Urinal	0.125 gallons/flush
All Other Types of Urinal	0.5 gallons/flush

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

Environmental Quality

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

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

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

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

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

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

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

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, Febeuary 1, 2008. More information is available from the Air Resources Board.

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

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

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

15. All duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the building inspector to reduce the amount of water, dust and debris, which may enter the system until final startup of the HVAC equipment. (4.504.1)
16. Bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of whole house ventilation system, fans must be controlled by a humidity control capable of adjustment between a relative humidity rage of less than or equal to 50% to maximum 80%. (4.506.1)
17. Duct systems are sized, designed and equipment is selected using the following methods (4.507.2):
    a. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2011 (Residential Load Calculation), ASHRAE handbooks or equivalent design methods.
    b. Size duct systems according to ANSI/ACCA 1 Manual D-2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
    c. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 (Residential Equipment Selection) or other equivalent design software or methods

Installer and Special Inspector Qualifications

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

Documentations

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

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CALIFORNIA LICENSE NO. C-13773

1997 - 2017 20 YEARS OF EXCELLENCE

PROJECT:
STERN RESIDENCE
NEW FRONT PORCH & ENTRY FOYER
2312 LAUREL PLACE
NEWPORT BEACH
CALIFORNIA 92663

SHEET TITLE:
CAL GREEN RESIDENTIAL MANDATORY MEASURES & STRUCTURAL OBSERVATION GENERAL NOTES & SCHEDULE

STAMP:

REV.	DESCRIPTION

ARCHITECT: J.F. CARLSON
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SCALE: AS SHOWN
JOB NO: 17-016
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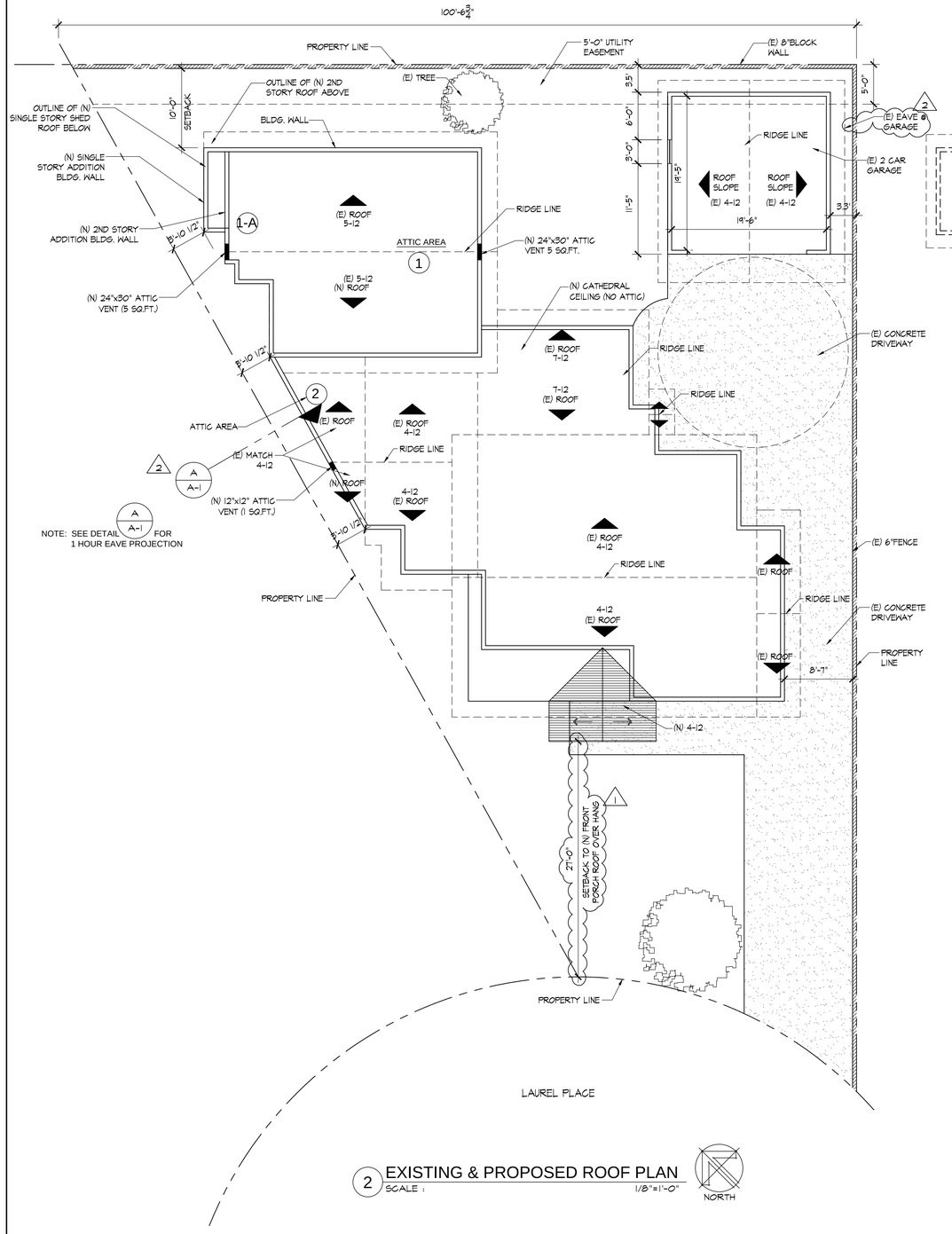
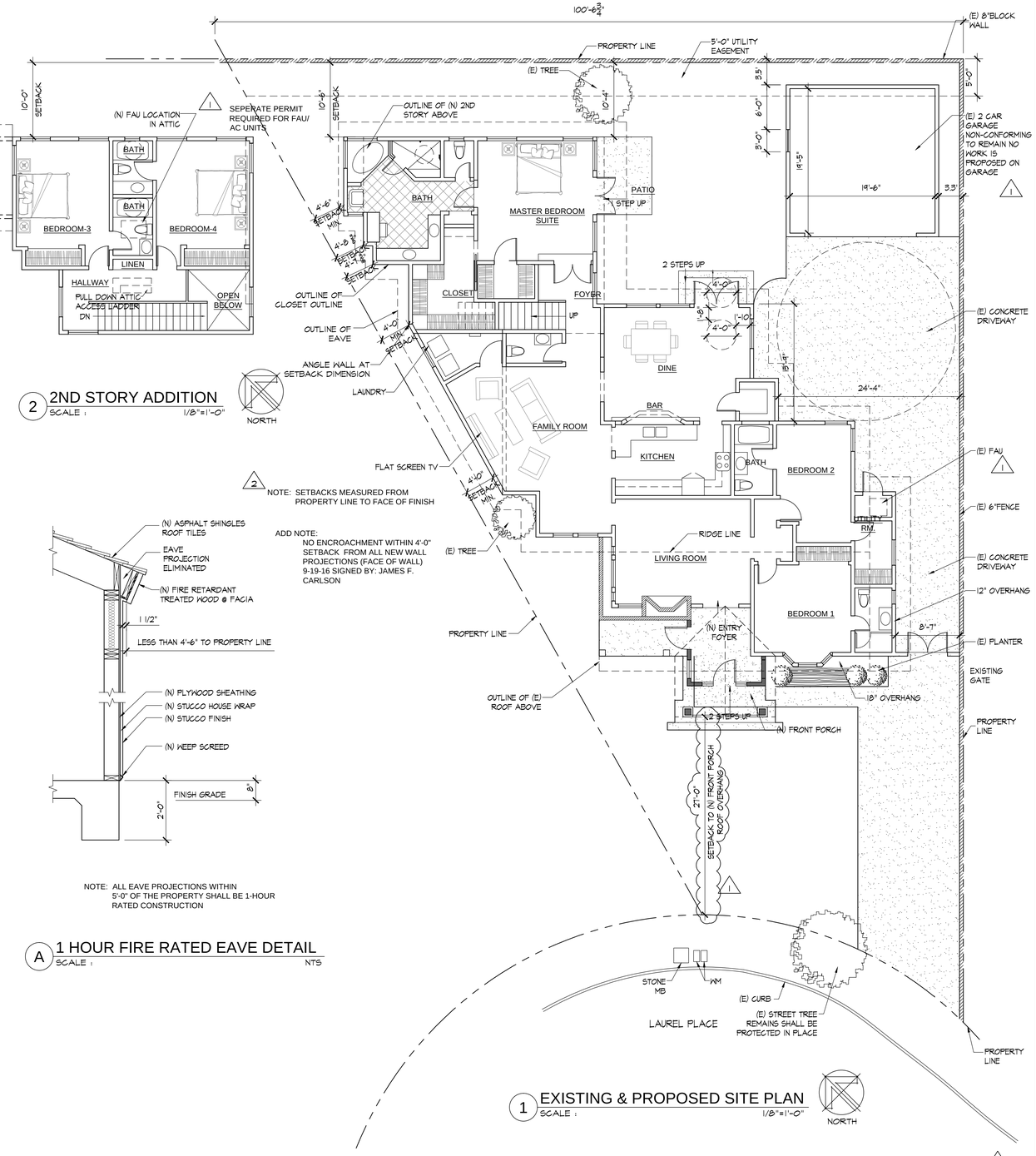


2 EXISTING & PROPOSED ROOF PLAN
SCALE : 1/8"=1'-0"

NORTH



1 EXISTING & PROPOSED SITE PLAN
SCALE : 1/8"=1'-0"

NORTH

NOTE: ALL EAVE PROJECTIONS WITHIN 5'-0" OF THE PROPERTY SHALL BE 1-HOUR RATED CONSTRUCTION

A 1 HOUR FIRE RATED EAVE DETAIL
SCALE : NTS

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NEW FRONT PORCH & ENTRY FOYER
2312 LAUREL PLACE
NEWPORT BEACH
CALIFORNIA 92663

SHEET TITLE:
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REV.	DESCRIPTION
1	PLAN CHECK CORRECTIONS

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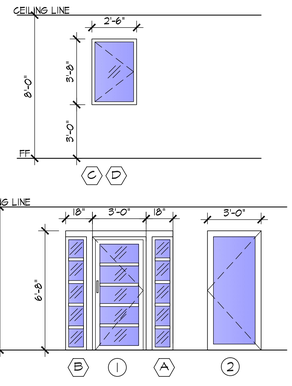
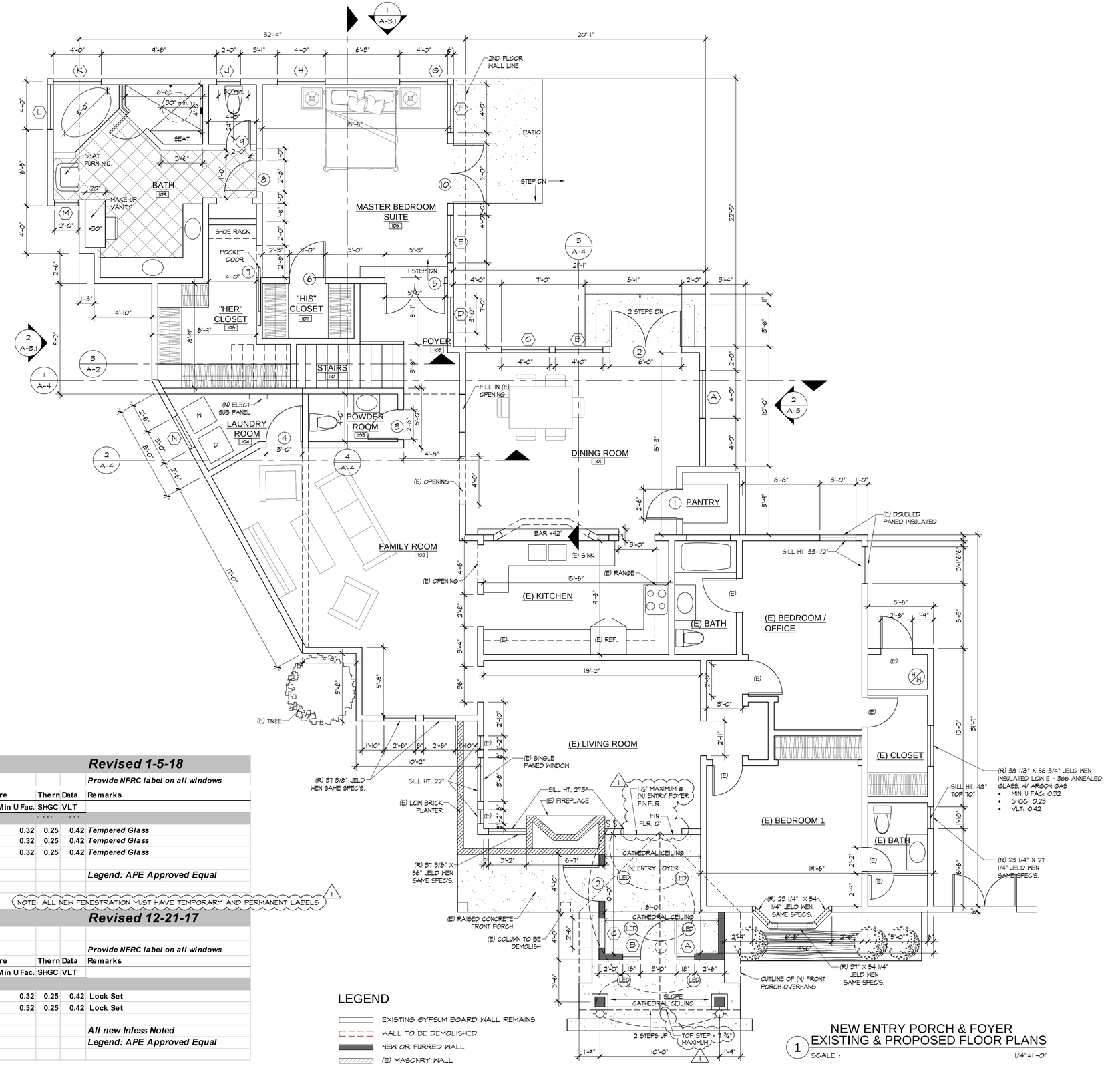


4 WINDOW & DOOR TYPES
SCALE : 1/4"=1'-0"



LEGEND

- EXISTING GYPSUM BOARD WALL REMAINS
- WALL TO BE DEMOLISHED
- NEW OR FURRED WALL
- (E) MASONRY WALL

1 NEW ENTRY PORCH & FOYER EXISTING & PROPOSED FLOOR PLANS
SCALE : 1/4"=1'-0"

Window Schedule 2312 Laurel Place — *Revised 1-5-18*

1st Floor Front Porch Addition

Provide NFRC label on all windows

Mark	Size		Type	Material	Sill Ht.	Glazing		Manufacture		Therm Data		Remarks
	Width	Height	Operation		Dbl. Pane	Think.	Insul.		Min U Fac.	SHGC	VLT	
A	1'-6"	6'-8"	(N) Fixed	Vinyl/ Alum.	0"	X	1/2"	Low E Jeld Wen	0.32	0.25	0.42	*Tempered Glass*
B	1'-6"	6'-8"	(N) Fixed	Vinyl/ Alum.	0"	X	1/2"	Low E Jeld Wen	0.32	0.25	0.42	*Tempered Glass*
C	2'-6"	3'-8"	(N) Casement	Vinyl/ Alum.	36"	X	1/2"	Low E Jeld Wen	0.32	0.25	0.42	*Tempered Glass*
												Legend: APE Approved Equal

NOTE: ALL NEW FENESTRATION MUST HAVE TEMPORARY AND PERMANENT LABELS

Door Schedule 2312 Laurel Place — *Revised 12-21-17*

1st Floor Front Porch Addition

Provide NFRC label on all windows

Mark	Size			Material	Sill Ht.	Glazing		Manufacture		Therm Data		Remarks
O	Width	Height	Operation		Dbl. Pane	Think.	Insul.		Min U Fac.	SHGC	VLT	
1	3'-0"	6'-8"	Exterior Solid Core	Wood/ Glass	0""	X			0.32	0.25	0.42	Lock Set
2	3'-0"	6'-8"	Exterior Solid Core	Wood/ Glass	0""	X			0.32	0.25	0.42	Lock Set
												All new Inless Noted
												Legend: APE Approved Equal

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1987 - 2017 20 YEARS OF EXCELLENCE

PROJECT:
STERN RESIDENCE
NEW FRONT PORCH & ENTRY FOYER
2312 LAUREL PLACE
NEWPORT BEACH
CALIFORNIA 92663

SHEET TITLE:
EXISTING & PROPOSED FLOOR PLANS

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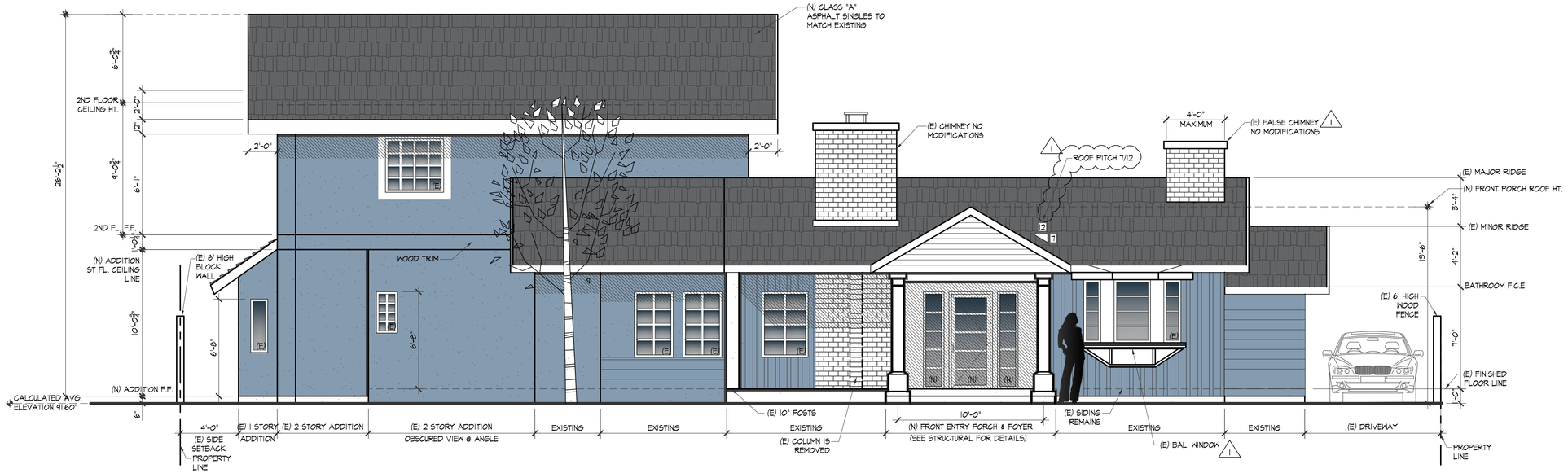
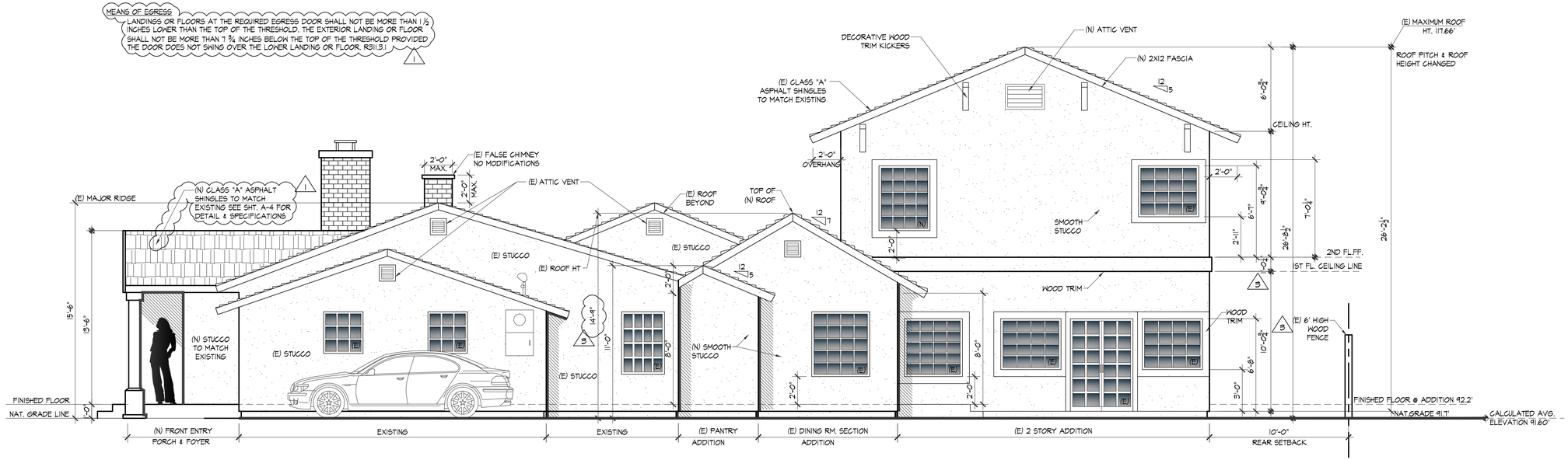


1 EXISTING & PROPOSED NEW FRONT ENTRY PORCH & FOYER ELEVATION

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

EXTERIOR WALLS
EXTERIOR WALLS OF DWELLINGS CLOSER THAN 5 FT. (3 FT. IF SPRINKLERED) TO THE PROPERTY LINE SHALL BE 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION. TABLE R302.1 (1) AND (2)

MEANS OF EGRESS
LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1 ½ INCHES LOWER THAN THE TOP OF THE THRESHOLD. THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 7 ¾ INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LOWER LANDING OR FLOOR. R311.3.1



2 EXISTING & PROPOSED FRONT ENTRY PORCH & SIDE ELEVATION

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

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1997 - 2017 20 YEARS OF EXCELLENCE

PROJECT:
STERN RESIDENCE
NEW FRONT PORCH & ENTRY FOYER
2312 LAUREL PLACE
NEWPORT BEACH
CALIFORNIA 92663

SHEET TITLE:
EXISTING FRONT ELEVATION
EXISTING SIDE ELEVATION

STAMP:

REV.	DESCRIPTION
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DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 31 13—Asphalt Shingles

REPORT HOLDER:

CERTAINTEED CORPORATION
1400 UNION MEETING ROAD
BLUE BELL, PENNSYLVANIA 19422
(610) 341-7000
www.certainteed.com

EVALUATION SUBJECT:

CERTAINTEED ASPHALT SHINGLES

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2012, 2009 and 2006 *International Building Code®* (IBC)
- 2012, 2009 and 2006 *International Residential Code®* (IRC)

Properties evaluated:

- Weather resistance
- Fire classification
- Wind resistance

2.0 USES

The CertainTeed asphalt shingles described in this report comply with ASTM D3462 and are Class A roof coverings when installed as described in this report.

3.0 DESCRIPTION

3.1 General:

CertainTeed asphalt shingles are available as three-tab, four-tab and laminated asphalt shingle roof covering materials. See Table 1 and Figure 1 for recognized product names, shingle types, manufacturing locations, overall dimensions, installed weights, maximum exposure to the weather, and fastening details. The shingles are self-sealing by means of adhesive strips located on either the weather side or the underside. See Figure 1 for adhesive strip location for field shingles and Starter Strip shingles.

3.2 Three-tab Shingles and Four-tab Shingles:

Three-tab and Four-tab shingles are composed of a single layer of fiberglass mat, impregnated and coated with asphalt on both sides, and surfaced with mineral roofing granules on the weather side and a mineral release agent on the back side.

3.3 Laminated Shingles:

Laminated shingles, including two-layer laminated, three-layer laminated and tri-laminate laminated shingles, are composed of multiple thicknesses of coated and surfaced fiberglass mat, cut and bonded together in different patterns. The weather side is surfaced with mineral roofing granules, and the back side is surfaced with a mineral release agent.

3.4 Accessory Shingles:

3.4.1 Hip and Ridge Shingles: Hip and ridge shingles are factory-made shingles to be used for covering hips and ridges. The hip and ridge shingles are composed of the same materials as the roof shingles. Some of the hip and ridge shingles have perforations that extend from the top of the cut-out to the top of the shingle, which facilitate the tearing of the shingle into three or four equal pieces. Others are manufactured as single hip and ridge units.

3.4.2 Starter Strip Shingles: Starter Strip shingles are factory-made shingles to be used as the starter course (under the first course of roof shingles). The Starter Strip shingles are composed of the same materials as the roof shingles. The shingles are supplied in 7-inch-by-36-inch-long (178 by 914 mm); 10-inch-by-36-inch-long (254 by 914 mm); or 7-inch-by-39$^{3}/_{8}$-inch-long (178 by 1000 mm) strips. As an alternative to factory-made starter strips, starter strips can be formed by removing the lower tab portions of the factory-made shingles except for the Presidential Shake and Presidential Shake TL shingles. For Presidential Shake and Presidential Shake TL shingles, the Presidential Starter shingles consist of one 13$^{7}/_{8}$-inch-wide-by-40-inch-long (337 mm by 1016 mm) base shingle and one 11$^{1}/_{4}$-inch-wide-by-40-inch-long (286 mm by 1016 mm) base shingle.

3.5 Fasteners:

Fasteners must comply with ASTM F1667 and must be minimum No. 12 gage [0.105-inch-diameter (2.67 mm) shank], $^{3}/_{8}$-inch-diameter-head (9.5 mm), galvanized steel, stainless steel, aluminum or copper roofing nails. Fasteners must be of sufficient length to penetrate into the sheathing $^{3}/_{4}$ inch (19.1 mm), or through the sheathing, whichever is less.

3.6 Underlayment:

The roof underlayment must comply with ASTM D226 Type I or Type II, ASTM D4869 Type I or Type II, or ASTM D1970, or must be underlayment recognized in a current ICC-ES evaluation report as complying with the ICC-ES Acceptance Criteria for Nonasphaltic Fiberglass-based Roof Underlayment (AC160) or the ICC-ES Acceptance Criteria for Polypropylene Roof Underlayments (AC207) and recognized for use with Class A asphalt shingles. In

areas where there has been a history of ice forming along the eaves causing a backup of water, ice dam protection in accordance with IBC Section 1507.2.8.2 or IRC Section R905.2.7.1 must be provided.

3.7 Asphalt Cement:

Asphalt roofing cement must comply with ASTM D4586, Type I, Class I, or Type II, Class I.

4.0 INSTALLATION

4.1 New Construction:

4.1.1 General: When installed on new construction in accordance with this section, the shingles are a Class A roof covering. The shingles must be installed in accordance with IBC Section 1507.2 or IRC Section R905.2, except as noted in this report. The roof deck must be code-complying, minimum $^{3}/_{8}$-inch-thick (9.5 mm) exterior-grade plywood; $^{7}/_{16}$-inch-thick (11.1 mm) oriented strand board (OSB); or nominally 1-inch-by-6-inch (25 by 152 mm) lumber installed as solid sheathing conforming to IBC Sections 2304.7.2 or 2308.10.8. Minimum roof slope must be 2:12 (16.7%). The maximum roof slope must be as stated in Section 4.1.2 of this report. Installation instructions are included as part of the identification label attached to each bundle of shingles. (See Section 7.0.) Underlayment must be as described in Section 3.6 of this report, and applied in accordance with IBC Section 1507.2.8 or IRC Section R905.2.7.

4.1.2 Application:

4.1.2.1 Eave and Rake Edges of the Roof:

4.1.2.1.1 Roof Slopes of 2:12 to 21:12 (16.7% to 175%): Starter Strip shingles must be attached to the eave and rake edges with four or five fasteners, equally spaced along the nail line as shown in Figure 1. The Starter Strip shingles must overhang the eave and rake edges by $^{1}/_{2}$ to $^{3}/_{4}$ inch (12.7 to 19.1 mm).

4.1.2.1.2 Roof Slopes Greater than 21:12 (175%): Starter Strip shingles must be attached to the eave and rake edges with four or five fasteners, equally spaced along the nail line as shown in Figure 1. The Starter Strip shingles must overhang the eave and rake edges by $^{1}/_{2}$ to $^{3}/_{4}$ inch (12.7 to 19.1 mm).

4.1.2.2 Field of the Roof: The first course of field shingles must be installed over the starter course. Each course of shingles must be offset from the preceding course as shown in Figure 2 and as specified in Table 1. Fastening details, including number and location of fasteners, and maximum exposure to the weather, are described in Table 1 and Figure 1.

Methods of fastening for roof slopes of 2:12 (16.7%) to 21:12 (175%) and for roof slopes greater than 21:12 (175%) are as shown in Figure 1 for the standard and high-wind applications. For slopes greater than 21:12 (175%), the shingles must also be hand-sealed as described in Section 4.1.2.4.

4.1.2.3 High Wind Fastening: Shingles must be fastened with four or five No. 12 gage roofing nails, described in Section 3.6, as shown in Figure 1, when the shingles are installed under the following conditions:

4.1.2.3.1 2012 IBC: When the roof is installed in applications where the ultimate design wind speed, V_{ult}, is 142 mph (177 km/hr) or greater.

4.1.2.3.2 2009 and 2006 IBC: When the roof is installed in applications where the basic wind speed is 110 mph (177 km/h) or greater.

4.1.2.3.3 IRC: When the roof is installed in areas where the basic wind speed is 110 mph (177 km/h) or greater, as defined in IRC Figure R301.2 (4).

4.1.2.4 Shingle Sealing: In colder climates or wind regions where it is questionable whether the factory-applied adhesive will activate and seal the shingles, the shingles must be hand-sealed to the satisfaction of the code official. Hand-sealing must consist of applying a minimum of four 1-inch-diameter (25.4 mm) spots of asphalt roofing cement to the unexposed surface of the underlying course of shingles, equally spaced across each shingle. For three-tab and four-tab shingles, one spot of asphalt roofing cement must be placed under each corner of each tab (two spots per tab); the tab must then be pressed into the cement. For laminated shingles, four equally spaced spots of asphalt roofing cement must be placed under the exposed portion of the shingle; the shingle must then be pressed into the cement.

4.1.2.5 Hip and Ridge Shingles: Hip and ridge shingles must be placed evenly over hips and ridges (or over shingle-over ridge vents), and fastened to the roof deck with two fasteners, located on either side of the shingle, along the nail line as shown in Figures 1 and 3.

4.1.3 Valley Construction: Open valleys are recommended by CertainTeed, although closed-cut valleys may be used for Grand Manor, Centennial Slate, Carriage House, Presidential TL, Presidential Shake and Landmark TL shingles. Closed-cut valleys are recommended by CertainTeed for all other shingles. Acceptable valley construction for closed-cut, California closed-cut, or woven valleys requires that a 36-inch-wide (914 mm), 50-pound-per-100-square-foot (2.4 kg/m^2) or greater, smooth-surfaced roll roofing, complying with ASTM D6380, or specialty underlayment complying with ASTM D1970, be installed vertically in the valley over required underlayment. The California valley methods must be limited to Landmark and Centennial Slate shingles for slopes of 4:12 or greater and are further described in Figure 4 of this report. Fasteners must not be placed within 6 inches (152 mm) of the valley centerline. For open valleys, corrosion-resistant metal valley flashing must be centered and placed vertically in the valley over the smooth-surfaced roll roofing, or specialty underlayment.

Corrosion-resistant metal valley flashing must be as follows:

- 2006 IBC: A minimum of 16 inches (406 mm) wide, complying with IBC Table 1507.2.9.2.
- 2012 and 2009 IBC: A minimum of 24 inches (610 mm) wide, complying with IBC Table 1507.2.9.2.
- IRC: A minimum of 24 inches (610 mm) wide, complying with IRC Table R905.2.8.2.

4.2 Installation—Reroofing:

When installed over existing wood shingle or Class A or Class C asphalt shingle roofs in accordance with this section (Section 4.2), the shingle products are recognized as Class A roof coverings. The existing wood or asphalt shingle roof covering must be inspected in accordance with provisions and limitations of IBC Section 1510 or IRC Section R907, as applicable. Prior to the reroofing, hip and ridge covering must be removed, and a single layer of ASTM D226, Type II, nonperforated, felt underlayment must be installed over the existing wood shingles. Except as noted in this section, the shingles must be installed in accordance with Section 4.1 of this report. Fasteners must be of sufficient length to penetrate $^{3}/_{4}$ inch (19.1 mm) into the sheathing, or through the sheathing, whichever is less. Flashing and edging must comply with Section 4.1.3 of this report and the following, as applicable:

- IBC: IBC Sections 1510.5 and 1510.6.
- IRC: IRC Sections R907.5 and R907.6.

5.0 CONDITIONS OF USE

The CertainTeed Asphalt Shingle Roof Covering Systems described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 The shingles must be manufactured, identified, and installed in accordance with the applicable codes, this report, and the manufacturer's published installation instructions. If there is a conflict between the manufacturer's published installation instructions and this report, this report governs.

5.2 The products are manufactured in Avery, Ohio (AV); Ennis, Texas (EN); Fremont, California (FR); Norwood, Massachusetts (NW); Oxford, North Carolina (OX); Peachtree City, Georgia (PT); Portland, Oregon (PO); Shakopee, Minnesota (SH); Shreveport, Louisiana (SP); and Wilmington, California (WI), under a quality control program with inspections by ICC-Evaluation Service, LLC.

6.0 EVIDENCE SUBMITTED

6.1 Data in accordance with ASTM D3462.

6.2 Reports of wind resistance testing in accordance with ASTM D3161 and ASTM D7158.

6.3 Quality documentation.

7.0 IDENTIFICATION

Each bundle of shingles bears a label with the name and address of the CertainTeed Corporation manufacturing plant; the product brand name; the Class A roof classification; the installation instructions; the evaluation report number (ESR-1389); and the name of the inspection agency (ICC-ES). Additionally, in accordance with ASTM D3462, each bundle of shingles is marked with the area of the roof surface covered and the style, type and color of the product.

TABLE 1—PRODUCT DESCRIPTIONS AND MANUFACTURING LOCATIONS

PRODUCTS	SHINGLE TYPE	PLANT LOCATION	PLANT DESIGNATION	DIMENSIONS (width x height) (inches)	WEIGHT (lb per 100 square feet)	MAXIMUM EXPOSURE TO THE WEATHER (inches)	LOCATION OF NAIL "LINE" (distance above shingle butt) (inches)	OFFSET FROM PRECEDING COURSE OF SHINGLES (inches)
SHINGLES (See Note 1)					(Applied)		(See Note 2)	(See Note 3)
Grand Manor	3-Layer Laminated	Oxford, NC	OX	36 x 18	425	8	$8^{5}/_{8}$	$4^{1}/_{2}$
Carriage House	2-Layer Laminated	Oxford, NC	OX	36 x 18	355	8	$8^{5}/_{8}$	$4^{1}/_{2}$
Centennial Slate	2-Layer Laminated	Oxford, NC	OX	36 x 18	355	8	$8^{5}/_{8}$	$4^{1}/_{2}$
Presidential Shake TL	Tri-Laminate	Fremont, CA; Shakopee, MN	FR, SH	40 x $14^{1}/_{2}$	480	4	9	5, 15, 5, 15
Presidential Shake	Laminated	Fremont, CA; Shakopee, MN	FR, SH	40 x $14^{1}/_{2}$	355	4	9	5, 15, 5, 15
Presidential IR	Laminated Impact Resistant	Shakopee, MN	SH	40 x $14^{1}/_{2}$	355	4	9	5, 15, 5, 15
Presidential Solaris	Laminated	Fremont, CA	FR	40 x $14^{1}/_{2}$	355	4	9	5, 15, 5, 15
Landmark TL	Tri-Laminate	Fremont, CA; Wilmington, CA	FR, OX	40 x $13^{1}/_{4}$	340	$5^{5}/_{8}$	$6^{7}/_{16}$	$5^{5}/_{8}$, $5^{5}/_{8}$, $11^{7}/_{16}$, $5^{5}/_{8}$, $5^{5}/_{8}$
Landmark Premium	Laminated (Metric)	Avery, OH; Norwood, MA; Oxford, NC; Peachtree City, GA; Portland, OR; Shakopee, MN; Shreveport, LA; Wilmington, CA	AV, NW, OX, PT, PO, SH, SP, WI	$38^{5}/_{8}$ x $13^{1}/_{4}$	300	$5^{5}/_{8}$	$6^{7}/_{16}$	$5^{5}/_{8}$, $5^{5}/_{8}$, $16^{7}/_{16}$, $5^{5}/_{8}$, $5^{5}/_{8}$
Landmark Solaris	Laminated (Metric)	Peachtree, GA; Portland, OR; Wilmington, CA	PT, PO, WI	$38^{5}/_{8}$ x $13^{1}/_{4}$	300	$5^{5}/_{8}$	$6^{7}/_{16}$	$5^{5}/_{8}$, $5^{5}/_{8}$, $16^{7}/_{16}$, $5^{5}/_{8}$, $5^{5}/_{8}$
Landmark Solaris IR	Laminated (Metric) Impact Resistant	Peachtree, GA	PT	$38^{5}/_{8}$ x $13^{1}/_{4}$	300	$5^{5}/_{8}$	$6^{7}/_{16}$	$5^{5}/_{8}$, $5^{5}/_{8}$, $16^{7}/_{16}$, $5^{5}/_{8}$, $5^{5}/_{8}$
Landmark Plus, also known as Landmark Pro	Laminated (Metric)	Avery, OH; Norwood, MA; Oxford, NC; Peachtree City, GA; Portland, OR; Shakopee, MN; Shreveport, LA; Wilmington, CA	AV, NW, OX, PT, PO, SH, SP, WI	$38^{5}/_{8}$ x $13^{1}/_{4}$	265	$5^{5}/_{8}$	$6^{7}/_{16}$	$5^{5}/_{8}$, $5^{5}/_{8}$, $16^{7}/_{16}$, $5^{5}/_{8}$, $5^{5}/_{8}$
Landmark Special	Laminated (Metric) Impact Resistant	Shreveport, LA	SP	$38^{5}/_{8}$ x $13^{1}/_{4}$	265	$5^{5}/_{8}$	$6^{7}/_{16}$	$5^{5}/_{8}$, $5^{5}/_{8}$, $16^{7}/_{16}$, $5^{5}/_{8}$, $5^{5}/_{8}$
Landmark	Laminated (Metric)	Avery, OH; Ennis, Texas; Norwood, MA; Oxford, NC; Peachtree City, GA; Portland, OR; Shakopee, MN; Shreveport, LA; Wilmington, CA	AV, EN, NW, OX, PT, PO, SH, SP, WI	$38^{5}/_{8}$ x $13^{1}/_{4}$	250	$5^{5}/_{8}$	$6^{7}/_{16}$	$5^{5}/_{8}$, $5^{5}/_{8}$, $16^{7}/_{16}$, $5^{5}/_{8}$, $5^{5}/_{8}$
XT-30	3-Tab (Metric)	Portland, OR	PO	$39^{3}/_{8}$ x $13^{1}/_{4}$	245	$5^{5}/_{8}$	$6^{7}/_{16}$	$5^{5}/_{8}$
XT-30	3-Tab (Standard)	Avery, OH; Norwood, MA; Oxford, NC; Shakopee, MN	AV, NW, OX, SH	36 x 12	245	5	$5^{5}/_{8}$	6
XT-30 IR	3-Tab (Standard) Impact Resistant	Shreveport, LA	SP	36 x 12	245	5	$5^{5}/_{8}$	6
XT-25	3-Tab (Metric)	Portland, OR	PO	$39^{3}/_{8}$ x $13^{1}/_{4}$	225	$5^{5}/_{8}$	$6^{7}/_{16}$	$5^{5}/_{8}$
XT-25	3-Tab (Standard)	Avery, OH; Norwood, MA; Oxford, NC; Shakopee, MN; Shreveport, LA	AV, NW, OX, SH, SP	36 x 12	225	5	$5^{5}/_{8}$	6
CT-20	3-Tab (Metric)	Portland, OR	PO	$39^{3}/_{8}$ x $13^{1}/_{4}$	200	$5^{5}/_{8}$	$6^{7}/_{16}$	$5^{5}/_{8}$
CT-20	3-Tab (Standard)	Oxford, NC; Shreveport, LA	OX, SP	36 x 12	200	5	$5^{5}/_{8}$	6
Landmark Pro Architect 80	Laminated (Metric)	Portland, OR	PO	$38^{5}/_{8}$ x $13^{1}/_{4}$	**265**	$5^{5}/_{8}$	$6^{7}/_{16}$	$5^{5}/_{8}$, $5^{5}/_{8}$, $16^{7}/_{16}$, $5^{5}/_{8}$, $5^{5}/_{8}$

Landmark™ Series and Landmark™ TL

YOUR OBJECTIVE:
To learn the correct procedure for installing Landmark™ shingles.

LANDMARK™ SERIES AND LANDMARK™ TL

Landmark shingles have the installer-friendly **NailTrak™** feature, which provides **1 1/2" wide nailing area** and specially formulated Quadra-Bond laminating adhesive *(See Figure 12-3)*.

Landmark Special is impact resistant and is specially manufactured with a reinforced fiberglass scrim to meet UL 2218 Class 4 impact resistance rating.

NOTE: Landmark Special must be installed over a clean deck (no roof-overs) to obtain the UL 2218 rating. It is strongly recommended that impact resistant cap shingles made from XT 30 IR shingles be installed on all hips and ridges. Some insurance carriers may not consider the roof system as compliant to UL 2218 Class 4 without impact resistant cap shingles.

Landmark Solaris™ shingles are **ENERGY STAR®** qualified roof products that meet both solar reflectance and thermal emissivity requirements. Using CertainTeed's advanced roofing granules, Landmark Solaris reflects solar energy and radiates heat far better than traditional roofing shingles – it can reduce the roof's temperature by as much as 20 percent in the summer. **NOTE:** Use matching Landmark Solaris hip and ridge shingles which are also solar reflective.

Landmark TL is unique because its patented Tri-Laminate™ design combines three layers of material to provide a dramatically thick shingle with a wood shake style.

With the exception of Landmark TL, closed-cut valleys are preferred by CertainTeed when applying these shingles. **Open valleys are recommended when applying Landmark TL;** however closed-cut valleys are also acceptable. Woven valleys are not recommended for Landmark TL because the tri-laminated shingle can buckle and become damaged when shaped into the valley. **Nails are required as fasteners for Landmark TL,** staples are not allowed.

STANDARD OR STEEP SLOPES: CertainTeed recommends DiamondDeck™ Synthetic Underlayment, Roofers' Select™ High Performance Underlayment, or shingle underlayment meeting ASTM D226, D4869 or D6757. Take care to ensure sufficient deck ventilation when DiamondDeck or other synthetic underlayment is installed. Follow manufacturer's application instructions.

LOW SLOPES: One layer of CertainTeed's WinterGuard™ Waterproofing Shingle Underlayment (or equivalent, meeting ASTM D1970) or two layers of 36" wide felt shingle underlayment (Roofers' Select or underlayment product meeting ASTM D226, D4869 or D6757) lapped 19" must be applied over the entire roof; ensure sufficient deck ventilation. When DiamondDeck or other synthetic underlayment is installed, weather-lap at least 20" and ensure sufficient deck ventilation.

IMPORTANT: When installing LandMark TL on low slopes, one layer of WinterGuard or an equivalent waterproofing shingle underlayment must be applied over the entire roof. **Applying two layers of felt shingle underlayment is not an acceptable alternative to WinterGuard.** One layer of shingle underlayment meeting ASTM D4869 applied over the required WinterGuard is also recommended.

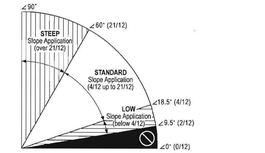

Figure 12-1: Slope definitions.

THE ROOF DECK* MUST BE AT LEAST: $^{3}/_{8}$" (9.5 mm) thick plywood, **or** $^{7}/_{16}$" (11 mm) thick non-veneer, **or** nominal 1" (25 mm) thick wood deck.

COLD WEATHER CLIMATES (ALL SLOPES): Application of WinterGuard or its equivalent is strongly recommended whenever there is a possibility of ice build-up. Follow manufacturer's application instructions.

FLASHING: Corrosion-resistant flashing must be used to help prevent leaks where a roof meets a wall, another roof, a chimney or other objects that penetrate a roof.

SEALING: Shingle sealing may be delayed if shingles are applied in cool weather and may be further delayed by airborne dust accumulation. If any shingles have not sealed after a reasonable time period, hand sealing may be necessary.

CAUTION: To prevent cracking, shingles must be sufficiently warm to allow proper forming for hips, ridges and valleys.

WARRANTY: These shingles are warranted against manufacturing defects and are covered by SureStart™ protection. See the warranty itself for specific details and limitations.

*

For technical questions, information on acceptable alternative application methods and materials, or a copy of the product warranty, contact the sources listed below:	Warranty	Alternate Application Methods	Technical Questions
Your supplier or roofing applicator	✓	✓	
CertainTeed Home Institute 800-782-8777	✓	✓	
CertainTeed-RPG Technical Services 800-345-1145	✓	✓	✓

JF CARLSON ARCHITECTS INC
James F. Carlson AIA
jfcarlson@roadrunner.com
2300 Cliff Drive
Newport Beach
California 92663
tel 949.645.3051
fax 949.645.4851
jfcarlsonarchitects.com
CALIFORNIA LICENSE NO. C-13773

1997 – 2017 20 YEARS OF EXCELLENCE

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PROJECT:
STERN RESIDENCE
NEW FRONT PORCH & ENTRY FOYER
2312 LAUREL PLACE
NEWPORT BEACH
CALIFORNIA 92663

SHEET TITLE:
ROOF REPORTS
MATERIAL SPECIFICATIONS &
INSTALLATION INSTRUCTIONS

STAMP:

REV.	DESCRIPTION
1	PLAN CHECK CORRECTIONS NEW SHEET

ARCHITECT: J.F. CARLSON
CHECKED: J.F. CARLSON
DRAWN: CADLINKS
DATE: 01-03-18
SCALE: AS SHOWN
JOB NO: 17-016
SHEET A-4
OF _ SHEETS

FASTENING

Figure 12-2: Proper and improper nailing.

IMPORTANT: For decks $^{3}/_{4}$" (19 mm) thick or thicker, nails must go at least $^{3}/_{4}$" (19 mm) into the deck. On thinner decks, nails must go at least $^{1}/_{8}$" (3.2 mm) through the deck.

Nails must be 11- or 12-gauge roofing nails, corrosion-resistant, with at least $^{3}/_{8}$" (9.5 mm) heads, and at least 1" (25 mm) long. **LandMark TL requires nails at least 1 1/4" long.**

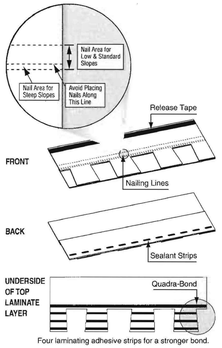
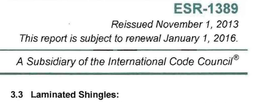


Figure 12-3: NailTrak™ features a wider nail area and extra-strong Quadra-Bond construction .

LOW AND STANDARD SLOPE

LANDMARK



LANDMARK TL

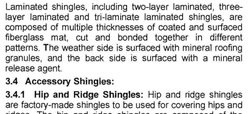
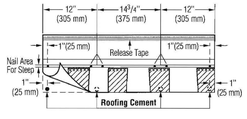


Figure 12-4: Use four nails for every full shingle.

STEEP SLOPE

Use six nails and four spots of asphalt roofing cement for every full laminated shingle. See below. Asphalt roofing cement should meet ASTM D 4586 Type II. Apply 1" spots of asphalt roofing cement under each corner and at about 12" to 13" in from each edge.

LANDMARK



LANDMARK TL

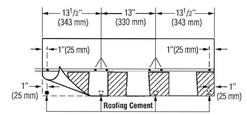


Figure 12-5: Use six nails and four spots of asphalt roofing cement on steep slopes.

CAUTION: Excessive use of roofing cement can cause shingles to blister.

TWO CLEAN-DECK APPLICATION METHODS FOR LANDMARK AND LANDMARK TL SHINGLES

FIVE-COURSE DIAGONAL METHOD (6" AND 11") FIVE-COURSE DIAGONAL METHOD (5 5/8" AND 11 1/4")

NOTE: The 6" and 11" method is shown below. The 5 5/8" and 11 1/4" method follows the same application instructions as the 6" and 11" method except the dimensions of the shingle cut-offs in the second and third courses are 5 5/8" and 11 1/4" respectively.

CAUTION: Use of other installation methods may result in an objectionable pattern.

PREPARING THE DECK:

- Apply underlayment as required. CertainTeed suggests that a layer of shingle underlayment be applied. For UL fire rating, underlayment is generally required. Apply flat and unwrinkled.
- Snap chalklines to assure shingles will be correctly aligned. Expose all shingles 5 5/8" (143 mm).

STARTER COURSE:

1. Use CertainTeed Swiftstart Starter, or three-tab self-sealing shingles with the lower tab portions removed. Be sure that the starter shingles are at least 7 5/8" in height. *(Figure 12-6).*

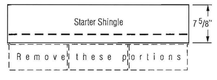


Figure 12-6: Make starter shingles that are 7 5/8" in height.

2. For the first starter, cut 6" from one side of the starter shingle.
3. Apply the remaining piece to the lower left corner of the roof. Make sure there is $^{1}/_{2}$" overhanging the rakes and eaves if drip edge is being used. If you are not using drip edge, make the overhang $^{3}/_{4}$".
4. Use full length starter shingles for the rest of the course.

1ST COURSE: Apply a full shingle at the lower left corner of the roof. Make the lower edge and left edge lie flush with the edges of the starter course *(Figure 12-7)*.

2ND THROUGH 5TH COURSES:

CAUTION! Failure to follow instruction steps 1-5 below will bring joints too close together and may cause unattractive patterns!

1. Cut 6" off the left end of the first shingle and save this piece for later use. Apply the 32 3/4" (34" for Landmark TL) long piece over and above the first-course shingle. Leave the bottom 5 5/8" tab portion of the first-course shingle exposed.
2. Cut 11" off the first shingle of the third course and save this for later. Install the 27 3/4" (29" for Landmark TL) long piece over and above the second-course shingle.
3. Apply the previously removed 11" long piece over and above the third-course shingle.
4. Apply the previously removed 6" long piece from the second course over and above the fourth-course shingle.
5. Install a full shingle against the right edge of each shingle in courses one through five.

CONTINUING UP THE ROOF:

1. Beginning again with a full shingle, repeat the five-course pattern up the left rake. *(Figure 12-8, B)*.
2. Fill-in courses across the roof in a stepped diagonal fashion using full shingles. *(Figure 12-8, A)*. Do **not** run courses straight across.

IMPORTANT: Do not align joints of shingles closer than 3 $^{1}/_{2}$" from one another.

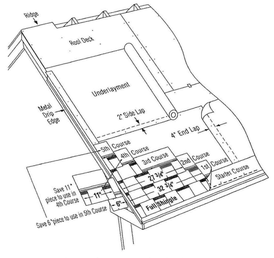


Figure 12-7: Applying the first 5 courses of Landmark. Note: The LandMark TL dimensions differ.

Figure 12-8: "Five-Course Diagonal Method" installation schematic.

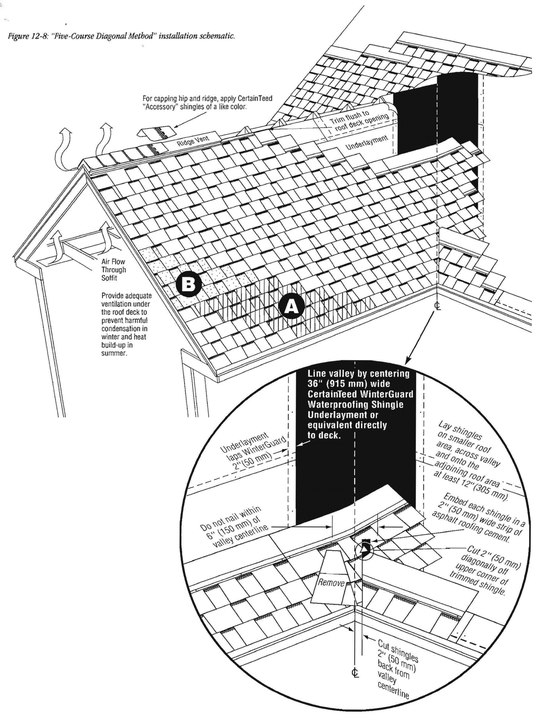


Figure 12-9: Highlight of closed-cut valley details.

CHIMNEY FLASHING

Metal Step Flashing

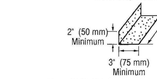


Figure 12-10: Step flashing minimum dimensions.

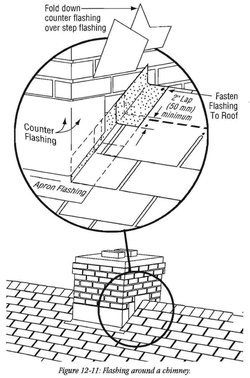


Figure 12-11: Flashing around a chimney.

TWO ROOF-OVER METHODS FOR LANDMARK AND LANDMARK TL SHINGLES

The same methods used for clean-deck application of these shingles are used for roof-overs. Application of these shingles ***over*** English dimension shingles is not recommended — due to the high cost of workmanship and greater risk of worker error.

HIPS AND RIDGES

SHADOW RIDGE™ ACCESSORY SHINGLES

Shadow Ridge shingles have an accented shadow line that is designed to complement these shingles. Simply fold along the pre-cut lines and detach individual cap pieces. Save valuable installation time compared to cuting 3-tab shingles.

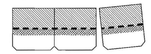


Figure 12-12: Shadow Ridge accessory shingles detach easily from three-piece units to make 72 individual cap pieces.

There are 24 three-piece units in each Shadow Ridge bundle, providing 72 individual caps that will cover 50 linear feet (33 3/4 linear feet, Metric) of a hip or ridge. Each English dimension cap piece is 12" by 12" (Metric caps are 13 1/4" by 9 7/8") and features clipped corners on the bottom edge of the exposed portion.

APPLICATION IS AS FOLLOWS:

1. Apply shingles up to the hip or ridge on both sides, then trim flush.

   NOTE: The last course of shingles should have an exposure of 5" (5 5/8" for metric) or less when the shingle cap or ridge vent is fastened in place. Otherwise, a potential water leak could occur at exposed shingle end joints. The figures used in this section illustrate the application of accessory shingles over a ridge vent; application directly to the roof deck is very similar.

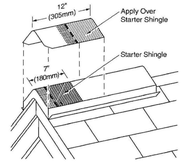


Figure 12-13: Apply a full cap shingle over the starter piece, flush with the bottom and side edges of the starter.

2. Install caps beginning at the bottom of a hip or at either end of a ridge. Apply a starter piece that has the bottom 5" (5 5/8" for metric) removed *(Figure 12-18)*. Fasten the starter with two nails located about 3" from the rake edge, and 1" in from each side edge. Make sure fasteners used to apply caps penetrate at least $^{3}/_{4}$" into or through the decking.

   NOTE: To assist in proper alignment when ridge vent is not used, snap a chalk line parallel to the hip or ridge along the line where the side edges of the cap shingles should be.

NEW SHEET ADDED

GENERAL INFORMATION

01	**Project Name**	ENTRY PORCH ADDITION			
02	**Calculation Description**	Title 24 Analysis			
03	**Project Location**	2312 LAUREL PLACE			
04	**City**	NEWPORT BEACH	05	**Standards Version**	Compliance 2017
06	**Zip Code**	92663	07	**Compliance Manager Version**	BEMCmpMgr 2016.3.0 (1016 SP2)
08	**Climate Zone**	CZ6	09	**Software Version**	EnergyPro 7.2
10	**Building Type**	Single Family	11	**Front Orientation (deg/Cardinal)**	270
12	**Project Scope**	Newly Constructed (Addition Alone)	13	**Number of Dwelling Units**	1
14	**Total Cond. Floor Area (ft^2)**	122	15	**Number of Zones**	1
16	**Slab Area (ft^2)**	122	17	**Number of Stories**	1
18	**Addition Cond. Floor Area(ft^2)**	122	19	**Natural Gas Available**	Yes
20	**Addition Slab Area (ft^2)**	122	21	**Glazing Percentage (%)**	7.4%

ADDITION ALONE PROJECT ANALYSIS PARAMETERS

01	02	03	04	05	06
Existing Area (excl. new addition) (ft^2)	**Addition Area (excl. existing) (ft^2)**	**Total Area**	**Existing Bedrooms**	**Addition Bedrooms**	**Total Bedrooms**
3496	122	3618	5	0	5

COMPLIANCE RESULTS

01	**Building Complies with Computer Performance**
02	**This building DOES NOT require HERS Verification**
03	**This building incorporates one or more Special Features shown below**

ENERGY USE SUMMARY

04	05	06	07	08
Energy Use (kTDV/ft^2-yr)	**Standard Design**	**Proposed Design**	**Compliance Margin**	**Percent Improvement**
Space Heating	0.00	1.69	-1.69	0.0%
Space Cooling	62.18	50.14	12.04	19.4%
IAQ Ventilation	0.00	0.00	0.00	0.0%
Water Heating	170.02	170.02	0.00	0.0%
Photovoltaic Offset	----	0.00	0.00	----
Compliance Energy Total	**232.20**	**221.85**	**10.35**	**4.5%**

REQUIRED SPECIAL FEATURES

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

- **Exposed slab floor in conditioned zone**
- **Non-standard duct location (any location other than attic)**

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 components tables below.

Building-level Verifications:
- **-- None --**

Cooling System Verifications:
HVAC Distribution System Verifications:
- **-- None --**

Domestic Hot Water System Verifications:
- **-- None --**

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	**Conditioned Floor Area (ft^2)**	**Number of Dwelling Units**	**Number of Bedrooms**	**Number of Zones**	**Number of Ventilation Cooling Systems**	**Number of Water Heating Systems**
ENTRY PORCH ADDITION	122	1	5	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	**Zone Type**	**HVAC System Name**	**Zone Floor Area (ft^2)**	**Avg. Ceiling Height**	**Water Heating System 1**	**Water Heating System 2**
Zone 1	Conditioned	HVAC System1	122	8	DHW Sys 1	n/a

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft^2)**	**Window & Door Area (ft^2)**	**Tilt (deg)**
Front Wall	Zone 1	R-13 Wall	270	Front	84	20	90
Left Wall 1	Zone 1	R-13 Wall	0	Left	71	29	90
Right Wall	Zone 1	R-13 Wall	180	Right	32	0	90
Left Wall 2	Zone 1	6 Concrete Wall	0	Left	12	0	90

OPAQUE SURFACES – Cathedral Ceilings

01	02	03	04	05	06	07	08	09	10	11
Name	**Zone**	**Type**	**Orientation**	**Area (ft^2)**	**Skylight Area (R2)**	**Roof Rise (x in 12)**	**Roof Pitch**	**Roof Tilt (deg)**	**Roof Reflectance**	**Roof Emittance**	**Framing Factor**
Roof	Zone 1	R-22 Roof Cathedral	Back	122	0	4	0.33	18.43	0.1	0.85	0.1

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10
Name	**Type**	**Surface (Orientation-Azimuth)**	**Width (ft)**	**Height (ft)**	**Multiplier**	**Area (ft^2)**	**U-factor**	**SHGC**	**Exterior Shading**
Window	Window	Left Wall 1 (Left-0)	----	----	1	9.0	0.32	0.25	Insect Screen (default)

OPAQUE DOORS

01	02	03	04
Name	**Side of Building**	**Area (ft^2)**	**U-factor**
Door	Front Wall	20.0	0.50
Door 2	Left Wall 1	20.0	0.50

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Winter Design U-factor**	**Assembly Layers**
R-13 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R 13	0.101	• *Inside Finish: Gypsum Board* • *Cavity / Frame: R-13 / 2x4* • *Exterior Finish: 3 Coat Stucco*
R-22 Roof Cathedral	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O.C.	R 22	0.046	• *Inside Finish: Gypsum Board* • *Cavity / Frame: R-22 / 2x10* • *Roof Deck: Wood Siding/sheathing/decking* • *Roofing: Light Roof (Asphalt Shingle)*
6 Concrete Wall	Exterior Walls	Concrete / ICF / Brick			0.656	• *Mass Layer: 6 in. Concrete*

SLAB FLOORS

01	02	03	04	05	06	07
Name	**Zone**	**Area (ft^2)**	**Perimeter (ft)**	**Edge Insul. R-value & Depth**	**Carpeted Fraction**	**Heated**
Slab	Zone 1	122	0.1	None	0	No

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	**Quality Installation of Spray Foam Insulation**	**Building Envelope Air Leakage**	**CFM50**
Not Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06
Name	**System Type**	**Distribution Type**	**Water Heater**	**Number of Heaters**	**Solar Fraction (%)**
DHW Sys 1	DHW	Standard	DHW Heater 1 (1)	1	0%

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	**Heater Element Type**	**Tank Type**	**Number of Units**	**Tank Volume (gal)**	**Uniform Energy Factor / Energy Factor / Efficiency**	**Input Rating / Pilot / Thermal Efficiency**	**Tank Insulation R-value (Int/Ext)**	**Standby Loss / Recovery Eff**	**First Hour Rating / Flow Rate**	**NEEA Heat Pump Brand / Model / Other**	**Tank Location or Ambient Condition**
DHW Heater 1	Gas	Small Storage	1	50	0.6 EF	40,000 Btu/hr	R-0/R-0	n/a	n/a	n/a	n/a

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06
SC Sys Name	**System Type**	**Heating Unit Name**	**Cooling Unit Name**	**Fan Name**	**Distribution Name**
HVAC System1	Other Heating and Cooling System	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	**System Type**	**Number of Units**	**Efficiency**
Heating Component 1	Cntrl/Furnace	1	80 AFUE

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
			Efficiency				
Name	**System Type**	**Number of Units**	**EER**	**SEER**	**Zonally Controlled**	**Compressor Type**	**HERS Verification**
Cooling Component 1	SplitAirCond	1	11.7	14	Not Zonal	Single Speed	Cooling Component 1-hers-cool

HVAC COOLING - HERS VERIFICATION

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

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07
Name	**Type**	**Duct Leakage**	**Insulation R-value**	**Duct Location**	**Bypass Duct**	**HERS Verification**
Air Distribution System 1	DuctsInAll	Existing (not specified)	6	Conditioned zone	None	Air Distribution System 1-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	**Duct Leakage Verification**	**Duct Leakage Target (%)**	**Verified Duct Location**	**Verified Duct Design**	**Buried Ducts**	**Deeply Buried Ducts**	**Low-leakage Air Handler**
Air Distribution System 1-hers-dist	Not Required	n/a	Not Required	Not Required	Not Required	Not Required	n/a

HVAC - FAN SYSTEMS

01	02	03	04
Name	**Type**	**Fan Power (Watts/CFM)**	**HERS Verification**
HVAC Fan 1	Single Speed PSC Furnace Fan	0.58	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	**Verified Fan Watt Draw**	**Required Fan Efficiency (Watts/CFM)**
HVAC Fan 1-hers-fan	Not Required	n/a

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: JOEY ABARQUEZ	Documentation Author Signature:
Company: ABARQUEZ ENGINEERING CORP.	Signature Date: 1/3/2018
Address: 18 El Corzo	CEA/HERS Certification Identification (if applicable):
City/State/Zip: Rancho Santa Margarita, CA 92688	Phone: 714-277-9895

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: JAMES CARLSON	Responsible Designer Signature:
Company: J. F. CARLSON ARCHITECTS, INC.	Date Signed:
Address: 2300 Cliff Drive	License:
City/State/Zip: Newport Beach, CA 92663	Phone: 949-645-3051

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jfcarlsonarchitects.com
CALIFORNIA LICENSE NO. C-13773

1997 - 2017 20 YEARS OF EXCELLENCE

PROJECT:
STERN RESIDENCE
NEW FRONT PORCH & ENTRY FOYER
2312 LAUREL PLACE
NEWPORT BEACH
CALIFORNIA 92663

SHEET TITLE: CERTIFICATE OF COMPLIANCE

STAMP:

REV.	DESCRIPTION

ARCHITECT: J.F. CARLSON
CHECKED: J.F. CARLSON
DRAWN: CADLINKS
DATE: 01-04-18
SCALE: AS SHOWN
JOB NO: 17-016
SHEET
T-24
OF _ SHEETS

BUILDING ENERGY ANALYSIS REPORT

PROJECT:

ENTRY PORCH
2312 LAUREL PLACE
NEWPORT BEACH, CA 92663

Project Designer:

J. F. CARLSON ARCHITECTS, INC.
2300 Cliff Drive
Newport Beach, CA 92663
949-645-3051

Report Prepared by:

JOEY ABARQUEZ
ABARQUEZ ENGINEERING CORP.
18 El Corzo
Rancho Santa Margarita, CA 92688
714-277-9895

Job Number:

Date:

1/3/2018

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2016 Building Energy Efficiency Standards.

This program developed by EnergySoft Software – www.energysoft.com.

2016 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. "Exceptions may apply.
(Original 09/2016)

Building Envelope Measures:	
§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm/ft² or less when tested per NFRC-400 or ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011."
§ 110.6(a)5:	**Labeling.** Fenestration products must have a label meeting the requirements of § 10-111 (a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from TABLES 110.6-A and 110.6-B for compliance and must be caulked and/or weatherstripped."
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation specified or installed must meet Standards for Insulating Material.
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) when the installation of a cool roof is specified on the CF1R.
§ 110.9(j):	**Radiant Barrier.** A radiant barrier must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling."
§ 150.0(b):	**Loose-fill Insulation.** Loose-fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less (R-19 in 2x6 or U-factor of 0.074 or less). Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood framed assembly."
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U factor."
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3%, have a water vapor permeance no greater than 2.0 perm/inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In Climate Zones 1-16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to conditioned ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In Climate Zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air permeable insulation.
§ 150.0(j):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58."
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 150.0(e)1A:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)1B:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device."
§ 150.0(e)1C:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control."
§ 150.0(g)2:	**Pilot Light.** Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	**Certification.** Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the Energy Commission."
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in TABLE 110.2-A through TABLE 110.2-K."
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone, and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating."
§ 110.2(c):	**Thermostats.** All unitary heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat."
§ 110.3(c)5:	**Water Heating Recirculation Loops Serving Multiple Dwelling Units.** Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)5.
§ 110.3(c)7:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu/hr (2 kW) must have isolation valves with hose bibbs or other fittings on both cold water and hot water lines of water heating systems to allow for water tank flushing when the valves are closed.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt); and pool and spa heaters."
§ 150.0(j)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with ASHRAE Handbook, Equipment Volume; Applications Volume; and Fundamentals Volume; SMACNA Residential Comfort System Installation Standards Manual; or ACCA Manual J using design conditions specified in § 150.0(h)2.

2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(j)3A:	**Clearances.** Installed air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dryer vent.
§ 150.0(j)3B:	**Liquid Line Drier.** Installed air conditioner and heat pump systems must be equipped with liquid line filter driers if required, as specified by manufacturer's instructions.
§ 150.0(j)1:	**Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	**Water piping and cooling system line insulation.** For domestic hot water system piping, whether buried or unburied, all of the following must be insulated according to the requirements of TABLE 120.3-A: the first 5 feet of hot and cold water pipes from the storage tank; all piping with a nominal diameter of 3/4 inch or larger; all piping associated with a domestic hot water recirculation system regardless of the pipe diameter; piping from the heating source to storage tank or between tanks; piping buried below grade; and all hot water pipes from the heating source to kitchen fixtures."
§ 150.0(j)2B:	**Water piping and cooling system line insulation.** All domestic hot water pipes that are buried below grade must be installed in a water proof and non-crushable casing or sleeve."
§ 150.0(j)2C:	**Water piping and cooling system line insulation.** Pipe for cooling system lines must be insulated as specified in § 150.0(j)2A. Distribution piping for steam and hydronic heating systems or hot water systems must meet the requirements in TABLE 120.3-A."
§ 150.0(j)3:	**Insulation Protection.** Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.
§ 150.0(j)3A:	**Insulation Protection.** Insulation exposed to weather must be installed with a cover suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. The cover must be water retardant and provide shielding from solar radiation that can cause degradation of the material.
§ 150.0(j)3B:	**Insulation Protection.** Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must have a Class I or Class II vapor retarder.
§ 150.0(j)1:	**Gas or Propane Systems.** Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: a 120V electrical receptacle within 3 feet of the water heater; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 2 inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu/hr.
§ 150.0(j)2:	**Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(j)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC) or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air distribution system ducts and plenums must be installed, sealed, and insulated to meet the requirements of CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 (or higher if required by CMC § 605.0) or a minimum installed level of R-4.2 when entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area of the ducts."
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Dampers.** All fan systems that exchange air between the conditioned space and the outside of the building must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner core flex duct must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11and Reference Residential Appendix RA3.
§ 150.0(m)12:	**Air Filtration.** Mechanical systems that supply air to an occupiable space through ductwork exceeding 10 feet in length and through a thermal conditioning component, except evaporative coolers, must be provided with air filter devices that meet the design, installation, efficiency, pressure drop, and labeling requirements of § 150.0(m)12.

2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(m)13:	**Duct System Sizing and Air Filter Grille Sizing.** Space conditioning systems that use forced air ducts to supply cooling to an occupiable space must have a hole for the placement of a static pressure probe (HSPP), or a permanently installed static pressure probe (PSPP) in the supply plenum. The space conditioning system must also demonstrate airflow ≥ 350 CFM per ton of nominal cooling capacity through the return grilles, and an air-handling unit fan efficacy ≤ 0.58 W/CFM as confirmed by field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.3. This applies to both single zone control forced air systems and every zone for zonally controlled control forced air systems."
§150.0(o):	**Ventilation for Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2. Neither window operation nor continuous operation of central forced air system air handlers used in central fan integrated ventilation systems are permissible methods of providing whole-building ventilation.
§ 150.0(o)1A:	**Field Verification and Diagnostic Testing.** Whole-building ventilation airflow must be confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.7.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating."
§ 110.4(b)1:	**Piping.** Any pool or spa heating equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional inlets and time switches for pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves."
Lighting Measures:	
§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9."
§ 110.9(e):	**JA8 High Efficacy Light Sources.** To qualify as a JA8 high efficacy light source for compliance with § 150.0(k), a residential light source must be certified to the Energy Commission according to Reference Joint Appendix JA8.
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must be high efficacy in accordance with TABLE 150.0-A.
§ 150.0(k)1B:	**Blank Electrical Boxes.** The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C. A JA8-2016-E light source rated for elevated temperature must be installed by final inspection in all recessed downlight luminaires in ceilings.
§ 150.0(k)1D:	**Electronic Ballasts.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	**Night Lights.** Permanently installed night lights and night lights integral to installed luminaires or exhaust fans must be rated to consume no more than 5 watts of power per luminaire or exhaust fan as determined in accordance with § 130.0(c). Night lights do not need to be controlled by vacancy sensors.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k)."
§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must not be recessed downlight luminaires in ceilings and must contain lamps that comply with Reference Joint Appendix JA8. Installed lamps must be marked with "JA8-2016" or "JA8-2016-E" as specified in Reference Joint Appendix JA8."
§ 150.0(k)1H:	**Enclosed Luminaires.** Light sources installed in enclosed luminaires must be JA8 compliant and must be marked with "JA8-2016-E."
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be switched separately from lighting systems."
§ 150.0(k)2C:	**Interior Switches and Controls.** Luminaires must be switched with readily accessible controls that permit the luminaires to be manually switched ON and OFF.
§ 150.0(k)2D:	**Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	**Interior Switches and Controls.** No control must bypass a dimmer or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	**Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2G:	**Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with dimmer requirements if it functions as a dimmer according to § 110.9, meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.5(f); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	**Interior Switches and Controls.** An EMCS may be used to comply with vacancy sensor requirements in § 150.0(k) if it meets all of the following: it functions as a vacancy sensor according to § 110.9; the Installation Certificate requirements of § 130.4; the EMCS requirements of § 130.5(f); and all other requirements in § 150.0(k)2.
§ 150.0(k)2I:	**Interior Switches and Controls.** A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.

2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2J:	**Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor.
§ 150.0(k)2K:	**Interior Switches and Controls.** Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Joint Appendix JA8, except luminaires in closets less than 70 square feet and luminaires in hallways."
§ 150.0(k)2L:	**Interior Switches and Controls.** Undercabinet lighting must be switched separately from other lighting systems.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3A: (ON and OFF switch) and the requirements in either item § 150.0(k)3Ai: (photocell and motion sensor) or item § 150.0(k)3Aii: (photo-control and automatic time switch control, astronomical time clock; or EMCS).
§ 150.0(k)3B:	**Residential Outdoor Lighting.** For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3D:	**Residential Outdoor Lighting.** Outdoor lighting for residential parking lots and residential carports with a total of eight or more vehicles per site must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must comply with § 140.8, or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	**Interior Common Areas of Low-rise Multi-Family Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be high efficacy luminaires and controlled by an occupant sensor.
§ 150.0(k)6B:	**Interior Common Areas of Low-rise Multi-Family Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting in that building must: i. Comply with the applicable requirements in §§ 110.9, 130.0, 130.1, 140.6 and 141.0, and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	**Single Family Residences.** Single family residences located in subdivisions with ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete by the enforcement agency must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(a)2:	**Low-rise Multi-family Buildings.** Low-rise multi-family buildings must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	**Minimum Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area."
§ 110.10(b)2:	**Orientation.** All sections of the solar zone located on steep-sloped roofs must be oriented between 110 degrees and 270 degrees of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment."
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane."
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location for inverters and metering equipment and a pathway for routing of conduit from the solar zone to the point of interconnection with the electrical service (for single family residences the point of interconnection will be the main service panel); and a pathway for routing of plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be: positioned at the opposite (load) end from the input feeder location or main circuit location; and permanently marked as "For Future Solar Electric".

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STAMP:

REV.	DESCRIPTION

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CHECKED:	J.F. CARLSON
DRAWN:	CADLINKS
DATE:	01-04-18
SCALE:	AS SHOWN
JOB NO:	17-016

SHEET
T-24.1
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