EXISTING SIDE ELEVATION-EAST FACE

PROPOSED SIDE ELEVATION-EAST FACE
Construction Best Management Practices (BMPs)

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

Painting & Paint Removal

- Never clean brushes or rinse paint containers in stormwater, storm drain, or surface water.
- For water-based paints, point out brushes to the extent possible and clean with detergent or 1:40 paint thinner. Rinse brushes in water. Industrial or household water-based cleaner is acceptable.

Concrete, Grout & Mortar Application

- Stow concrete, grout and mortar under cover, on pallets away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment or portable mixers to the extent possible, rinse with detergent or 1:40 paint thinner and dispose of washings in a storm drain.
- Collect all wash water from washout equipment and dispose of it properly.

Painting cleanup

- Never clean brushes or rinse paint containers in stormwater, storm drain, or surface water.
- For water-based paints, point out brushes to the extent possible and clean with detergent or 1:40 paint thinner. Rinse brushes in water. Industrial or household water-based cleaner is acceptable.

Landscape Materials

- Contains mulched landscape materials by sorting from sale areas. These materials may not be actively hauled.
- Stacked landscape materials on sale areas. Cover these materials by screening them in a manner that minimizes dust or stormwater.
- Contaminated landscape materials within 2 days before a forward notice event or during a wet-weather event.
# Residential Remodel

**Project Name:** Curtis Ln, Alhambra  
**Design Team:** [Design Firm]  
**Builder:** [Builder]  
**Location:** 521 Curtis Street, Alhambra, CA 91803  
**APN:** 67-2861-11

## Plan Details

### Plan 1

<table>
<thead>
<tr>
<th><strong>Area</strong></th>
<th><strong>Description</strong></th>
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<tr>
<td><strong>Living Room</strong></td>
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<tr>
<td><strong>Dining Room</strong></td>
<td>10x12</td>
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<tr>
<td><strong>Kitchen</strong></td>
<td>8x10</td>
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<tr>
<td><strong>Bedroom 1</strong></td>
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### Plan 2

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<td><strong>Kitchen</strong></td>
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## Elevations

**Curtis Ln, Alhambra**

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## Plan Specifications

**Construction:**

- **Foundation:** Slab on grade  
- **Walls:**  
- **Ceilings:**  
- **Roof:**  

## Plan Calculations

**Plan 1 Calculation:**

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<td><strong>Bathroom 1</strong></td>
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## Title 24 Calculations

**Energy Star Rating:**  
**H2O Use:**  
**HVAC System:**  
**Acoustic Rating:**  
**Overall Construction:**  

---

*Note: The data provided is a sample and may not reflect the actual project specifications.*
RESIDENTIAL MEASURES SUMMARY

2016 Low-Rise Residential Manditory Measures Summary

RA01 Interstitial Insulation
- Description: 2016 Low-Rise Residential Mandatory Measures
- Status: Not Applicable
- Compliance: Not Applicable
- Contact: NA
- Building: NA
- Project: NA
- Architect: NA

2019 Low-Rise Residential Manditory Measures Summary

RA01 Interstitial Insulation
- Description: 2019 Low-Rise Residential Mandatory Measures
- Status: Not Applicable
- Compliance: Not Applicable
- Contact: NA
- Building: NA
- Project: NA
- Architect: NA

RA02 Insulation and Thermal Rating
- Description: A package of insulation measures intended to improve the energy efficiency of low-rise residential buildings. The measures include:
  - RA02.01: Insulation of exterior walls
  - RA02.02: Insulation of floors
  - RA02.03: Insulation of roofs
- Status: Not Applicable
- Compliance: Not Applicable
- Contact: NA
- Building: NA
- Project: NA
- Architect: NA

RA03 Airtightness
- Description: A package of airtightness measures intended to improve the energy efficiency of low-rise residential buildings. The measures include:
  - RA03.01: Installation of airtightness membranes
  - RA03.02: Installation of airtightness seals
  - RA03.03: Verification of airtightness
- Status: Not Applicable
- Compliance: Not Applicable
- Contact: NA
- Building: NA
- Project: NA
- Architect: NA

RA04 Window and Door Insulation
- Description: A package of window and door insulation measures intended to improve the energy efficiency of low-rise residential buildings. The measures include:
  - RA04.01: Replacement of windows and doors
  - RA04.02: Installation of window and door insulation
  - RA04.03: Verification of insulation
- Status: Not Applicable
- Compliance: Not Applicable
- Contact: NA
- Building: NA
- Project: NA
- Architect: NA

RA05 Water Heating
- Description: A package of water heating measures intended to improve the energy efficiency of low-rise residential buildings. The measures include:
  - RA05.01: Installation of energy-efficient water heaters
  - RA05.02: Improvement of water heating systems
  - RA05.03: Verification of energy savings
- Status: Not Applicable
- Compliance: Not Applicable
- Contact: NA
- Building: NA
- Project: NA
- Architect: NA

RA06 Lighting and Controls
- Description: A package of lighting and control measures intended to improve the energy efficiency of low-rise residential buildings. The measures include:
  - RA06.01: Installation of energy-efficient lighting fixtures
  - RA06.02: Improvement of lighting controls
  - RA06.03: Verification of energy savings
- Status: Not Applicable
- Compliance: Not Applicable
- Contact: NA
- Building: NA
- Project: NA
- Architect: NA

RA07 Electrical Equipment
- Description: A package of electrical equipment measures intended to improve the energy efficiency of low-rise residential buildings. The measures include:
  - RA07.01: Replacement of energy-consuming equipment
  - RA07.02: Installation of energy-efficient appliances
  - RA07.03: Verification of energy savings
- Status: Not Applicable
- Compliance: Not Applicable
- Contact: NA
- Building: NA
- Project: NA
- Architect: NA

RA08 HVAC System
- Description: A package of HVAC system measures intended to improve the energy efficiency of low-rise residential buildings. The measures include:
  - RA08.01: Installation of energy-efficient HVAC systems
  - RA08.02: Improvement of HVAC control systems
  - RA08.03: Verification of energy savings
- Status: Not Applicable
- Compliance: Not Applicable
- Contact: NA
- Building: NA
- Project: NA
- Architect: NA

RA09 Hot Water Heater
- Description: A package of hot water heater measures intended to improve the energy efficiency of low-rise residential buildings. The measures include:
  - RA09.01: Replacement of energy-consuming hot water heaters
  - RA09.02: Installation of energy-efficient hot water heaters
  - RA09.03: Verification of energy savings
- Status: Not Applicable
- Compliance: Not Applicable
- Contact: NA
- Building: NA
- Project: NA
- Architect: NA

RA10 Building Envelope
- Description: A package of building envelope measures intended to improve the energy efficiency of low-rise residential buildings. The measures include:
  - RA10.01: Improved insulation
  - RA10.02: Improved airtightness
  - RA10.03: Improved shading
- Status: Not Applicable
- Compliance: Not Applicable
- Contact: NA
- Building: NA
- Project: NA
- Architect: NA

RA11 Water Heating and Pressure Reduction
- Description: A package of water heating and pressure reduction measures intended to improve the energy efficiency of low-rise residential buildings. The measures include:
  - RA11.01: Installation of pressure reduction devices
  - RA11.02: Improvement of water heating systems
  - RA11.03: Verification of energy savings
- Status: Not Applicable
- Compliance: Not Applicable
- Contact: NA
- Building: NA
- Project: NA
- Architect: NA

RA12 Building Energy Performance
- Description: A package of building energy performance measures intended to improve the energy efficiency of low-rise residential buildings. The measures include:
  - RA12.01: Integration of renewable energy systems
  - RA12.02: Improvement of building energy management systems
  - RA12.03: Verification of energy savings
- Status: Not Applicable
- Compliance: Not Applicable
- Contact: NA
- Building: NA
- Project: NA
- Architect: NA
CONTRACTOR SHALL BRING OMISSIONS OR DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR CORRECTION.

INDICATES SHEARWALL.

SD. WALLS, PLATES, AND MANGENT TUBES TO BE PLACED AND REINFORCED IN ACCORDANCE WITH THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE AND ALL OTHER APPLICABLE MANDATORY CODES. THIS SCHEDULE CONTAINS ADDITIONAL REQUIREMENTS FOR USE OF THESE WALLS, PLATES, AND MANGEN TUBES.

INSPECTOR

1.1. GENERAL

1.1.1. GENERAL

SD. BARS TO BE GRADED #2 OR BETTER.

1.1. INSTRUMENTS

2. B. GENERAL

2.1. GENERAL

2.2. FLUSHING AND CLEANING

2.3. SUBTERRANEAN WATER

SCARIFY THE TOP 6" OF THE STRIPPED SURFACE; BRING TO THE CORRECT MOISTURE CONTENT, THEN STRIP THE AREA TO BE BUILT OVER OF ALL ORGANIC MATERIAL AND TOP SOIL.

WEIGHT OF THE CEMENT CONTENT.

WIND IMPORTANCE FACTOR:

100 MPH

WIND PRESSURE(S) (COMPONENT & CLADDING):

15

WIND IMPORTANCE FACTOR:

OTHERWISE NOTED ON PLANS OR DETAILS.

DEFORMED BILLET-STEEL FOR CONCRETE REINFORCEMENT, ASTM DESIGNATION A615 OR A706 FOR UNLESS OTHERWISE NOTED.

SHEAR WALLS AND RINFORCING TO BE WELDED. BARS #5 AND LARGER SHALL BE GRADE 60. ALL OTHER BARS SHALL BE GRADE 40, UNLESS OTHERWISE NOTED.

OTHER BARS SHALL BE GRADE 40, UNLESS OTHERWISE NOTED.

LAP SPLICE ALL BARS TO CLASS B SPLICE AND 2'-0" MINIMUM UNLESS OTHERWISE NOTED. PROVIDE DEFORMED BILLET-STEEL FOR CONCRETE REINFORCEMENT, ASTM DESIGNATION A615 OR A706 FOR UNLESS OTHERWISE NOTED.

SHEAR WALLS AND RINFORCING TO BE WELDED. BARS #5 AND LARGER SHALL BE GRADE 60. ALL OTHER BARS SHALL BE GRADE 40, UNLESS OTHERWISE NOTED.

LANE'S TRUE HORIZONTAL AND VERTICAL POSITIONS. THESE DEVICES SHALL BE SUFFICIENTLY RIGID AND BLOCK ALL JOISTS AT SUPPORTS AND UNDER ALL PARTITIONS WITH MINIMUM 2X SOLID BLOCKING.

ALL STUDS, PLATES, ETC. SHALL BE DOUGLAS FIR, #2 OR BETTER.

WOOD STRUCTURAL PANEL SHEETS SHALL HAVE THICKNESS AS SPECIFIED HEREIN OR AS NOTED ON PLANS OR DETAILS.

PS1, VOLUNTARY PRODUCT STANDARD PS 2 OR APA PRP-108 PERFORMANCE STANDARDS. PANEL WITH SPAN RATING 48/24, EXPOSURE 1, T & G WITH 10D NAILS @ 6" O.C. @ PANEL EDGES AND WITH 10D NAILS @ 12" O.C. IN THE FIELD. PROVIDE PLYCLIPS BETWEEN JOINTS WHERE EDGES ARE NOT BLOCKED.

WITH SPAN RATING 40/20, EXPOSURE 1 WITH 10D NAILS @ 6" O.C. @ PANEL EDGES AND WITH 10D NAILS @ 12" O.C. IN THE FIELD. PROVIDE PLYCLIPS BETWEEN JOINTS WHERE EDGES ARE NOT BLOCKED.

3/4" STURD-I-FLOOR WITH SPAN RATING 48/24, EXPOSURE 1, T & G WITH 10D NAILS @ 6" O.C. @ PANEL EDGES AND WITH 10D NAILS @ 12" O.C. IN THE FIELD. PROVIDE PLYCLIPS BETWEEN JOINTS WHERE EDGES ARE NOT BLOCKED.

OTHERWISE NOTED ON PLANS OR DETAILS.

EXTERNAL FRAMING LUMBER SHALL BE GRADED PER WCLIB GRADING RULES NO. 16 WITH MAXIMUM 3" WHERE CONCRETE IS EXPOSED TO EARTH BUT FORMED " FOR INTERIOR SLABS, JOISTS AND WALLS PERPENDICULAR TO JOISTS AND RAFTERS, UNLESS OTHERWISE SPECIFIED ON PLANS.

UNLESS OTHERWISE SPECIFIED ON PLANS.

ALL TIMBER PLACED AGAINST BRICK, MASONRY, OR CONCRETE CONSTRUCTION SHALL BE ADMIRED AND TREATED WITH A MINIMUM OF 4" OF SALTLESS, SALT- FREE SULFURIC ACID OR OTHER ACID SOLUTION FOR A MINIMUM OF 10 MINUTES TO ACHIEVE A MOISTURE CONTENT OF 19% AT THE TIME OF INSTALLATION.

1½" CLEARANCE BETWEEN PARALLEL BARS.

CUSTOM DETAILS

110 MPH

10D @ 6" O.C. PANEL EDGES AND @ 12" O.C. FIELD. SEE SHEAR WALL SCHEDULE WHERE PROVIDED EDGES ARE SPECIFIED ON THE DRAWINGS).

3/4" STURD-I-FLOOR WITH SPAN RATING 40/20, EXPOSURE 1 WITH 10D NAILS @ 6" O.C. @ PANEL EDGES AND WITH 10D NAILS @ 12" O.C. IN THE FIELD. PROVIDE PLYCLIPS BETWEEN JOINTS WHERE EDGES ARE NOT BLOCKED.

OTHERWISE NOTED ON PLANS OR DETAILS.

5/8" THICK

PERPENDICULAR TO JOISTS AND RAFTERS, UNLESS OTHERWISE SPECIFIED ON PLANS.

UNLESS OTHERWISE SPECIFIED ON PLANS.

3/4" THICK

CONCRETE SHALL BE WARRIOR CONCRETE, UBER PORTULACA CONCRETE OR THE UBER LOW AIR VOLUME CONCRETE OR A SIMILAR GRADE OF CONCRETE WITH A 28D COMPRESSIVE STRENGTH OF 4,000 PSI OR HIGHER.

CONCRETE SHELL CONSTRUCTION IS RECOMMENDED FOR USE:

ALL TIMBER PLACED AGAINST BRICK, MASONRY, OR CONCRETE CONSTRUCTION SHALL BE ADMIRED AND TREATED WITH A MINIMUM OF 4" OF SALTLESS, SALT- FREE SULFURIC ACID OR OTHER ACID SOLUTION FOR A MINIMUM OF 10 MINUTES TO ACHIEVE A MOISTURE CONTENT OF 19% AT THE TIME OF INSTALLATION.

DO NOT SLOPE FOOTINGS.

SCARIFY THE TOP 6" OF THE STRIPPED SURFACE; BRING TO THE CORRECT MOISTURE CONTENT, THEN STRIP THE AREA TO BE BUILT OVER OF ALL ORGANIC MATERIAL AND TOP SOIL.

WEIGHT OF THE CEMENT CONTENT.

CONSTRUCTION SHALL BE WARRIOR CONCRETE, UBER PORTULACA CONCRETE OR THE UBER LOW AIR VOLUME CONCRETE OR A SIMILAR GRADE OF CONCRETE WITH A 28D COMPRESSIVE STRENGTH OF 4,000 PSI OR HIGHER.

CONCRETE SHELL CONSTRUCTION IS RECOMMENDED FOR USE:

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DO NOT SLOPE FOOTINGS.

SD. BARS TO BE GRADED #2 OR BETTER.

OTHERWIS
NOTES:
1. STRUCTURAL PANEL SHEAR WALL - SHEAR WALL SCHEDULE TO ALL POSTS WITH HOLDOWNS.
2. PROVIDE 3x STUD, PLATE, AND BLKG AT ADJOINING PANEL EDGES FOR SHEAR WALLS TYPES 3 THROUGH 7.
3. PROVIDE MINIMUM EDGE DISTANCE. MULTIPLE ROWS SHALL BE SPACED 1" APART AND ROWS SHALL BE BLOCKED OUT 1" OR LESS IN EACH ROW. EMBED DOWELS TO ENGAGE EACH TOP PLATE, TYP.
4. STRUCTURAL PANEL SHEAR WALL END NAILING PER SHEAR WALL SCHEDULE TO ALL POSTS WITH HOLDOWNS.
5. PROVIDE HOLDOWN BOLT IN ALL SHEAR WALLS TO HAVE 3" X 3" X 0.229" BEARING PLATES EMBEDDED IN ALL WALLS. EMBED ALL ANCHOR BOLTS AND ALL PLATE BOLTS IN ALL WALLS.
6. PROVIDE 3x STUD, PLATE, AND BLKG AT ADJOINING PANEL EDGES FOR SHEAR WALLS TYPES 3 THROUGH 7.
7. PROVIDE MINIMUM EDGE DISTANCE. MULTIPLE ROWS SHALL BE SPACED 1" APART AND ROWS SHALL BE BLOCKED OUT 1" OR LESS IN EACH ROW. EMBED DOWELS TO ENGAGE EACH TOP PLATE, TYP.
8. PROVIDE MINIMUM EDGE DISTANCE. MULTIPLE ROWS SHALL BE SPACED 1" APART AND ROWS SHALL BE BLOCKED OUT 1" OR LESS IN EACH ROW. EMBED DOWELS TO ENGAGE EACH TOP PLATE, TYP.
9. PROVIDE MINIMUM EDGE DISTANCE. MULTIPLE ROWS SHALL BE SPACED 1" APART AND ROWS SHALL BE BLOCKED OUT 1" OR LESS IN EACH ROW. EMBED DOWELS TO ENGAGE EACH TOP PLATE, TYP.
10. PROVIDE MINIMUM EDGE DISTANCE. MULTIPLE ROWS SHALL BE SPACED 1" APART AND ROWS SHALL BE BLOCKED OUT 1" OR LESS IN EACH ROW. EMBED DOWELS TO ENGAGE EACH TOP PLATE, TYP.
11. PROVIDE MINIMUM EDGE DISTANCE. MULTIPLE ROWS SHALL BE SPACED 1" APART AND ROWS SHALL BE BLOCKED OUT 1" OR LESS IN EACH ROW. EMBED DOWELS TO ENGAGE EACH TOP PLATE, TYP.
12. PROVIDE MINIMUM EDGE DISTANCE. MULTIPLE ROWS SHALL BE SPACED 1" APART AND ROWS SHALL BE BLOCKED OUT 1" OR LESS IN EACH ROW. EMBED DOWELS TO ENGAGE EACH TOP PLATE, TYP.
13. PROVIDE 3x STUD, PLATE, AND BLKG AT ADJOINING PANEL EDGES FOR SHEAR WALLS TYPES 3 THROUGH 7.
14. PROVIDE MINIMUM EDGE DISTANCE. MULTIPLE ROWS SHALL BE SPACED 1" APART AND ROWS SHALL BE BLOCKED OUT 1" OR LESS IN EACH ROW. EMBED DOWELS TO ENGAGE EACH TOP PLATE, TYP.
15. PROVIDE MINIMUM EDGE DISTANCE. MULTIPLE ROWS SHALL BE SPACED 1" APART AND ROWS SHALL BE BLOCKED OUT 1" OR LESS IN EACH ROW. EMBED DOWELS TO ENGAGE EACH TOP PLATE, TYP.
16. PROVIDE MINIMUM EDGE DISTANCE. MULTIPLE ROWS SHALL BE SPACED 1" APART AND ROWS SHALL BE BLOCKED OUT 1" OR LESS IN EACH ROW. EMBED DOWELS TO ENGAGE EACH TOP PLATE, TYP.
17. PROVIDE MINIMUM EDGE DISTANCE. MULTIPLE ROWS SHALL BE SPACED 1" APART AND ROWS SHALL BE BLOCKED OUT 1" OR LESS IN EACH ROW. EMBED DOWELS TO ENGAGE EACH TOP PLATE, TYP.