



Agency Approvals

Revision No. Date

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrications. The drawings and their design content are the sole property of Dwelling Lab, Inc. and may not be reused or reproduced in any manner without our express written consent.

Job Title 3110 LINCOLN AVE

Job Address
3110 LINCOLN AVE,
ALAMEDA, CA 94501

Date: 12/22/2025

Issued For
PERMIT

Job Number: 25041

Drawn By: CB Checked By: NG

Scale
As indicated
0' 2' 4' 8' 16'

Sheet Title
PROJECT
DATA_RESIDENTIAL

Sheet No.
A0.01

DRAWING INDEX	
A2.03	DEMOLITION & PROPOSE PLANS - BASEMENT
GENERAL	
A0.01	PROJECT DATA_RESIDENTIAL
A0.43	CALGREEN - RESIDENTIAL 02
A0.41	MANDATORY MEASURES
A0.42	CAL GREEN - RESIDENTIAL 01
ARCHITECTURAL	
A2.01	DEMOLITION & PROPOSED PLANS - FIRST FLOOR
A2.02	DEMOLITION & PROPOSED PLANS - ATTIC FLOOR
A2.31	ELECTRICAL PLANS - PROPOSED ATTIC FLOOR
A2.32	ELECTRICAL PLANS - PROPOSED BASEMENT
A2.51	MECHANICAL & PLUMBING PLAN - ATTIC FLOOR
A3.00	EXISTING / DEMOLITION EXTERIOR ELEVATIONS
A4.10	ENLARGED PLANS & INTERIOR ELEVATIONS - FIRST FLOOR
A5.00	STAIR PLANS, SECTIONS, ELEVATIONS, DETAILS
A6.00	ENVELOPE ASSEMBLY TYPES
A7.00	DETAILS 01
A7.10	DETAILS 02
A9.00	SCHEDULE - WINDOW
TITLE 24	
T24.01	T-24 ENERGY REPORT
STRUCTURAL	
S-1	GENERAL NOTES & TYPICAL DETAILS
S-2	GARAGE LEVEL FOUNDATION PLAN
S-3	1ST FLOOR FRAMING PLAN
S-4	ATTIC FRAMING PLAN
S-5	ROOF FRAMING PLAN
S-6	DETAIL AND NOTES

PROJECT DATA	
SITE INFORMATION	
ADDRESS:	3110 LINCOLN AVE, ALAMEDA, CA 94501
APN:	69-97-4
CLIMATE ZONE:	3
SEISMIC DESIGN CATEGORY:	(D0, D1, D2)
SCOPE OF WORK:	
REMODEL OF AND ADDITION TO EXISTING SINGLE FAMILY DWELLING INCLUDING NEW BATHROOM, KITCHEN REMODEL, LEGALIZATION OF ATTIC AND SKYLIGHTS, AND ASSOCIATE PLUMBING AND ELECTRICAL WORKS.	
ZONING DATA	
YEAR BUILT:	1915
ASSESSOR'S PARCEL NUMBER (BLOCK/LOT):	69-97-4
PLANNING DISTRICT:	--
NEIGHBORHOOD (PLANNING):	--
ZONE:	R-1
HEIGHT & BULK:	--
BUILDING DATA	
OCCUPANCY:	R-3 (SINGLE FAMILY DWELLING)
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	NO (NO CHANGE)
(E) SQ.FT PER COUNTY RECORDS	1,295 SQ.FT
PROPOSED ATTIC SQ. FT. > 7'-0"	390 SQ.FT
PROPOSED ATTIC SQ. FT. < 7'-0"	160 SQ.FT
PARCEL AREA:	3,074 SQ.FT
APPLICABLE CODES:	
2022 CALIFORNIA BUILDING CODE	
2022 CALIFORNIA RESIDENTIAL CODE	
2022 CALIFORNIA PLUMBING CODE	
2022 CALIFORNIA ELECTRICAL CODE	
2022 CALIFORNIA FIRE CODE	
NATIONAL FIRE PROTECTION ASSOCIATION (BOOKLET 101)	
CALIFORNIA ENERGY COMMISSION TITLE 24	
2022 CALIFORNIA GREEN BUILDINGS STANDARDS CODE	
ALL OTHER APPLICABLE CITY AND COUNTY LAWS AND ORDINANCES	

VICINITY MAP

PROJECT DIRECTORY

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ABBREVIATIONS	
&	AND
@	AT
A.B.	ANCHOR BOLT
A.C.	AIR CONDITIONING
A.C.O.	ACOUSTICAL
A.C.T.	ACOUSTICAL CEILING TILE
A.D.	AREA DRAIN
A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
ARCH.	ARCHITECT OR ARCHITECTURAL
BLKG.	BLOCKING
B.P.	BUILDING PAPER
B.O.	BOTTOM OF
CAB.	CABINET
CATV	CABLE TELEVISION
C.C.	CENTER TO CENTER
C.I.P.	CAST-IN-PLACE
C.J.	CONTROL JOINT
C.L.	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
C.O.	CLEAN OUT
CONC.	CONCRETE
DEMO.	DEMOLITION OR DEMOLISH
DEPT.	DEPARTMENT
DIA.	DIAMETER
DIM.	DIMENSION
D.W.	DISHWASHER
DWG(S).	DRAWING(S)
(E)	EXISTING
EA.	EACH
E.B.	EXPANSION BOLT
ELEC.	ELECTRICAL
ELEV.	ELEVATION
E.O.S.	EDGE OF SLAB
EQ.	EQUAL
F.A.U.	FORCED AIR UNIT
F.C.U.	FAN COIL UNIT
F.D.	FLOOR DRAIN
F.F.	FINISH FLOOR
FIN.	FINISH OR FINISHED
FLR.	FLOOR
FT.	FOOT / FEET
FTG.	FOOTING
G.	GAS
GA.	GAUGE
G.C.	GENERAL CONTRATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
G.L.	GRIDLINE
G.W.B.	GYPSON WALL BOARD
GYP.	GYPSON
H.B.	HOSE BIB
H.D.	HOLD DOWN
HT.	HEIGHT
HTG.	HEATING
HVAC	HEATING, VENTILATION & AIR CONDITIONING
H.W.	HOT WATER
IN.	INCHES
LAV.	LAVATORY
LBS.	POUNDS
L.F.	LINEAR FOOT
L.V.T.	LUXURY VINYL TILE
MACH.	MACHINE
MANUF.	MANUFACTURER
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MDF	MEDIUM DENSITY FIBERBOARD
M.E.P.	MECHANICAL/ELECTRICAL/PLUMBING
MEMB.	MEMBRANE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MTL.	METAL
MW.	MICROWAVE
(N)	NEW
N/A	NOT APPLICABLE
OVER	OVER
O.C.	ON CENTER
PLYWD.	PLYWOOD
PLUMB.	PLUMBING
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
P.V.C.	POLY VINYL CHLORIDE PIPE
R.C.P.	REFLECTED CEILING PLAN
REQ'D	REQUIRED
RET.	RETAIN / RETAINING
REV.	REVISION
S.C.	SOLID CORE
SIM.	SIMILAR
SPEC.	SPECIFICATION (S)
SQ.	SQUARE
S.T.C.	SOUND TRANSMISSION COEFFICIENT
STD.	STANDARD(S)
STL.	STEEL
TB.	TOWEL BAR
T.B.D.	TO BE DETERMINED
T & G	TONGUE AND GROOVE
THR.	THRESHOLD
T.O.	TOP OF
T.O.B.	TOP OF BEAM
T.O.P.	TOP OF PAVING
T.O.S.	TOP OF SLAB
T.O.STL.	TOP OF STEEL
T.V.	TELEVISION
TYP.	TYPICAL
V.B.	VAPOR BARRIER
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
WD.	WASHER/DRYER
WH.	WATER HEATER
W/O	WITHOUT
WP.	WATERPROOF / WEATHERPROOF
WT.	WEIGHT
YD.	YARD

SYMBOLS	
	ROOM NAME & NUMBER
	WINDOW NUMBER
	DOOR NUMBER (SEQUENTIAL)
	DOOR NUMBER
	ELEV. HT. REFERENCE
	PROJECT NORTH
	TRUE NORTH
	NORTH ARROW
	MATERIAL TAG
	REVISION
	INTERIOR ELEVATION
	DETAIL REFERENCE
	ELEVATION REFERENCE
	SECTION REFERENCE
	ASSEMBLY TYPE REFERENCE
	DETAIL CALLOUT

CONSTRUCTION STANDARDS

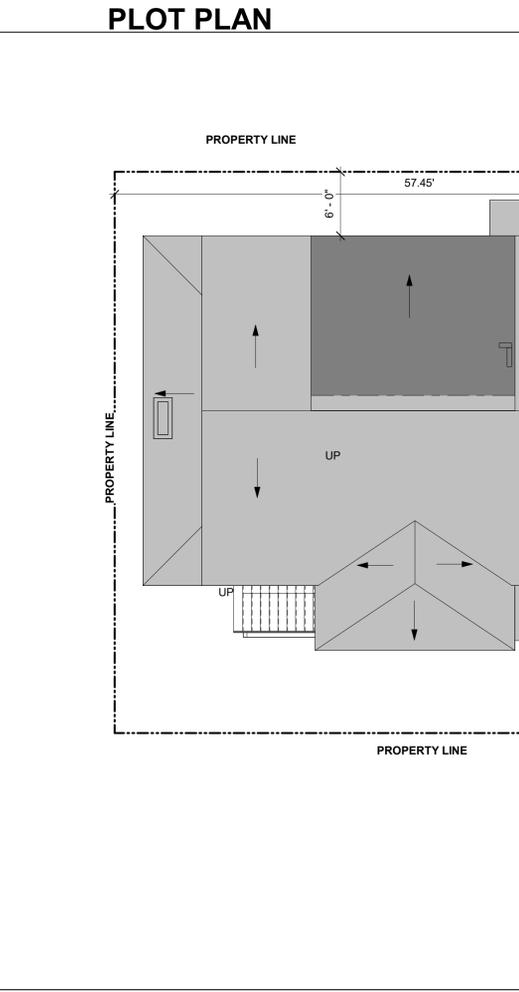
- CONTRACTOR TO ENSURE THAT SURFACE TO RECEIVE FINISHES ARE CLEAN, TRUE AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF WORK SHALL INDICATE INSTALLER'S ACCEPTANCE OF SUBSTRATE.
- CONTRACTOR TO REPAIR AND PREPARE EXISTING SURFACES SCHEDULED TO REMAIN AS NECESSARY FOR APPLICATION OF NEW FINISHES.
- CONTRACTOR SHALL PATCH SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
- GYPSON BOARD CONSTRUCTION SHALL ALIGN WITH EXISTING, ADJACENT, OR ADJOINING SURFACES. JOINTS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO INSURE DELIVERY AND INSTALLATION OF CASEWORK AND FINISH CARPENTRY WILL NOT BE DAMAGED BY OTHER CONSTRUCTION WORK.
- ALL CODE-REQUIRED LABELS SUCH AS "UL", FACTORY MUTUAL OR ANY EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, NAME OR NOMENCLATURE PLATES SHALL REMAIN READABLE AND NOT PAINTED. COORDINATE WITH OWNER FOR DELIVERY AND PLACEMENT OF ALL FURNITURE AND WALL-HUNG EQUIPMENT.
- REFER TO FINISH SCHEDULE FOR SPECIFIED FINISHES.
- REFER TO INTERIOR ELEVATIONS FOR MOUNTING HEIGHT REQUIREMENTS. FOR BUILT-IN WORK SURROUNDED BY PARTITIONS, INCLUDING BUT NOT LIMITED TO APPLIANCES AND MILLWORK, CONTRACTOR SHALL CONFIRM THAT FINISHED FLOOR, WALL AND/OR SOFFIT SURFACES DO NOT VARY BY MORE THAN 1/4" IN 20'-0" (NON-CUMULATIVE). NOTIFY ARCHITECT IF THIS TOLERANCE IS EXCEEDED.
- CONTRACTOR SHALL, IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, APPLY, INSTALL, CONNECT, ERECT, CLEAN, AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT.
- UNLESS OTHERWISE NOTED, IT IS THE INTENTION OF THE DRAWINGS AND SPECIFICATIONS FOR ALL WORK, EQUIPMENT, CASEWORK, MECHANICAL, ELECTRICAL AND SIMILAR DEVICES OF WHATEVER NATURE, BE COMPLETELY INSTALLED, CONNECTED, MADE OPERATIONAL AND FUNCTIONAL FOR THE PURPOSE INTENDED, AND THAT ALL COSTS FOR THIS BE INCLUDED IN THE CONTRACTOR'S PROPOSAL.
- COORDINATE LOCATION AND PROVIDE BLOCKING, BACKING, AND/OR REINFORCEMENTS IN PARTITIONS FOR ALL CABINETS, COUNTERTOPS AND ANY WALL-MOUNTED ITEMS. REFER TO ELEVATIONS AND DETAILS FOR LOCATIONS OF WALL STANDARDS AND OTHER SUPPORTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY FRAMING, BRACING, AND STRUCTURING ALL WALL, BULKHEAD, AND OTHER DRYWALL CONSTRUCTION IN ACCORDANCE WITH APPLICABLE TYPICAL DETAILS CONTAINED IN THE DRAWINGS WHETHER OR NOT SPECIFICALLY REFERENCED IN THE PLANS OR DETAILS. PROVIDE BLOCKING / BACKING AND REINFORCEMENT ABOVE AS REQUIRED FOR SUPPORT OF LIGHT FIXTURES, EQUIPMENT, OR ANY OTHER CEILING-MOUNTED ITEMS.
- REPAIR AND PATCH ANY/ALL PENETRATIONS THROUGH RATED ASSEMBLIES TO MAINTAIN REQUIRED RATINGS.
- UNLESS OTHERWISE NOTED IN DRAWINGS, FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS, INSTALLATION INSTRUCTIONS, AND BEST PRACTICES FOR INSTALLING EQUIPMENT, FURNISHINGS, FITTINGS, ETC. BRING CONFLICTS BETWEEN DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS TO THE ATTENTION OF THE ARCHITECT.

STANDARDS AND CODES

- REFER TO TITLE SHEET FOR APPLICABLE CODES
- GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, PROMPTLY NOTIFY THE PROJECT MANAGER AND/OR ARCHITECT. NECESSARY CHANGES SHALL BE MADE IN ACCORDANCE WITH THE GENERAL CONDITIONS.
- IF CONTRACTOR KNOWINGLY PERFORMS ANY WORK WHICH IS CONTRARY TO SUCH LAWS, ORDINANCES, CODES, RULES AND REGULATIONS, HE/SHE SHALL PROMPTLY MAKE ALL CHANGES AS REQUIRED TO COMPLY THEREWITH AND BEAR ALL COSTS ARISING THEREFROM.
- CONFLICTS IN CASE OF CONFLICTS IN THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, THE MOST RESTRICTIVE REQUIREMENTS SHALL GOVERN.
- WHERE CODES OR REGULATIONS, OTHER THAN THOSE LISTED IN THIS SECTION, ARE REFERRED TO IN VARIOUS SECTIONS OF THE SPECIFICATIONS, IT SHALL BE UNDERSTOOD THAT THEY APPLY TO THIS WORK AS FULLY AS IF CITED HEREIN.
- ALL COMBUSTIBLE MATERIALS SHALL MEET APPLICABLE CODES. WOOD SHALL BE FIRE RETARDANT TREATED WHERE REQUIRED BY LOCAL BUILDING CODES AND BUILDING OWNER'S REQUIREMENTS.
- FOR MAXIMUM FLOW RATES FOR PLUMBING FIXTURES, REFER TO STANDARDS FOR PLUMBING FIXTURES AND FITTINGS OF 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE SEE SHEET CG-1.

GENERAL NOTES

- CONTRACTOR IS HEREBY SPECIFICALLY DIRECTED AS A CONDITION OF THE CONTRACT TO ACQUAINT HIMSELF/HERSELF WITH THE ARTICLES CONTAINED IN THE GENERAL NOTES AND TO NOTIFY AND APPRISE ALL SUBCONTRACTORS AND ALL OTHER PARTIES OF THE CONTRACT OF, AND BIND THEM TO, ITS CONDITIONS.
- DRAWINGS OF BASE BUILDING CONDITIONS ARE GENERATED FROM AS-BUILT DRAWINGS AND LIMITED FIELD OBSERVATION BY THE ARCHITECT. ACTUAL CONDITIONS MAY DIFFER FROM THOSE SHOWN.
- CONTRACTOR SHALL FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT AND ALL OTHER AGENCY APPROVALS AND PERMITS, CONTROLLED INSPECTIONS, AND FINAL SIGN-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS SHALL BE FORWARDED TO THE OWNER PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL VERIFY THAT DRAWINGS ARE THE LATEST ISSUANCE PRIOR TO BEGINNING OF CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY OUTSIDE VENDORS INCLUDING, BUT NOT LIMITED TO, TELEPHONE, DATA AND "OWNER'S FORCES". CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND SHALL DO THE CUTTING, FITTING AND PATCHING REQUIRED TO RECEIVE THE WORK OF OTHERS AS SHOWN OR REASONABLY IMPLIED BY THE DRAWINGS AND SPECIFICATIONS.
- ALL IDENTIFIED SCOPE OF WORK SHALL BE PROVIDED NEW, UNLESS OTHERWISE NOTED.
- WORK NOT SPECIFICALLY DETAILED, NOTED OR SPECIFIED, SHALL BE THE SAME AS SIMILAR PARTS THAT ARE DETAILED, NOTED OR SPECIFIED.
- IN THE EVENT OF INCONSISTENCIES AMONG THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL INTERPRET THEM WHEN ASKED TO DO SO BY THE OWNER OR CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE RESULTS OF SUCH INTERPRETATIONS MADE BY OTHERS.
- THE GENERAL CHARACTER OF DETAIL WORK IS SHOWN ON THE CONTRACT DOCUMENTS. SUBSEQUENT CLARIFICATIONS MAY BE MADE BY ADDITIONAL LAYOUTS OR LARGE SCALE OR FULL SIZE DETAILS.
- VERIFY ALL EQUIPMENT SIZES BEFORE BEGINNING WORK
- "TYPICAL" OR "TYP." SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS OR DIMENSIONS ARE USUALLY KEYED, AND NOTED "TYP" ONLY WHEN THEY FIRST OCCUR.
- "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS, ORIENTATION, AND CONDITIONS ON PLANS AND ELEVATIONS
- ARCHITECT SHALL HAVE THE AUTHORITY TO REJECT ANY WORK THAT IS NOT IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS





2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. (04/2022)

Table with 2 columns: Code section and Description. Includes sections for Building Envelope, Air Leakage, Fenestration products, Insulation, Radiant Barrier, Roof Deck, Wall Insulation, Vapor Retarder, Fenestration Products, Fireplaces, Decorative Gas Appliances, and Gas Log, Space Conditioning, Water Heating, and Plumbing System, and Thermostats.

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code section and Description. Includes sections for Pilot Lights, Building Cooling and Heating Loads, Clearances, Liquid Line Drier, Water Piping, Insulation Protection, Gas or Propane Water Heating Systems, Solar Water-heating Systems, Ducts and Fans, CMC Compliance, Field-Fabricated Duct Systems, Backdraft Damper, Gravitally Ventilated Dampers, Protection of Insulation, Porous Inner Core Flex Duct, Duct System Sealing and Leakage Test, Air Filtration, and Residential Outdoor Lighting.

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code section and Description. Includes sections for Space Conditioning System Airflow Rate and Fan Efficacy, Ventilation and Indoor Air Quality, Pool and Spa Systems and Equipment, Lighting, and Energy Storage System (ESS) Ready.

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code section and Description. Includes sections for Screw based luminaires, Light Sources in Enclosed or Recessed Luminaires, Light Sources in Drawers, Cabinets, and Linen Closets, Interior Switches and Controls, Accessible Controls, Multiple Controls, Mandatory Requirements, Energy Management Control Systems, Automatic Shutoff Controls, Dimmers, Internally Illuminated Address Signs, Residential Garages for Eight or More Vehicles, Solar Readiness, and Electric and Energy Storage Ready.

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code section and Description. Includes sections for Energy Storage System (ESS) Ready, Heat Pump Space Heater Ready, Electric Cooktop Ready, and Electric Clothes Dryer Ready.

*Exceptions may apply.

5/6/22



Agency Approvals

Revision No. Date

Job Title

3110 LINCOLN AVE, ALAMEDA, CA 94501

Date: 12/22/2025

Issued For PERMIT

Job Number: 25041

Drawn By: Author Checked By: Checker

Scale



Sheet Title MANDATORY MEASURES

Sheet No.

A0.41

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

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

Y	N/A	RESPON. PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or state and county as specified in Section 101.7.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SECTION 302 MIXED OCCUPANCY BUILDINGS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. Exemptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DIVISION 4.1 PLANNING AND DESIGN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CHAPTER 4 RESIDENTIAL MANDATORY MEASURES
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SECTION 4.102 DEFINITIONS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106 SITE DEVELOPMENT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1. Swales 2. Water collection and disposal systems 3. French drains 4. Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exception: Additions and alterations not altering the drainage path.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.4 Electric vehicle [EV] charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the California Electrical Code.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exemptions: 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power. 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.4.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

Y	N/A	RESPON. PARTY	4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.4.2.1 Reserved.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.4.2.2 Multifamily dwellings, hotels and motels
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. EV ready parking spaces with receptacles.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site. Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency. Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations: 1. For 20-ampere receptacles, NEMA 6-20R 2. For 30-ampere receptacles, NEMA 14-30R 3. For 50-ampere receptacles, NEMA 14-50R
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. EV ready parking spaces with EV chargers.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests. Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2.1, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1. Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location. EVCS spaces shall be designed to comply with the following: 1. The minimum length of each EVCS space shall be 18 feet (5486 mm). 2. The minimum width of each EVCS space shall be 9 feet (2743 mm). 3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following: a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. b. The EVCS space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces. In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B, EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.4.2.3 Reserved.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.4.2.4 Reserved.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.4.2.5 Electric vehicle ready space signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings. Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE".
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

Y	N/A	RESPON. PARTY	DIVISION 4.2 ENERGY EFFICIENCY																		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.201 GENERAL																		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.																		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION																		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.303 INDOOR WATER USE																		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.																		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.																		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.																		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.																		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.303.1.3 Showerheads.																		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.																		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead.																		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.303.1.4 Faucets.																		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 80 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.																		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 80 psi.																		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.																		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 80 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.																		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff. FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).																		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<table border="1"><thead><tr><th colspan="2">TABLE H-2</th></tr><tr><th colspan="2">STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019</th></tr><tr><th>PRODUCT CLASS [spray force in ounces force (ozf)]</th><th>MAXIMUM FLOW RATE (gpm)</th></tr></thead><tbody><tr><td>Product Class 1 (≤ 5.0 ozf)</td><td>1.00</td></tr><tr><td>Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)</td><td>1.20</td></tr><tr><td>Product Class 3 (> 8.0 ozf)</td><td>1.28</td></tr></tbody></table> Title 20 Section 1605.3 (h)(4)(A): Commercial pre-rinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf) [113 grams-force (gf)]	TABLE H-2		STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019		PRODUCT CLASS [spray force in ounces force (ozf)]	MAXIMUM FLOW RATE (gpm)	Product Class 1 (≤ 5.0 ozf)	1.00	Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20	Product Class 3 (> 8.0 ozf)	1.28						
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.																		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code. NOTE: THIS TABLE COMPLES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.																		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<table border="1"><thead><tr><th colspan="2">TABLE - MAXIMUM FIXTURE WATER USE</th></tr><tr><th>FIXTURE TYPE</th><th>FLOW RATE</th></tr></thead><tbody><tr><td>SHOWER HEADS (RESIDENTIAL)</td><td>1.8 GMP @ 80 PSI</td></tr><tr><td>LAVATORY FAUCETS (RESIDENTIAL)</td><td>MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI</td></tr><tr><td>LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS</td><td>0.5 GPM @ 60 PSI</td></tr><tr><td>KITCHEN FAUCETS</td><td>1.8 GPM @ 60 PSI</td></tr><tr><td>METERING FAUCETS</td><td>0.2 GAL/CYCLE</td></tr><tr><td>WATER CLOSET</td><td>1.28 GAL/FLUSH</td></tr><tr><td>URINALS</td><td>0.125 GAL/FLUSH</td></tr></tbody></table>	TABLE - MAXIMUM FIXTURE WATER USE		FIXTURE TYPE	FLOW RATE	SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI	LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI	LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI	KITCHEN FAUCETS	1.8 GPM @ 60 PSI	METERING FAUCETS	0.2 GAL/CYCLE	WATER CLOSET	1.28 GAL/FLUSH	URINALS	0.125 GAL/FLUSH
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Y	N/A	RESPON. PARTY	4.304 OUTDOOR WATER USE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NOTES: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Exemptions: 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste material collected will be taken. 4. Identify construction methods employed to reduce the amount of construction and demolition waste generated. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs/sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. 4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4. Notes: 1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section. 2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.410 BUILDING MAINTENANCE AND OPERATION
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2. Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems. e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve water. 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12. Information and/or drawings identifying the location of grab bar reinforcements.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DIVISION 4.5 ENVIRONMENTAL QUALITY
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SECTION 4.501 GENERAL
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.501.1 SCOPE The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SECTION 4.502 DEFINITIONS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.502.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FFFE) not considered base building elements.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.



Agency Approvals

Revision No. Date

Job Title
310 LINCOLN AVE

Job Address
3110 LINCOLN AVE,
ALAMEDA, CA 94501

Date: 12/22/2025

Issued For
PERMIT

Job Number: 25041

Drawn By: Author Checked By: Checker

Scale

Sheet Title
CAL GREEN -
RESIDENTIAL 01

Sheet No.

A0.42



Agency Approvals

Revision No. Date

Job Title
3110 LINCOLN AVE

Job Address
3110 LINCOLN AVE,
ALAMEDA, CA 94501

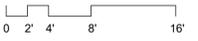
Date: 12/22/2025

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PERMIT

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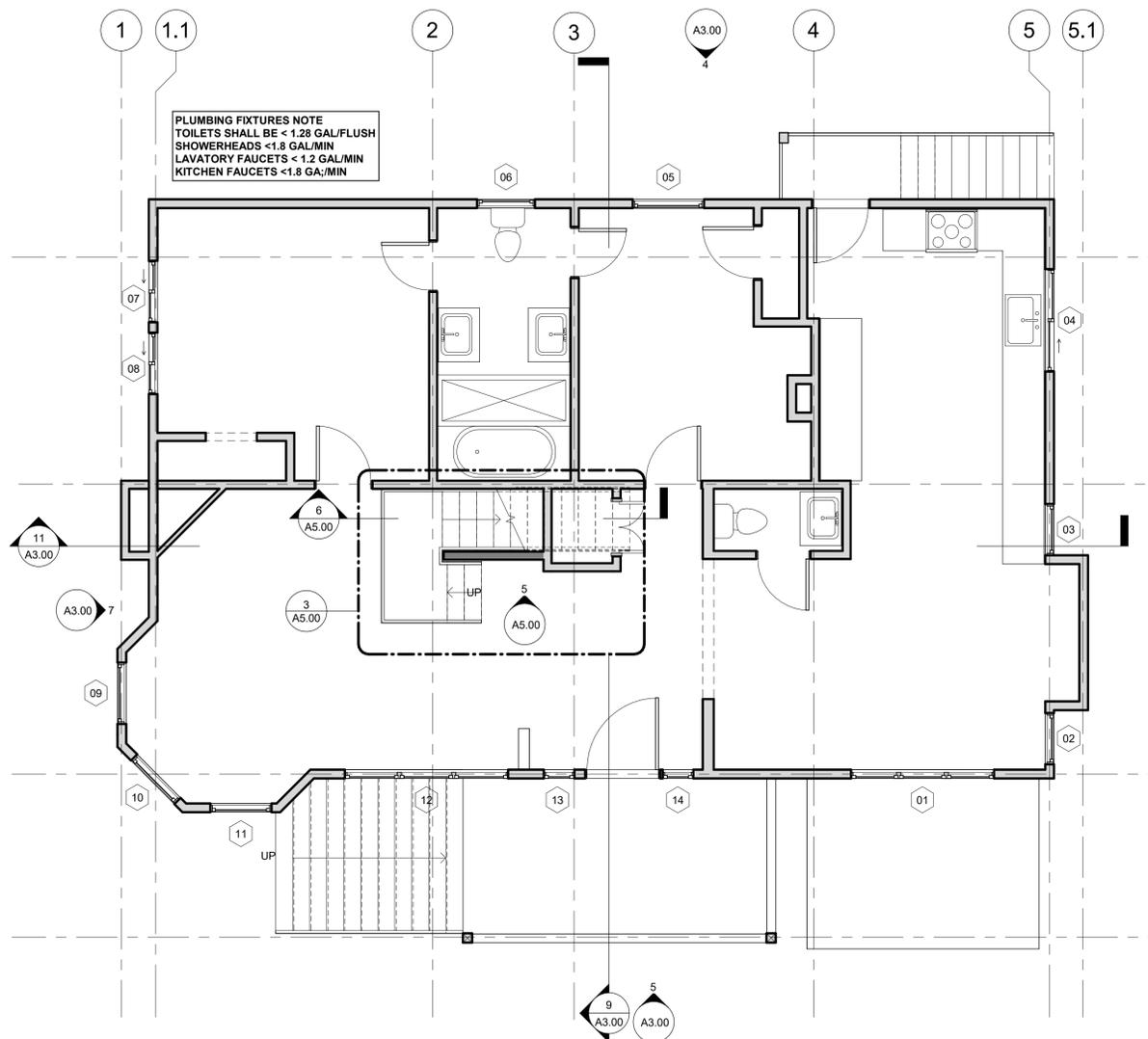
Drawn By: Author Checked By: Checker

Scale
1/4" = 1'-0"

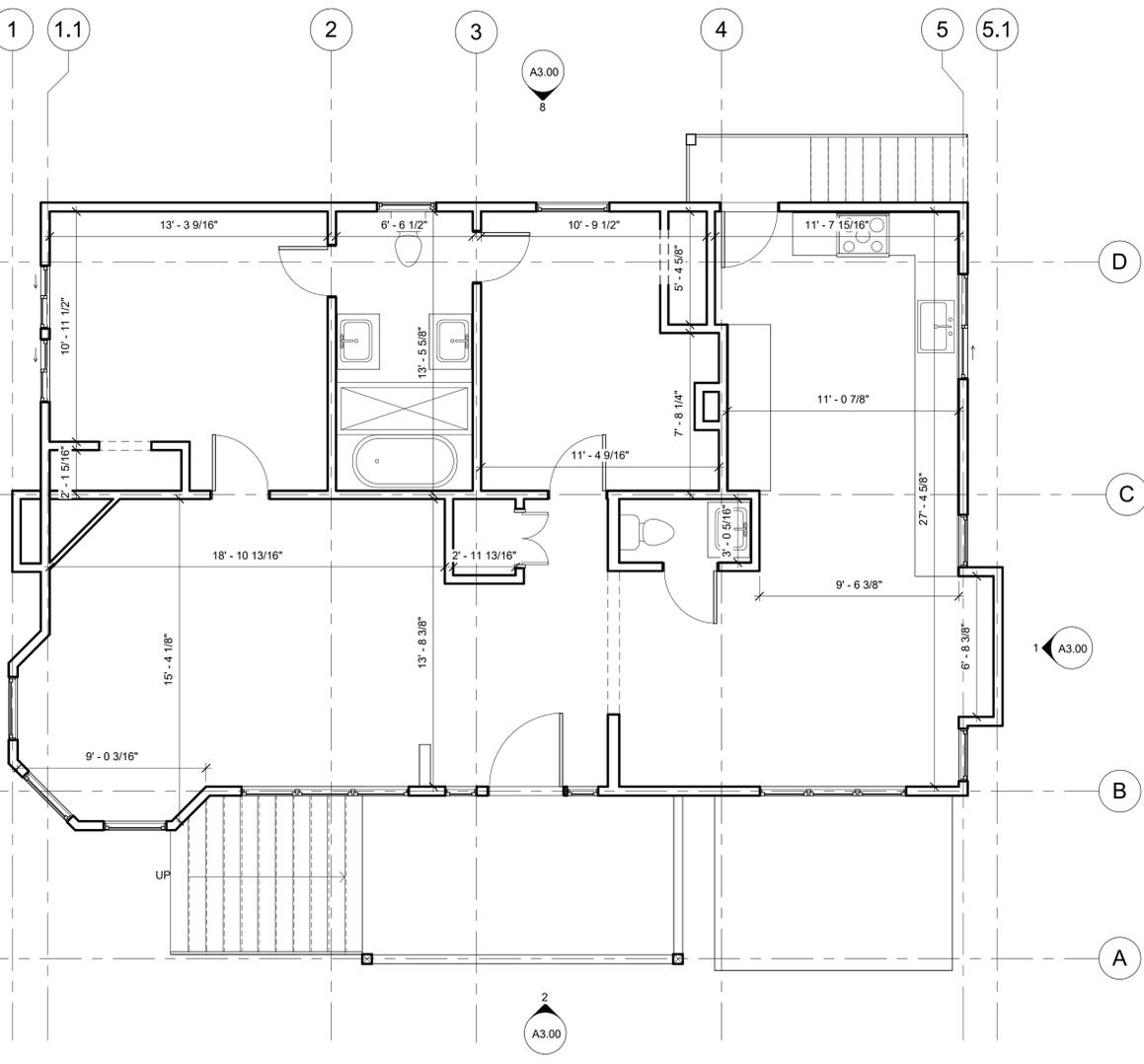


Sheet Title
DEMOLITION & PROPOSED PLANS - FIRST FLOOR

Sheet No.
A2.01



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



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

DEMOLITION NOTES	LEGEND - DEMOLITION	DIMENSION NOTES	PROPOSED PLAN GENERAL NOTES	LEGEND - NEW CONSTRUCTION
<ol style="list-style-type: none"> GENERAL CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCOVERY OF UNFORSEEN CONDITIONS IN THE PROCESS OF DEMOLITION (E) STRUCTURAL BEARING ELEMENTS TO REMAIN U.O.N. GENERAL CONTRACTOR TO NOTIFY ARCHITECT IF ANY BEARING COLUMNS ARE FOUND IN PARTITIONS TO BE REMOVED THAT DO NOT APPEAR IN PLANS. DAMAGES WHICH OCCUR DURING DEMOLITION AND/OR CONSTRUCTION SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY AND EXPENSE TO RESTORE/REPAIR TO ORIGINAL CONDITION. IF ANY MATERIALS SUSPECTED OF CONTAINING ASBESTOS OR ANY OTHER HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB THE MATERIALS. IMMEDIATELY NOTIFY THE OWNER, OWNER'S REPI/LANDLORD/TENANT/CLIENT AND ARCHITECT. 		<ol style="list-style-type: none"> DIMENSIONS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED : A) TO FACE OF FINISH B) TO CENTER OF DOORS AND OTHER OPENINGS C) TO TOP OF FINISHED FLOORS D) TO BOTTOM OF FINISH AT CEILINGS E) TO OUTSIDE FACE OF FINISHED MILLWORK F) TO FINISHED WINDOW FRAME. SEE WINDOW DETAILS. DIMENSIONS SHOWN AS V.I.F. SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK IN THAT AREA. DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES INCLUDING CERAMIC TILE, VCT, ETC. DIMENSIONS MARKED "CLEAR" ARE TO BE WITHIN 1/8" OF GIVEN DIMENSION ALONG FULL HEIGHT/WIDTH/LENGTH OF SURFACES. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. CONSTRUCTION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS. ANY GRAPHICAL ERRORS, APPARENT OR ASSUMED, SHOULD BE CLARIFIED WITH AN RFI PRIOR TO CONSTRUCTION 	<ol style="list-style-type: none"> REPLACEMENT OF GYPBOARD MUST BE 5/8" TYPE X WITH 5D COOLER NAILS AT 4 INCHES ON CENTER OR EQUIVALENT SCREWS FOR ALL INTERIOR NON-STRUCTURAL ALTERATIONS. REFER TO BUILDING CODE ANALYSIS FOR LOCATIONS OF FIRE RESISTANCE RATED WALLS. THERMAL INSULATION TO BE PROVIDED BETWEEN CONDITIONED AND NONCONDITIONED SPACES TYP. REFER TO ASSEMBLY TYPES. ACOUSTIC INSULATION TO BE PROVIDED IN ALL WALLS SURROUNDING BATHROOM AND LAUNDRY AREAS (INCLUDES MUDROOM AND BASEMENT STORAGE). REFER TO ASSEMBLY TYPES. PROVIDE (N) LEVELING SUBSTRATE or EXISTING/NEW SUBFLOOR ASSEMBLY THROUGHOUT AS REQUIRED TO ACHIEVE SMOOTH CONTIGUOUS, LEVEL (N) FINISH FLOORING; TYP. ALL GUARDRAIL & HANDRAIL CONSTRUCTION SHALL WITHSTAND A 200 LB. CONCENTRATED LOAD AND 50 LB./FT. UNIFORM LOAD APPLIED LATERALLY AND VERTICALLY AT THE HIGHEST POINT OF THE RAIL-WHICHEVER IS GREATER. (TYP. ALL GUARDRAILS) AS SPECIFIED IN CBC SECTION 1607.8. S.S.D. 	



Agency Approvals

Revision No. Date

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Job Title 3110 LINCOLN AVE

Job Address
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Date: 12/22/2025

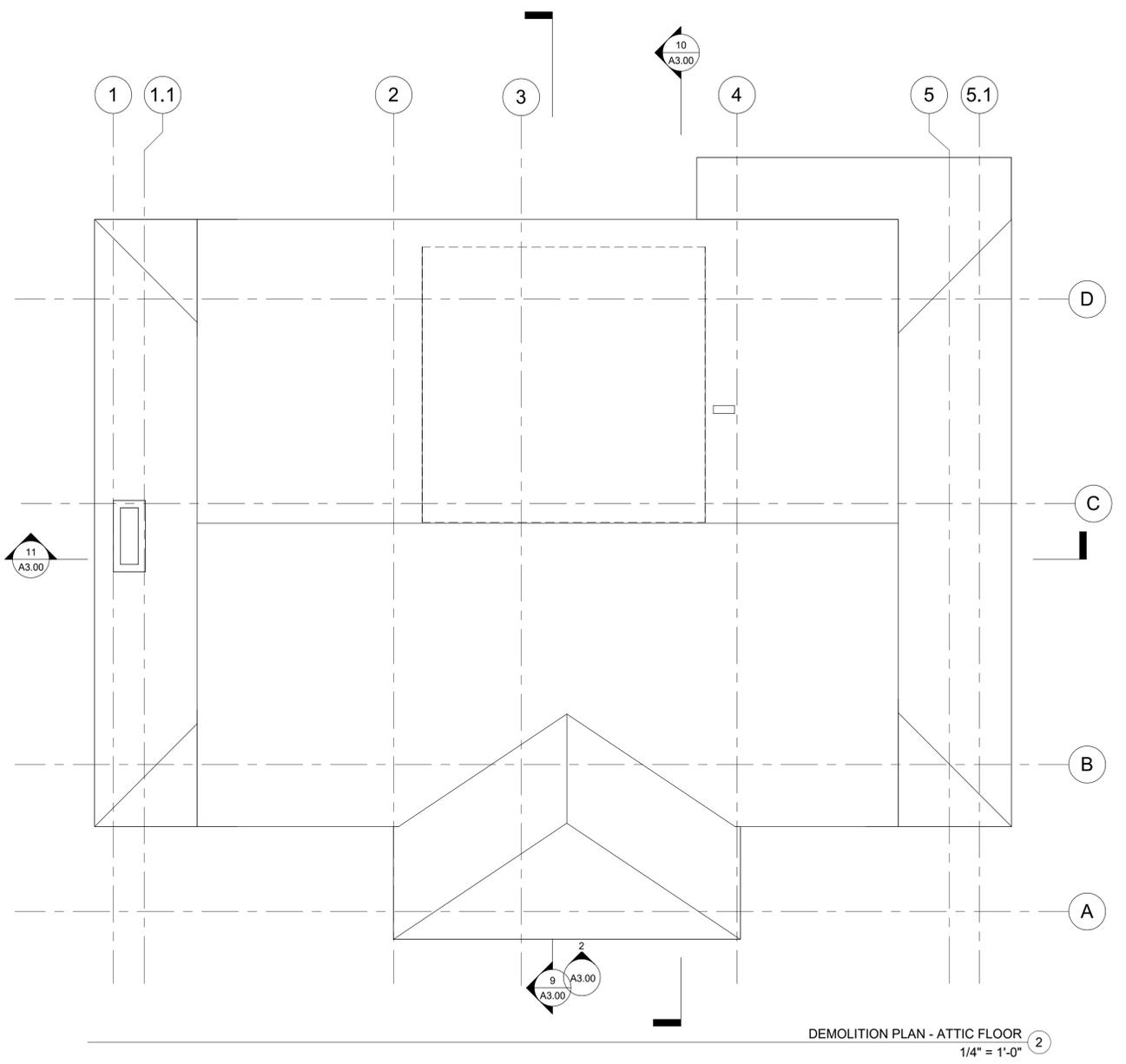
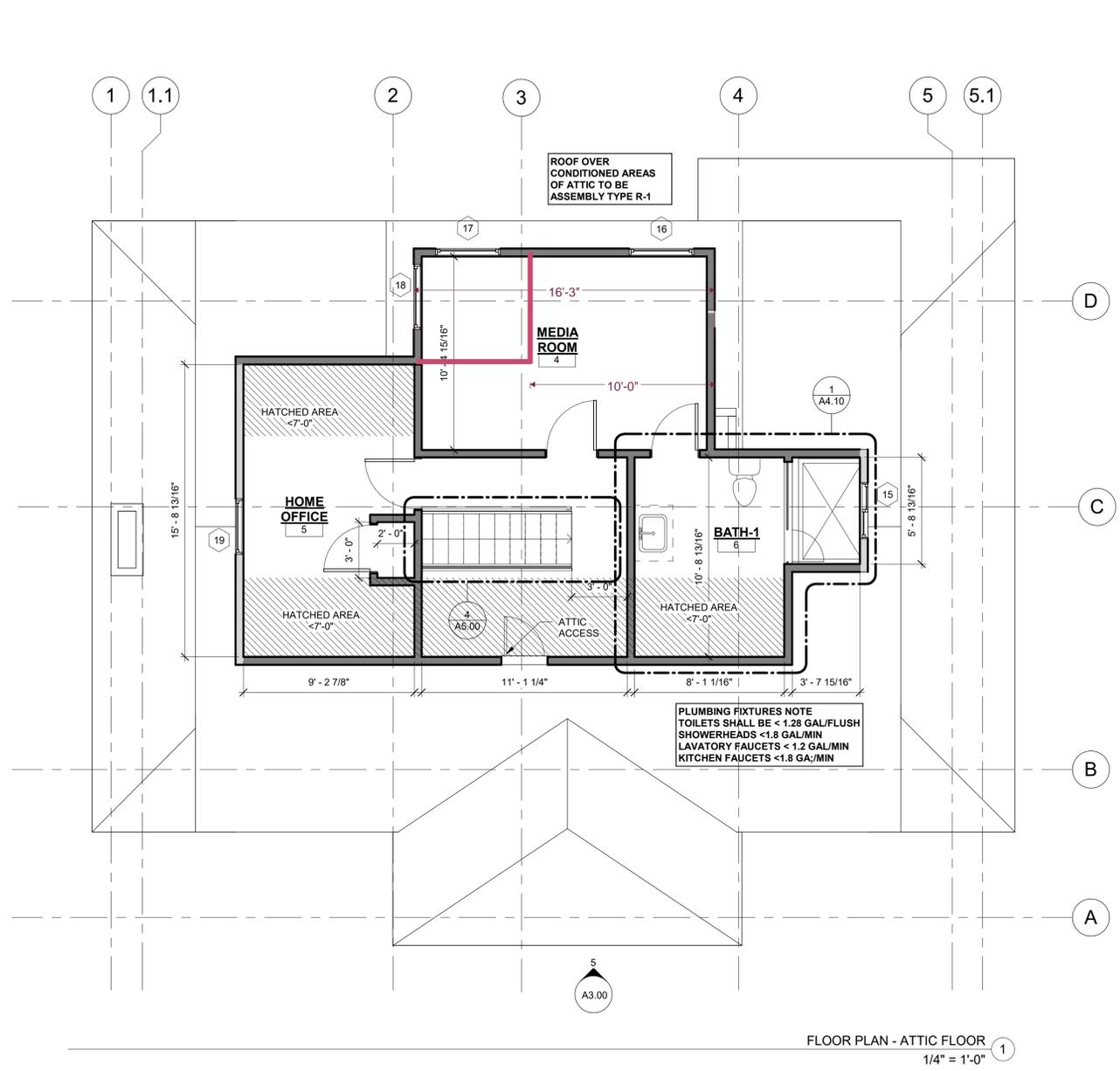
Issued For
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Job Number: 25041
 Drawn By: Author Checked By: Checker

Scale
 1/4" = 1'-0"
 0 2' 4' 8' 16'

Sheet Title
DEMOLITION & PROPOSED PLANS - ATTIC FLOOR

Sheet No.
A2.02



DEMOLITION NOTES	LEGEND - DEMOLITION	DIMENSION NOTES	PROPOSED PLAN GENERAL NOTES	LEGEND - NEW CONSTRUCTION
<ol style="list-style-type: none"> GENERAL CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCOVERY OF UNFORSEEN CONDITIONS IN THE PROCESS OF DEMOLITION (E) STRUCTURAL BEARING ELEMENTS TO REMAIN U.O.N. GENERAL CONTRACTOR TO NOTIFY ARCHITECT IF ANY BEARING COLUMNS ARE FOUND IN PARTITIONS TO BE REMOVED THAT DO NOT APPEAR IN PLANS. DAMAGES WHICH OCCUR DURING DEMOLITION AND/OR CONSTRUCTION SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY AND EXPENSE TO RESTORE/REPAIR TO ORIGINAL CONDITION. IF ANY MATERIALS SUSPECTED OF CONTAINING ASBESTOS OR ANY OTHER HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB THE MATERIALS. IMMEDIATELY NOTIFY THE OWNER, OWNER'S REPI/LANDLORD/TENANT/CLIENT AND ARCHITECT. 	<p>(E) AREA TO BE REMOVED (E) WALL TO BE REMOVED (E) WALL TO REMAIN (E) ITEM TO BE REMOVED</p>	<ol style="list-style-type: none"> DIMENSIONS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED : A) TO FACE OF FINISH B) TO CENTER OF DOORS AND OTHER OPENINGS C) TO TOP OF FINISHED FLOORS D) TO BOTTOM OF FINISH AT CEILINGS E) TO OUTSIDE FACE OF FINISHED MILLWORK F) TO FINISHED WINDOW FRAME. SEE WINDOW DETAILS. DIMENSIONS SHOWN AS V.I.F. SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK IN THAT AREA. DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES INCLUDING CERAMIC TILE, VCT, ETC. DIMENSIONS MARKED "CLEAR" ARE TO BE WITHIN 1/8" OF GIVEN DIMENSION ALONG FULL HEIGHT/WIDTH/LENGTH OF SURFACES. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. CONSTRUCTION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS. ANY GRAPHICAL ERRORS, APPARENT OR ASSUMED, SHOULD BE CLARIFIED WITH AN RFI PRIOR TO CONSTRUCTION 	<ol style="list-style-type: none"> REPLACEMENT OF GYPBOARD MUST BE 5/8" TYPE X WITH 5D COOLER NAILS AT 4 INCHES ON CENTER OR EQUIVALENT SCREWS FOR ALL INTERIOR NON-STRUCTURAL ALTERATIONS. REFER TO BUILDING CODE ANALYSIS FOR LOCATIONS OF FIRE RESISTANCE RATED WALLS. THERMAL INSULATION TO BE PROVIDED BETWEEN CONDITIONED AND NONCONDITIONED SPACES TYP. REFER TO ASSEMBLY TYPES. ACOUSTIC INSULATION TO BE PROVIDED IN ALL WALLS SURROUNDING BATHROOM AND LAUNDRY AREAS (INCLUDES MUDROOM AND BASEMENT STORAGE). REFER TO ASSEMBLY TYPES. PROVIDE (N) LEVELING SUBSTRATE or EXISTING/NEW SUBFLOOR ASSEMBLY THROUGHOUT AS REQUIRED TO ACHIEVE SMOOTH CONTIGUOUS, LEVEL (N) FINISH FLOORING; TYP. ALL GUARDRAIL & HANDRAIL CONSTRUCTION SHALL WITHSTAND A 200 LB. CONCENTRATED LOAD AND 50 LB./FT. UNIFORM LOAD APPLIED LATERALLY AND VERTICALLY AT THE HIGHEST POINT OF THE RAIL--WHICHEVER IS GREATER. (TYP. ALL GUARDRAILS) AS SPECIFIED IN CBC SECTION 1607.8. S.S.D. 	<p>(N) WINDOW [N.I.C.] NOT IN CONTRACT (N) BEARING WALL (N) BRACE WALL PANEL (N) FOOTING HEADER OR BEAM (N) DOOR (E) WINDOW TO REMAIN</p>



Agency Approvals

Revision No. **Date**

Job Title 3110 LINCOLN AVE

Job Address
 3110 LINCOLN AVE,
 ALAMEDA, CA 94501

Date: 12/22/2025

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Job Number: 25041

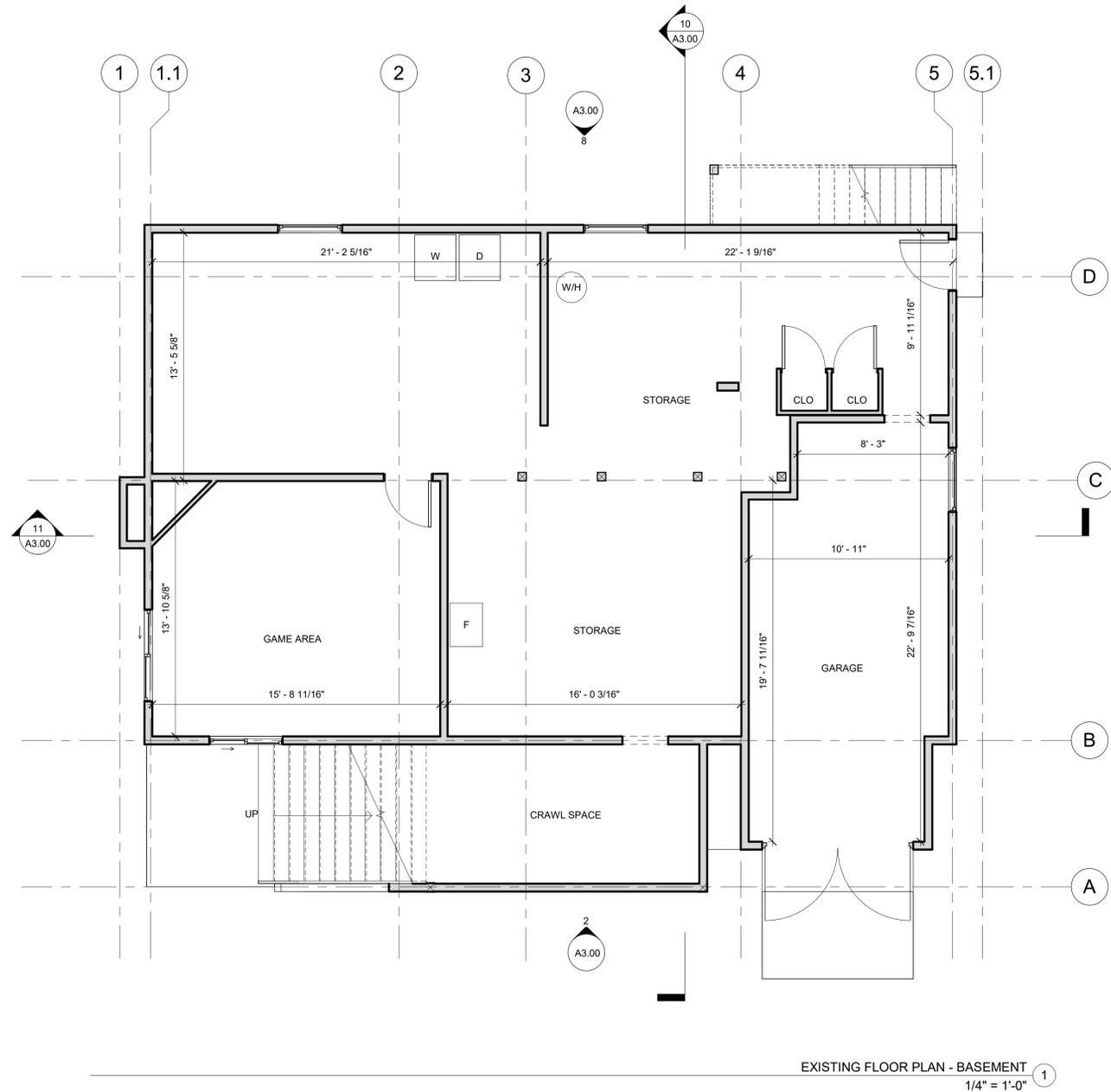
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Scale
 1/4" = 1'-0"



Sheet Title
DEMOLITION & PROPOSE PLANS - BASEMENT

Sheet No.
A2.03



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

DEMOLITION NOTES	LEGEND - DEMOLITION	DIMENSION NOTES	PROPOSED PLAN GENERAL NOTES	LEGEND - NEW CONSTRUCTION
<p>1. GENERAL CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCOVERY OF UNFORSEEN CONDITIONS IN THE PROCESS OF DEMOLITION</p> <p>2. (E) STRUCTURAL BEARING ELEMENTS TO REMAIN U.O.N. GENERAL CONTRACTOR TO NOTIFY ARCHITECT IF ANY BEARING COLUMNS ARE FOUND IN PARTITIONS TO BE REMOVED THAT DO NOT APPEAR IN PLANS.</p> <p>3. DAMAGES WHICH OCCUR DURING DEMOLITION AND/OR CONSTRUCTION SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY AND EXPENSE TO RESTORE/REPAIR TO ORIGINAL CONDITION.</p> <p>4. IF ANY MATERIALS SUSPECTED OF CONTAINING ASBESTOS OR ANY OTHER HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB THE MATERIALS. IMMEDIATELY NOTIFY THE OWNER, OWNER'S REPLICANDLORD/TENANT/CLIENT AND ARCHITECT.</p>	<p> (E) AREA TO BE REMOVED</p> <p> (E) WALL TO BE REMOVED</p> <p> (E) WALL TO REMAIN</p> <p> (E) ITEM TO BE REMOVED</p> <p> (E) WINDOW TO BE REMOVED</p> <p> (E) WINDOW TO REMAIN</p> <p> (E) DOOR TO BE REMOVED</p> <p> (E) DOOR TO REMAIN</p>	<p>1. DIMENSIONS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED :</p> <p>A) TO FACE OF FINISH B) TO CENTER OF DOORS AND OTHER OPENINGS C) TO TOP OF FINISHED FLOORS D) TO BOTTOM OF FINISH AT CEILINGS E) TO OUTSIDE FACE OF FINISHED MILLWORK F) TO FINISHED WINDOW FRAME. SEE WINDOW DETAILS.</p> <p>2. DIMENSIONS SHOWN AS V.I.F. SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK IN THAT AREA.</p> <p>3. DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES INCLUDING CERAMIC TILE, VCT, ETC. DIMENSIONS MARKED "CLEAR" ARE TO BE WITHIN 1/8" OF GIVEN DIMENSION ALONG FULL HEIGHT/WIDTH/LENGTH OF SURFACES.</p> <p>4. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. CONSTRUCTION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS.</p> <p>5. ANY GRAPHICAL ERRORS, APPARENT OR ASSUMED, SHOULD BE CLARIFIED WITH AN RFI PRIOR TO CONSTRUCTION</p>	<p>1. REPLACEMENT OF GYPBOARD MUST BE 5/8" TYPE X WITH 5D COOLER NAILS AT 4 INCHES ON CENTER OR EQUIVALENT SCREWS FOR ALL INTERIOR NON-STRUCTURAL ALTERATIONS.</p> <p>2. REFER TO BUILDING CODE ANALYSIS FOR LOCATIONS OF FIRE RESISTANCE RATED WALLS.</p> <p>3. THERMAL INSULATION TO BE PROVIDED BETWEEN CONDITIONED AND NONCONDITIONED SPACES TYP. REFER TO ASSEMBLY TYPES.</p> <p>4. ACOUSTIC INSULATION TO BE PROVIDED IN ALL WALLS SURROUNDING BATHROOM AND LAUNDRY AREAS (INCLUDES MUDROOM AND BASEMENT STORAGE). REFER TO ASSEMBLY TYPES.</p> <p>5. PROVIDE (N) LEVELING SUBSTRATE or EXISTING/NEW SUBFLOOR ASSEMBLY THROUGHOUT AS REQUIRED TO ACHIEVE SMOOTH CONTIGUOUS, LEVEL (N) FINISH FLOORING; TYP.</p> <p>6. ALL GUARDRAIL & HANDRAIL CONSTRUCTION SHALL WITHSTAND A 200 LB. CONCENTRATED LOAD AND 50 LB./FT. UNIFORM LOAD APPLIED LATERALLY AND VERTICALLY AT THE HIGHEST POINT OF THE RAIL-WHICHEVER IS GREATER. (TYP. ALL GUARDRAILS) AS SPECIFIED IN CBC SECTION 1607.8.. S.S.D.</p>	<p> ABOVE OR BELOW</p> <p> (E) WALL TO REMAIN</p> <p> (N) WALL</p> <p> 1 HR. FIRE RESISTANCE RATED WALL</p> <p> (N) WINDOW</p> <p> [N.I.C.] NOT IN CONTRACT</p> <p> (N) BEARING WALL</p> <p> (N) BRACE WALL PANEL</p> <p> (N) FOOTING</p> <p> HEADER OR BEAM</p> <p> (N) DOOR</p> <p> (E) WINDOW TO REMAIN</p>



Agency Approvals

Revision No. **Date**

Job Title 3110 LINCOLN AVE

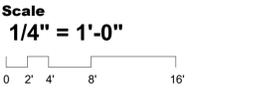
Job Address
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Date: 12/22/2025

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Job Number: 25041

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Sheet Title
ELECTRICAL PLANS -
PROPOSED ATTIC
FLOOR

Sheet No.
A2.31

LIGHTING AND MECHANICAL LEGEND

	EXISTING DOWNLIGHT TO REMAIN
	RECESSED LED DOWNLIGHT, HIGH EFFICACY
	WALL SCONCE
	PENDANT FIXTURE
	SURFACE MOUNTED FIXTURE
	UNDER CABINET LINEAR LED
	LINEAR FLOURESCENT (HIGH EFFICACY)
	TRACK FIXTURE
	EXHAUST FAN
	CEILING FAN
	SMOKE DETECTOR COMBINATION CARBON MONOXIDE ALARM - PRIMARY POWER TO BE FROM BUILDING WIRING WITH A BACK-UP BATTERY PER CRC 315.
	CEILING MOUNTED RECESSED SPEAKER.
	WALL MOUNTED RECESSED SPEAKER
	SINGLE POLE LIGHT SWITCH
	3-WAY LIGHT SWITCH
	DIMMER SWITCH
	VACANCY SENSOR SWITCH
	TELEPHONE/DATA OUTLET
	COMMS. OUTLET
	DUPLEX RECEPTACLE
	GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE (GFCI/GFI)
	240-VOLT 30-AMP OUTLET ON DEDICATED CIRCUIT
	SEMI-RECESSED PENDANT SPRINKLER, SEE FIRE SPRINKLER DRAWINGS

ELECTRICAL DEVICES

ABOVE FINISHED FLOOR LEVEL

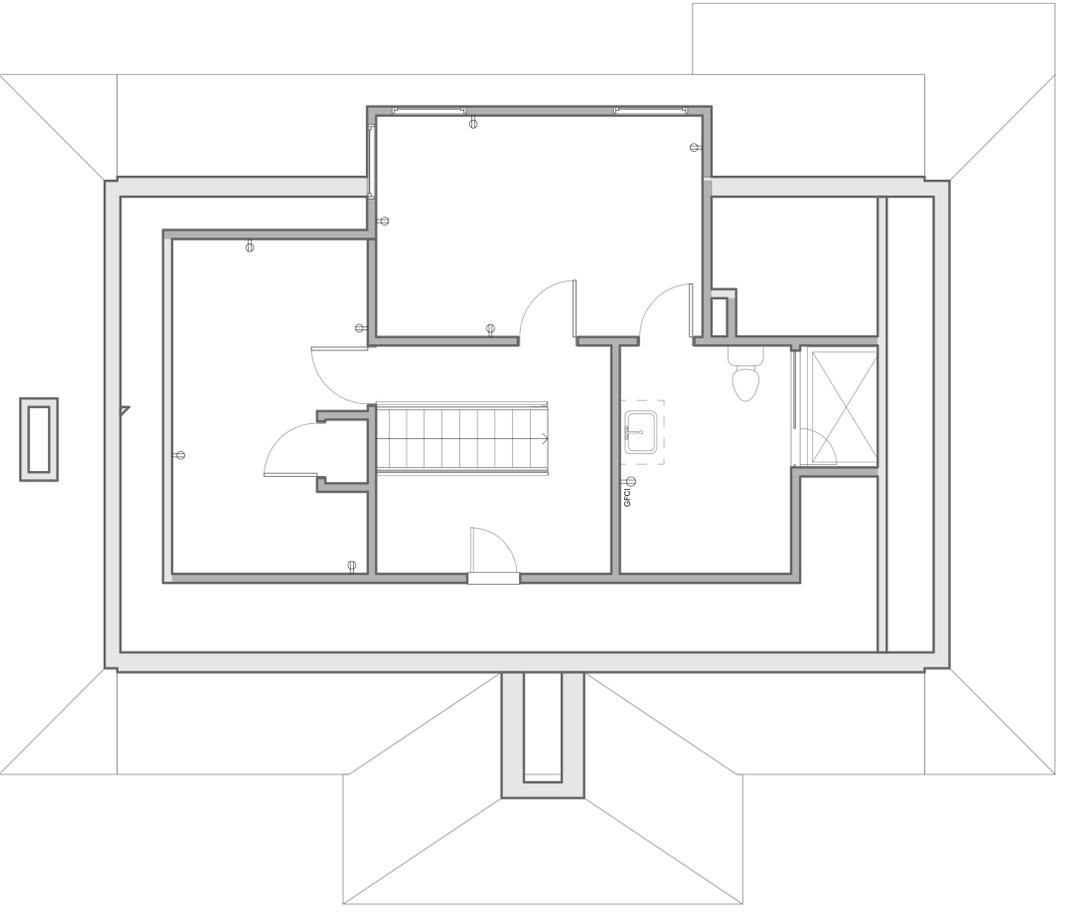
IN PRIMARY RESIDENCE

SWITCHES AND WALL	48" TO C.L.
OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	15" TO C.L.
DATA/COMMS OUTLETS	15" TO C.L.
TELEVISION OUTLETS	15" TO C.L.
THERMOSTAT	54" TO C.L.

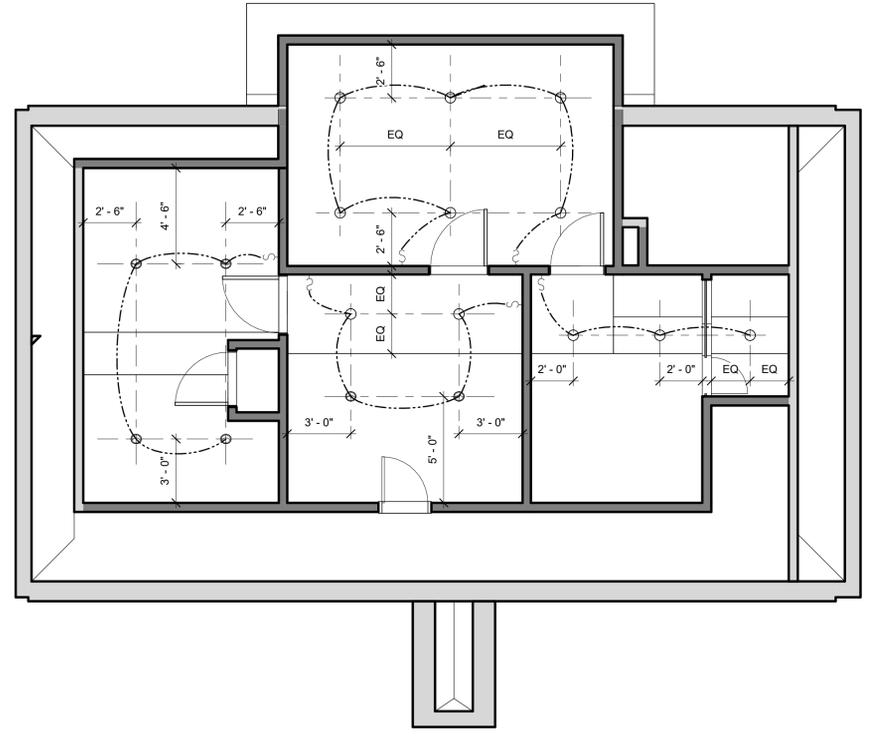
ELECTRICAL LEGEND

	EXISTING DUPLEX RECEPTACLE TO REMAIN
	DUPLEX RECEPTACLE
	GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE (GFCI/GFI)
	HIGH VOLTAGE RECEPTACLE
	TELEPHONE/DATA OUTLET
	COAXIAL CABLE OUTLET
	THERMOSTAT
	KEYPAD
	HDMI
	IN-FLOOR OUTLET
	IN-CAB. IN-CABINET OUTLET, VER. W/ CLIENT
	JUNCTION BOX

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PROPOSED POWER & SIGNAL PLAN - SECOND FLOOR ②
 1/4" = 1'-0"



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

REFLECTED CEILING PLAN GENERAL NOTES

- | | | | |
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| <p>1. UNLESS OTHERWISE NOTED, ELECTRICAL SYSTEMS TO BE DESIGN / BUILD. GENERAL CONTRACTOR IS RESPONSIBLE FOR BRINGING ON DESIGN / BUILD SUBCONTRACTOR FOR DESIGN, PERMITTING, CODE COMPLIANCE, AND INSTALLATION OF A FUNCTIONAL SYSTEM. DEVICES SHOWN ARE MEANT TO CONVEY DESIGN INTENT ONLY.</p> <p>2. FOR FIRE SPRINKLER SYSTEMS BY DESIGN/BUILD SUBCONTRACTOR, GENERAL CONTRACTOR SHALL SUBMIT SPRINKLER HEAD LAYOUT(S) FOR REVIEW BY ARCHITECT, AND SHALL ENSURE COORDINATION WITH OTHER SYSTEMS AND FIXTURES LOCATED IN THE CEILING.</p> <p>3. ALL SPRINKLER HEADS AND/OR MECHANICAL FANS TO BE CENTERED IN CEILING TILES ON ALIGNED WITH LIGHT FIXTURES. AREAS WITH NO CEILING, ARCHITECT TO APPROVE SPRINKLER HEAD LAYOUT PRIOR TO INSTALLATION.</p> <p>4. GENERAL CONTRACTOR SHALL LAY OUT ALL RECESSED FIXTURES INDICATING HOUSING SIZES AND INSTALLATION LOCATIONS FOR ON-SITE REVIEW WITH ARCHITECT AND COORDINATION WITH EXISTING/NEW CONDITIONS PRIOR TO SUBMITTING FIXTURES FOR APPROVAL.</p> <p>5. GENERAL CONTRACTOR SHALL VERIFY THE EXACT ELECTRICAL REQUIREMENTS WITH THE FIXTURES INDICATED AND PROVIDE ALL ROUGH-INS, CONNECTIONS, AND LAMPS AS REQUIRED FOR AN OPERATIONAL DEVICE.</p> <p>6. GENERAL CONTRACTOR SHALL PROVIDE LAMPS FOR ALL FIXTURES IF NOT SUPPLIED BY MANUFACTURER.</p> <p>7. REFER TO INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INSTALLATION INFORMATION</p> | <p>8. REFER TO TITLE-24 ENERGY COMPLIANCE FORM & SECTION [150.0(k) OF CALIFORNIA ENERGY CODE] FOR ADDITIONAL LIGHTING AND SWITCHING REQUIREMENTS. PROVIDE DEVICES AS NECESSARY TO ACHIEVE A COMPLIANT INSTALLATION.</p> <p>9. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY PER REQUIREMENTS OF [TABLE 150.0-A OF CALIFORNIA ENERGY CODE].</p> <p>10. ALL RECESSED FIXTURES ARE TO BE IC/AIRTIGHT AND BE INSTALLED IN ACCORDANCE WITH SECTION [150.0 (k)1C OF THE CALIFORNIA ENERGY CODE]. SCREW BASED LUMINAIRES SHALL NOT BE USED IN RECESSED FIXTURES.</p> <p>11. ALL LIGHTING SHALL HAVE READILY ACCESSIBLE WALL MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED 'ON' AND 'OFF'.</p> <p>12. AT LEAST ONE LUMINAIRE IN BATHROOM, GARAGE, LAUNDRY AND UTILITY ROOMS SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR, PROVIDING MANUAL 'ON' AND AUTOMATIC 'OFF' FUNCTIONALITY.</p> <p>13. LUMINAIRES IN ALL SPACES WITH THE EXCEPTION OF CLOSETS LESS THAN 70 SQ. FT. IN AREA AND HALLWAYS SHALL BE CONTROLLED BY EITHER A DIMMER OR VACANCY SENSOR.</p> <p>14. EXHAUST FANS SHALL BE CONTROLLED SEPARATELY FROM LIGHTING SYSTEM PER SECTION [150.0(k)2B OF CALIFORNIA ENERGY CODE].</p> | <p>15. CLOSET AND CABINET LIGHTING SHALL NOT BE REQUIRED TO COMPLY WITH TABLE 150.0-A OR BE CONTROLLED BY VACANCY SENSORS IF THEY CONSUME NO MORE THAN 5 WATTS OF POWER, EMIT 150 LUMENS MAX, AND EQUIPPED W/ CONTROLS THAT AUTOMATICALLY TURN THE LIGHTING OFF WHEN CLOSET OR CABINET DOOR IS CLOSED.</p> <p>16. CLOSET LIGHTING SHALL BE INSTALLED SO AS TO REMAIN 12" OF CLEARANCE BETWEEN THE FIXTURE AND THE NEAREST POINT OF STORAGE SPACE (FOR INCANDESCENT FIXTURES) AND 6" OF CLEARANCE (FOR FLUORESCENT FIXTURES).</p> <p>17. UNDERCABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.</p> <p>18. LUMINAIRES PROVIDING OUTDOOR LIGHTING SHALL BE HIGH-EFFICACY PER REQUIREMENTS OF [TABLE 150.0-A OF CALIFORNIA ENERGY CODE] AND SHALL BE CONTROLLED BY MANUAL 'ON' AND 'OFF' SWITCH THAT PERMITS CONTROL BY A PHOTOCCELL AND EITHER MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL OR CONTROL BY AN AUTOMATIC TIME CLOCK CONTROL PER SECTION [150.0 (k)3 OF THE CALIFORNIA ENERGY CODE].</p> <p>19. SMOKE ALARM AND CARBON MONOXIDE ALARM SHALL BE INSTALLED AND MAINTAINED AT FOLLOWING LOCATIONS REGARDLESS OF OCCUPANT LOAD [CBC 907.2.10.2].</p> <p>A) SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA.</p> | <p>B) WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT.</p> <p>C) IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS, THE SMOKE DETECTOR SHALL BE INSTALLED ON THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA, A DETECTOR SHALL BE INSTALLED ON EACH LEVEL.</p> <p>D) WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, THE DETECTOR SHALL BE PLACED AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY.</p> <p>E) IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM.</p> <p>19. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER-CURRENT PROTECTION. SMOKE DETECTORS MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS, OR IN BUILDINGS WITHOUT COMMERCIAL POWER.</p> |
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Agency Approvals

Revision No. **Date**

Job Title 3110 LINCOLN AVE

Job Address
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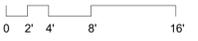
Date: 12/22/2025

Issued For
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Job Number: 25041

Drawn By: Author Checked By: Checker

Scale
 1/4" = 1'-0"



Sheet Title
ELECTRICAL PLANS -
PROPOSED BASEMENT

Sheet No.
A2.32

LIGHTING AND MECHANICAL LEGEND

	EXISTING DOWNLIGHT TO REMAIN
	RECESSED LED DOWNLIGHT, HIGH EFFICACY
	WALL SCONCE
	PENDANT FIXTURE
	SURFACE MOUNTED FIXTURE
	UNDER CABINET LINEAR LED
	LINEAR FLOURESCENT (HIGH EFFICACY)
	TRACK FIXTURE
	EXHAUST FAN
	CEILING FAN
	SMOKE DETECTOR COMBINATION CARBON MONOXIDE ALARM - PRIMARY POWER TO BE FROM BUILDING WIRING WITH A BACK-UP BATTERY PER CRC 315.
	CEILING MOUNTED RECESSED SPEAKER.
	WALL MOUNTED RECESSED SPEAKER
	SINGLE POLE LIGHT SWITCH
	3-WAY LIGHT SWITCH
	DIMMER SWITCH
	VACANCY SENSOR SWITCH
	TELEPHONE/DATA OUTLET
	COMMS. OUTLET
	DUPLEX RECEPTACLE
	GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE (GFCI/GFI)
	240-VOLT 30-AMP OUTLET ON DEDICATED CIRCUIT
	SEMI-RECESSED PENDANT SPRINKLER, SEE FIRE SPRINKLER DRAWINGS

ELECTRICAL DEVICES

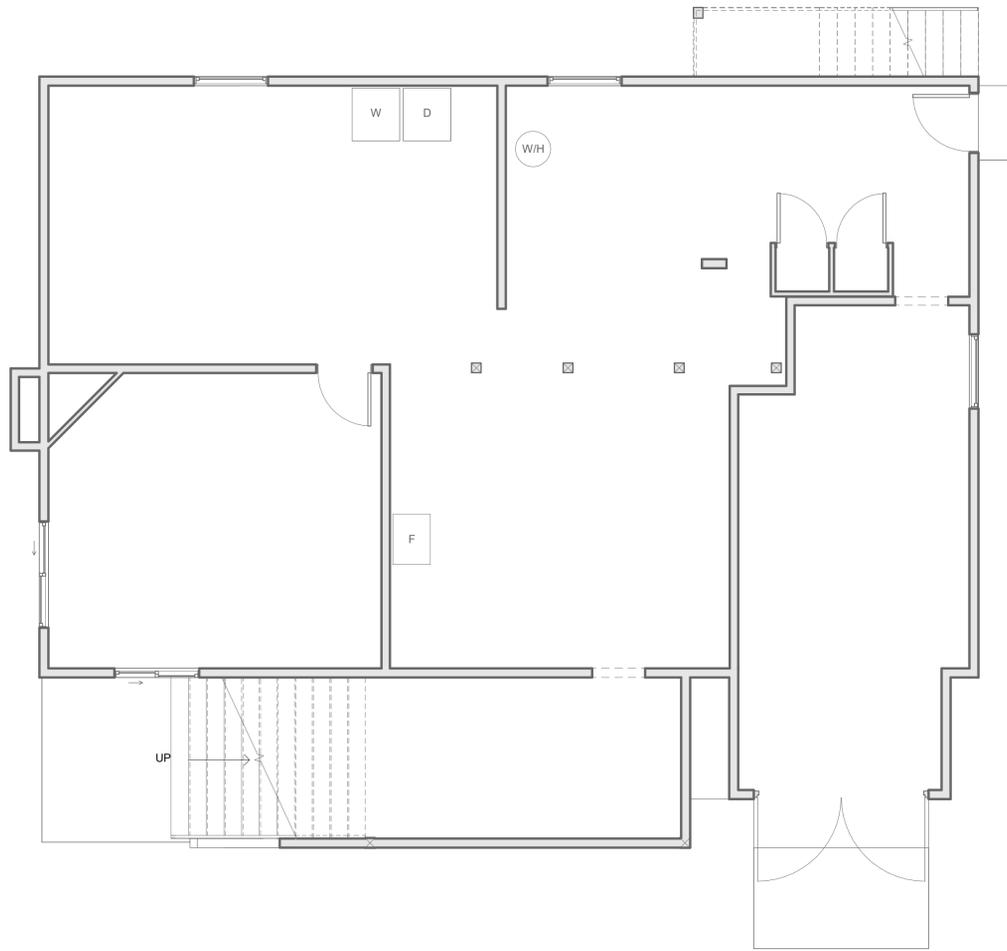
ABOVE FINISHED FLOOR LEVEL

IN PRIMARY RESIDENCE

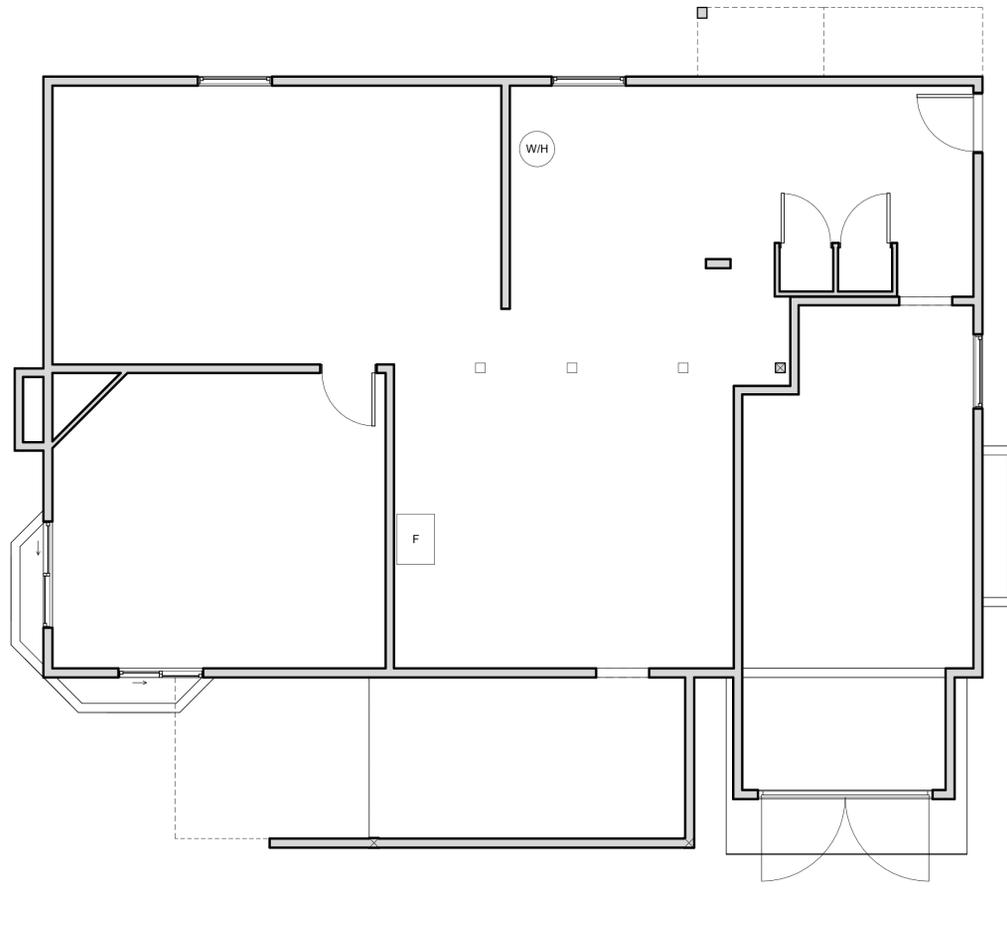
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	15" TO C.L.
DATA/COMMS OUTLETS	15" TO C.L.
TELEVISION OUTLETS	15" TO C.L.
THERMOSTAT	54" TO C.L.

ELECTRICAL LEGEND

	EXISTING DUPLEX RECEPTACLE TO REMAIN
	DUPLEX RECEPTACLE
	GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE (GFCI/GFI)
	HIGH VOLTAGE RECEPTACLE
	TELEPHONE/DATA OUTLET
	COAXIAL CABLE OUTLET
	THERMOSTAT
	KEYPAD
	HDMI
	IN-FLOOR OUTLET
	IN-CABINET OUTLET, VER. W/ CLIENT
	JUNCTION BOX



PROPOSED POWER & SIGNAL PLAN - BASEMENT
 1/4" = 1'-0" ②



PROPOSED REFLECTED CEILING PLAN - BASEMENT
 1/4" = 1'-0" ①

REFLECTED CEILING PLAN GENERAL NOTES

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| <p>1. UNLESS OTHERWISE NOTED, ELECTRICAL SYSTEMS TO BE DESIGN / BUILD. GENERAL CONTRACTOR IS RESPONSIBLE FOR BRINGING ON DESIGN / BUILD SUBCONTRACTOR FOR DESIGN, PERMITTING, CODE COMPLIANCE, AND INSTALLATION OF A FUNCTIONAL SYSTEM. DEVICES SHOWN ARE MEANT TO CONVEY DESIGN INTENT ONLY.</p> <p>2. FOR FIRE SPRINKLER SYSTEMS BY DESIGN/BUILD SUBCONTRACTOR, GENERAL CONTRACTOR SHALL SUBMIT SPRINKLER HEAD LAYOUT(S) FOR REVIEW BY ARCHITECT, AND SHALL ENSURE COORDINATION WITH OTHER SYSTEMS AND FIXTURES LOCATED IN THE CEILING.</p> <p>3. ALL SPRINKLER HEADS AND/OR MECHANICAL FANS TO BE CENTERED IN CEILING TILES ON ALIGNED WITH LIGHT FIXTURES. AREAS WITH NO CEILING, ARCHITECT TO APPROVE SPRINKLER HEAD LAYOUT PRIOR TO INSTALLATION.</p> <p>4. GENERAL CONTRACTOR SHALL LAY OUT ALL RECESSED FIXTURES INDICATING HOUSING SIZES AND INSTALLATION LOCATIONS FOR ON-SITE REVIEW WITH ARCHITECT AND COORDINATION WITH EXISTING/NEW CONDITIONS PRIOR TO SUBMITTING FIXTURES FOR APPROVAL.</p> <p>5. GENERAL CONTRACTOR SHALL VERIFY THE EXACT ELECTRICAL REQUIREMENTS WITH THE FIXTURES INDICATED AND PROVIDE ALL ROUGH-INS, CONNECTIONS, AND LAMPS AS REQUIRED FOR AN OPERATIONAL DEVICE.</p> <p>6. GENERAL CONTRACTOR SHALL PROVIDE LAMPS FOR ALL FIXTURES IF NOT SUPPLIED BY MANUFACTURER.</p> <p>7. REFER TO INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INSTALLATION INFORMATION</p> | <p>8. REFER TO TITLE-24 ENERGY COMPLIANCE FORM & SECTION [150.0(k) OF CALIFORNIA ENERGY CODE] FOR ADDITIONAL LIGHTING AND SWITCHING REQUIREMENTS. PROVIDE DEVICES AS NECESSARY TO ACHIEVE A COMPLIANT INSTALLATION.</p> <p>9. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY PER REQUIREMENTS OF [TABLE 150.0-A OF CALIFORNIA ENERGY CODE].</p> <p>10. ALL RECESSED FIXTURES ARE TO BE IC/AIRTIGHT AND BE INSTALLED IN ACCORDANCE WITH SECTION [150.0 (k)1C OF THE CALIFORNIA ENERGY CODE]. SCREW BASED LUMINAIRES SHALL NOT BE USED IN RECESSED FIXTURES.</p> <p>11. ALL LIGHTING SHALL HAVE READILY ACCESSIBLE WALL MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED 'ON' AND 'OFF'.</p> <p>12. AT LEAST ONE LUMINAIRE IN BATHROOM, GARAGE, LAUNDRY AND UTILITY ROOMS SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR, PROVIDING MANUAL 'ON' AND AUTOMATIC 'OFF' FUNCTIONALITY.</p> <p>13. LUMINAIRES IN ALL SPACES WITH THE EXCEPTION OF CLOSETS LESS THAN 70 SQ. FT. IN AREA AND HALLWAYS SHALL BE CONTROLLED BY EITHER A DIMMER OR VACANCY SENSOR.</p> <p>14. EXHAUST FANS SHALL BE CONTROLLED SEPARATELY FROM LIGHTING SYSTEM PER SECTION [150.0(k)2B OF CALIFORNIA ENERGY CODE].</p> | <p>15. CLOSET AND CABINET LIGHTING SHALL NOT BE REQUIRED TO COMPLY WITH TABLE 150.0-A OR BE CONTROLLED BY VACANCY SENSORS IF THEY CONSUME NO MORE THAN 5 WATTS OF POWER, EMIT 150 LUMENS MAX, AND EQUIPPED W/ CONTROLS THAT AUTOMATICALLY TURN THE LIGHTING OFF WHEN CLOSET OR CABINET DOOR IS CLOSED.</p> <p>16. CLOSET LIGHTING SHALL BE INSTALLED SO AS TO REMAIN 12" OF CLEARANCE BETWEEN THE FIXTURE AND THE NEAREST POINT OF STORAGE SPACE (FOR INCANDESCENT FIXTURES) AND 6" OF CLEARANCE (FOR FLUORESCENT FIXTURES).</p> <p>17. UNDERCABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.</p> <p>18. LUMINAIRES PROVIDING OUTDOOR LIGHTING SHALL BE HIGH-EFFICACY PER REQUIREMENTS OF [TABLE 150.0-A OF CALIFORNIA ENERGY CODE] AND SHALL BE CONTROLLED BY MANUAL 'ON' AND 'OFF' SWITCH THAT PERMITS CONTROL BY A PHOTOCCELL AND EITHER MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL OR CONTROL BY AN AUTOMATIC TIME CLOCK CONTROL PER SECTION [150.0 (k)3 OF THE CALIFORNIA ENERGY CODE].</p> <p>19. SMOKE ALARM AND CARBON MONOXIDE ALARM SHALL BE INSTALLED AND MAINTAINED AT FOLLOWING LOCATIONS REGARDLESS OF OCCUPANT LOAD [CBC 907.2.10.2].</p> <p>A) SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA.</p> | <p>B) WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT.</p> <p>C) IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS, THE SMOKE DETECTOR SHALL BE INSTALLED ON THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA, A DETECTOR SHALL BE INSTALLED ON EACH LEVEL.</p> <p>D) WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, THE DETECTOR SHALL BE PLACED AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY.</p> <p>E) IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM.</p> <p>19. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER-CURRENT PROTECTION. SMOKE DETECTORS MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS, OR IN BUILDINGS WITHOUT COMMERCIAL POWER.</p> |
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Agency Approvals

Revision No. Date

Job Title 3110 LINCOLN AVE

Job Address 3110 LINCOLN AVE, ALAMEDA, CA 94501

Date: 12/22/2025

Issued For PERMIT

Job Number: 25041

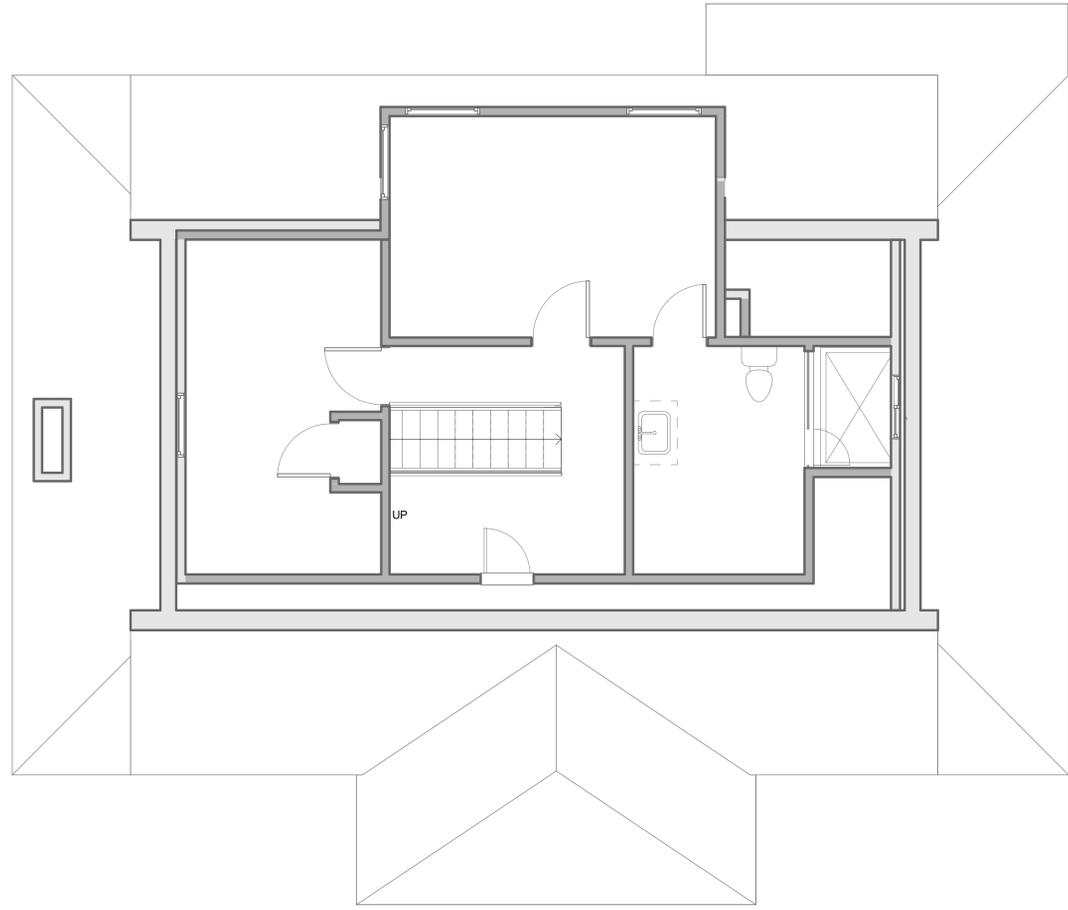
Drawn By: Author Checked By: Checker

Scale 1/4" = 1'-0"
 0 2' 4' 8' 16'

Sheet Title MECHANICAL & PLUMBING PLAN - ATTIC FLOOR

Sheet No.

A2.51



PLUMBING PLAN - ATTIC FLOOR 1/4" = 1'-0"

MECHANICAL LEGEND	MECHANICAL NOTES								
<p>(WHH) WATER HEATER</p> <p>[WH] TANKLESS WATER HEATER</p> <p>[T] THERMOSTAT</p> <p>[R] RETURN REGISTER</p> <p>[AC] A/C UNIT (PLAN)</p> <p>[MECH EXHAUST]</p> <p>[TRANSFER GRILLE 12' x 6']</p> <p>[DUCTLESS MINI-SPLIT INDOOR UNIT]</p> <p>[DUCTLESS MINI-SPLIT WALL MOUNTED EXTERIOR UNIT]</p>	<ol style="list-style-type: none"> ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS (C.C.R.) AND THE CALIFORNIA MECHANICAL CODE, CBC, AND ALL OTHER APPLICABLE CODES AND REGULATIONS. FURNISH ALL LABOR, MATERIALS, TRANSPORTATION, AND PERFORM ALL REQUIRED OPERATIONS TO PROVIDE COMPLETE AND OPERABLE MECHANICAL SYSTEM, IN ACCORDANCE WITH THE FULL INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS AND PER STANDARD TRADE PRACTICES. LOCATIONS OF DUCTWORK AND EQUIPMENT ARE SHOWN DIAGRAMMATICALLY. ADHERE TO EQUIPMENT LOCATIONS AND DUCT RUNS AS CLOSELY AS POSSIBLE AS ACTUAL CONSTRUCTION WILL PERMIT. PROVIDE ADDITIONAL OFF-SETS AND VARY RUNS OR SHAPE OF DUCTWORK AS REQUIRED TO CLEAR STRUCTURAL AND OTHER INTERFERENCES SO FINISHED INSTALLATION IS NEAT AND ORDERLY AND CONCEALED BEHIND ALL WALL AND CEILING FINISHES. NO ABRUPT FITTINGS SHALL BE ALLOWED WITHOUT PRIOR APPROVAL BY PROJECT ENGINEER. MECHANICAL CONTRACTOR SHALL DIMENSIONALLY FIELD VERIFY ALL DUCT, PIPING, CONDUIT AND EQUIPMENT LAYOUTS AND COORDINATE THE EXACT LOCATIONS AND ELEVATIONS OF HIS/HER WORK IN RELATION TO THE WORK OF ALL OTHER TRADES BEFORE FABRICATION AND INSTALLATION OF WORK. ANY ADDITIONAL OFF-SETS REQUIRED TO CLEAR MAJOR COMPONENTS OF OTHER TRADES SHALL BE PROVIDED AT NO ADDITIONAL COSTS TO THE OWNER. COORDINATE ANY REROUTING OF WORK OF ANY OTHER TRADE IF OFF-SETS IN MECHANICAL SYSTEMS WOULD BE TOO ABRUPT OR RESULT IN INADEQUATE SENSORS. THE MECHANICAL CONTRACTOR SHALL COORDINATE ALL AIR OUTLETS WITH REFLECTED CEILING PLAN, FLOOR PLAN, EXISTING SITE CONDITIONS AND ALL DUCTWORK LOCATIONS WITH WORK OF OTHER TRADES BEFORE PROCEEDING WITH FABRICATION. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF THERMOSTATS, TEMPERATURE SENSORS AND ALL OTHER WALL MOUNTED CONTROLS WITH ARCHITECT BEFORE INSTALLATION. IF NOT DIRECTED OTHERWISE, MOUNT ALL WALL MOUNTED CONTROL ELEMENTS AT 48" AFF. ALL EQUIPMENT SHALL BE INSTALLED WITH SUFFICIENT ACCESS TO CONTROLS, FILTERS, ELECTRIC MOTORS, ETC. CONTRACTOR SHALL PROVIDE ACCESS PANELS WHERE REQUIRED. THE MECHANICAL CONTRACTOR SHALL COORDINATE ALL EQUIPMENT PLATFORMS AND CURB LOCATIONS WITH THE GENERAL CONTRACTOR AND ARCHITECT. FLASH AND COUNTERFLASH ALL ROOF PENETRATIONS AS REQUIRED TO SEAL WEATHER TIGHT. MECHANICAL CONTRACTOR SHALL PROVIDE BIRD SCREENS AT ALL INTAKE AND EXHAUST OPENINGS. WHERE EQUIPMENT ANCHORAGE DETAILS ARE NOT SHOWN ON THE DRAWINGS, THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL. ALL EQUIPMENT, DUCTS, PIPING, AND OTHER DEVICES AND MATERIALS INSTALLED OUTSIDE THE BUILDING OR OTHERWISE EXPOSED TO THE WEATHER SHALL BE COMPLETELY WEATHERPROOF. THE PLANS SHALL BE READ IN CONJUNCTION WITH THE MATERIALS AND WORKMANSHIP SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE TO INSPECT THE EXISTING CONDITIONS BEFORE BIDDING THE WORK AND FOR COORDINATING THE NEW AND EXISTING WORK. NO ALLOWANCE WILL BE MADE FOR UNSEEN CONDITIONS IN THIS AREA AFTER AWARD OF CONTRACT. RESIDENTIAL HVAC SYSTEMS BOTH EXISTING AND NEW, AND PARTS THEREOF SHALL BE INSPECTED IN ACCORDANCE WITH ACCA 4 QM. THE OWNER OR THE OWNER'S DESIGNATED AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF MECHANICAL SYSTEMS AND EQUIPMENT. TO DETERMINE COMPLIANCE WITH THIS SUBSECTION, THE AHI SHALL BE PERMITTED TO CAUSE AN HVAC SYSTEM TO BE REINSPECTED. CMC 102.4.2. PER CMC 802.8.6 VENT TERMINALS THAT TERMINATE THROUGH AN OUTSIDE WALL OF A BUILDING SHALL BE LOCATED NOT LESS THAN 10 FEET HORIZONTALLY FROM AN OPERABLE OPENING IN AND ADJACENT BUILDING. ELECTRICAL DISCONNECTS FOR EQUIPMENT SUCH AS HVAC UNITS, SEPTIC PUMPS, ETC. SHALL BE WITHIN SIGHT OF THE EQUIPMENT AND NOT OVER 50' FROM THE UNIT PER CMC 903.7. MECH EQUIPMENT SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE AND REPAIR WITH NOT LESS THAN 30" WIDE AND HIGH ACCESS AND 30" DEEP CLEAR WORKING SPACE. MECHANICAL EQUIPMENT NEEDS TO BE SECURED IN PLACE PER CMC 303.5. INSTALL NEW WATER HEATERS AND RELOCATE AND REINSTALL EXISTING PER MANUFACTURER'S REQUIREMENTS AND IN ACCORDANCE WITH 2019 CALIFORNIA PLUMBING CODE SECTION 501.1 								
ABBREVIATIONS									
<p>ARCH ARCHITECTURAL</p> <p>BDD BACKDRAFT DAMPER</p> <p>BMS BUILDING MANAGEMENT SYSTEMS</p> <p>BTU BRITISH THERMAL UNIT</p> <p>BTUH BTU PER HOUR</p> <p>CFM CUBIC FEET PER MINUTE</p> <p>DB DRY BULB</p> <p>DIA DIAMETER OR.</p> <p>(E) EXISTING</p> <p>EA EXHAUST AIR</p> <p>EF EXHAUST FAN</p> <p>ELEC ELECTRICAL</p> <p>ENT ENTERING</p> <p>ESP EXTERNAL STATIC PRESSURE</p> <p>F DEGREE FARENHEIT</p> <p>FLA FULL LOAD AMP</p> <p>FT FEET</p> <p>GAL GALLON</p> <p>GPM GALLON PER MINUTE</p> <p>HP HORSE POWER</p> <p>IN INCHES</p> <p>KW KILOWATT HOUR</p> <p>LB POUND</p> <p>MAX MAXIMUM</p> <p>MBH THOSAND BTU PER HOUR</p> <p>MCA MINIMUM CURRENT PROTECTION</p> <p>MCP MAXIMUM CURRENT PROTECTION</p> <p>MIN MINIMUM</p> <p>(N) NEW</p> <p>OSA OUTSIDE AIR</p> <p>PD PRESSURE DROP</p> <p>PSI POUNDS PER SQUARE INCH</p> <p>RPM REVOLUTIONS PER MINUTE</p> <p>SAD SEE ARCHITECTURAL DRAWINGS</p> <p>SD SLOT DIFFUSER</p> <p>SP STATIC PRESSURE</p> <p>SPD SEE PLUMBING DRAWINGS</p> <p>SQ FT SQUARE FEET</p> <p>TEMP TEMPERATURE</p> <p>TYP TYPICAL</p> <p>VFD VARIABLE FREQUENCY DRIVE</p> <p>WB WET BULB</p> <p>WC WATER COLUMN</p> <p>HHWS HEATING HOT WATER SUPPLY</p> <p>HHWR HEATING HOT WATER RETURN</p>									
VENTILATION NOTES									
<ol style="list-style-type: none"> DRYER EXHAUST LENTH LIMIT IS 14 FEET ENVIRONMENTAL AIR DUCT EXHAUST WITH BACKDRAFT DAMPER SHALL TERMINATE 3'-0" MIN. FROM PROPERTY LINE & 3'-0" MIN. FROM ANY OPENING INTO BUILDING PER CMC 502.2 PROVIDE EXHAUST VENT AS SPECIFIED OR FURNISHED BY MANUFACTURERS OF THE APPLIANCE WHOLE-BUIDING VENTILATION AIRFLOW SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE W/ REFERENCE RESIDENTIAL APPENDIX RA3.7 PER 2019 CALIFORNIA ENERGY CODE 150.0(O)A. WHOLE-BUILDING VENTILATION FAN TO HAVE MIN. CFM PER ASHRAE 62.2. & TO BE RATED MAX. OF 1 SONES BATHROOM EXHAUST FANS: MUST BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING AND CONTROLLED BY HUMIDSTAT CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY OF LESS THAN 50% MAX. OF 80%. HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT FROM THE EXHAUST FAN. FAN TO BE RATED MAX. OF 1 SONES (N) OUTDOOR UNITS TO BE MOUNTED ON EXTERIOR WALL PER MANUFACTURER'S SPEC PER CALIFORNIA MECHANICAL CODE PROVIDE MINIMUM OUTSIDE AIR FOR EACH DWELLING IN ACCORDANCE WITH TABLE 402.1 AND ASHRAE STANDARD 62.2-2019 									
HVAC NOTES									
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Agency Approvals

Revision No. **Date**

Job Title 3110 LINCOLN AVE

Job Address
 3110 LINCOLN AVE,
 ALAMEDA, CA 94501

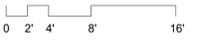
Date: 12/22/2025

Issued For
 PERMIT

Job Number: 25041

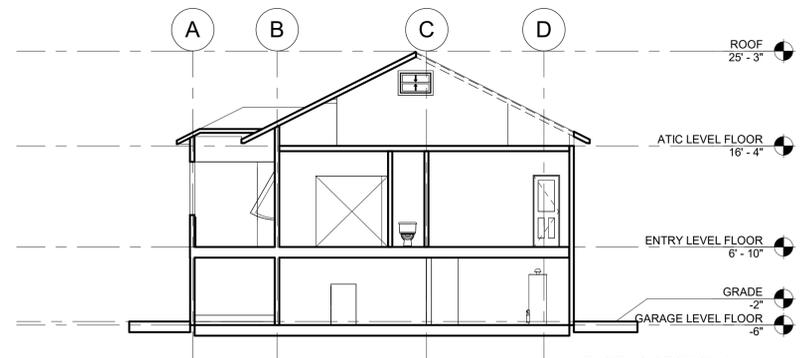
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Scale
As indicated

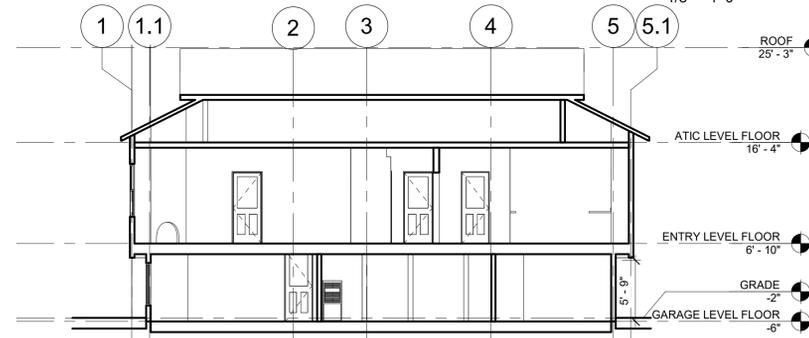


Sheet Title
EXISTING / DEMOLITION
EXTERIOR ELEVATIONS

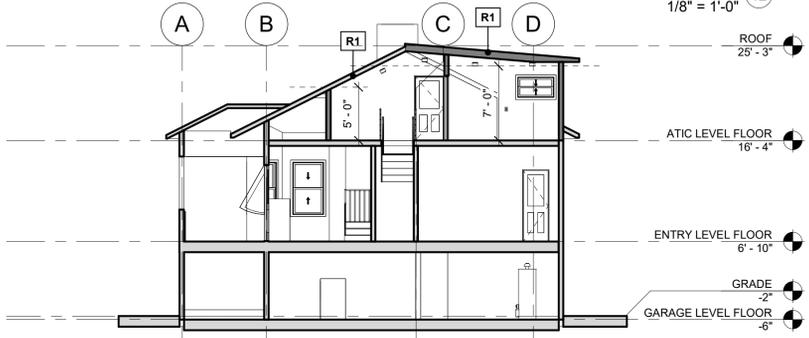
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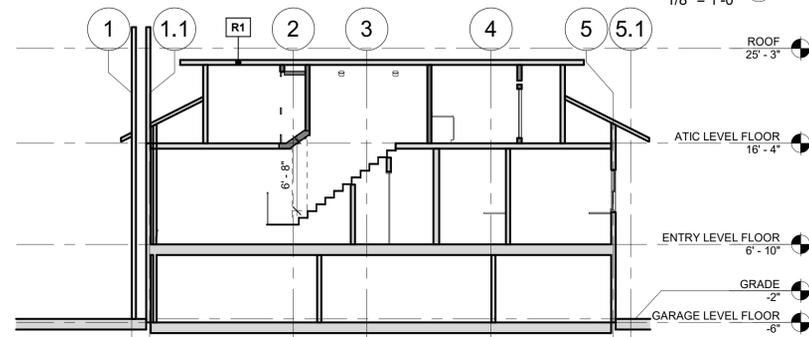
EXISTING SECTION 01
 1/8" = 1'-0"



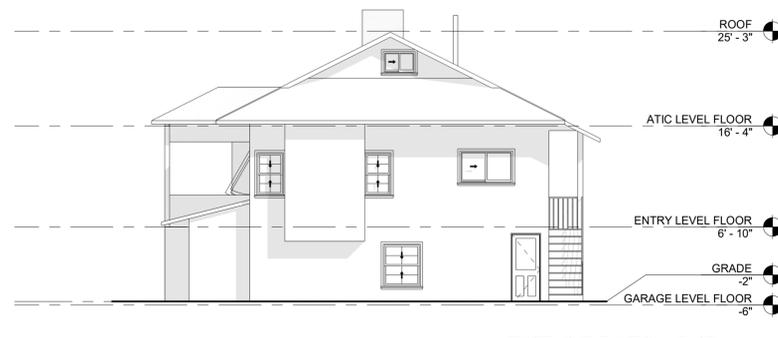
EXISTING SECTION 02
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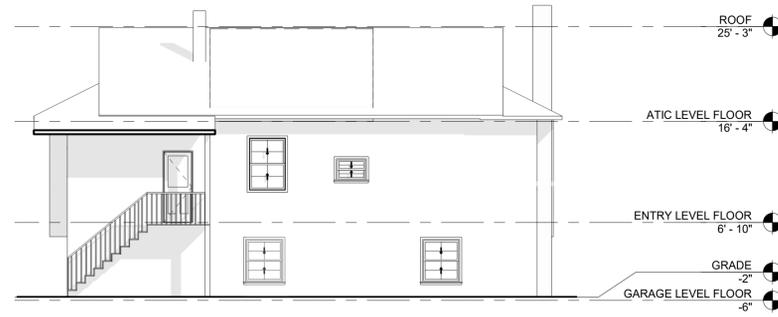
PROPOSED SECTION 01
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PROPOSED SECTION 02
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EXISTING ELEVATION - EAST
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EXISTING ELEVATION - NORTH
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PROPOSED ELEVATION - EAST
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PROPOSED ELEVATION - NORTH
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EXISTING ELEVATION - SOUTH
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EXISTING ELEVATION - WEST
 1/8" = 1'-0"



PROPOSED ELEVATION - SOUTH
 1/8" = 1'-0"



PROPOSED ELEVATION - WEST
 1/8" = 1'-0"

DIMENSION NOTES

- DIMENSIONS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED :
 A) TO FACE OF FINISH
 B) TO CENTER OF DOORS AND OTHER OPENINGS
 C) TO TOP OF FINISHED FLOORS
 D) TO BOTTOM OF FINISH AT CEILINGS
 E) TO OUTSIDE FACE OF FINISHED MILLWORK
 F) TO FINISHED WINDOW FRAME. SEE WINDOW DETAILS.
- DIMENSIONS SHOWN AS V.I.F. SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK IN THAT AREA.
- DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES INCLUDING CERAMIC TILE, VCT, ETC. DIMENSIONS MARKED "CLEAR" ARE TO BE WITHIN 1/8" OF GIVEN DIMENSION ALONG FULL HEIGHT/WIDTH/LENGTH OF SURFACES.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. CONSTRUCTION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS.
- ANY GRAPHICAL ERRORS, APPARENT OR ASSUMED, SHOULD BE CLARIFIED WITH AN RFI PRIOR TO CONSTRUCTION

PROPOSED ELEVATIONS GENERAL NOTES

- 0'-0" (E) FINISH FLOOR LEVEL AT 1ST FLOOR IS DETERMINED BY ELEVATION MARK.

BUILDING SECTIONS GENERAL NOTES

- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
- 0'-0" (E) FINISH FLOOR LEVEL AT 1ST FLOOR IS DETERMINED BY ELEVATION MARK
- ACOUSTIC INSULATION TO BE PROVIDED IN ALL WALL, FLOOR, AND CEILING ASSEMBLIES SURROUNDING BATHROOM AND LAUNDRY AREAS.

LEGEND - DEMOLITION

- (E) AREA TO BE REMOVED
- (E) WALL TO REMAIN
- (E) WALL TO REMAIN
- (E) ITEM TO BE REMOVED

LEGEND - NEW CONSTRUCTION

- ABOVE OR BELOW
- (E) WALL TO REMAIN
- (N) WALL
- 1 HR. FIRE RESISTANCE RATED WALL
- [N.I.C.] NOT IN CONTRACT



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Date: 12/22/2025

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 PERMIT

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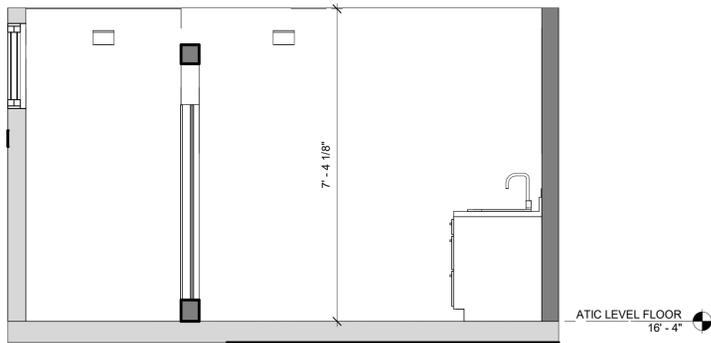
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Scale
 As indicated

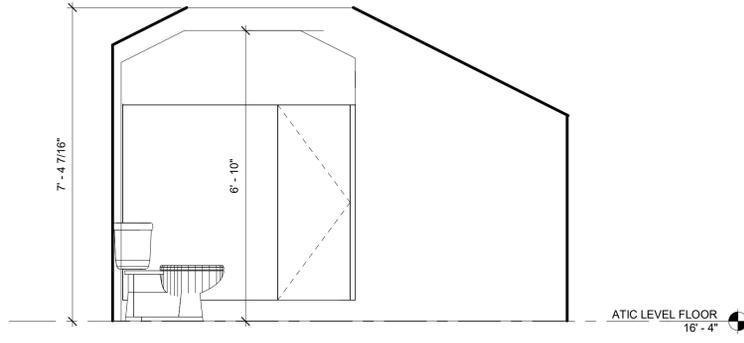


Sheet Title
**ENLARGED PLANS &
 INTERIOR ELEVATIONS -
 FIRST FLOOR**

Sheet No.
A4.10



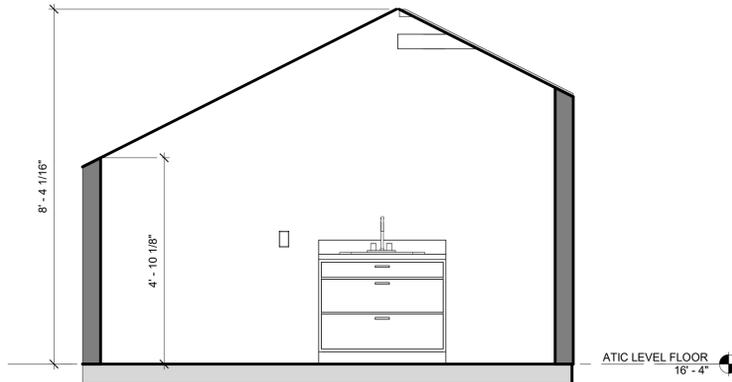
BATHROOM - INTERIOR ELEVATION 01
 1/2" = 1'-0"



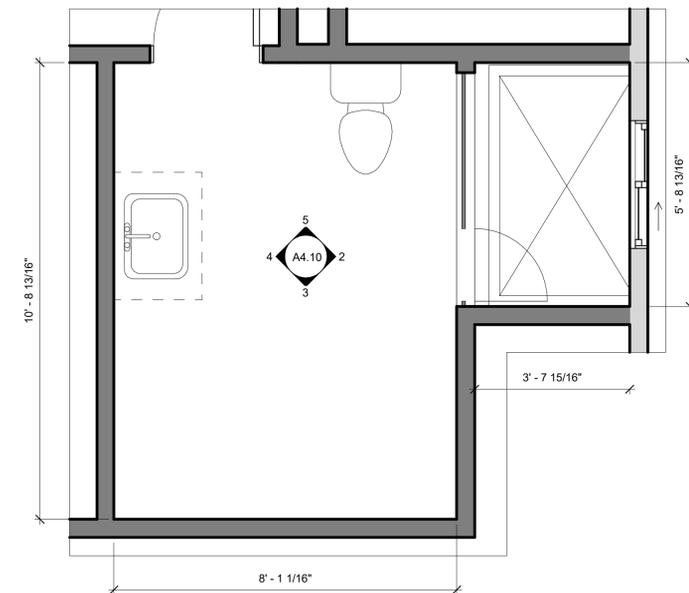
BATHROOM - INTERIOR ELEVATION 02
 1/2" = 1'-0"



BATHROOM - INTERIOR ELEVATION 03
 1/2" = 1'-0"



BATHROOM - INTERIOR ELEVATION 04
 1/2" = 1'-0"



ENLARGED BATHROOM - ATTIC FLOOR
 1/2" = 1'-0"

DIMENSION NOTES	FINISH LEGEND	LEGEND - NEW CONSTRUCTION	FINISH PLAN NOTES
1. DIMENSIONS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED : A) TO FACE OF FINISH B) TO CENTER OF DOORS AND OTHER OPENINGS C) TO TOP OF FINISHED FLOORS D) TO BOTTOM OF FINISH AT CEILINGS E) TO OUTSIDE FACE OF FINISHED MILLWORK F) TO FINISHED WINDOW FRAME. SEE WINDOW DETAILS. 2. DIMENSIONS SHOWN AS V.I.F. SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK IN THAT AREA. 3. DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES INCLUDING CERAMIC TILE, VCT, ETC. DIMENSIONS MARKED "CLEAR" ARE TO BE WITHIN 1/8" OF GIVEN DIMENSION ALONG FULL HEIGHT/WIDTH/LENGTH OF SURFACES. 4. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. CONSTRUCTION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS. 5. ANY GRAPHICAL ERRORS, APPARENT OR ASSUMED, SHOULD BE CLARIFIED WITH AN RFI PRIOR TO CONSTRUCTION	[Grey Box] [N.I.C.] NOT IN CONTRACT [Box with ?] KEYED NOTE [Box with ####] SPECIALTY EQUIPMENT TAG [Box with XX-00] MATERIAL TAG [Box with XX## XX##] TRANSITION TAG [Box with TL1] WALL FINISH TAG	[Dashed Line] ABOVE OR BELOW [Double Line] (E) WALL TO REMAIN [Single Line] (N) WALL [Thick Line] 1 HR. FIRE RESISTANCE RATED WALL [Door Symbol] (N) DOOR [Window Symbol] (E) WINDOW TO REMAIN [Window Symbol] (N) WINDOW [Grey Box] [N.I.C.] NOT IN CONTRACT [Cross-hatch] (N) BEARING WALL [Dotted Line] (N) BRACE WALL PANEL [Hatched Box] (N) FOOTING [Dashed Line] HEADER OR BEAM	1. GENERAL CONTRACTOR SHALL PROTECT [TILE] FLOORING FROM DAMAGE DURING FIXTURE DELIVERY AND INSTALLATION. 2. EXAMINE ALL SURFACES TO BE PAINTED IN THE AREA OF WORK TO ENSURE THAT THE WORK OF OTHER TRADES HAS BEEN LEFT OR INSTALLED IN A SATISFACTORY CONDITION TO RECEIVE SPECIFIED FINISH. 3. UPON COMPLETION OF PAINTING, ALL PAINT MATERIALS AND EQUIPMENT SHALL BE REMOVED, ALL PAINT SPOTS REMOVED, AND ALL AREAS THOROUGHLY CLEANED. ANY DIRT OR DEBRIS CAUSED BY WORK SHALL BE CLEANED UP AS WORK PROGRESSES. 4. RETOUCH OR REFINISH SURFACES DAMAGES BY SUBSEQUENT WORK AS DIRECTED BY GENERAL CONTRACTOR. THE COST OF SUCH RESTORATION WORK SHALL BE BORNE BY THE CONTRACTOR. 5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROPER PROTECTION AGAINST DAMAGE TO EXISTING FURNITURE, ADJACENT FINISHED WORK, FLOORING, ETC. IF APPLICABLE. 6. [FLOOR SURFACES ALONG ACCESSIBLE ROUTES, IN ACCESSIBLE ROOMS AND SPACES SHALL BE FIRM, STABLE AND SLIP RESISTANT.] 7. ALL FLOORING TRANSITION STRIPS MUST BE [FLUSH, SMOOTH AND METAL WITH BRUSHED ALUMINUM FINISH] AND MUST COMPLY WITH ALL CBC ACCESSIBILITY REQUIREMENTS.



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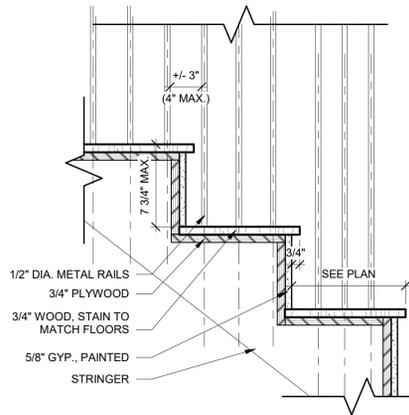
Scale
 As indicated



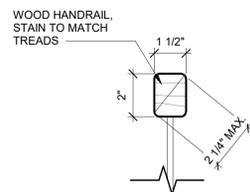
Sheet Title
**STAIR PLANS,
 SECTIONS, ELEVATIONS,
 DETAILS**

Sheet No.

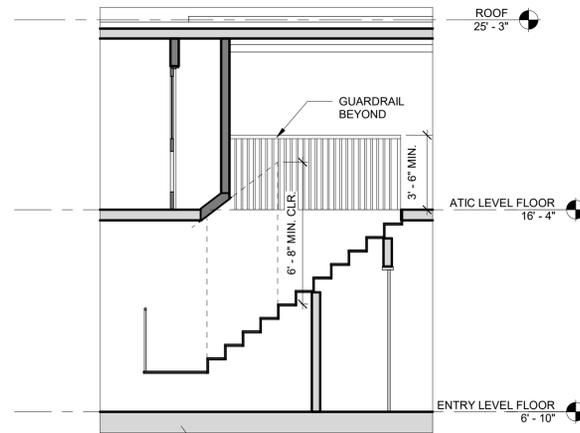
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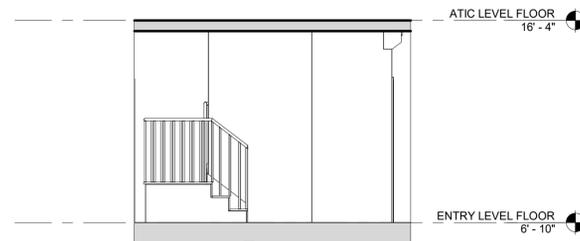
STAIR TREAD - DETAIL SECTION
 1 1/2" = 1'-0"



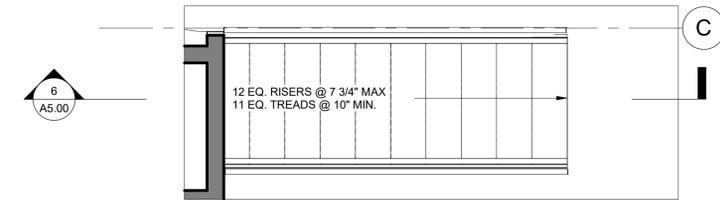
STAIR HANDRAIL - CROSS SECTION
 3" = 1'-0"



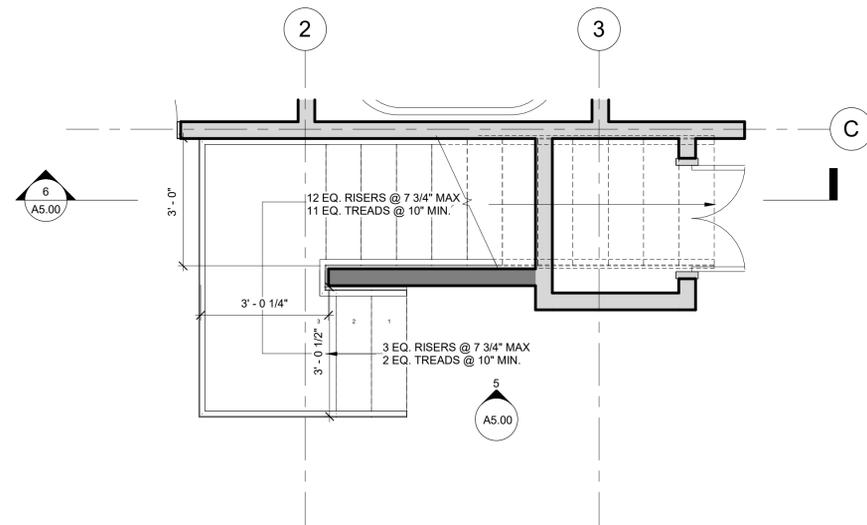
INTERIOR STAIR - SECTION
 1/4" = 1'-0"



INTERIOR STAIR - ELEVATION
 1/4" = 1'-0"



INTERIOR STAIR ENLARGED PLAN - SECOND FLOOR
 1/2" = 1'-0"



INTERIOR STAIR ENLARGED PLAN - FIRST FLOOR
 1/2" = 1'-0"

DIMENSION NOTES

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EXTERIOR WALL TYPES

TYPE	DESCRIPTION
E1	<p>TYPICAL EXTERIOR WALL - (E) FRAMING, NEW WOOD SHAKES/SIDING</p> <p>5/8" G.W.B. VAPOR BARRIER (E) FRAMING TO REMAIN MINERAL WOOL BATT INSULATION: FILL ENTIRE STUD DEPTH, R-15 MIN. (E) SHEATHING TO REMAIN, PATCH & REPAIR AS NEEDED DRAINAGE MAT O/ 2 LAYERS OF GRADE 'D' BUILDING PAPER, INSTALL PER MANUF. RECOMMENDATIONS WOOD SHAKES/SIDING, [5] EXPOSED FACE, MIN., SCHEDULED FINISH</p>
A1	<p>TYPICAL EXTERIOR WALL - NEW WOOD SHAKES/SIDING</p> <p>5/8" G.W.B. VAPOR BARRIER 2x6 WOOD STUD FRAMING AT 16" O.C., S.S.D. MINERAL WOOL BATT INSULATION: FILL ENTIRE STUD DEPTH, R-15 MIN. 1/2" PLYWD. SHEATHING WHERE OCCURS, S.S.D. DRAINAGE MAT O/ 2 LAYERS OF GRADE 'D' BUILDING PAPER, INSTALL PER MANUF. RECOMMENDATIONS WOOD SHAKES/SIDING, [5] EXPOSED FACE, MIN., SCHEDULED FINISH</p>
A2	<p>TYPICAL EXTERIOR WALL - WET AREAS</p> <p>WALL TILE, [REFER TO FINISH SCHED.] MORTAR BED PER TILE MANUF. REQUIREMENTS W.P. MEMBRANE / CRACK ISOLATION MEMBRANE ON 1/2" TILE BACKER BOARD VAPOR BARRIER MINERAL WOOL BATT INSULATION: FILL ENTIRE STUD DEPTH, R-15 MIN. FRAMING WHERE OCCURS, S.S.D. 1/2" PLYWD. SHEATHING WHERE OCCURS, S.S.D. DRAINAGE MAT O/ 2 LAYERS GRADE 'D' BUILDING PAPER, INSTALL PER MANUF. RECOMMENDATIONS WOOD SHAKES/SIDING, [5] EXPOSED FACE, MIN., SCHEDULED FINISH</p>
A3	<p>FIREPLACE WALL (NON-COMBUSTIBLE)</p> <p>5/8" G.W.B. VAPOR BARRIER 4" STL. STUDS MINERAL WOOL BATT INSULATION: FILL ENTIRE STUD DEPTH, R-15 MIN. 1/2" PLYWD. SHEATHING DRAINAGE MAT O/ 2 LAYERS GRADE 'D' BUILDING PAPER, INSTALL PER MANUF. RECOMMENDATIONS WOOD SHAKES/SIDING, [5] EXPOSED FACE, MIN., SCHEDULED FINISH</p>

INTERIOR WALL TYPES

TYPE	DESCRIPTION
A5	<p>TYPICAL INTERIOR PARTITION</p> <p>- 5/8" G.W.B. - 2 X 4 WOOD STUD FRAMING - INSULATION WHERE OCCURS, SEE PARTITION NOTES 7 - 1/2" PLYWOOD SHEATHING WHERE OCCURS, S.S.D. - 5/8" G.W.B.</p>
A6	<p>TYPICAL INTERIOR STAGGERED STUD PARTITION</p> <p>- 5/8" G.W.B. - 1/2" PLYWOOD SHEATHING - CONTINUOUS ACOUSTIC BATT INSULATION - 2 X 4 WOOD STUD FRAMING, STAGGERED STUDS TO BE SPACED 16" O.C. AT SHEAR SIDE - 5/8" G.W.B.</p>
A7	<p>TYPICAL INTERIOR PARTITION - WET AREAS</p> <p>- WALL TILE - MORTAR BED PER TILE MANUF. REQUIREMENTS - W.P. MEMBRANE / CRACK ISOLATION MEMBRANE - 1/2" TILE BACKER BOARD - PLYWOOD SHEAR PANEL, WHERE OCCURS - S.S.D. - (E / N) WOOD FRAMING, S.S.D. - ACOUSTIC BATT INSULATION, WHERE OCCURS; SEE PARTITION NOTES 7: FILL FULL STUD DEPTH - 5/8" G.W.B.</p>
A8	<p>1-HR FIRE RESISTANCE RATED INTERIOR WALL</p> <p>- 5/8" G.W.B. - 2 X 4 WOOD STUD FRAMING - ACOUSTIC BATT INSULATION, WHERE OCCURS; SEE PARTITION NOTES 7: FILL FULL STUD DEPTH - 1/2" PLYWOOD SHEATHING WHERE OCCURS, S.S.D. - 5/8" G.W.B.</p> <p>CONFORM TO ITEM #14-1.3, CBC TABLE 721.1(2), MINIMUM FOR 1-HR. RATING</p> <p>APPLY CONTINUOUS FIRE-RATED SEALANT AT TOP & BOTTOM EDGES OF G.W.B., BOTH SIDES & AROUND ALL CUT-INS FOR RECEPTACLES; RECEPTACLES SERVING OPPOSITE SIDES OF WALL SHALL NOT BE IN SAME STUD BAY</p> <p>PROVIDE FIREBLOCKING PER PARTITION NOTE 9</p>
A9	<p>1-HR FIRE RESISTANCE RATED, STC 53 INTERIOR WALL - UL U305</p> <p>- 5/8" TYPE X G.W.B. - 2 X 4 WOOD STUD FRAMING AT 16" O.C. - 1/2" RESILIENT CHANNEL, 25 GA. 24" O.C. - FIBERGLASS INSULATION: FILL FULL STUD DEPTH - 1/2" PLYWOOD SHEATHING WHERE OCCURS, S.S.D. - 5/8" TYPE X G.W.B.</p> <p>CONFORM TO ITEM #14-1.3, CBC TABLE 721.1(2), MINIMUM FOR 1-HR. RATING</p> <p>APPLY CONTINUOUS FIRE-RATED SEALANT AT TOP & BOTTOM EDGES OF G.W.B., BOTH SIDES & AROUND ALL CUT-INS FOR RECEPTACLES; RECEPTACLES SERVING OPPOSITE SIDES OF WALL SHALL NOT BE IN SAME STUD BAY</p> <p>PROVIDE FIREBLOCKING PER PARTITION NOTE 9</p>

FLOOR TYPES

TYPE	DESCRIPTION
F1	<p>TYPICAL WD. FLOOR OVER WD. FRAMING</p> <p>3/4" ENGINEERED OR HARDWOOD PLANK FLOORING, [SEE SCHEDULE] 3/4" PLYWD. SUBFLOOR, S.S.D. WD. JOISTS, S.S.D. ACOUSTIC BATT INSULATION (1) LAYER 5/8" G.W.B.</p>
F2	<p>TYPICAL TILE FLOOR OVER WOOD FRAMING</p> <p>FLOOR TILE (ALIGN W/ ADJACENT WD. FLOORING), [SEE SCHEDULE] CEMENTITIOUS BOND COAT PER TILE MANUF. RECOMMENDATIONS FLUID APPLIED CRACK ISOLATION MAT / WATERPROOFING MEMBRANE 1/2" C.F.B. OR FIBER CEMENT UNDERLAYMENT 3/4" PLYWD. SUBFLOOR WD. JOISTS, S.S.D. ACOUSTIC BATT INSULATION ABV. FIRST FLOOR (1) LAYER 5/8" G.W.B.</p>
F3	<p>TYPICAL WD. FLOOR OVER WOOD FRAMING ABOVE CRAWLSPACE</p> <p>3/4" ENGINEERED OR HARDWOOD PLANK FLOORING, [SEE SCHEDULE] 3/4" PLYWD. SUBFLOOR, S.S.D. WD. JOISTS, S.S.D. R-19 BATT INSULATION</p>
F4	<p>TYPICAL TILE FLOOR OVER WD. FRAMING ABV. CRAWLSPACE</p> <p>FLOOR TILE (ALIGN W/ ADJACENT WD. FLOORING), [SEE SCHEDULE] CEMENTITIOUS BOND COAT PER TILE MANUF. RECOMMENDATIONS FLUID APPLIED CRACK ISOLATION MAT / WATERPROOFING MEMBRANE 1/2" C.F.B. OR FIBER CEMENT UNDERLAYMENT 3/4" PLYWD. SUBFLOOR WD. JOISTS, S.S.D. R19 BATT INSULATION</p>
F5	<p>TYPICAL WD. FLOOR O/ WD. FRAMING O/ CONCRETE SLAB</p> <p>3/4" ENGINEERED OR HARDWOOD PLANK FLOORING, [SEE SCHEDULE] PLYWD. SUBFLOOR, S.S.D. P.T. WD. JOISTS, S.S.D. R-5 RIGID INSULATION 10MIL VAPOR BARRIER (E) CONCRETE SLAB ON GRADE</p>
F6	<p>TYPICAL TILE FLOOR O/ WD. FRAMING O/ CONCRETE SLAB</p> <p>FLOOR TILE (ALIGN W/ ADJACENT WD. FLOORING), [SEE SCHEDULE] CEMENTITIOUS BOND COAT PER TILE MANUF. RECOMMENDATIONS FLUID APPLIED CRACK ISOLATION MAT/WATERPROOFING MEMBRANE UNDERLAYMENT 1/2" C.F.B. OR FIBER CEMENT UNDERLAYMENT PLYWD. SUBFLOOR, S.S.D. THICKNESS AS REQUIRED TO ALIGN W/ FLOOR LEVEL THROUGHOUT WD. JOISTS, S.S.D. R-5 RIGID INSULATION 10MIL VAPOR BARRIER CONCRETE SLAB ON GRADE</p>
F7	<p>TYPICAL EXTERIOR WD. DECKING OVER WOOD FRAMING</p> <p>3/4" IPE WOOD DECKING WITH 1/8" SPACING FOR DRAINAGE TO BELOW, [SEE SCHEDULE] P.T. WD. JOISTS, S.S.D.</p>

ROOF / CEILING ASSEMBLIES

TYPE	DESCRIPTION
R1	<p>SHINGLES PITCHED ROOF ASSEMBLY</p> <p>(E) ASPHALT ROOF SHINGLES ON WATER RESISTANT MEMBRANCE ON (E) SHEATHING, S.S.D., V.I.F. INSULATION PER TITLE 24 BETWEEN 2X RAFTERS, S.S.D., V.I.F. VAPOR RESISTANCE BARRIER 5/8" GYPSUM BOARD, PAINTED</p>
C1	<p>CEILING ASSEMBLY</p> <p>R30 BATT INSULATION BETWEEN 2" x 6" JOISTS 5/8" DRYWALL</p>

- ASSEMBLY NOTES**
- ALL MATERIALS TO BE NEW UNLESS OTHERWISE NOTED AS EXISTING. EXISTING COMPONENTS OF ASSEMBLIES ARE SHOWN SHADED GRAY.
 - WATER RESISTIVE BARRIER SHALL PERFORM AT LEAST EQUIVALENT TO 2 LAYERS OF GRADE D BUILDING PAPER.
 - LOWEST COURSE OF PLYWOOD SHEATHING SHALL BE TREATED WITH PEST PREVENTATIVE. INSTALL PLYWOOD SHEATHING ON EXTERIOR SIDE OF EXTERIOR WALLS UNLESS OTHERWISE NOTED, S.S.D.
 - 2x4 WOOD FRAMED EXTERIOR WALLS TO HAVE [R-15] INSULATION MINIMUM. REFER TO T-24 REPORT FOR ADD'L INFO.
 - 2x6 WOOD FRAMED EXTERIOR WALLS TO HAVE [R-19] INSULATION MINIMUM. REFER TO T-24 REPORT FOR ADD'L INFO.
 - INSULATION MATERIALS MUST COMPLY WITH CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIALS
 - PROVIDE ACOUSTIC INSULATION IN ALL WALL, FLOOR, & CEILINGS SURROUNDING BEDROOMS, BATHROOMS, & LAUNDRY ROOMS.
 - PROVIDE ACOUSTIC INSULATION IN ALL WALL, FLOOR, & CEILINGS SURROUNDING OFFICES, CONFERENCE ROOMS, & MECHANICAL SPACES
 - PER CBC SECTION 718.2 IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS BOTH VERTICAL AND HORIZONTAL AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE.

LEGEND - ASSEMBLY TYPES

[ASSEMBLY TYPE REFERENCE]

- FIRE RATING: N = NOT RATED, 1 = 1-HR. RATED, 2 = 2-HR. RATED ...
- ASSEMBLY NUMBER: 1 = 1-HR. RATED, 2 = 2-HR. RATED ...
- ASSEMBLY TYPE: W = EXTERIOR WALL, P = PARTITION, F = FLOOR, R = ROOF, C = CEILING

[ASSEMBLY TYPE REFERENCE] [COMM/RET PROJECTS]

- ASSEMBLY NUMBER: 88
- ASSEMBLY COMPONENT(S) (E) TO REMAIN



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Date: 12/22/2025

Issued For: PERMIT

Job Number: 25041

Drawn By: Author Checked By: Checker

Scale: As indicated
0 2' 4' 8' 16'

Sheet Title: ENVELOPE ASSEMBLY TYPES

Sheet No. **A6.00**

dwelling lab
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 a. 21 El Cominito, Walnut Creek, CA 94598



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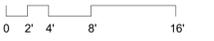
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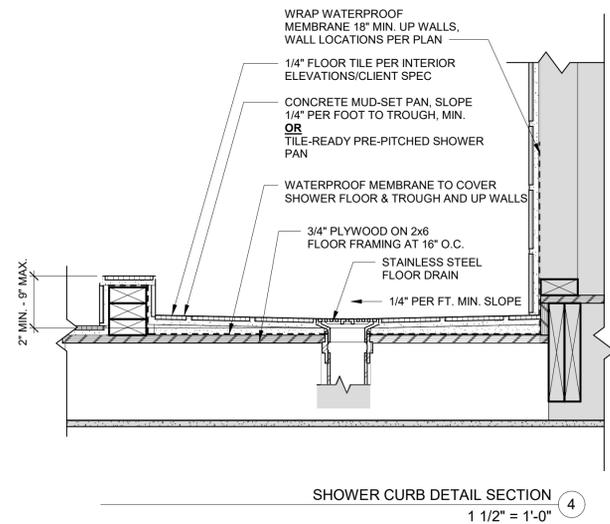
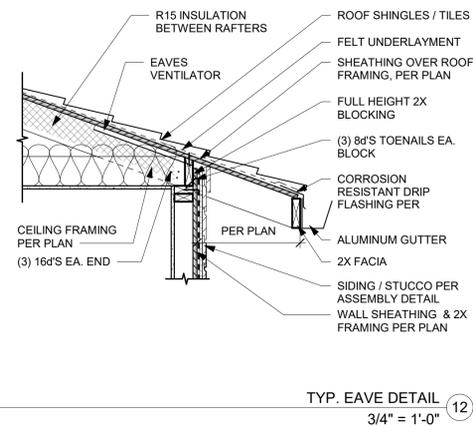
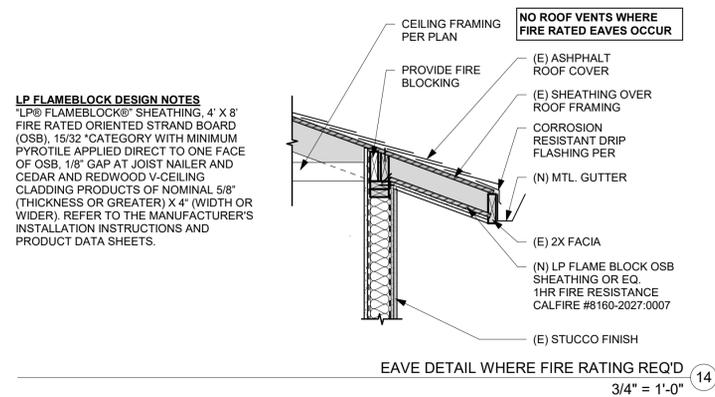
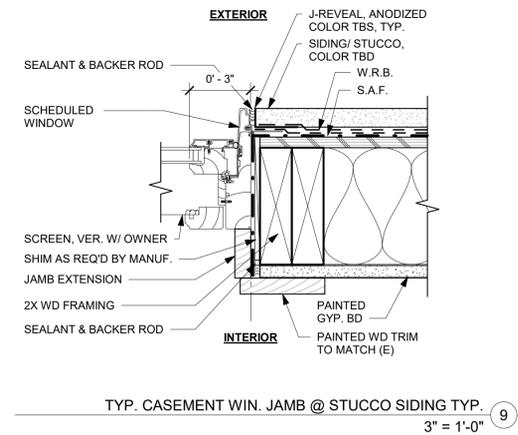
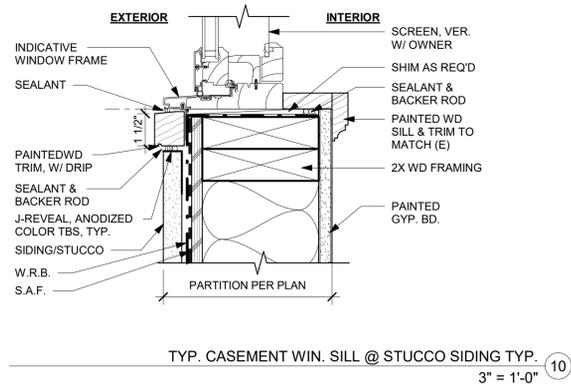
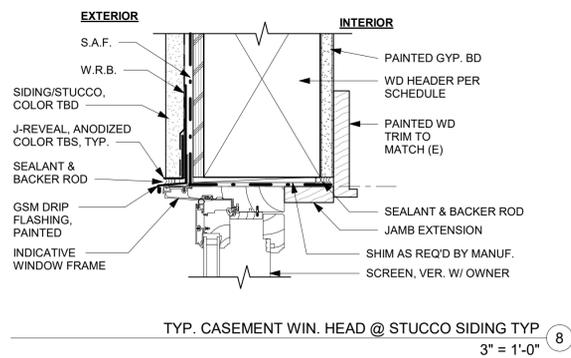
Drawn By: Author Checked By: Checker

Scale
 As indicated



Sheet Title
 DETAILS 02

Sheet No.
A7.10





Agency Approvals

Revision No. Date

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrications. The drawings and their design content are the sole property of Dwelling Lab, Inc. and may not be reused or reproduced in any manner without our express written consent.

Job Title 3110 LINCOLN AVE

Job Address
 3110 LINCOLN AVE,
 ALAMEDA, CA 94501

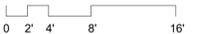
Date: 12/22/2025

Issued For
 PERMIT

Job Number: 25041

Drawn By: Author Checked By: Checker

Scale
 As indicated



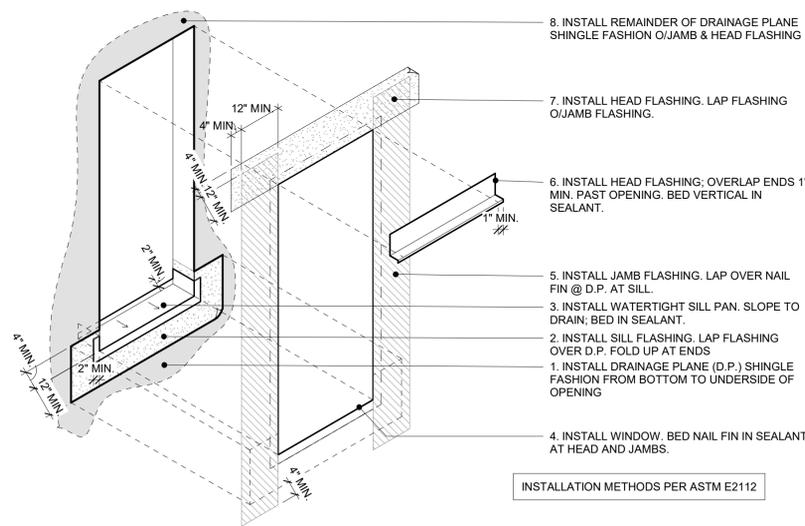
Sheet Title
SCHEDULE - WINDOW

Sheet No.
A9.00

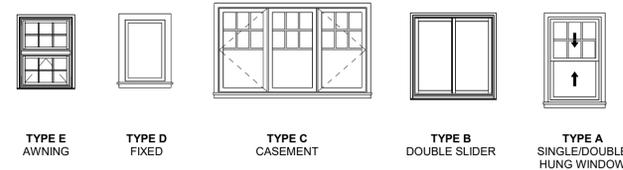
WINDOW SCHEDULE													
NO.	WINDOW TYPE	MANUFACTURER	PRODUCT	SIZE FINISH OPENING		DIM POINT A.F.F.	WINDOW MATERIAL	FINISH		GLASS		EGRESS	COMMENTS
				W	H			INT.	EXT.	TYPE	SAFETY		
01	C			7' - 0"	4' - 0"	7' - 0"							
02	A			2' - 6"	4' - 0"	7' - 0"							
03	A			2' - 6"	4' - 0"	7' - 0"							
04	B			5' - 0"	3' - 0"	7' - 2"							
05	A			3' - 6"	5' - 0"	8' - 0"							
06	A			2' - 10"	2' - 0"	6' - 0"							
07	B			3' - 0"	5' - 0"	8' - 0"							
08	B			3' - 0"	5' - 0"	8' - 0"							
09	A			3' - 0"	5' - 0"	7' - 6"							
10	A			3' - 0"	5' - 0"	7' - 6"							
11	A			3' - 0"	5' - 0"	7' - 6"							
12	C			8' - 0"	5' - 0"	7' - 6"							
13	A			1' - 6"	4' - 0"	6' - 8"							
14	A			1' - 6"	4' - 0"	6' - 8"							
15	B			3' - 0"	2' - 0"	7' - 0"							
16	A			3' - 6"	2' - 6"	6' - 0"							
17	A			3' - 6"	2' - 6"	6' - 0"							
18	A			3' - 6"	2' - 0"	6' - 0"							
19	B			3' - 0"	2' - 0"	6' - 11"							

WINDOW SCHEDULE NOTES

- WINDOW TYPES ARE SHOWN AS VIEWED FROM THE EXTERIOR.
- SEE EXTERIOR ELEVATIONS FOR WINDOW OPERATION.
- ALL DIMENSIONS GIVEN ARE TO [ROUGH OPENING / FINISHED OPENING], [ROUGH OPENING REQUIREMENTS MAY VARY BY MANUFACTURERS].
- ROUGH OPENINGS ARE TO BE AT LEAST [3/8", 1/2", 3/4"] LARGER THAN WINDOW NET SIZE ON ALL SIDES U.O.N.; ALL SHIM SPACE TO BE INSULATED WITH EXPANDABLE FOAM.
- GENERAL CONTRACTOR SHALL VERIFY HANDING OF WINDOWS AND ASSOCIATED HARDWARE WITH DIRECTION OF SWING INDICATED ON EXTERIOR ELEVATIONS AND WINDOW FRAME TYPES.
- GENERAL CONTRACTOR TO FIELD VERIFY ALL WINDOW ROUGH OPENINGS & JAMB DEPTHS PRIOR TO ORDERING WINDOWS.
- GENERAL CONTRACTOR TO PROVIDE HARDWARE & FINISH SAMPLES FOR APPROVAL PRIOR TO ORDERING.
- GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL WINDOWS TO ARCHITECT FOR REVIEW & APPROVAL PRIOR TO ORDERING.
- [PER CBC SECTION 705.11 WHEN NO PARAPET IS PROVIDED AT 1-HR FIRE RESISTANCE RATED EXTERIOR WALL, SKYLIGHT OPENINGS IN THE ROOF SHALL NOT BE LOCATED WITHIN 5' OF SUCH WALL FOR GROUP R OCCUPANCIES, MEASURED FROM INTERIOR SIDE OF THE WALL.]
- [PER CBC SECTION 1015.9 / CBC SECTION R312.2.1] WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN [36"/24"] ABOVE FINISHED FLOOR AND MORE THAN 12" ABOVE THE FINISHED GRADE OR SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, SUCH OPENINGS SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPEN POSITION.]
- [EMERGENCY ESCAPE WINDOWS REQUIREMENTS PER CBC 1030:
 - MINIMUM SIZE 20"W X 24" CLR;
 - NET CLEAR OPENING OF 5.7 SQ.FT., NET CLEAR OPENING FOR GROUND LEVEL EMERGENCY ESCAPE WINDOWS SHALL BE 5 SQ.FT. MIN.
 - THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44" ABOVE FINISH FLOOR.]
- PROVIDE SAFETY GLAZING IN WINDOWS AS REQUIRED BY CBC SECTION [2406.4.3].
- [PROVIDE SAFETY GLAZING IN SKYLIGHTS AS REQUIRED BY CBC SECTION 2405.2].
- FENESTRATIONS (EXCLUDING SKYLIGHTS) MUST MEET THE FOLLOWING STANDARDS AT MINIMUM [REFER TO CEC TABLE 150.1-A]. VERIFY W/ ENERGY CONSULTANT AND T-24 REPORT:
 - U FACTOR: 0.30
 - SHGC (SOLAR HEAT GAIN COEFFICIENT): 0.23
 - VT (VISIBLE TRANSMITTANCE) N/A
 - AL (AIR LEAKAGE) 0.3 QU.FT. / 1 SQ.FT. OF WINDOW AREA PER MIN.
 - U FACTOR FOR DOORS W/ LESS THAN 25% GLAZING: 0.20]
- SKYLIGHTS MUST MEET THE FOLLOWING STANDARDS AT MINIMUM. [REFER TO CEC SECTION 150.1(c)3A]. VERIFY W/ ENERGY CONSULTANT AND T-24 REPORT:
 - U FACTOR: 0.55
 - SHGC (SOLAR HEAT GAIN COEFFICIENT): 0.30
- PROVIDE NFRC LABEL ON GLAZING FOR FIELD INSPECTION.
- [REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL FRAMING DETAILS].
- TRIM DETAILS ILLUSTRATE TYPICAL CONDITIONS FOR DESIGN INTENT. CONTRACTOR SHALL ADAPT INSTALLATION TO SPECIFIC FIELD CONDITIONS AS REQUIRED.
- SEALANT TO MATCH WINDOW FRAME COLOR; TYP. U.O.N.
- [FOR ALL OPERABLE WINDOWS OR SASHES PROVIDE MANUFACTURER'S MESH SCREEN, U.O.N.]
- [AT CUSTOM OPERABLE WINDOWS PROVIDE WEATHER STRIPPING PACKAGE].
- [MESH SCREENS AT CUSTOM WINDOWS ARE TO MATCH WINDOW SASH DESIGN, INCLUDING MUNTIN ALIGNMENTS].
- [ALL GLAZING TO BE TRUE DIVIDED LIGHTS WHERE POSSIBLE. IF NOT POSSIBLE, MUNTINS TO BE SURFACE MOUNTED ON BOTH SIDES OF GLAZING WITH SPACER BETWEEN GLAZING. SPACER TO BE SAME COLOR AS MUNTIN.]



TYPICAL NAIL FIN WINDOW FLASHING
 3/8" = 1'-0"



REFER TO TITLE 24 DOCUMENTATION FOR U-FACTOR AND SHGC VALUES

WINDOW ELEVATIONS

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: 3110 Lincoln addition
 Calculation Date/Time: 2025-12-19T16:15:13-08:00
 Calculation Description: Title 24 Analysis
 Input File Name: 3110_Lincoln_addition_v30.rbd22

CFIR-PRF-01-E (Page 1 of 13)

01	02	03	04	05	06	07	08	09	10	11
01	Project Name	3110 Lincoln addition								
02	Run Title	Title 24 Analysis								
03	Project Location	3110 Lincoln Ave								
04	City	Alameda, CA	05	Standards Version	2022					
06	Zip code (FIPS)	94601	07	Software Version	CHEERS Rev 2022.0.0					
08	Climate Zone	3	09	Front Orientation (deg/ Cardinal)	40					
10	Building Type	Single Family	11	Number of Bedrooms	4					
12	Project Scope	Addition and/or Alteration	13	Number of Dwelling Units	1					
14	Addition Const. Floor Area (ft²)	550	15	Number of Stories	2					
16	Existing Const. Floor Area (ft²)	1189	17	Penetration Average Factor (1-3)	1.3					
18	Total Const. Floor Area (ft²)	1745	19	Glazing Percentage (%)	13.40%					
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a					
22	Fuel Type	Natural gas	23	No Dwelling Unit	No					

COMPLIANCE RESULTS

01	Building Complies with Computer Performance	Yes
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.	Yes
03	Building does not incorporate Special Features	Yes

Registration Number: 425-P010380198A-000-000-000000-0000
 Registration Date/Time: 12/22/2025 14:21
 HERS Provider: CHEERS
 Report Version: 2022.0.000
 Schema Version: rev 20220901

Report Generated: 2025-12-19 16:15:59

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: 3110 Lincoln addition
 Calculation Date/Time: 2025-12-19T16:15:13-08:00
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 Input File Name: 3110_Lincoln_addition_v30.rbd22

CFIR-PRF-01-E (Page 5 of 13)

01	02	03	04	05	06	07	08	09	10	11	
01	Name	Zone	Construction	Asmthd	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	T/R (deg)	Wall Exceptions	Status	Verified Existing Condition
02	GWall ex-B	Garage and Basement	Wall Gar	220	Back	316	0	90	none	Existing	No
03	GWall ex-R	Garage and Basement	Wall Gar	310	Right	238	0	90	none	Existing	No

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	
01	Name	Zone	Construction	Asmthd	Orientation	Area (ft²)	Slight Angle Area (ft²)	Roof Rise (in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
02	Cathedral 1	Addition	Ceiling cath new	40	Front	230	0	6	0.1	0.85	No	New	n/a	
03	Cathedral 2	Addition	Ceiling cath new	220	Back	169	0	0.5	0.1	0.85	No	New	n/a	
04	Cathedral 3	Addition	Ceiling cath new	220	Back	151	0	6	0.1	0.85	No	New	n/a	
05	GCathedral ex	Garage and Basement	Ceiling cath Gar	40	Front	52	0	1	0.3	0.85	No	Existing	No	

ATTC

01	02	03	04	05	06	07	08	09	10
01	Name	Construction	Type	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
02	Attic-ex	Roof ex	Weathered	6	0.1	0.85	No	No	Existing

Registration Number: 425-P010380198A-000-000-000000-0000
 Registration Date/Time: 12/22/2025 14:21
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 Schema Version: rev 20220901

Report Generated: 2025-12-19 16:15:59

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 Project Name: 3110 Lincoln addition
 Calculation Date/Time: 2025-12-19T16:15:13-08:00
 Calculation Description: Title 24 Analysis
 Input File Name: 3110_Lincoln_addition_v30.rbd22

CFIR-PRF-01-E (Page 9 of 13)

01	02	03	04	05	06	07	08	09	10	11	12
01	Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuity R-value	U-Factor	U-Factory	Assembly Layers		
02	Ceiling attic ex	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-0	None / None	0.881		Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board		
03	Floor Raised ex	Exterior Floors	Wood Framed Floor	2x6 @ 16 in. O. C.	R-0	None / None	0.264		Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no insul. / 2x6 Inside Finish: Gypsum Board		
04	Floor Int RD	Interior Floors	Wood Framed Floor	2x6 @ 16 in. O. C.	R-0	None / None	0.199		Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no insul. / 2x6 Inside Finish: Gypsum Board		
05	Floor Int ex	Interior Floors	Wood Framed Floor	2x6 @ 16 in. O. C.	R-0	None / None	0.199		Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no insul. / 2x6 Inside Finish: Gypsum Board		

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
01	Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CEMSD
02	Not Required	Not Required	N/A	n/a

Registration Number: 425-P010380198A-000-000-000000-0000
 Registration Date/Time: 12/22/2025 14:21
 HERS Provider: CHEERS
 Report Version: 2022.0.000
 Schema Version: rev 20220901

Report Generated: 2025-12-19 16:15:59

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: 3110 Lincoln addition
 Calculation Date/Time: 2025-12-19T16:15:13-08:00
 Calculation Description: Title 24 Analysis
 Input File Name: 3110_Lincoln_addition_v30.rbd22

CFIR-PRF-01-E (Page 2 of 13)

Energy Use	Standard Design Source Energy (EUI) (kBtu/ft²-yr)	Standard Design TDV Energy (EUI) (kBtu/ft²-yr)	Proposed Design Source Energy (EUI) (kBtu/ft²-yr)	Proposed Design TDV Energy (EUI) (kBtu/ft²-yr)	Compliance Margin (EUI)	Compliance Margin (EUI)
Space Heating	0	82.72	0	77.06	0	5.66
Space Cooling	0	31.27	0	36.75	0	-5.48
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	34.51	0	34.51	0	0
Self Utilization/Flexibility Credit	0	0	0	0	0	0
Efficiency Compliance Total	0	148.5	0	148.32	0	0.18
Photovoltaics	0	0	0	0	0	0
Battery	0	0	0	0	0	0
Flexibility	0	0	0	0	0	0
Indoor Lighting	0	7.95	0	7.95	0	0
Appl. & Cooking	0	24.52	0	24.56	0	0
Plug Loads	0	36.7	0	36.7	0	0
Outdoor Lighting	0	1.8	0	1.8	0	0
TOTAL COMPLIANCE	0	219.47	0	219.33	0	0.14

Registration Number: 425-P010380198A-000-000-000000-0000
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Report Generated: 2025-12-19 16:15:59

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 Input File Name: 3110_Lincoln_addition_v30.rbd22

CFIR-PRF-01-E (Page 6 of 13)

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	
01	Name	Type	Surface	Orientation	Asmthd	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-Factor	U-Factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
02	Wind-w-01	Window	Wall-ex-F	Front	40	7	4	1	28	0.3	NFRC	0.6	NFRC	Bug Screen	Altered	No
03	Wind-w-14	Window	Wall-ex-F	Front	40	1.5	4	1	6	0.3	NFRC	0.6	NFRC	Bug Screen	Altered	No

Registration Number: 425-P010380198A-000-000-000000-0000
 Registration Date/Time: 12/22/2025 14:21
 HERS Provider: CHEERS
 Report Version: 2022.0.000
 Schema Version: rev 20220901

Report Generated: 2025-12-19 16:15:59

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 Calculation Date/Time: 2025-12-19T16:15:13-08:00
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 Input File Name: 3110_Lincoln_addition_v30.rbd22

CFIR-PRF-01-E (Page 10 of 13)

01	02	03	04	05	06	07	08	09	10	11	12	
01	Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (s)	Status	Verified Existing Condition	Existing Water Heating System
02	DHW ex	Domestic Hot Water (DHW)	Standard	Ex Gas Storage	1	n/a	None	n/a	Ex Gas Storage (1)	Existing	No	

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	
01	Name	Heating Element Type	Tank Type	# of Units	Tank Vol (gal)	Heating Element Type	Efficiency	Rated Input (kW)	Input Rating or PHEI	Tank Insulation R-value (in/ft²)	Standby Loss or Recovery Eff.	1st Hr. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition
02	Ex Gas Storage	Gas	Small Storage	1	50	EF	0.6	Blu/hr	75000	0	70	n/a	n/a	Existing	No

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
01	Name	Pipe Insulation	Purified Piping	Compact Distribution Type	Compact Distribution Type	Recirculation Control
02	DHW ex - 1/2	Not Required	Not Required	Not Required	None	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	
01	Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Existing HVAC System
02	HVAC ex	Heating and cooling system other	Ex Furnace	1	Ex Cooling	1	Fan ex	Ducts ex	n/a	Existing	No	

Registration Number: 425-P010380198A-000-000-000000-0000
 Registration Date/Time: 12/22/2025 14:21
 HERS Provider: CHEERS
 Report Version: 2022.0.000
 Schema Version: rev 20220901

Report Generated: 2025-12-19 16:15:59

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 Project Name: 3110 Lincoln addition
 Calculation Date/Time: 2025-12-19T16:15:13-08:00
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 Input File Name: 3110_Lincoln_addition_v30.rbd22

CFIR-PRF-01-E (Page 3 of 13)

Energy Use Intensity	Standard Design (kBtu/ft²-yr)	Proposed Design (kBtu/ft²-yr)	Compliance Margin (kBtu/ft²-yr)	Margin Percentage
Gross EUI¹	42.13	41.04	1.09	2.59
Net EUI²	42.13	41.04	1.09	2.59

Notes:
 1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
 2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED SPECIAL FEATURES
 The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
 - NO SPECIAL FEATURES REQUIRED

HERS FEATURE SUMMARY
 The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Requirements C2.0(a) and C2.0(b) are required to be completed in the HERS Report.
 - Duct leakage testing

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
01	Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems
02	3110 Lincoln addition	1845	1	4	2	0

ZONE INFORMATION

01	02	03	04	05	06	07
01	Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1
02	House	Conditioned	HVAC ex	1295	9	DHW ex
03	Addition	Conditioned	HVAC ex	550	8	DHW ex

Registration Number: 425-P010380198A-000-000-000000-0000
 Registration Date/Time: 12/22/2025 14:21
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: 3110 Lincoln addition
 Calculation Date/Time: 2025-12-19T16:15:13-08:00
 Calculation Description: Title 24 Analysis
 Input File Name: 3110_Lincoln_addition_v30.rbd22

CFIR-PRF-01-E (Page 7 of 13)

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	
01	Name	Type	Surface	Orientation	Asmthd	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-Factor	U-Factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
02	Wind-w-17	Window	Wall-n-B	Back	220	3.5	2.5	1	8.75	0.3	NFRC	0.6	NFRC	Bug Screen	New	NA
03	Wind-w-16	Window	Wall-n-B	Back	220	3.5	2.5	1	8.75	0.3	NFRC	0.6	NFRC	Bug Screen	New	NA

OPAQUE DOORS

01	02	03	04	05	06
01	Name	Side of Building	Area (ft²)	U-Factor	Status
02	Door-1	Wall-ex-F	20	0.5	Altered
03	Door-2	Wall-ex-B	20	0.5	Altered
04	Door-n	Interior Wall-n-B	16.7	0.5	New
05	GarDoor-ex	GWall-ex-F	56	1	Existing

SLAB FLOORS

01	02	03	04	05	06	07	08	09	10
01	Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status
02	GSlab On Grade-ex	Garage and Basement	1310	158	none	0	0%	No	Existing

Registration Number: 425-P010380198A-000-000-000000-0000
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 Calculation Description: Title 24 Analysis
 Input File Name: 3110_Lincoln_addition_v30.rbd22

CFIR-PRF-01-E (Page 11 of 13)

HVAC - HEATING UNIT TYPES

01	02	03	04	05
01	Name	System Type	Number of Units	Heating Efficiency
02	Ex Furnace	Central gas furnace	1	APUE: 75

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08	09
01	Name	System Type	Number of Units	Efficiency Metric	Efficiency (EER/SEER/EER)	Efficiency (SEER/ENERGY STAR)	Zonally Controlled	Multi-speed Compressor
02	Ex Cooling	Central split AC	1	EER/SEER	7.06	8	Not Zonal	Single Speed

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
01	Name	Type	Design Type	Duct Ins. R-value	Duct Location	Surface Area	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution System	New Ducts		
02	Ducts ex	Unconditioned attic	Non-Verified	R-6	Attic	111	None	None	Sealed and Tested	Existing + New	No	No	>= 23 ft		

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
01	Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low Leakage Air Handler
02	Ducts ex-hers-dist	Yes	10.0	Not Required	Not Required	Not Required	Credit not taken	Not Required

GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF "2022 CBC", AND LOCAL BUILDING CODE AMENDMENTS AND ORDINANCES, LATEST EDITION.
- DETAILS OF CONSTRUCTION SHALL BE VERIFIED AT SITE BY THE CONTRACTOR, AND DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS SHALL BE PROMPTLY REPORTED TO ENGINEER PRIOR TO PROCEED WITH WORK.
- DIMENSIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE CONFIRMED BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO CAREFULLY MEASURE ALL EXISTING CONDITIONS TO ASSURE ACCURATE POSITIONING OF THE NEW CONSTRUCTION.
- DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY TO SIMILAR SITUATIONS.
- DO NOT SCALE THESE DRAWINGS.
- STRUCTURAL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF CONSTRUCTION OR PROPER EXECUTION OF THE WORK SHOWN ON THESE DRAWINGS. SAFETY METHODS AND TECHNIQUES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE PLANS AND DETAILS PREPARED BY THE ENGINEER ARE FOR THE COMPLETED WORK ONLY. IN PREPARING THEM, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION PROCEDURES NECESSARY TO ACHIEVE THE COMPLETE WORK.
- DAMAGE TO EXISTING CONDITIONS NOT CAUSED BY THE NEW WORK SHALL BE REPAIRED AND RESTORED TO THE ORIGINAL CONDITIONS AT CONTRACTOR'S EXPENSE.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, AND UNDERPINNING, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY PRIOR TO AND DURING CONSTRUCTION. SUCH DESIGN SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO SUCH WORK.
- ALL SITE WORK, EXCAVATION, BACKFILL, ETC. SHALL CONFORM TO SOIL REPORT PREPARED BY GEOENGINEERING CONSULTANTS, INC. DATED SEP. 14, 2024. PROJECT NUMBER P24-358.

STRUCTURAL STEEL:

- ALL STEEL WORK SHALL CONFORM TO MANUAL OF STEEL CONSTRUCTION LATEST EDITION.
- STRUCTURAL STEEL WIDE FLANGE BEAM SHALL BE ASTM A-992 AND STEEL PLATES SHALL BE ASTM A-36. STRUCTURAL STEEL PIPE SHALL BE ASTM A-53, GRADE B. STRUCTURAL STEEL TUBE SHALL BE ASTM A-500, GRADE B.
- ALL CONNECTION BOLTS SHALL BE ASTM A-307.
- ALL WELDS SHALL BE MADE WITH E70XX ELECTRODE, BY CERTIFIED WELDERS.
- ALL STEEL EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED.
- ALL INTERIOR STEEL MEMBERS SHALL BE SHOP PRIMED.

CONCRETE AND REBARS:

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH LATEST A.C.I. CODE.
- ALL CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
- REINFORCING STEEL SHALL BE NEW, FREE OF SCALE, AND RUST PER ASTM-615, GRADE 40 FOR #4 OR SMALLER BAR AND GRADE 60 FOR #5 OR LARGER BAR.
- CONCRETE COVERAGE OF REINFORCING BARS SHALL BE AS FOLLOWS:
 3" CONCRETE IF POURED DIRECTLY AGAINST EARTH.
 2" CONCRETE IF EXPOSED TO EARTH BUT POURED IN FORMS.
 1 1/2" FOR BEAM, COLUMN, AND EXTERIOR SURFACES.
 3/4" FOR INTERIOR SLAB, JOIST AND WALL.
- ALL LAP LENGTH SHALL BE 30" MIN. NOT LESS THAN 48X DIAMETER OF REBAR.
- EPOXY USED SHALL BE SIMP. SET-3G.
- THE RECYCLED CONTENT OF STRUCTURAL STEEL CAN BE 100% FOR STEEL PRODUCED USING ELECTRIC ARCH FURNACE METHOD OF PRODUCTION.

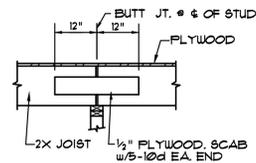
LUMBER:

- ALL WOOD JOISTS & BEAMS SHALL BE DOUGLAS FIR LARCH NO. 1 OR BETTER (UNLESS NOTED OTHERWISE).
- ALL LUMBER TO BE GRADE STAMPED S-DRY & THE MOISTURE CONTENT (MC) BE LESS THAN OR EQUAL TO 19 PERCENT.
- ALL PLYWOOD SHEATHING SHALL BE APPROVED STRUCTURAL I, CDX EXTERIOR GRADE, APA OR APPROVED EQUAL.
- BOLTS BEARING ON WOOD SHALL HAVE ADEQUATE WASHERS.
- ALL NAILING SHALL BE COMMON NAIL.
- ALL STUD WALLS SHALL BE 2X4 @ 16" O.C. (UNO.)
- PROVIDE DOUBLE JOIST BELOW WALLS.
- FSL, LVL AND TJI SHALL BE MANUFACTURED BY TRUSS JOIST MACHILLAN OR APPROVED EQUAL.
- INSTALL FSL, LVL AND TJI PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE 2X6 STUDS @ 16" O.C. FOR ALL PLUMBING WALLS.
- ALL PLYWOOD CONNECTED TO THE FLOOR JOIST SHALL BE GLUED AND NAILED.
- ALL LUMBER EXPOSED TO WEATHER & CONCRETE SHALL BE DOUGLAS FIR PRESSURE TREATED OR ALL HEART REDWOOD.
- PARALLAM FSL, LVL AND TJI BEAMS BY TRUSS JOIST MACHILLAN, ICBO APPROVAL NO. NER481.
- CONNECTORS USED ABOVE GRADE SHALL BE TYPE 304 OR 304 306 STAINLESS STEEL, SILICON BRONZE, COPPER, HOT-DIPPED ZINC OR HOT-TUMBLE COATED GALVANIZED STEEL NAILS, CRC R3113.
- CONNECTORS FOR PRESSURE TREATED OR FIRE-RETARDANT TREATED WOOD ARE HOT-DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER COATING TYPES SHALL BE PER MANUFACTURE RECOMMENDATIONS OR AS A MINIMUM CAN BE MECHANICALLY DEPOSITED ZINC-COATED GALVANIZED STEEL, CRC R3113.
- ALL EXT. WALLS SHALL HAVE 1/2" PLYWOOD W/ 10d @ 6" O.C. (EDGES) TYP. UNO.
- ALL ANCHOR BOLTS ARE PROVIDED WITH 3" X 3" X 0.225" STEEL PLATE WASHERS. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1 3/4". PROVIDE A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT, CRC 602.11.

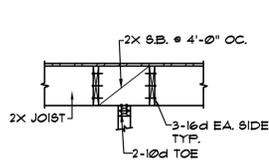
KEY	MATERIAL	10d NAILS	CLIPS	SILL PLATE NAILING	PTDF MUD SILL AB. SIZE & SPACING	NOTES	SHEAR
SW6	1/2" PLYWOOD	6" O.C. 12" O.C.	L10 @ 16" O.C.	20d @ 6" O.C.	3"x W/ 3/8" A.B. @ 16" O.C.	1, 2, 3, 4, 5, 8, 10	340
SW4	1/2" PLYWOOD	4" O.C. 12" O.C.	L30 @ 16" O.C.	20d @ 4" O.C.	3"x W/ 3/8" A.B. @ 16" O.C.	1, 2, 3, 4, 5, 6, 7, 8, 10	510
SU3	1/2" PLYWOOD	3" O.C. 12" O.C. 2-L50 @ 16" O.C.	20d @ 3" O.C.	3"x W/ 3/8" A.B. @ 16" O.C.	3"x W/ 3/8" A.B. @ 16" O.C.	1, 2, 3, 4, 5, 6, 7, 8, 9, 10	665
SU2	1/2" PLYWOOD	2" O.C. 12" O.C. 2-L10 @ 16" O.C.	SDS 1/4" @ 6" O.C.	3"x W/ 3/8" A.B. @ 16" O.C.	3"x W/ 3/8" A.B. @ 16" O.C.	1, 2, 3, 4, 5, 6, 7, 8, 9, 10	810

SHEAR WALL SCHEDULE & NOTES:

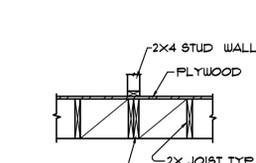
- SHEAR WALL AND HOLD-DOWN ARE SHOWN ON WALL ON THE SAME FLOOR SHOWN, E.G. 2ND FLOOR SHEAR WALLS AND HOLD-DOWN ARE SHOWN ON SECOND FLOOR FRAMING PLAN.
- ALL PLYWOOD SHEAR WALL TO BE STRUCTURAL I, CDX, EXTERIOR GRADE.
- ALL PLYWOOD SHEAR WALL NAILING TO BE 10d COMMON NAILS.
- ALL PANEL EDGES SHALL BE BLOCKED.
- PROVIDE 4"x POST AT EACH END OF SHEAR WALL FOR HOLD-DOWN EXCEPT AS OTHERWISE NOTED. PROVIDE 6"x POST FOR HD-15 AND 4"x POST FOR HD-20A.
- WHERE PLYWOOD IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. EITHER SIDE PANEL JOINTS SHALL BE OFFSET TO FALL DIFFERENT FRAMING MEMBERS OF FRAMING SHALL BE 3" AND NAILING ON EACH SIDE SHALL BE STAGGERED.
- FRAMING ADJOINING PANEL EDGES SHALL BE 3" AND NAILING SHALL BE STAGGERED.
- MINIMUM DIMENSION OF PLYWOOD PANEL TO BE 10' FOR SHEAR WALL.
- MINIMUM LUMBER THICKNESS OF 1 1/2" FOR CONNECTING FRAMING CLIP.
- PREDRILLED SILL PLATE AS REQUIRED TO PREVENT SPLITTING.



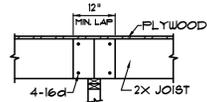
BUTT JOINT



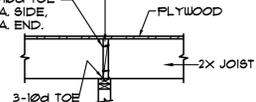
JOIST PARALLEL TO STUD



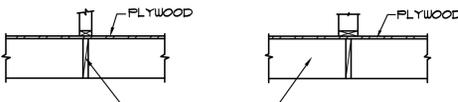
STUD PARALLEL TO JOIST



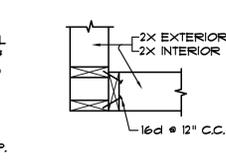
LAP JOINT



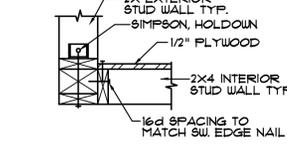
JOIST CROSS'G STUD



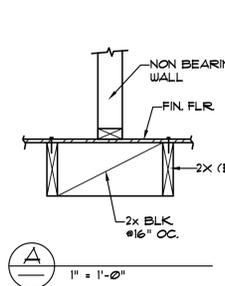
STUD PERPENDICULAR TO JOIST



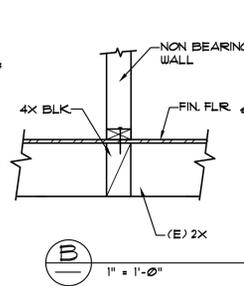
INTERSECTIONS



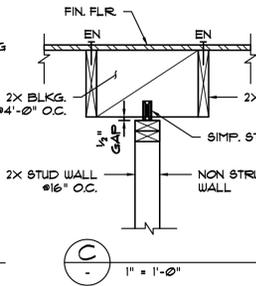
CORNER



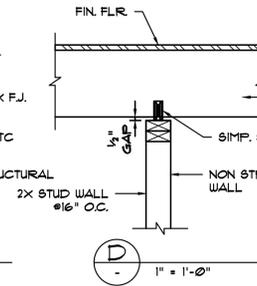
A 1" = 1'-0"



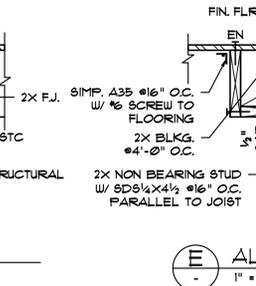
B 1" = 1'-0"



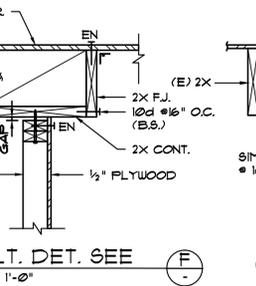
C 1" = 1'-0"



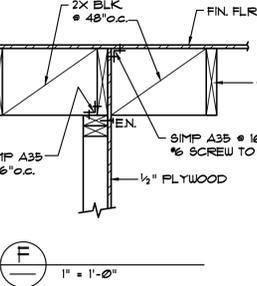
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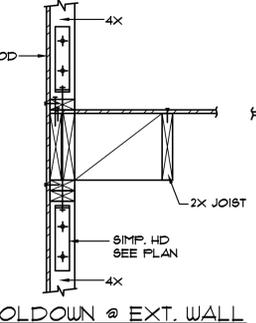
E 1" = 1'-0"



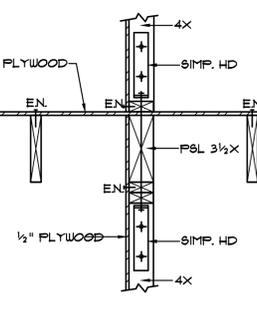
F 1" = 1'-0"



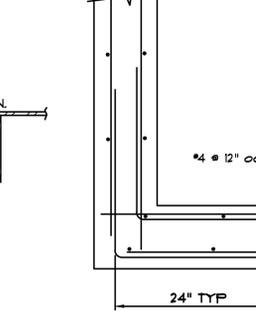
G 1" = 1'-0"



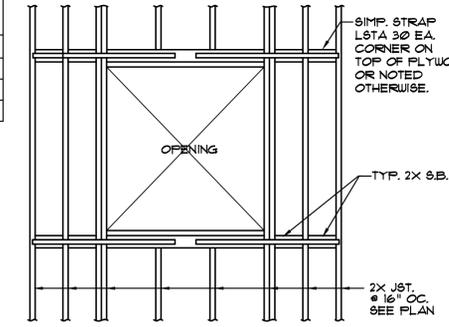
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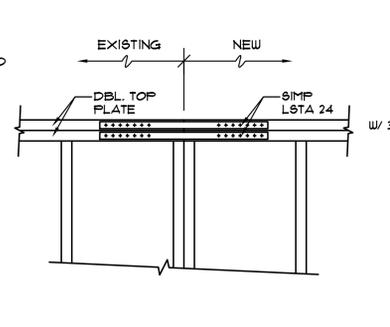
I NOT TO SCALE



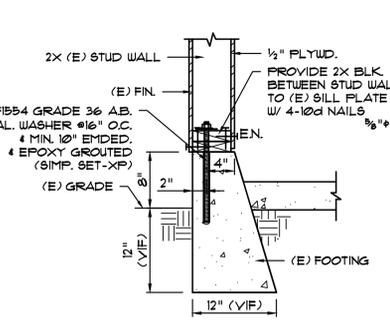
J 1" = 1'-0"



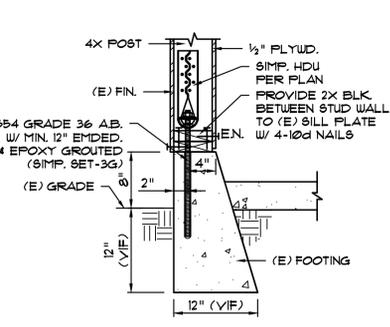
K NOT TO SCALE



L 1" = 1'-0"



M 1" = 1'-0"



N 1" = 1'-0"

AGENCY USE ONLY

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GENERAL NOTES
& TYPICAL DETAILS

3110 LINCOLN AVE,
ALAMEDA, CA

Submitted on:
Revisions:

DEC. 15, 2025

Scale: AS SHOWN

Drawing No.

S-1

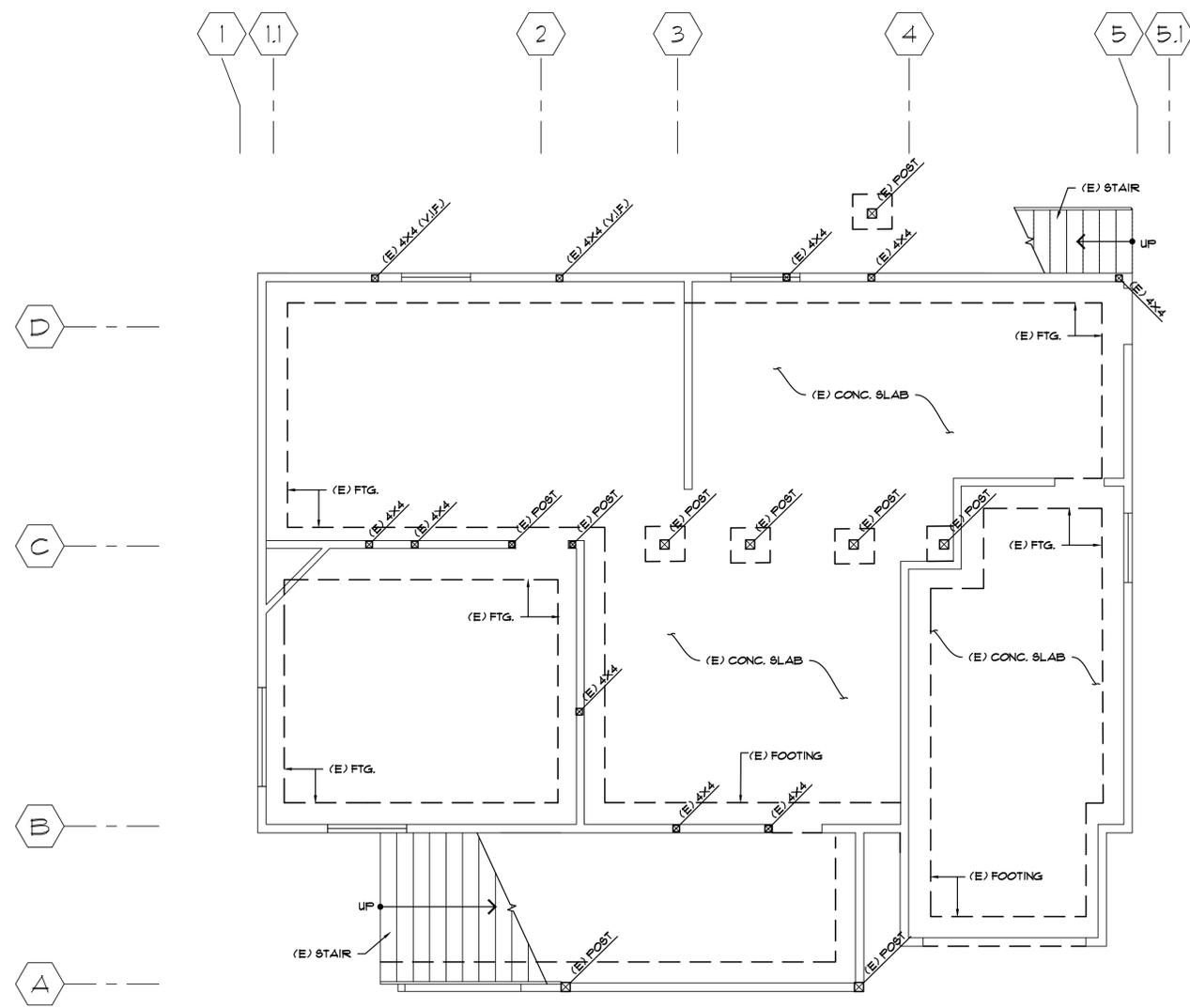
LEGEND:
 ——— EXISTING WALL
 - - - EXISTING FOOTING
 (A) GRIDLINE
 (1) GRIDLINE

POSTS LEGEND:
 (A) POST ABOVE
 (B) POST BELOW
 (A & B) POST ABOVE & BELOW

NOTES:
 1. ALL THE NEW EXTERIOR WALL WILL BE 1/2" PLYWOOD W/ 10d #6" O.C. (EDGES) & 10d #12" O.C. (FIELDS).

NOTES:
 1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE JOISTS & (E) FOUNDATION SIZES/LOCATIONS ARE DIFFERENT THAN THE PLAN.
 2. THE ENGINEER WILL REVISE THE DRAWING ACCORDING TO FIELD CONDITION.
 3. VOLUNTARILY SEISMIC DESIGN.
 4. WHERE HOLDOWN POSTS CONTINUE TO FLOOR BELOW PROVIDE SAME SIZE HOLDOWN AT TOP AND BOTTOM OF THE LOWER POST.
 5. WHERE HOLDOWN IS ATTACHED TO A BEAM, PROVIDE HOLDOWN AT EACH END OF POST SUPPORTING BEAM AND CONTINUE HOLDOWN BELOW.

ABBREVIATIONS:
 AB. ANCHOR BOLT
 ABV. ABOVE
 ADD'L. ADDITIONAL
 ALT. ALTERNATE
 ARCH. ARCHITECT
 BTWN. BETWEEN
 BLDG. BUILDING
 BLW. BELOW
 BM. BEAM
 BN. BOUNDARY NAIL
 BOT. BOTTOM
 B.S. B/S BOTH SIDES
 C.I.P. CAST-IN-FLATE
 C.J.P. COMPLETE JOINT
 PEN. PENETRATION
 C.L. CONTROL JOINT
 C.L. CENTER LINE
 CLR. CLEAR
 CMU CONCRETE MASONRY UNIT
 COL. COLUMN
 CONC. CONCRETE
 CONST. CONSTRUCTION
 CONT. CONTINUOUS
 DBL. DOUBLE
 DET. DETAIL
 DIA. DIAMETER
 DIAG. DIAGONAL
 DL. DEAD LOAD
 DWG. DRAWINGS
 EA. EACH
 EL. ELEVATION
 EMBED. EMBEDMENT
 EN. EDGE NAIL
 EQ. EQUAL
 (E) EXISTING
 E.W. EACH WAY
 EXT. EXTERIOR
 FDN. FOUNDATION
 FIN. FINISH
 F.J. FLOOR JOIST
 FLR. FLOOR
 FN. FIELD NAIL
 FP. FULL PENETRATION
 FT. FOOT
 FTG. FOOTING
 GA. GAUGE
 GALV. GALVANIZED
 GL. GRIDLINE
 GLB. GLU-LAM BEAM
 H.S.B. HIGH-STRENGTH BOLT
 HD. HOLDOWN
 HORIZ. HORIZONTAL
 IN. INCH
 INT. INTERIOR
 JST. JOIST
 LB. POUND
 LGS. LIGHT GAUGE STEEL
 LL. LIVE LOAD
 LLH. LONG LEG HORIZONTAL
 LLV. LONG LEG VERTICAL
 LONG. LONGITUDINAL
 MAX. MAXIMUM
 MB. MACHINE BOLT
 MECH. MECHANICAL
 MFR. MANUFACTURER
 MIN. MINIMUM
 MISC. MISCELLANEOUS
 (N) NEW
 N.I.A. NOT IN CONTRACT
 NOM. NOMINAL
 NO. NUMBER
 N.T.S. NOT TO SCALE
 ON. ON CENTER
 OH. OPPOSITE HAND
 OFNG. OPENING
 ORIG. ORIGINAL
 O.W.J. OPEN WEB JOIST
 PART. PARTITION
 PERIM. PERIMETER
 PERP. PERPENDICULAR
 PL. PLATE, PROPERTY LINE
 P.J.P. PARTIAL JOINT
 PEN. PENETRATION
 FLY. FLYWOOD
 P.S.F. POUNDS PER SQUARE
 P.S.I. POUNDS PER SQUARE
 P.T. PRESSURE-TREATED
 R. RAD. RADIUS
 REF. REFERENCE
 RET. RETURN
 REINF. REINFORCING
 REQ'D. REQUIRED
 REB. RETROFIT BOLT
 R.J. ROOF JOIST
 S.A.D. SEE ARCHITECTURAL DRAWINGS
 SCHED. SCHEDULE
 S.L.D. SEE LANDSCAPE DRAWINGS
 SECT. SECTION
 SIM. SIMILAR
 SN. SHEAR NAIL
 S.O.G. SLAB ON GRADE
 SPEC. SPECIFICATION
 SQ. SQUARE
 STRUCT. STRUCTURAL
 SW. SHEAR WALL
 SYM. SYMMETRICAL
 T.B.A. TO BE ABANDONED
 T.B.R. TO BE REMOVED
 T.B. TOP & BOTTOM
 T.G. TONGUE & GROOVE
 TRL. TRIPLE
 T.J. TRUSS JOIST
 TYP. TYPICAL
 UNO. UNLESS NOTED OTHERWISE
 VERT. VERTICAL
 W. WITH
 W.F. WIDE FLANGE
 W.P. WORKING POINT



GARAGE LEVEL FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

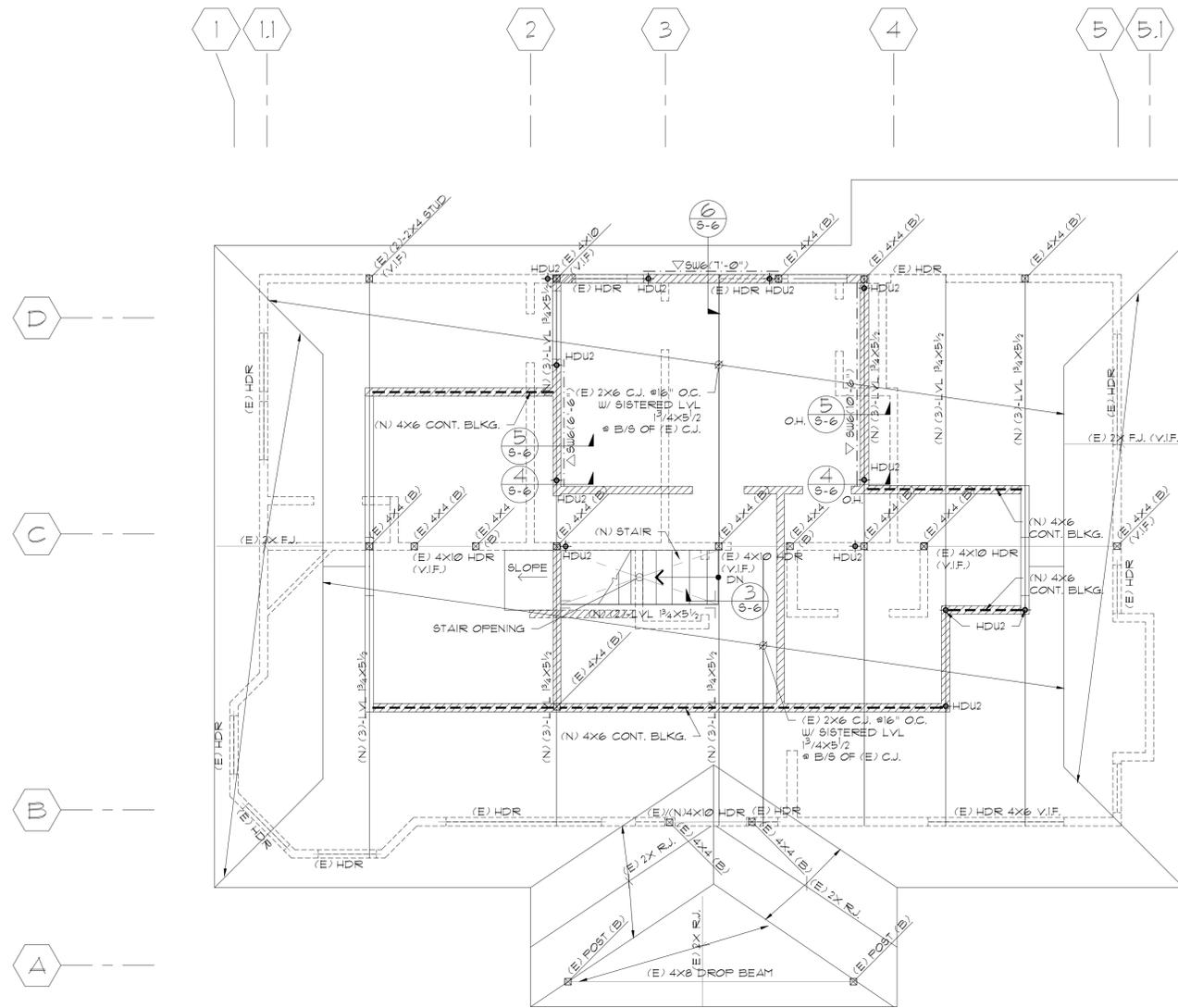
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GARAGE LEVEL
 FOUNDATION PLAN

3110 LINCOLN AVE,
 ALAMEDA, CA

Submitted on:	DEC. 15, 2025
Revisions:	Scale: AS SHOWN
FEB. 6, 2025	Drawing No.
	S-2



ATTIC FRAMING PLAN
SCALE: 1/4" = 1'-0"

LEGEND:

- EXISTING WALL
- EXISTING WALL BELOW
- NEW WALL
- WOOD BEAM
- (N) 2x F.J. @ 16" O.C. NEW FLOOR OR ROOF JOIST
- (E) 2x F.J. (V.I.F.) EXISTING FLOOR OR ROOF JOIST
- SIMP. U OR LU FOR BEAMS & JOISTS, SIMP. HU FOR LVL JOISTS (TYP.) (UN.O.)
- SIMP. HUC OR HUCO FOR BEAMS, SIMP. HGUS FOR PBL BEAMS AT THE END (TYP.) (UN.O.)
- GRIDLINE

POSTS LEGEND:

- (A) POST ABOVE
- (B) POST BELOW
- (A & B) POST ABOVE & BELOW

NOTE:

1. ALL THE (E) POSTS (E) BEAMS WILL BE VERIFIED IN THE FIELD, OTHERWISE ADD (N) BEAMS/POSTS.

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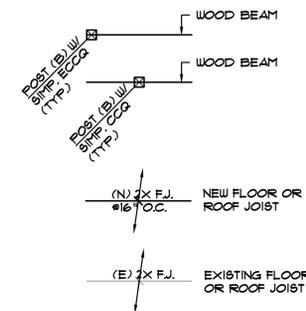
ATTIC FRAMING PLAN

3110 LINCOLN AVE,
ALAMEDA, CA

Submitted on:	DEC. 15, 2025
Revisions:	Scale: AS SHOWN
A	Drawing No.
B	S = 4
C	
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LEGEND:

- EXISTING WALL
- - - - - EXISTING WALL BELOW
- /////// NEW WALL BELOW

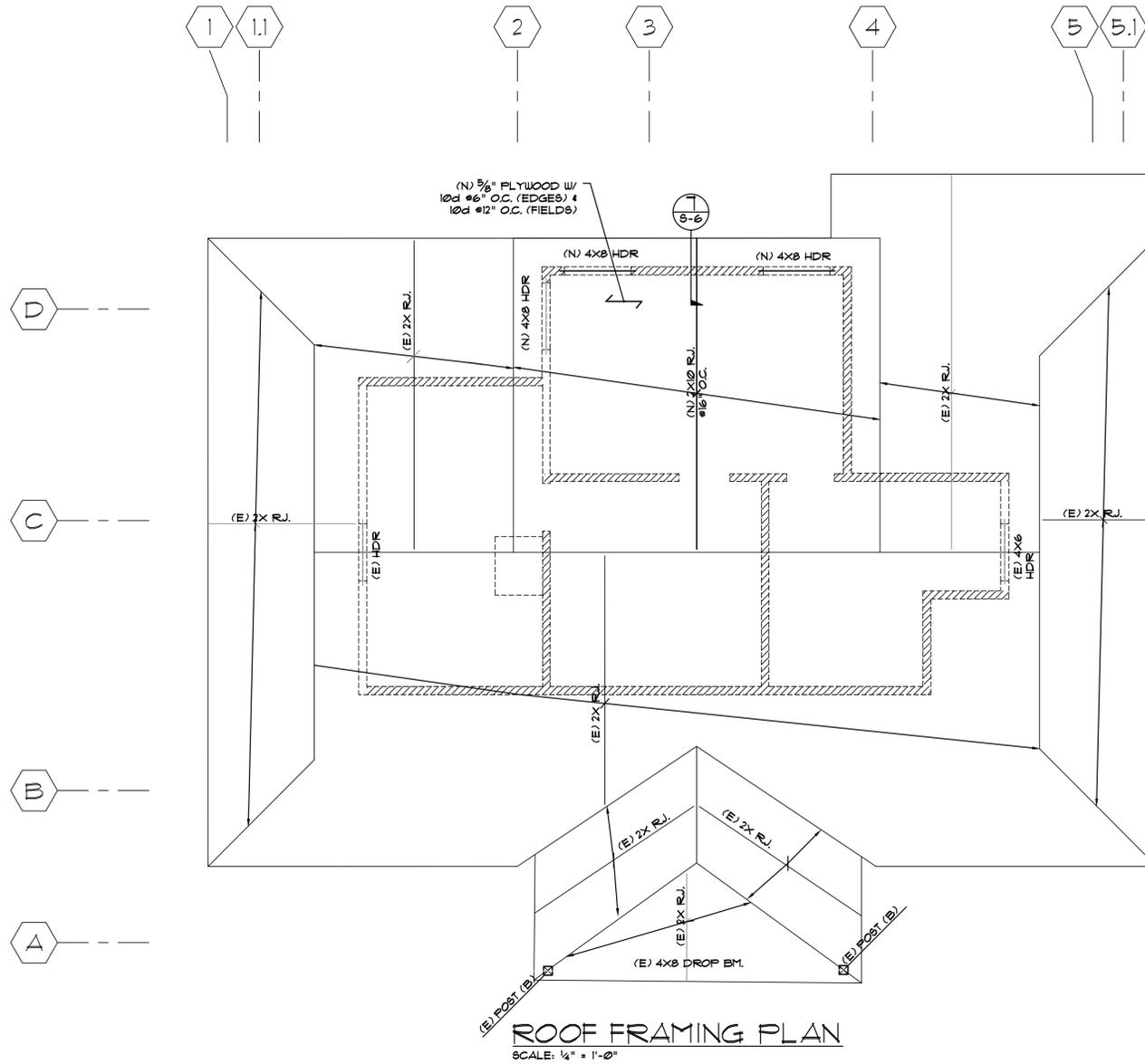


POSTS LEGEND:

- (A) POST ABOVE
- (B) POST BELOW
- (A & B) POST ABOVE & BELOW

NOTES:

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE JOISTS & (E) FOUNDATION SIZES/LOCATIONS ARE DIFFERENT THAN THE PLAN.
2. THE ENGINEER WILL REVISE THE DRAWING ACCORDING TO FIELD CONDITION.
3. CONTRACTOR SHALL VERIFY IN THE FIELD THAT THE INTERIOR WALLS ARE NON-BEARING, NON-SHEARING, & NON-BRACED PRIOR DEMOLITION.
4. RIDGE BEAM, HIP BEAM AND VALLEY BEAM WILL BE SUPPORTED BY 2x4 STUD WALL #16" O.C. TO CEILING JOISTS.
5. WHERE HOLD-DOWN POSTS CONTINUE TO FLOOR BELOW PROVIDE SAME SIZE HOLD-DOWN AT TOP AND BOTTOM OF THE LOWER POST.
6. WHERE HOLD-DOWN IS ATTACHED TO A BEAM, PROVIDE HOLD-DOWN AT EACH END OF POST SUPPORTING BEAM AND CONTINUE HOLD-DOWN BELOW.
7. (E) ROOF RAFTERS SHALL BE SUPPORTED AT MID POINT BETWEEN RIDGE BEAM AND EXTERIOR WALL.



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ROOF FRAMING PLAN

3110 LINCOLN AVE,
ALAMEDA, CA

Submitted on:

Revisions:

NOV. 25, 2025

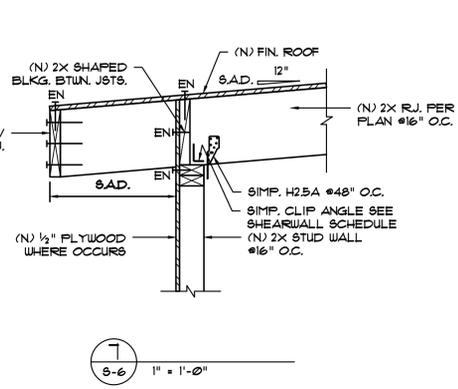
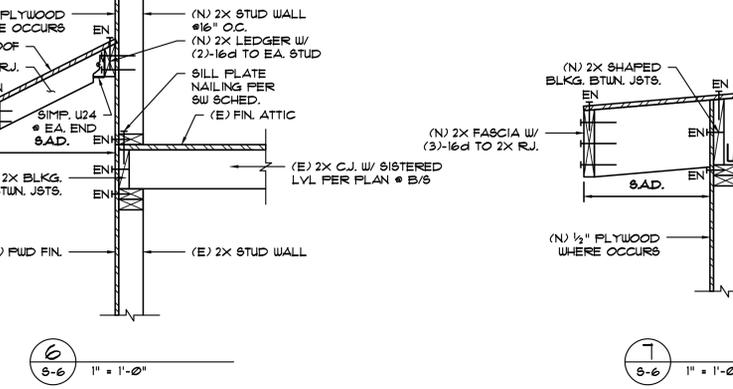
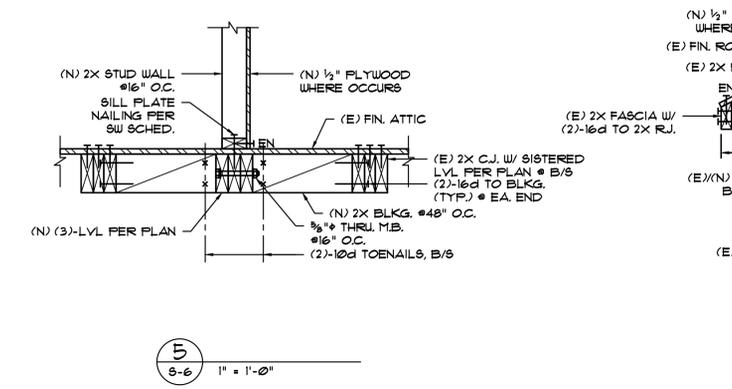
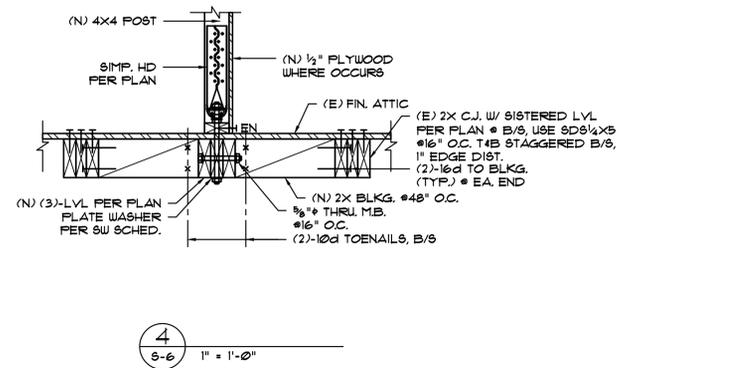
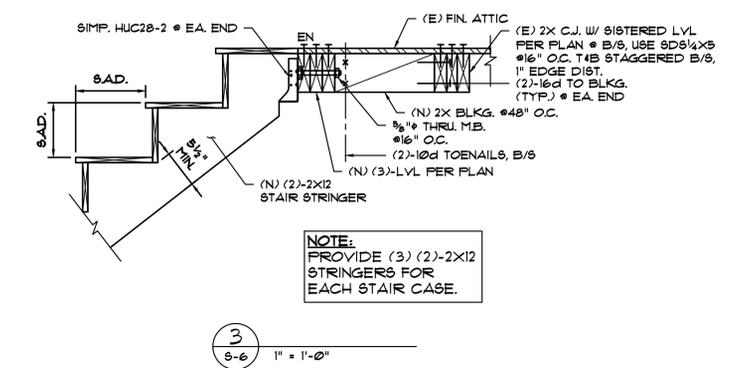
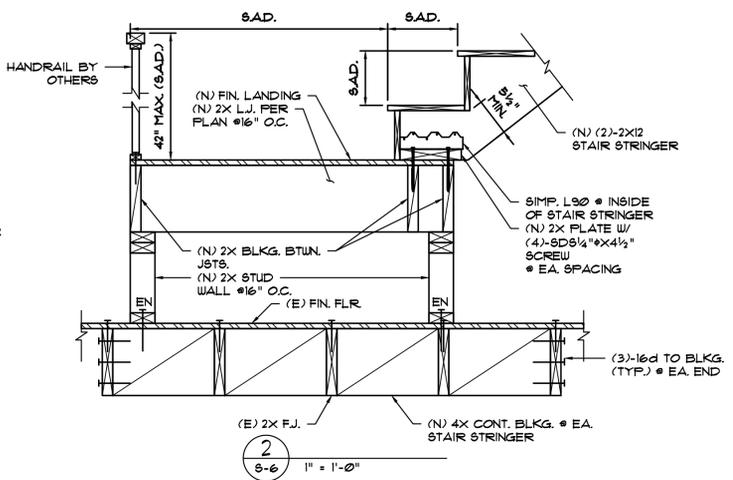
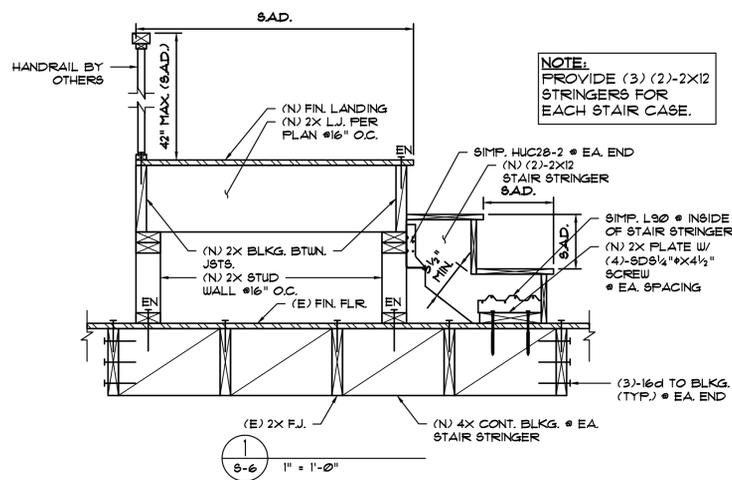
1 2 3 4 5 6

DEC. 15, 2025

Scale: AS SHOWN

Drawing No.

S - J



SEISMIC DESIGN CRITERIA:

SEISMIC IMPORTANT FACTOR, $I = 1.0$
 MAPPED SPECTRAL RESPONSE ACCELERATION, $S_s = 1.94$
 $S_1 = 0.67$
 SITE CLASS D (DEFAULT)
 SPECTRAL RESPONSE COEFFICIENTS, $S_D1 = 1.21$
 $S_D2 = 1.13$
 SEISMIC DESIGN CATEGORY D
 BASIC SEISMIC FORCE RESISTING SYSTEM - PLYWOOD SHEAR WALLS
 DESIGN BASE SHEAR, $V = C_s \times W$
 SEISMIC RESPONSE COEFFICIENTS, $C_s = 0.135$
 RESPONSE MODIFICATION, $R = 6.5$ (PLYWOOD SHEAR WALL)
 ANALYSIS PROCEDURE USED - SIMPLE PROCEDURE

LOADS:

ROOF DEAD LOAD = 20 P.S.F. FLOOR DEAD LOAD = 20 P.S.F.
 ROOF LIVE LOAD = 20 P.S.F. FLOOR LIVE LOAD = 40 P.S.F.
 DESIGN OF LOAD BEARING OF SOIL = 1,500 P.S.F.

WIND DESIGN CRITERIA:

BASIC WIND SPEED = 110 MILE PER HOUR
 WIND IMPORTANT $I = 1$
 WIND EXPOSURE B
 $\lambda =$ ADJUSTMENT FACTOR = 1
 $K_{zt} =$ TOPOGRAPHIC FACTOR = 1
 $F_e = 12.9$ P.S.F.
 $F_s = \lambda K_{zt} F_e$

NAILING SCHEDULE

CONNECTION	NAILING (#)
JOIST TO SILL OR GIRDER, TOENAIL	3- 8d
BRIDGING TO JOIST, TOENAIL EACH END	2- 8d
1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2- 8d
WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST, FACE NAIL	3- 8d
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2- 16d
SOLE PLATE TO JOIST OR BLOCKING, TYP. FACE NAIL	16d @ 16" O.C.
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	3-16d PER 16"
TOP PLATE TO STUD, END NAIL	2- 16d
STUD TO SOLE PLATE	4- 8d TOENAIL OR 2- 16d END NAIL
DOUBLE STUDS, FACE NAIL	16d @ 24" O.C.
DOUBLED TOP PLATES, FACE NAIL	16d @ 12" O.C.
DOUBLED TOP PLATES, FACE NAIL	16d @ 12" O.C.
TOP PLATES, LAPS AND INTERSECTION, FACE NAIL	2- 16d
CONTINUOUS HEADER, TWO PIECES	15d @ 16" O.C. ALONG EACH EDGE
CEILING JOIST TO TOP PLATE, TOENAIL	3- 8d
CONTINUOUS HEADER TO STUD, TOENAIL	4- 8d
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	3- 16d
CEILING JOIST PARALLEL RAFTERS, FACE NAIL	3- 16d
RAFTER TO PLATE, TOENAIL	3- 8d
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2- 8d
1"x8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2- 8d
WIDER THAN 1"x8" SHEATHING EACH BEARING, FACE NAIL	3- 8d
BUILT UP CORNER STUDS	16d @ 24" O.C.
BUILT UP GIRDER AND BEAM	20d @ 32" O.C. AT TOP AND BOTTOM AND STAGGERED 2-20D AT ENDS @ EACH SPLICE
2" PLANKS	2- 16D @ EACH BEARING
PLYWOOD AND PARTICLE BOARD : (#5)	
SUB-FLOOR, ROOF AND WALL SHEATHING	
1/2" AND LESS	8D (#5)
19/32 TO 3/4"	10D (#5)
PANEL SIDING (TO FRAMING):	
1/2" AND LESS	6D (#6)
5/8"	8D (#6)
FIRE BOARD SHEATHING : (#7)	
1/2"	No. 11GA (#8)
	6D (#5)
	No. 16GA (#9)
25/32"	No. 11GA (#8)
	8D (#5)

NAILING NOTES:

- COMMON OR BOX NAILS MAYBE USED EXCEPT WHERE OTHERWISE STATED.
- COMMON OR DEFORMED SHANK.
- COMMON.
- NAILS SPACED AT 6" O.C. AT EDGES, 12" AT INTERMEDIATE SUPPORTS (10" AT INTERMEDIATE SUPPORT OF FLOORS), EXCEPT 6" AT ALL SUPPORTS WHERE SPANS ARE 48" AND MORE FOR PLYWOOD AND PARTICLE BOARD DIAPHRAGMS AND SHEAR WALL NAILING REFER TO SECTION 2306.2 OF 2022 CBC. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.
- CORROSION-RESISTANT SIDING OR CASING NAILS CONFORMING TO REQUIREMENTS OF SECTION 2304.10.5 OF 2022 CBC.

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DETAILS & NOTES

3110 LINCOLN AVE,
ALAMEDA, CA

Submitted on: _____
 Revisions: FEB. 6, 2025

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DEC. 15, 2025

Scale: AS SHOWN

Drawing No.

S-6