

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: September 17, 2026

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of an After-the-Fact Coastal Development Permit, Use Permit, and Design Review Permit, pursuant to Chapters 8.252, 8.280 and 8.256 of the San Mateo Ordinance Code, to legalize a two-story 2,250 sq. ft. personal storage building on a legal 4,181 sq. ft. parcel located at 155 California Avenue in the unincorporated Princeton area of San Mateo County. The project involves minor grading and no tree removal. The Coastal Development Permit is appealable to the California Coastal Commission.

County File Number: PLN2025-00257 (Reynolds/Love)

PROPOSAL

The project includes legalizing an existing two-story 2,250-sq. ft. metal storage building through an After-the-Fact Coastal Development Permit (CDP), Use Permit, and Design Review Permit on a legal 4,181 sq. ft. lot in the unincorporated Princeton area to resolve a violation case for the addition of cargo containers built without the benefit of permits, VIO2024-00214. The project does not propose any new buildings and legalizes what is already built. There is an existing 80 sq. ft. shed in the front yard that should be relocated elsewhere on the site to maintain a 4-foot planter strip along the front property line as required by condition no. 13 in Attachment A. The site is located at 155 California Avenue, between California Avenue and Yale Avenue, and is zoned as Waterfront/Airport Overlay/Design Review/ Coastal Development (W/AO/DR/CD). There are no minimum setback requirements for the Waterfront District (W).

The building will be used for personal storage and will not be open to the public (see Attachment D for the stated use by the applicant).

Minimal grading and no tree removal were necessary during the construction of the building. The CDP is appealable to the California Coastal Commission as the use requires a Use Permit in the Airport Overlay District.

RECOMMENDATION

That the Zoning Hearing Officer approve the After-the-Fact Coastal Development Permit, Use Permit, and Design Review Permit, County File Number PLN2025-00257, by adopting the required findings and conditions of approval in Attachment A.

BACKGROUND

Report Prepared By: Sonal Aggarwal, Planner III

Applicant: Edward Love

Owner: Jeff Mc Reynolds

Public Notification: Ten-day advanced notification for the hearing was mailed to all property owners and residents within 300 feet of the perimeter of the project parcel, and a notice for the hearing was posted in a newspaper (San Mateo County Times) of general public circulation on September 5, 2026.

Location: 155 California Avenue, Princeton

APN: 047-015-080

Parcel Size: 4,181 sq. ft.

Existing Zoning: Waterfront/ Airport Overlay/ Design Review/ Coastal Development

General Plan Designation: General Industrial

Local Coastal Plan Designation: Industrial

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Unpermitted cargo container storage building

Water Supply: Existing water connection from Coastsides County Water District

Sewage Disposal: N/A; Granada Community Services District (GCSD)

Flood Zone: X (areas of minimal flood hazard). FEMA Community Panel 06081C0138F; effective date: August 2, 2017.

Environmental Evaluation: The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303, Class 3, relating to the construction and location of limited numbers of new, small facilities or structures.

Setting: The site is located between California Avenue and Yale Avenue in the unincorporated Princeton-by-the-Sea area. Access to the property is provided from California Avenue. The surrounding vicinity includes marine-related uses.

Chronology:

<u>Date</u>	<u>Action</u>
May 20, 1999	- Princeton Amnesty Program permitted one 8-by-40-foot cargo container at 155 California Avenue for indoor/outdoor storage to support commercial fishing and repair of gears under PLN1999-00271. It also allowed various property owners to correct outstanding violations. Associated building permit, BLD1999-00256, was finalized in July 1999 for 155 California Avenue, which also legalized this site.
October 21, 2024	- Violation case, VIO2024-00214, was opened for construction of a new two-story cargo container storage building built without a permit. The previously approved building under BLD1999-00265 was removed in April 2024.
August 5, 2025	- PLN2025-00257 was submitted to legalize a new two-story cargo container storage building.
July 14, 2026	- Application deemed complete.
September 17, 2026	- Zoning Hearing Officer meeting.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

Staff has determined that the project complies with all applicable General Plan Policies, including:

a. Visual Quality

Policy 4.36 (*Urban Area Design Concept*) seeks to maintain and improve upon the appearance and visual character of development in urban areas, and to ensure that new development is designed and constructed to contribute to the orderly and harmonious development of the locality.

The Princeton area includes a wide range of development that differs with regard to quality, building materials, colors, and architectural styles. The cargo container building is a corrugated metal building painted in shades of gray with white roll-out doors. The building design fits the industrial style that exists in Princeton and blends well with the overall neighborhood appearance. The project introduces a new development into the community that is compatible and complementary to the existing mix of architectural styles and is an overall improvement to the site and the area.

b. General Land Use

Policy 7.15 (*Designation of Land Uses*) and Policy 7.16 (*Land Use Objectives for Urban Areas*) seek to apply land use designations where appropriate to urban areas and establish primary associated uses for the land use designations to meet land use objectives for urban areas that include revitalization of existing developed areas.

The project site is in the W Zoning District, which allows an indoor storage building, excluding the storing of extremely hazardous materials. The project parcel's land use designation is General Industrial, which supports an indoor storage building.

c. Urban Land Use Policies

Policy 8.24 (*Land Use Compatibility*) and Policy 8.36 (*Uses*) seek to ensure that industrial development is compatible with adjacent land uses and uses are consistent with the overall land use designation.

The proposed storage use is compatible with adjacent land uses in the surrounding area, which consist of a storage building adjacent to the project site, the Half Moon Bay Airport to the north, and other storage uses to the south.

2. Conformance with the Local Coastal Program (LCP)

A Coastal Development Permit is required pursuant to LCP Policies 1.1 (*Coastal Development Permits*) and 1.2 (*Definition of Development*). Staff has reviewed the project against the applicable policies of the LCP and has summarized the applicable sections to this project below.

a. Locating and Planning New Development

Policy 1.4 (*Designation of Urban Areas*) designates as urban those lands shown inside the urban/rural boundary on the Land Use Plan Maps. Such areas include Montara, Moss Beach, El Granada, Princeton-by-the-Sea, and Miramar. The project site is located in Princeton-by-the-Sea, within the urban boundary, and is designated for urban use.

Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to: (1) discourage urban sprawl, (2) maximize the efficiency of public facilities, services, and utilities; (3) protect and enhance the natural environment; (4) revitalize existing developed areas; and (5) concentrate new development in urban areas by requiring the “infilling” of existing commercial areas. The project site is located in a developed urban area adjacent to developed lots. The parcel is within an area served by public water, sewer, gas, and electricity.

Policy 1.19 (*Ensure Adequate Public Services and Infrastructure for New Development in Urban Areas*) prohibits the approval of permits for development in the urban area unless it can be demonstrated that it will be served with adequate water supplies and wastewater treatment facilities.

A referral was sent to the Coastsides County Water District (CCWD) and the Granada Community Services District (GCSD). The Coastsides County Water District confirmed through a letter dated October 6, 2025, that there is an existing domestic water connection of 5/8-inch meter on a 3/4-inch service line allocated to the project site. No sanitation facility is proposed with this project. However, staff has added conditions from GCSD for any future sanitation facilities on site under conditions 37 and 38.

Policy 1.36 (*Half Moon Bay Airport Influence Area Requirements*) requires development to comply with all relevant Federal Aviation Administration (FAA) standards and criteria regarding (1) safety, (2) flashing lights, (3) reflective material, (4) land uses which might involve large concentration of birds, (5) HVAC exhaust fans, and (6) land uses

which may generate electrical or electronic interference with aircraft communications and/or instruments. According to the City/County Association of Governments of San Mateo County (C/CAG) Airport Land Use Compatibility Plan (ALUCP) for the Half Moon Bay Airport, the project site is in the Half Moon Bay Airport safety Zone 2, Inner Approach/Departure Zone (IADZ). The project was found to be in compliance with the Safety Criteria Matrix found in Table 4B of the ALUCP, including not exceeding the 35-foot height threshold that would trigger an airspace review. The proposed building is 25 feet, 3 inches in height, and it complies.

b. Visual Resources

Policy 8.13 (*Special Design Guidelines for Coastal Communities*) encourages industrial development in the Princeton-by-the-Sea area to employ architectural detailing, subdued colors, textured building materials, and landscaping to add visual interest and soften the harsh lines of standard or stock building forms normally used in industrial districts. The existing building is a metal building with outdoor wall-mounted lights that are dark sky-compliant. The building is painted in shades of gray. The project proposes 4-foot-wide landscaped planters in front of the site along California Avenue. Also, see staff's response in Section A.1.a. (Visual Quality) above.

c. Hazards

Policy 9.1 (*Definition of Hazard Areas*) defines hazardous areas as fault zones and land subject to dangers from liquefaction and other severe seismic impacts, unstable slopes, landslides, coastal cliff instability, flooding, tsunamis, fire, and steep slopes (over 30%). The project site is mapped as being within the tsunami and seiche inundation area and will require review by the Geotechnical Section before approval of the building permit.

Policy 9.3 (*Regulation of Geologic Hazard Areas*) requires the application of certain regulations of the Resource Management Zoning Ordinance to designated hazard areas. The proposed project has been found to be compliant with the "Hazards to Public Safety Criteria" contained in Section 8.292.090 and the "Tsunami Inundation Area Criteria" contained in Section 8.292.200 of the San Mateo County Ordinance Code as the project proposes a low-intensity personal storage use fully contained on private property and will not involve the storing of hazardous substances.

3. Conformance with the Zoning Regulations

The project is located in the W District. Indoor storage of goods, excluding extremely hazardous materials, is allowed in the W District.

- a. Development Standards: The following analyses detail the project's compliance with relevant development standards of the W District. There is no maximum floor area ratio or minimum setbacks for the W District.

Building sites which have a lot area of less than 5,000 sq. ft., or a width less than 50 feet, may be developed, subject to the following findings and standards:

- (1) *Legal Parcel*: The project parcel is considered a legal parcel via the issuance of a building permit, BLD1999-00256, for marine storage in 1999.
- (2) *Lot Coverage*: Not more than 50% of the building site shall be covered by buildings. The proposed lot coverage of the site is 1,697 sq. ft., which is 40.6% of the site.
- (3) *Building Height*: The maximum building height shall be 30 feet, measured from finished grade to the highest point of the roof. The proposed building height is 25 feet, 3 inches.

Landscaping: Landscaping must be provided in parking areas in accordance with Section 8.98.040. 7. of the San Mateo Ordinance Code. Section 8.344.050.4 requires that a planter or landscaped area of at least 4 feet wide shall be provided adjacent to all street rights-of-way. Not more than 30% of the planter or landscaped area may be covered with hard surfaces such as gravel, landscaping rock, concrete, or other impervious materials. The project proposes 4-foot-wide landscaped planters adjacent to California Avenue. The minimum live landscaping requirement is included as condition of approval no. 15.

Parking. All uses not enumerated in Section 8.56 "Parking Spaces Required" which are permitted in the "M" Districts shall provide no less than one space for each 2,000 sq. ft. of floor area. Therefore, as the proposed building is 2,250 sq. ft in size, a minimum of two on-site parking spaces is required. The project will be required to show two on-site parking spaces on the plans submitted for the building permit. Condition no. 7 was added to satisfy this requirement.

- b. Performance Standards: Uses within the W District are subject to a series of performance standards. The following analysis details the project's compliance with relevant performance standards of the W District.

Noise. No use will be permitted, which exceeds the following sound levels more than 30 minutes in any hour: 60 dBA from 7:00 a.m. to 10:00 p.m. or 55 dBA from 10:00 p.m. to 7:00 a.m. Given the proposed use of personal storage space, the use will not exceed the noise performance standard of the W District.

Lighting. All lighting, exterior and interior must be designed and located so as to confine direct rays to the premises. External lighting proposed includes three wall-mounted lights which will be dark sky compliant and adhere to the lighting performance standards, per Condition 8.

- c. Airport Overlay: The project parcel is located within the Airport Overlay (A-O) District, which is intended to provide a margin of safety at the ends of the nearby Half Moon Bay Airport runways by limiting the concentration of people where hazards from aircraft are considered to be the greatest. The A-O District allows no more than three persons to occupy a site at any one time, and requires all uses permissible in the underlying zoning district to obtain a Use Permit and to demonstrate through an acoustical analysis that construction has been designed to comply with the following standard: Interior community noise equivalent levels (CNEL) with windows closed, attributable to exterior sources shall not exceed an annual CNEL of 55 dBA.

The applicant's proposed use as personal storage is a very low intensity use and will not generate more than three persons on the site at any one time. Staff has added condition 5 for this intensity limitation. Additionally, the subject application includes a Use Permit as required by the A-O District. Furthermore, the applicant has submitted an acoustical study, dated July 10, 2026, which shows the site lies just within the 60 dBA ambient noise contours due to traffic noise along highways, arterials, and local streets. The exterior noise sources in the project vicinity are estimated at approximately 63 dBA. However, the building walls are expected to provide 15 dBA noise reduction, and therefore, the interior ambient noise levels from traffic and aircraft are expected to be not more than 48 dBA.

4. Use Permit

Chapter 8.280 of the San Mateo Ordinance Code requires that, *in order to grant the use permit as applied for or conditioned, the findings of the [Planning Commission] must include that the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.*

The project is located in a developed urban area adjacent to developed lots where access and utility services are available, is not in an environmentally sensitive area, and coastal views will not be affected. In addition, the building design fits the industrial style that exists in Princeton and will blend well with the overall community appearance. The project is a new low-intensity development that is compatible and complementary to the existing mix of architectural styles in the neighborhood. The project, as proposed and conditioned, conforms with all applicable zoning development standards, parking requirements, and design review standards.

5. Conformance with Design Review Standards

The proposed project is in the DR Zoning District and has been reviewed against the applicable design standards contained in Section 8.256.170 “Standards for Design in Other Areas” of the San Mateo County Ordinance Code. The project, as proposed and conditioned, has been found to be compliant with all applicable design standards. No review by the Coastside Design Review Committee was required as the project proposes no residential development.

Section 8.256.170.E. *Trees and other vegetative land cover are removed only where necessary for the construction of structures or paved areas in order to reduce erosion and impacts on natural drainage channels and maintain surface runoff at acceptable levels.*

There are no trees, no streams or other natural drainage systems on the project site. Stormwater runoff will be contained through an onsite infiltration-based retention feature.

Section 8.256.170.L. *The design of the structure is appropriate to the use of the property and is in harmony with the shape, size, and scale of adjacent building in the community.*

See staff’s response to Section A.1.a. (Visual Quality) above.

B. REVIEW BY THE CALIFORNIA COASTAL COMMISSION AND MIDCOAST COMMUNITY COUNCIL

The project was referred to the California Coastal Commission and Midcoast Community Council. No comments were received by the California Coastal Commission or Midcoast Community Council.

C. ENVIRONMENTAL REVIEW

The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303, Class 3, relating to the construction and location of limited numbers of new, small facilities or structures. The project is a 2,250-sq. ft. storage building in an urbanized area zoned for the proposed use, proposes less than 10,000 sq. ft. in floor area, does not involve the storage of hazardous substances or fueling of boats on site, all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

D. REVIEWING AGENCIES

Drainage Section
California Coastal Commission
Coastside County Water District
Coastside Fire Protection District
Granada Community Services District
Midcoast Community Council
Department of Public Works

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Project Plans
- D. Project Narrative
- E. Acoustical Analysis dated July 10, 2026
- F. Pictures of the site visit, September 1, 2026

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Project File Number: PLN2025-00257

Hearing Date: September 17, 2026

Prepared By: Sonal Aggarwal, Planner III

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303, Class 3, relating to the construction and location of limited numbers of new, small facilities or structures. The project is a 2,250-square foot storage building. The project is in an urbanized area and zoned for the proposed use, is less than 10,000 sq. ft. in floor area, does not involve the storage of hazardous substances, it received conditional approval from service providers, and the surrounding area is not environmentally sensitive.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Section 8.252.080 and as conditioned in accordance with Section 8.252.160 conforms with the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program (LCP) with regard to the Locating and Planning New Development, Visual Resources and Hazards components. See Section A.2 of the staff report dated September 17, 2026, for the supporting analysis demonstrating conformance with the Local Coastal Program.
3. That the project is not subject to public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) since the project is not located between the nearest public road and the sea, or the shoreline of the Pescadero Marsh.
4. That the project conforms to the specific findings required by policies of the San Mateo County LCP as discussed in Section A.2 of the staff report dated September 17, 2026.

Regarding the Use Permit, Find:

5. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The parcel contains no vegetation, and no streams or other natural drainage systems. The project is located in a developed urban area adjacent to developed lots where access and utility services are available, is not in an environmentally sensitive area, and coastal views will not be affected. In addition, the building design fits the industrial style that exists in Princeton and will blend well with the overall neighborhood appearance. The project introduces a new low-intensity development into the community that is compatible and complementary to the existing mix of architectural styles and will be an overall improvement to the site and the area. The project, as proposed and conditioned, conforms with all applicable zoning development standards, parking requirements, and design review standards.

Regarding the Design Review Permit, Find:

6. The project, as conditioned, conforms to the standards and guidelines for design review applicable to the location of the project and achieves the overall objectives for the establishment and purpose of the design review district. The proposed design and materials are appropriate based upon the suitability of the building use, and the design elements of the building are harmonious and proportionate to the parcel and neighboring development. See Section A.5 of the staff report dated September 17, 2026, for the supporting analysis demonstrating conformance with the Design Review Standards.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans described in this report, and submitted to and approved by the Zoning Hearing Officer on **September 17, 2026**. Modifications beyond those approved by the Zoning Hearing Officer will be subject to review and approval by the Director of Planning and Building and may require review at a public hearing. Minor modifications that are largely consistent with this approval may be approved at the discretion of the Director of Planning and Building.
2. The Coastal Development Permit, Design Review Permit, and Use Permit approvals shall be valid for five years from the date of final approval in which time a building permit shall be applied and issued, and a completed building inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. Any extension to these permits shall require submittal of a request

for permit extension and payment of applicable extension fees, no less than 60 days prior to expiration.

3. A copy of the decision letter shall be included in the first few sheets of the plans submitted for a building permit.
4. No repair of autos, trucks, trailers, RVs or other similar things are allowed.
5. No more than three people may occupy the property at any one time, as limited by the Airport Overlay District.
6. No further site disturbance shall occur until a valid building permit to legalize the work has been issued.
7. A minimum of two on-site parking spaces shall be shown on the plans submitted for the building permit including any required ADA (Americans with Disabilities Act) compliant space as required by the Building Official.
8. All exterior lighting shall be located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Please submit design manufacturer's "cut sheets" with the building permit application prior to the issuance of a building permit. Prior to Planning final of the building permit for this project, the applicant shall submit photos verifying compliance with this condition.
9. Any new utilities shall be located underground from the nearest existing pole. No new poles are permitted to be installed.
10. The existing exterior building colors and materials are approved and shall be maintained in good condition. Any repairs or repainting shall be of like colors and materials and shall be submitted to the Planning Division at the time of application for a building permit. Approved colors and materials shall be confirmed prior to a final inspection for the building permit.
11. The existing rear doors of the containers shall be repainted to match the gray color of the front doors.
12. Any signage shall require separate approval by the Planning and Building Department prior to installation.
13. The existing shed located along the front property line shall be moved elsewhere on the site to provide a 4-foot planter strip along the front property line. The applicant shall apply for a building permit for this relocation and for any utilities in the shed.
14. A planter or landscaped area of at least 4 feet wide shall be provided adjacent to all street rights-of-way. Not more than 30% of the planter or landscaped area may

be covered with hard surfaces such as gravel, landscaping rock, concrete, or other impervious materials.

15. Landscaping plans, including size, species, and location, for all proposed landscaping shall be submitted as part of the building permit for review and approval. Prior to building inspection final and certificate of occupancy, the Planning Division shall verify that the approved landscaping has been installed.
16. All approved landscaping shall be maintained in a healthy condition for the life of the use. Any dead or dying landscape shall be removed and replaced with the same or similar species.
17. The approved use shall maintain compliance with the noise, odor, lighting, and vibration standards of the Waterfront District.
18. The applicant shall adhere to Best Management Practices for erosion and sediment control throughout the duration of project construction. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
 - a. Stabilizing any denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.

- g. Protecting adjacent properties, buildings, and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - h. Performing earth-moving or ground disturbing activities only during dry weather.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilizing designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices.
19. To reduce the impact of construction activities on neighboring properties and/or the public roadways, comply with the following:
- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles will impede through traffic along any public right-of-way. All construction vehicles shall be parked on-site outside of any public right-of-way. There shall be no storage of construction vehicles, equipment, or materials in any public right-of-way or shared driveway.
20. The applicant shall ensure that during construction, noise, light, dust, odor, and other interference with persons and property off the development site is minimized.
21. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).

Building Inspection Section

22. A building permit shall be applied for and issued to legalize the completed work, and for any other future work to the building.
23. The project shall comply with all requirements of the California Building Code, including compliance with all accessibility requirements of the Americans with Disabilities Act as applicable.

Drainage Section

24. The project shall comply with the County drainage policy to prevent stormwater from flowing across property lines. For projects that trigger size and/or slope thresholds, prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Planning and Building Department for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works and Planning and Building Department for review and approval.
25. A final C.3 and C.6 Development Review Checklist, a final drainage plan, and a drainage analysis/drainage report/prescriptive sizing handout shall be submitted with the building permit.
26. The project shall demonstrate how it meets the County's Peak Flow and Volume Requirement of collecting stormwater runoff on-site from a 10-year, 1-hour storm event. The Combination Flow and Volume calculation is a separate calculation from the 10-year, 1-hour storm event calculation and is not a drainage report.
27. The project shall ensure all stormwater collection facilities are a minimum of 5 feet from property lines, a minimum of 10 feet from foundations, and a minimum of 2 feet from utilities.
28. The project shall comply with the San Mateo County Drainage Manual, C.3 Regulated Projects Guide, and the Green Infrastructure Design Guide.
29. The project shall demonstrate how the stormwater management facility drains within 3 days.

30. If the project creates and replaces 5,000 sq. ft. or more of impervious surface between the on-site and off-site, the project shall be subject to and comply with Provision C.3 of the State Water Board Municipal Regional Permit.
31. Plans shall provide details of the gravel surface. The details shall contain information that specifies any compaction of the gravel and any compaction of the soil underneath the gravel. The gravel shall be considered impervious if compaction of gravel or soil is more than 90 percent.
32. Consistent plans shall be provided between different sheets and documents.
33. *Advisory Condition:* To avoid delays or additional plan review cycles, please reference the San Mateo County Drainage Manual (SMCDM) online at: <https://planning.smcgov.org/drainage-manual>.

Geotechnical Section

34. A geotechnical report shall be required at the building permit stage.

Department of Public Works

35. No construction is allowed within the County Right-of-Way until an encroachment permit is issued, including review of any plans. The applicant shall contact the Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
36. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No.3277.

Granada Community Services District (District)

37. No new bathrooms or sewer service requirements were shown under this permit. However, a sewer mainline is available to serve the site. For any new connection, a Sewer Connection Permit from the District shall be obtained. The applicant can submit a sewer permit application after securing Planning approval for any proposed connection. For guidance on obtaining the application form, the applicant should contact the District's office at 650/726-7093 or gcsdadmin@granada.ca.gov.
38. For application, the applicant shall include construction plans that detail all necessary sewer lines, including laterals, mainline, appurtenances, manholes, cleanouts, and backflow devices. The specifications shall conform to District standards and include the relevant District detailed drawings. Once the District receives the Building Department Pick-Up Notice and the relevant permit fees, the sewer connection permit shall be issued over the counter.

Coastside County Water District

39. The project is required to comply with Coastside County Water District's regulations on water service and metering. The Coastside County Water District performs inspections to verify compliance with all District regulations during construction and a final inspection when construction is complete. There is an existing domestic water service applicable for this site. The size of the meter is 5/8-inch on a 3/4-inch service line.
40. Please note that the Coastside County Water District does not allow passive purge systems to be installed on fire protection services. Fire protection services are authorized for the sole purpose of fire protection, and there shall be no cross connections. Approved backflow protection is required on fire services per Coastside County Water District's Program and Plan.
41. Approved backflow prevention assemblies shall be installed on all water services, including fire per Coastside County Water District's Program and Plan.
42. At the time of building permit application, a full set of the most recent plans and drawings for the project, (fire sprinkler, architectural, plumbing, mechanical, green building, structural, civil, utility, and landscape/irrigation) must be submitted to the District for review and approval. Existing and new utilities must be clearly marked on the drawings.
43. The District requires the completion and submittal of a water demand worksheet and a water efficiency checklist provided by Coastside County Water District.

Coastside Fire Protection District

44. Identify the occupancy type and use on plans for the building permit.
45. **Address Numbers:** Building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address numbers shall be of 6-inch height with a minimum 1/2-inch stroke and of a color, which is contrasting with the background. Such letter/numerals shall be illuminated and facing the direction of access.

Distance from Road	Address No. Size
0-50 feet	6-inch
50-100 feet	8-inch
100-150 feet	10-inch
150+ feet	12-inch

with corresponding increase in stroke.

46. Address numbers and directional signs may be required at the entrance to the driveway/access road, road forks, and intersections. When located on the street, the numbers shall be visible from each direction of travel. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko911 or equivalent.
47. *Automatic Fire Sprinkler System:* The proposed project must be equipped with an approved NFPA 13 system per Coastside Fire Protection District. You will not be issued a building permit until fire sprinkler plans are received, reviewed and approved by the fire district. If you have not already done so, please submit the required plans to the San Mateo County Building Division. Please be advised that the sprinkler system design shall be based on an at least Ordinary Hazard or higher classification based on stored commodity. Please submit plans showing the location of all required fire sprinkler hardware to the San Mateo County Building Division.
48. *Emergency Building Access:* The proposed project will require the installation of "Knox Boxes". These emergency key boxes are required when access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes. The Chief will determine the location for the key box and provide an authorized order form. All security gate systems controlling vehicular access shall be equipped with a "Knox"; key operated emergency entry device. For application and instructions please email cfpdfiremarshal@fire.ca.gov if you need further assistance.
49. *Fire Alarm System:* This project is required to have installed an approved NFPA 72 Fire Alarm System. The system is to monitor any flow through the required automatic fire sprinkler system and any fire sprinkler valve tamper. Specify if this will be a central or remote station. Ten or more heads will require a central monitoring station per Coastside Fire Protection District Ordinance.
50. *Fire Extinguishers:* There must be at least one 2A10BC fire extinguisher for each 1,500 sq. ft., travel distance not to exceed 75 feet, with at least one extinguisher per floor per Title 19, California Code of Regulations. Show location of extinguishers on plans.
51. Exiting shall comply with Chapter 10 of the CFC.
52. Provide penetration protection in all membranes through fire-rated assemblies (i.e., dampers, fire caulking).
53. Fire Alarm systems that meet NFPA 72 will be required under a separate permit.

- 54. A Certificate of Completion for the fire sprinkler system is required at final.
- 55. A Certificate of Completion for fire alarm is required at final.
- 56. A Certificate of Completion for underground is required at final.
- 57. A current 5-year Certification for the fire sprinklers and fire alarm is required at final.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.04 0 0.02 0.04 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:1,128



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

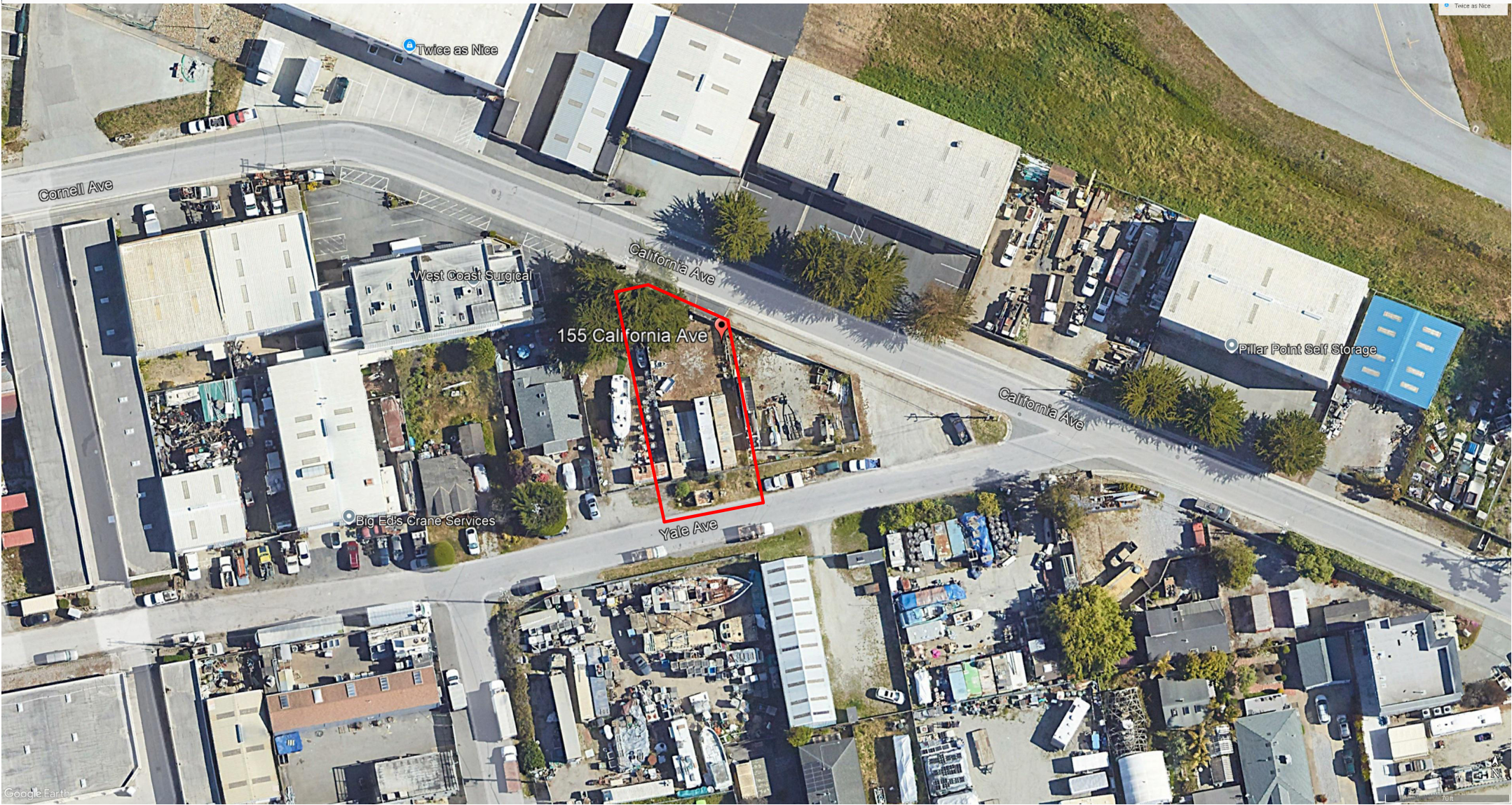
THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

S:\Client Projects 2024\McReynolds\Jeff McReynolds.rvt



SITE DATA:

APN: 047-015-080
ZONING: WAO/DR/CD
OCCUPANCY GROUP: 1542
TYPE OF CONSTRUCTION:
Zone Type: Zone 2 (IAD2), Surface: T55
Departure, Approach, Transitional, Tsunami and
Seiche Inundation Area Coastside Fire Protection
District Coastside County Water District Granada
Sanitary District

PRE:
PLN:
BLD:

APPLICABLE CODES:
SAN MATEO COUNTY ZONING & BUILDING ORDINANCES

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

OWNER: JEFF MCREYNOLD
jeffsquared2003@yahoo.com
338 AVENUE PORTOLA
EL GRANADA, CA 94018
415.909.0246

ARCHITECT : EDWARD C LOVE, ARCHITECT
720 MILL ST
HALF MOON BAY, CA 94019
650.728.7615
edwardclovearch@gmail.com

CIVL ENGINEER: SIGMA PRIME GEOSCIENCES
332 PRINCETON AVE
HALF MOON BAY, CA 94019
650-728-3590

STRUCTURAL: ALLIANCE ENGINEERING
NICHOLAS CLAY JASPER
2700 MARKET STREET NE
SALEM, OR 97301
AEOREGON.COM
503-589-1728

SCOPE OF WORK:
LEGALIZE METAL BUILDING AT 155 CALIFORNIA AVE.

	EXISTING		PROPOSED		TOTAL		ALLOWED	
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%
LOT AREA	4181							
LOT COVERAGE	1697	40.6	0	0.0	1697	40.6	2090.5	50.0
FLOOR AREA	SHIPPING CONTAINERS - 1280							
	METAL BUILDING - 970							
Total	2250	53.8	0	0.0	2250	53.8	0	0.0

GENERAL NOTES:

- NO USE MAY BE CONDUCTED IN A MANNER WHICH, IN THE DETERMINATION OF THE PLANNING DIRECTOR, DOES NOT MEET THE PERFORMANCE STANDARDS BELOW. MEASUREMENT, OBSERVATION, OR OTHER MEANS OF DETERMINATION SHALL BE MADE AT THE LIMITS OF THE PROPERTY, UNLESS OTHERWISE SPECIFIED.
(SECTION 6289.1 SMCZR)

1. NOISE. NO USE WILL BE PERMITTED WHICH EXCEEDS THE FOLLOWING SOUND LEVELS MORE THAN THIRTY MINUTES IN ANY HOUR:

Time of Day	Level (in dBA) Not To Be Exceeded		
	More Than 30 Minutes In Any Hour	More Than 5 Minutes In Any Hour	At Any Moment
7:00 a.m. - 10:00 p.m.	60	70	80
10:00 p.m. - 7:00 a.m.	55	65	75

2. ODOR. NO USE WILL BE PERMITTED WHICH EMITS AN ODOR OR AIR POLLUTANT, DETECTABLE WITHOUT INSTRUMENTS, BEYOND THE BOUNDARIES OF THE "WATERFRONT" DISTRICT.
3. LIGHTING. ALL LIGHTING, EXTERIOR AND INTERIOR, MUST BE DESIGNED AND LOCATED SO AS TO CONFINE DIRECT RAYS TO THE PREMISES.
4. VIBRATION. NO USE WILL BE PERMITTED WHICH CAUSES VIBRATION PERCEPTIBLE WITHOUT INSTRUMENTS ON ADJOINING PROPERTY, EXCEPT FOR TEMPORARY CONSTRUCTION OPERATIONS.
5. NO HAZARDOUS MATERIALS TO BE STORED ONSITE

FIRE PROTECTION NOTES:

1. TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE
2. "KNOX BOXES" OR EMERGENCY KEY BOXES ARE REQUIRED FOR LIFE SAVING OR FIRE-FIGHTING PURPOSES. THE CHIEF WILL DETERMINE THE LOCATION FOR THE KEY BOX AND PROVIDE AN AUTHORIZED ORDER FORM.
3. THIS PROJECT IS SHALL HAVE AN APPROVED NFPA 72 FIRE ALARM SYSTEM INSTALLED THROUGHOUT.
4. OCCUPANCY LOAD SIGNS SHALL BE POSTED WHERE REQUIRED BY 2022 CFC CHAPTER 10.

47-1

1" = 100'

N



Sheet List - Arch

Sheet Number	Sheet Name	Rev
A001	Cover Sheet	
A002	General Notes	
A003	Survey	
GB1	Cal Green Building Standards	
GB2	Cal Green Building Standards	
GB3	Cal Green Building Standards	
A004	Site Plan	
C-1	Drainage Plan	
C-2	Erosion Control Plan	
C-3	BMP	
A103	Floor Plan	
A104	FAR, Door & Window Schedule	
A201	Existing Elevations	
A301	Sectional View	
A501	Material Sheet	

Sheet List - ENG

Sheet Number	Sheet Name	Rev
1	Elevations & Plan	
2	Roof Framing & Notes	
3	Cross Section & Details	

Sheet List - Manufacturer

Sheet Number	Sheet Name	Rev
1 of 22	Table of Contents	
2 of 22	Building Layout Plan	
3 of 22	Anchor Bolt Details	
4 of 22	Anchor Bolt Details	
5 of 22	Portal Frame Sections	
6 of 22	Portal Frame Sections	
7 of 22	Portal Frame Details	
8 of 22	Roof Framing Plan	
9 of 22	Roof Framing Details	
10 of 22	Girt Layout	
11 of 22	Girt Layout	
12 of 22	Girt Layout	
13 of 22	Girt Layout	
14 of 22	Girt Layout	
15 of 22	Girt Layout Details	
16 of 22	Girt Layout Details	
17 of 22	Sheeting Layout	
18 of 22	Sheeting Layout	
19 of 22	Sheeting Layout	
20 of 22	Sheeting Layout	
21 of 22	Sheeting Layout	
22 of 22	Sheeting Layout Details	

REVISIONS

10/16/2025



EDWARD C. LOVE, ARCHITECT

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Architect
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HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

Legalize New Metal Building
Jeff McReynolds
155 California Ave HMB, CA

Cover Sheet



DATE: 4/3/2026

SCALE:

DRAWN: BOON

JOB: McReynolds

SHEET:

A001

OF SHEETS

S:\Client Projects 2024\McReynolds\Jeff McReynold.rvt

Smoke Detectors

As per the California Building Code, State Fire Marshal regulations, and Coastside Fire District Ordinance 2022-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. Date of installation must be added to exterior of the smoke alarm and will be checked at final.

Smoke alarm/detector are to be hard wired, interconnected, or with battery back up. Smoke alarms to be installed per manufacturers instruction and NFPA 72.

Windows

Escape or rescue windows shall have a minimum net clear openable area of 5.7 square ft (sqft), 5.0 sqft allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall not be more than 44 inches above the finished floor (CFC 1030).

Address Markers

New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. The letters/numerals for permanent address signs shall be 6 inches in height with a minimum of 1/2 inch stroke. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, an additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire District. This remote signage shall consist of a 6 inch by 18 inch green reflective metal sign with 3 inch reflective numbers/letters similar to Hy-Ko 911 or equivalent. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).

Roofing

As per Coastside Fire District Ordinance 2022-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current addition of the California Building Code.

Vegetation Management (LRA)

The Coastside Fire District Ordinance 2022-03, the 2022 California Fire Code 304.1.2:

A fuel break of defensible space shall be required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. this is neither a requirement nor an authorization for the removal of living trees.

Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.

Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

Fire Access Roads

The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The city of Half Moon Bay Department of Public Works, San Mateo County Department of Public Works, the Coastside Fire District Ordinance 2022-03, and the California Fire Code shall set road standards. As per the 2022 CFC, Dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire District specifications. As per the 2022 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed of the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20 foot road) and on-street parking is desired, an additional improved area shall be developed for that use.

Fire Hydrant

As per 2022 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2022 CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.

Automatic Fire Sprinkler System (Fire Sprinkler plans will require a separate permit)

As per San Mateo County Building Standards and Coastside Fire District Ordinance 2022-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Division or the City of HMB. A building permit will not be issued until plans are received, reviewed, and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire District for review.

Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call Coastside Fire District to schedule an inspection. Fees shall be paid prior to plan review.

An exterior bell and interior horn/strobe are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe, and flow switch, along with the garage door opener, are to be wired into a separate circuit breaker at the main electrical panel and labeled.

Solar Photovoltaic Systems

These systems shall meet the requirements of the 2022 CFC Section 605.11.

GENERAL NOTES

1. BEFORE SUBMITTING A PROPOSAL FOR THIS WORK, THE BIDDER SHALL VISIT THE SITE AND LEARN THE EXISTING CONDITIONS. HE SHALL EXAMINE THE PLANS AND SPECIFICATIONS AND BASE HIS BID ON THEM. DURING CONSTRUCTION, NO CHANGES FROM PLANS AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE ARCHITECT AND OWNER. STRUCTURAL CHANGES MUST BE APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER.

2. THE GENERAL CONTRACTOR (G.C.) SHALL OBTAIN AND PAY FOR ALL PERMITS (EXCEPT THOSE PAID FOR BY THE OWNER) AND LICENSES AND SHALL GIVE ALL NOTICES. THE G.C. IS REQUIRED TO COMPLY WITH ALL CURRENT CODES, ORDINANCES, & REGULATIONS RELATED TO THIS PROJECT. ANY CONFLICT BETWEEN DRAWINGS, SPECIFICATIONS AND ORDINANCES SHALL BE IMMEDIATELY REFERRED TO THE ARCHITECT IN WRITING. THE G.C. FOR THIS WORK SHALL BE CURRENTLY LICENSED BY THE STATE OF CALIFORNIA. THE EMPLOYEES AND SUBCONTRACTORS USED BY THE G.C. TO CONSTRUCT AND FINISH THE WORK SHOWN ON THE PLANS MUST ALL BE SKILLED WORKMEN UNDER THE DIRECTIONS OF A COMPETENT FOREMAN. THE G.C. SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL WORK FROM DAMAGE AND SHALL PROTECT THE OWNER'S PROPERTY AND ADJACENT PROPERTY FROM INJURY, DAMAGE, OR LOSS ARISING FROM THIS CONTRACT. SALES TAX SHALL BE PAID BY THE G.C. AND INCLUDED IN THE BID.

3. THE G.C. SHALL, AT ALL TIMES, KEEP THE PREMISES AND STREETS FREE OF WASTE AND RUBBISH CAUSED BY THE WORK, AND AT COMPLETION, SHALL REMOVE ALL RUBBISH, SURPLUS MATERIALS AND EQUIPMENT AND LEAVE THE WORK 'BROOM CLEAN'. THE G.C. SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND SHALL MAINTAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE, ALL EXISTING UTILITIES AND CITY SERVICES DURING CONSTRUCTION. ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED, OR CAPPED AS REQUIRED BY CODE AND/OR SOUND CONSTRUCTION PRACTICES. G.C. TO PROVIDE AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO OCCUPANT OR OWNER PER SECTION 4.410.1.

4. THE OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO, OR DEDUCTING FROM THE WORK. THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY AND ADEQUATE RECORDS SHALL BE KEPT BY THE G.C. TO SUBSTANTIATE ANY ADDITIONAL CHARGES. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT DOCUMENTS.

5. THE OWNER SHALL NOT BE LIABLE OR RESPONSIBLE FOR ANY ACCIDENT, LOSS, INJURY, OR DAMAGES HAPPENING OR ACCRUING DURING THE TERM OF THE PERFORMANCE OF THE WORK AND IN CONNECTION THEREWITH, TO PERSONS AND/OR PROPERTY. THE G.C. SHALL HAVE IN FULL FORCE AND EFFECT DURING THE LIFE OF THIS CONTRACT, FULL COVERAGE LIABILITY AND WORKMEN'S COMPENSATION INSURANCE, WHICH SHALL COMPLY WITH CALIFORNIA LAWS AND WILL NOT BE CANCELED OR CHANGED DURING THE TERM OF THIS CONTRACT WITHOUT NOTICE BEING GIVEN TO THE OWNER, AND SHALL REQUIRE ALL INTERMEDIATE AND SUBCONTRACTORS TO TAKE OUT AND MAINTAIN SIMILAR POLICIES OF INSURANCE. ALL SUCH POLICIES SHALL BE WITH INSURANCE COMPANIES ACCEPTABLE TO THE OWNER, UNLESS EXPRESSLY STATED OTHERWISE, THE OWNER WILL TAKE OUT AND CARRY A COMPREHENSIVE INSURANCE POLICY INCLUDING FIRE, EXTENDED COVERAGE, VANDALISM AND MALICIOUS MISCHIEF PROTECTING BOTH HIS INTEREST AND THAT OF THE G.C.

6. IN ADDITION TO GUARANTEES CALLED FOR ELSEWHERE IN THESE SPECIFICATIONS, THE G.C. SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE (1) YEAR AFTER NOTICE OF COMPLETION IS FILED, AGAINST DEFECTIVE MATERIALS OR FAULTY WORKMANSHIP, THAT IS DISCOVERED AND REPORTED WITHIN THAT PERIOD.

7. IN GENERAL THE DRAWINGS WILL INDICATE DIMENSIONS, POSITION, TYPE OF CONSTRUCTION, SPECIFICATIONS, QUALITIES AND METHODS. ANY WORK INDICATED ON THE DRAWINGS, AND NOT MENTIONED IN THE SPECIFICATIONS, OR VICE VERSA, SHALL BE FURNISHED AS THOUGH FULLY SET FORTH IN BOTH. WORK NOT PARTICULARLY DETAILED, MARKED, OR SPECIFIED SHALL BE THE SAME AS SIMILAR PARTS THAT ARE DETAILED, MARKED OR SPECIFIED. THE LARGER THE SCALE OF THE DRAWING, THE MORE PRECEDENT, I.E.: 3 INCHES PER FOOT SCALE GOVERNS 1/4 INCH PER FOOT SCALE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. WRITTEN DIMENSIONS ARE APPROXIMATE AND MUST BE VERIFIED BY G.C. THE G.C. SHALL VERIFY, AND BE RESPONSIBLE FOR ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO, AND DURING, ALL PHASES OF WORK.

8. IF ANY SUBCONTRACTOR FINDS ANY LACK OF INFORMATION, DISCREPANCY, AND/OR OMISSIONS IN THESE DRAWINGS, OR IF THE SUBCONTRACTOR IS UNCLEAR AS TO THE DRAWINGS' MEANING AND/OR INTENT, THE SUBCONTRACTOR SHALL CONTACT THE G.C., WHO SHALL THEN CONTACT THE ARCHITECT AT ONCE FOR INTERPRETATION AND/OR CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

9. THE G.C. SHALL PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING- AND WALL-MOUNTED EQUIPMENT, HARDWARE, FIXTURES, AND ACCESSORIES.

10. ALL PRODUCTS LISTED IN THESE DRAWINGS BY NER NUMBER SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION FOR PRODUCTS LISTED SHALL ALSO HAVE AN NER-APPROVED WRITTEN EVALUATION REPORT AND BE APPROVED AND LISTED BY OTHER NATIONALLY-RECOGNIZED TESTING AGENCIES.

11. EXTERIOR OPENABLE WINDOWS AND DOORS SHALL BE WEATHERSTRIPPED. ALL OPEN JOINTS, PENETRATIONS, AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, AND/OR WEATHERSTRIPPED TO LIMIT, OR ELIMINATE, AIR LEAKAGE.

12. SEE STRUCTURAL SHEETS FOR STRUCTURAL MATERIALS, DIMENSIONS AND DETAILS.

13. SEE ATTACHED TITLE 24 FORMS AND/OR CALCULATION FOR PROJECT ENERGY EFFICIENCY REQUIREMENTS.

14. A CAPILLARY BREAK SHALL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" THICK BAS OF 1/2" OR LARGER CLEAN AGGREGATE UNDER A 6 MIL VAPOR RETARDER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED PER SECTION 4.505.2 AND R506.2.3.

15. UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THE RELEVANT CODES MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING OFFICIAL WHICH SHOW SUBSTANTIAL CONFORMANCE.

16. CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED PER CALGREEN 4.408.2 (OR IN ACCORDANCE WITH LOCAL ORDINANCE). MINIMUM OF 65% OF CONSTRUCTION WASTE SHALL BE DIVERTED FOR RECYCLING OR SALVAGE PER CALGREEN 4.408.1

17. OPERATIONS & MAINTENANCE MANUALS SHALL BE PROVIDED TO BUILDING OWNER ADDRESSING ITEMS 1 - 10 IN CALGREEN 4.410.1

18. DUCT SYSTEMS SHALL BE SIZED, DESIGNED, AND EQUIPED PER CALGREEN 4.507.2. HVAC SYSYTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.

19. BATHROOM EXHAUST FANS SHALL COMPLY WITH CALGREEN 4.506.1. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN AND MUST BE CONTROLLED BY A HUMIDITY SENSOR.

20. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (CALGREEN 4.406.1)

21. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (CALGREEN 4.504.1)

22. ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (CALGREEN 4.504.2.1)

23. PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (CALGREEN 4.504.2.2)

24. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND TOXIC COMPOUNDS (CALGREEN 4.504.2.3). VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.

25. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (CALGREEN 4.504.3)

26. MINIMUM OF 80" FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH CALGREEN 4.504.4

27. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (CALGREEN 4.504.5)

28. INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (CALLGREEN 4.505.2)

29. CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE (CALGREEN 4.505.3)

ADDITIONAL NOTES:

1. CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED PER CALGREEN 4.408.2 (OR IN ACCORDANCE WITH LOCAL ORDINANCE). MINIMUM OF 65% OF CONSTRUCTION WASTE SHALL BE DIVERTED FOR RECYCLING OR SALVAGE PER CALGREEN 4.408.1

2. OPERATIONS & MAINTENANCE MANUALS SHALL BE PROVIDED TO BUILDING OWNER ADDRESSING ITEMS 1 - 10 IN CALGREEN 4.410.1

3. DUCT SYSTEMS SHALL BE SIZED, DESIGNED, AND EQUIPED PER CALGREEN 4.507.2. HVAC SYSYTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.

4. BATHROOM EXHAUST FANS SHALL COMPLY WITH CALGREEN 4.506.1. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN AND MUST BE CONTROLLED BY A HUMIDITY SENSOR.

5. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (CALGREEN 4.406.1)

6. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (CALGREEN 4.504.1)

7. ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (CALGREEN 4.504.2.1)

8. PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (CALGREEN 4.504.2.2)

9. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND TOXIC COMPOUNDS (CALGREEN 4.504.2.3). VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.

10. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (CALGREEN 4.504.3)

11. MINIMUM OF 80" FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH CALGREEN 4.504.4

12. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (CALGREEN 4.504.5)

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14. CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE (CALGREEN 4.505.3)

REVISIONS



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Legalize New Metal Building
Jeff McReynolds
155 California Ave HMB, CA

General Notes



DATE: 4/3/2026
SCALE:
DRAWN: BOON
JOB: McReynolds
SHEET:
A002
OF SHEETS



1 OF 1

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y
RESP. PARTY

* YES
* NOT APPLICABLE
RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER,
OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY		Y	N/A	RESPON. PARTY		Y	N/A	RESPON. PARTY		Y	N/A	RESPON. PARTY																																																					
☐	☐		SECTION 5.303 INDOOR WATER USE 5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2. 5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows: - For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop. - Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems: - Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s). - Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s). - Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW). 5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.	☐	☐		SECTION 5.402 DEFINITIONS 5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference) ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper. BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities. BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements. ORGANIC WASTE. Food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste. TEST. A procedure to determine quantitative performance of a system or equipment. SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT 5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent. 5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods. 5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures. 5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows: 5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following: - An installed awning at least 4 feet in depth. - The door is protected by a roof overhang at least 4 feet in depth. - The door is recessed at least 4 feet. - Other methods which provide equivalent protection. 5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.	☐	☐		5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated by the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply. Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements Commissioning requirements shall include: - Owner's or Owner representative's project requirements. - Basis of design. - Commissioning measures shown in the construction documents. - Commissioning plan. - Functional performance testing. - Documentation and training. - Commissioning report. Exceptions: - Unconditioned warehouses of any size. - Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses. - Tenant improvements less than 10,000 square feet as described in Section 303.1.1. - Open parking garages of any size, or open parking garage areas, of any size, within a structure. Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and/or air conditioning. Informational Notes: - IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 does not certify individuals to conduct functional performance tests or to adjust and balance systems. - Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the <i>California Energy Code</i>.	☐	☐		5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services. 5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guarantees/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations. 5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.	☐	☐		DIVISION 5.5 ENVIRONMENTAL QUALITY SECTION 5.501 GENERAL 5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors. SECTION 5.502 DEFINITIONS 5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference) ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route. A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made. 1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32° Fahrenheit. COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn. 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, timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a). Note: See CCR, Title 17, Section 93120.1. DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.). DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity. ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the <i>California Electrical Code</i> , off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included. ELECTRIC VEHICLE CHARGING STATION(S) (EVCS). One or more spaces intended for charging electric vehicles. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle. ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest. EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections. FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections. GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one. GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995), or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14; the AR4 GWP values are found in column "100 yr" of Table 2.14. HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hydrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (b) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009). LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter. LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009). MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2-1999. MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O ₃ /g ROG). PRODUCT-WEIGHTED MIR (PW MIR). The sum of all weighted-MIRs for all ingredients in a product subject to this article. The PW MIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). PSIG. Pounds per square inch, gauge. REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere. SCHRADER ACCESS VALVES. Access fittings with a valve core installed. SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter. SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 9,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a). Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question. SECTION 5.503 FIREPLACES 5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances. 5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. SECTION 5.504 POLLUTANT CONTROL 5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction. 5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetrock or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.																																																
☐	☐		SECTION 5.303.4 Faucets and fountains. 5.303.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi. 5.303.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. 5.303.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute/20 [rim space (inches) at 60 psi]. 5.303.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle. 5.303.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi]. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. 5.303.4.6 Pre-rinse spray valve When installed, shall meet the requirements in the <i>California Code of Regulations</i> , Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (G)(7), and shall be equipped with an integral automatic shutoff. FOR REFERENCE ONLY: The following table and code section have been reprinted from the <i>California Code of Regulations</i> , Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).	☐	☐		SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3, or meet a local construction and demolition waste management ordinance, whichever is more stringent. 5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that: - Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale. - Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream). - Identifies diversion facilities where construction and demolition waste material collected will be taken. - Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both. 5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section. Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company. Exceptions to Sections 5.408.1.1 and 5.408.1.2: - Excavated soil and land-clearing debris. - Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist. - Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets. 5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency. 5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency. Notes: - Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan. - Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle). 5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents. Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/ 5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed. Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation. Notes: - If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material. - For a map of known pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdafs.ca.gov)	☐	☐		SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS 5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are used for recycling of paper, plastic, organic waste, and metals or a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section. 5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site. Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area. 5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the <i>Public Resources Code</i> . Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act). Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.	☐	☐		5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative. 5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1. 5.410.4.2 (Reserved) Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)(3) for additional testing requirements of specific systems. 5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project: - Renewable energy systems. - Landscape irrigation systems. - Water reuse systems. 5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system. 5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards, the National Environmental Balancing Bureau Procedural Standards, Associated Air Balance Council National Standards or as approved by the enforcing agency.	☐	☐		5.410.4.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. 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California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

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5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT^{1,2}

Less Water and Less Exempt Compounds in Grams per Liter	
ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

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

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CUR/HTMLR1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter	
SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat, or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.2.1, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PVMIR Limits for VOC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of California Code of Regulations, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 5 Rule 49.

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TABLE 5.504.4.3 - CONT.

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	CURRENT VOC LIMIT
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS ¹	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

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

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

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

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

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

5.504.4.4 Carpet Systems. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. <https://www.cdph.ca.gov/Programs/CCDC/PH/DE/DC/CEHL/BI/AQ/Pages/VOC.aspx#material>

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. <https://www.cdph.ca.gov/Programs/CCDC/PH/DE/DC/CEHL/BI/AQ/Pages/VOC.aspx#material>

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

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

- Product certifications and specifications.
- Chain of custody certifications.
- Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
- Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 S3 standards.
- Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS:

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD ²	0.13

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

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

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5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. <https://www.cdph.ca.gov/Programs/CCDC/PH/DE/DC/CEHL/BI/AQ/Pages/VOC.aspx#material>

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.7 Thermal insulation
Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs. <https://www.cdph.ca.gov/Programs/CCDC/PH/DE/DC/CEHL/BI/AQ/Pages/VOC.aspx#material>

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations, or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the California Energy Code, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO₂) MONITORING. For buildings or additions equipped with demand control ventilation, CO₂ sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

5.506.3 Carbon dioxide (CO₂) monitoring in classrooms.
(DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the California Energy Code, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:
1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification through a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
4. The monitor or sensor shall measure carbon dioxide levels at minimum 15-minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Empty building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

Exceptions:

1. L_w or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICL) plan.
2. L_w or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L_w noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1 Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_w - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior soundlevels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and roof-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toilbase.org/PDF/CaseStudies/stc_loc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

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5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonzone-depleting refrigerants that include ammonia, carbon dioxide (CO₂), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multilayer seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the California Mechanical Code and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit over the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel, or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device that indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one-pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

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

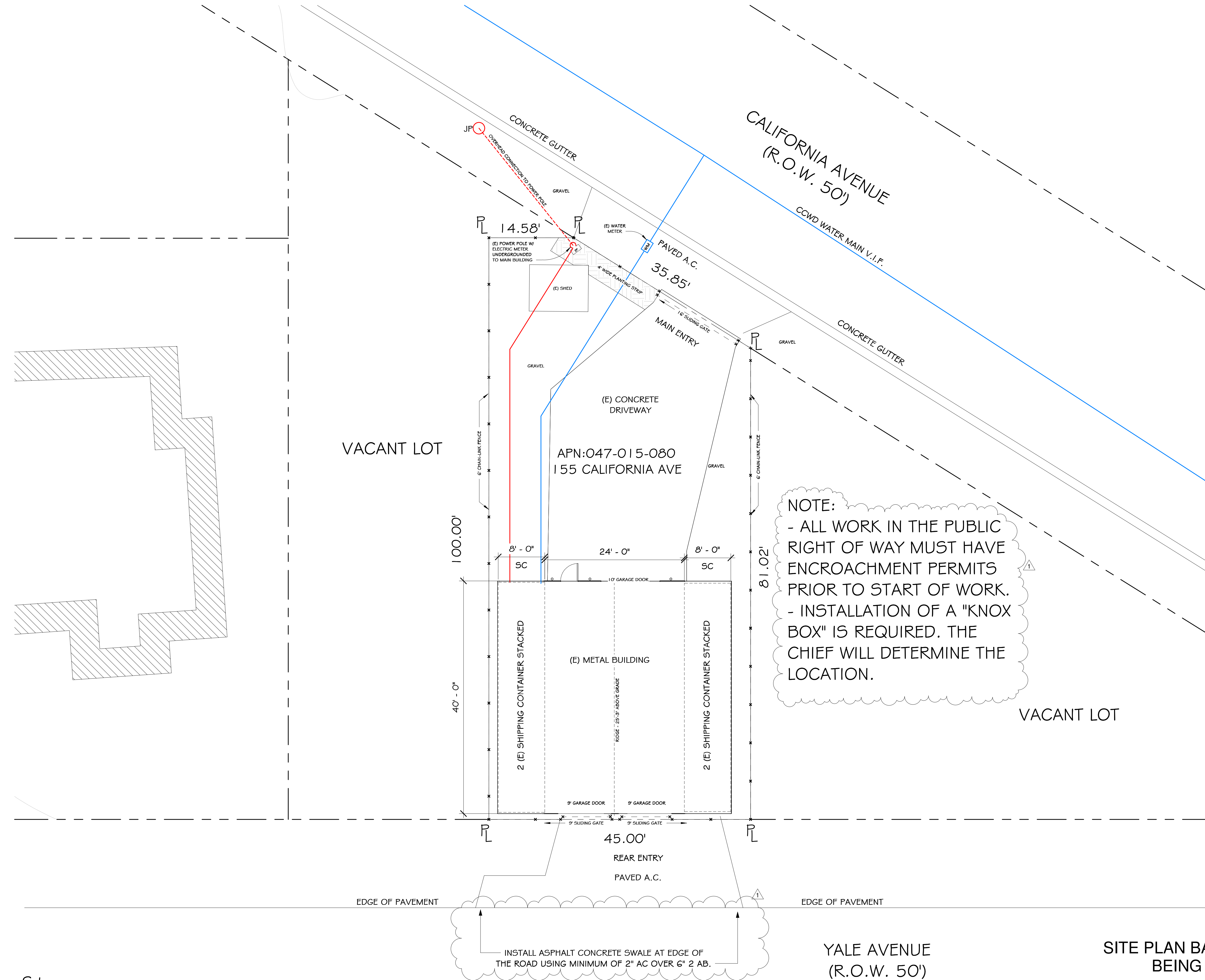
702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate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

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

Notes:

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

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① Site
1/8" = 1'-0"

Project North
True North

SITE PLAN BASED ON EXISITNG FENCES
BEING ON PROPERTY LINES

REVISIONS



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edwardclovearch@gmail.com

Legalize New Metal Building
Jeff McReynolds
155 California Ave HMB, CA

Site Plan



DATE: 4/3/2026

SCALE: 1/8" = 1'-0"

DRAWN: BOON

JOB: McReynolds

SHEET:

A004

OF SHEETS

LEGEND

- DS DOWNSPOUT
- 4" SOLID DRAIN PIPE
- DIRECTION OF SURFACE DRAINAGE
- + 100.53 EXISTING SPOT ELEVATION
- ⊗ 100.6 PROPOSED SPOT ELEVATION

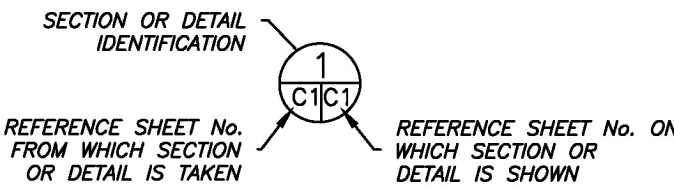
GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF:
JEFF McREYNOLDS, OWNER
2. TOPOGRAPHY BY S. MICALLEF. SURVEYED APRIL, 2025.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM ASSUMED
5. ALL SITE IMPROVEMENTS HAVE BEEN MADE. ONLY PROPOSED WORK IS CONSTRUCTION OF BIORETENTION AREA AND INSTALLATION OF DOWNSPOUTS.

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
2. ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO BIORETENTION AREA, AS SHOWN. SIZE IS BASED ON COMBINATION FLOW AND VOLUME METHOD.
3. ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE BIORETENTION AREA TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

SECTION AND DETAIL CONVENTION

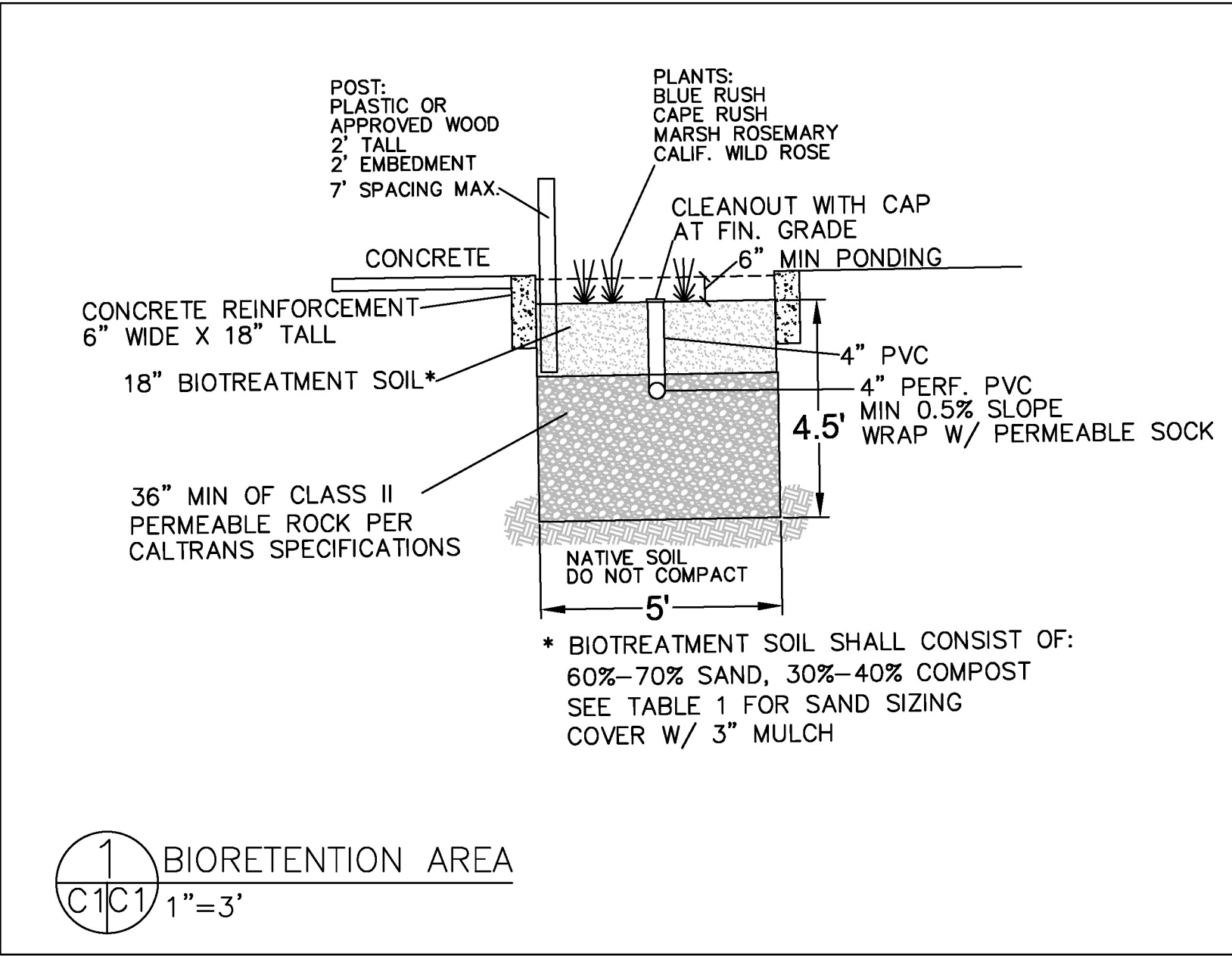
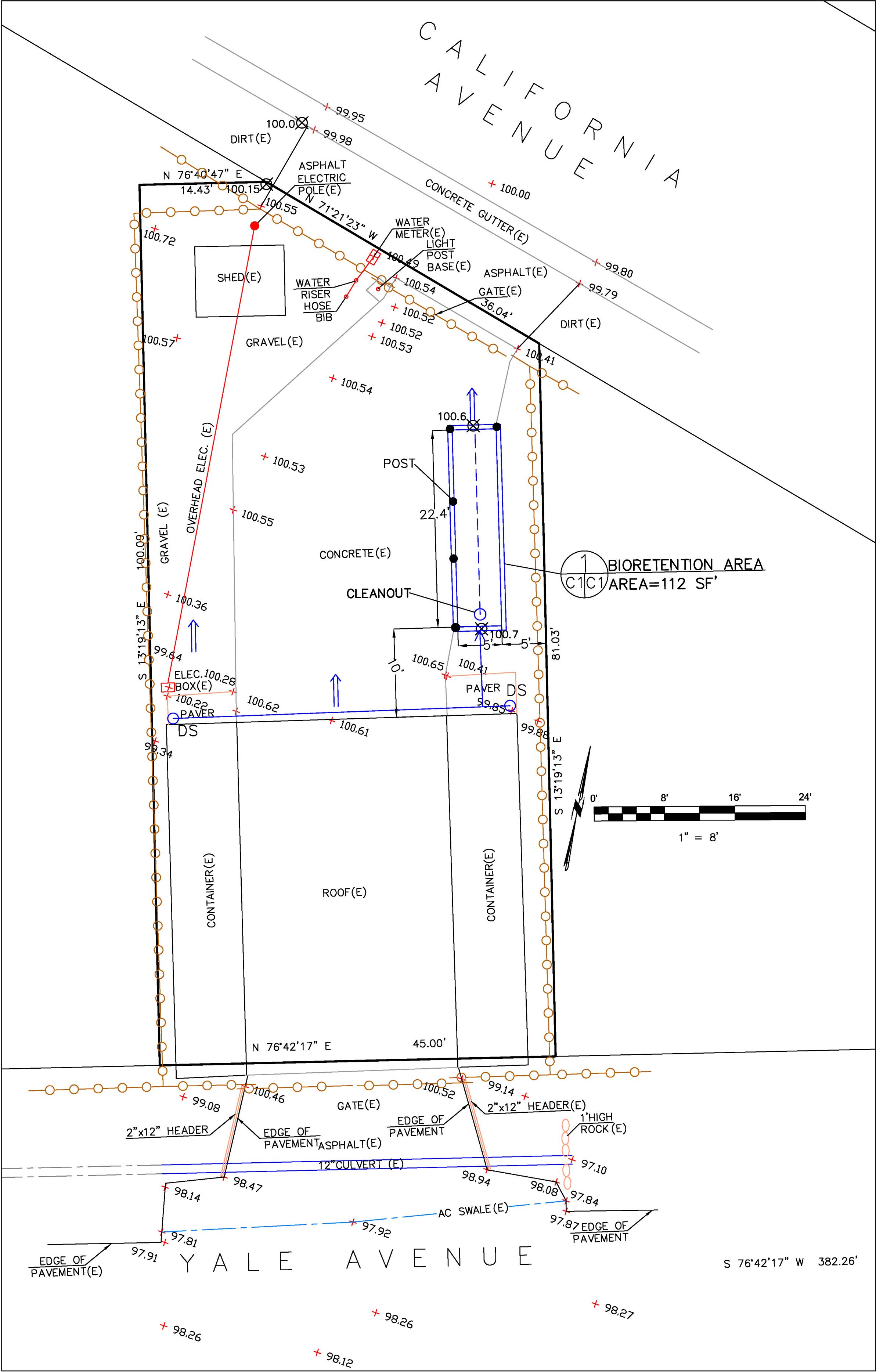


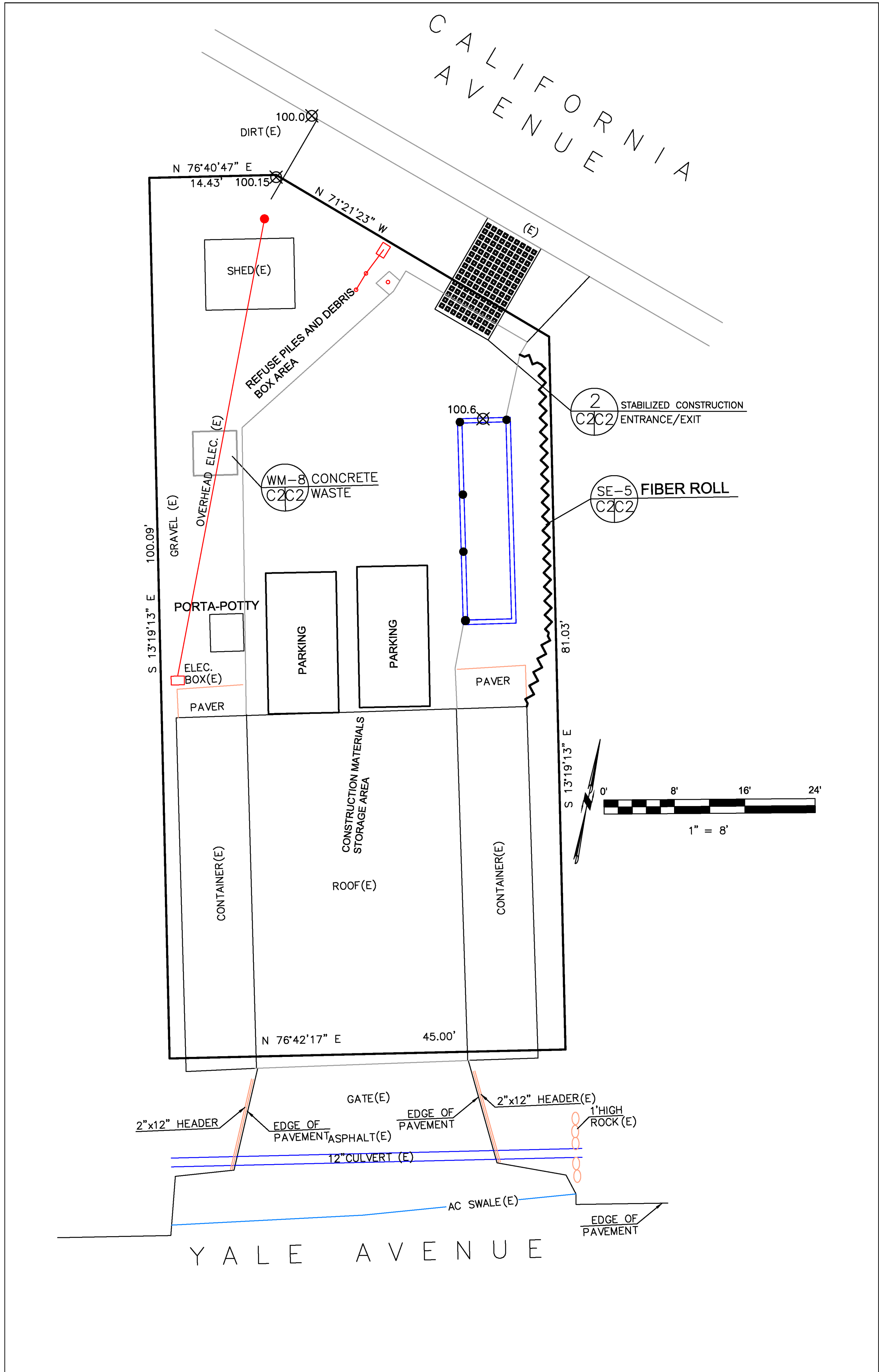
Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
322 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 7-8-25
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE:
REV. DATE:
REV. DATE:

DRAINAGE PLAN
155 CALIFORNIA AVENUE
PRINCETON
APN 047-015-080

SHEET
C-1

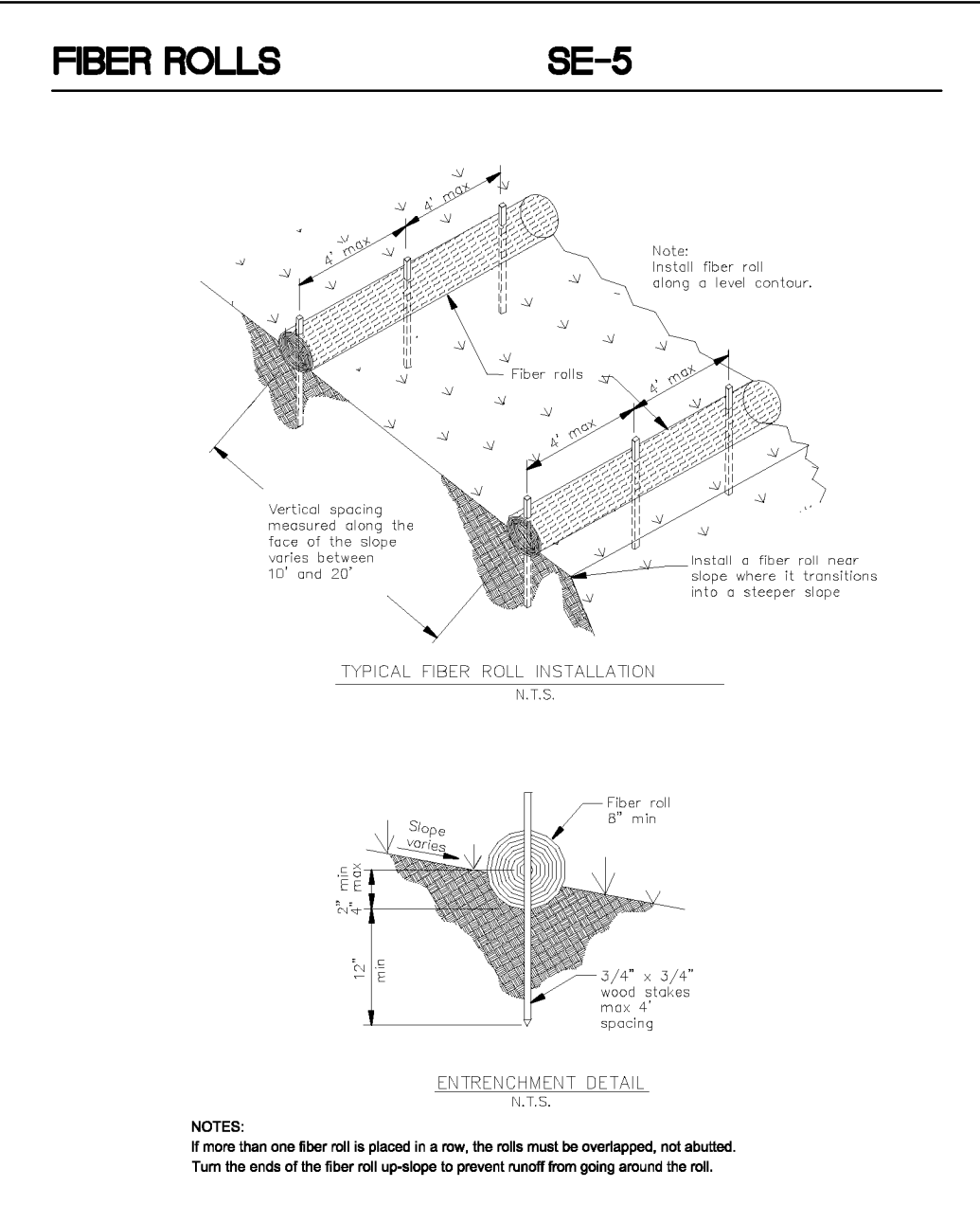
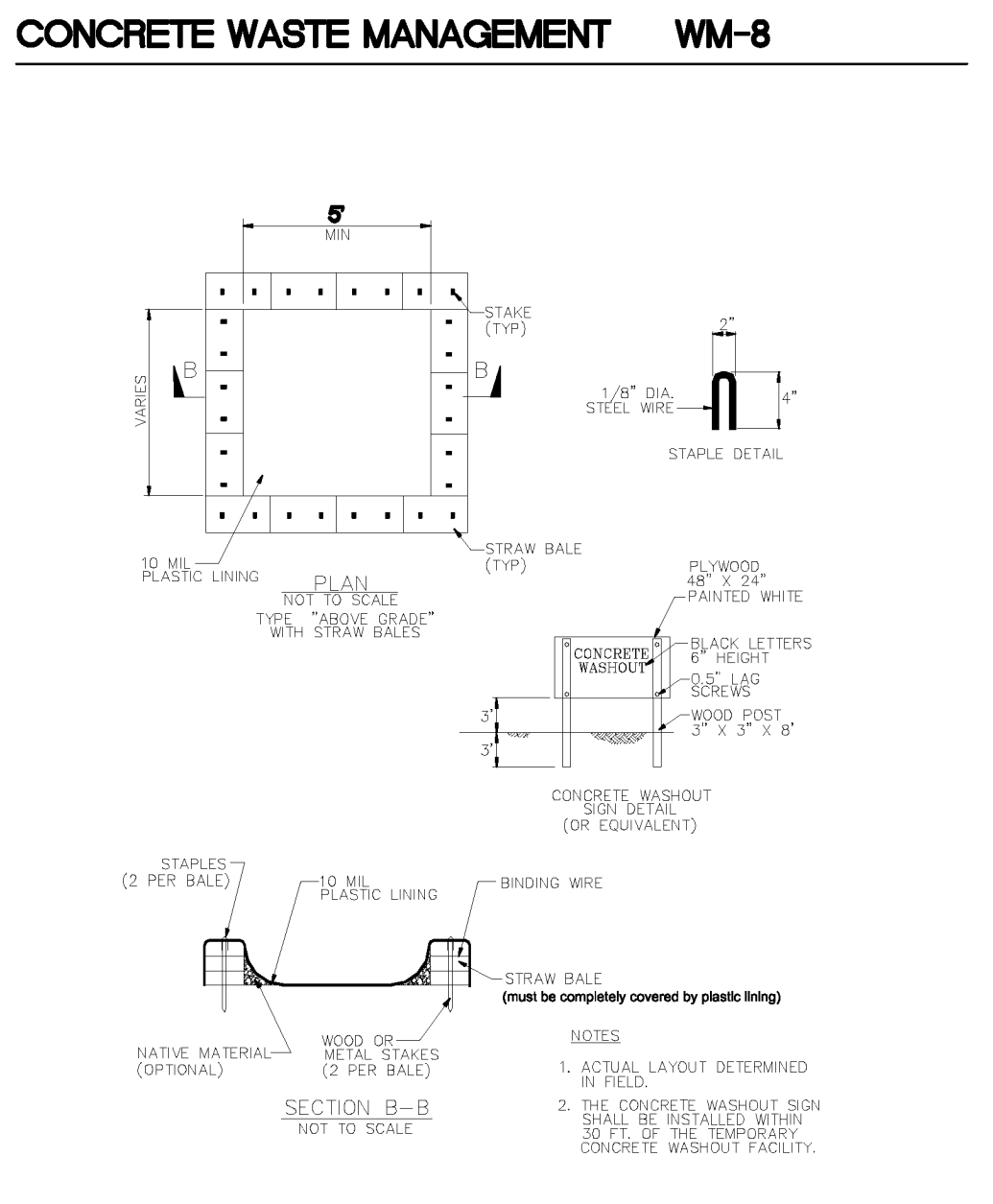
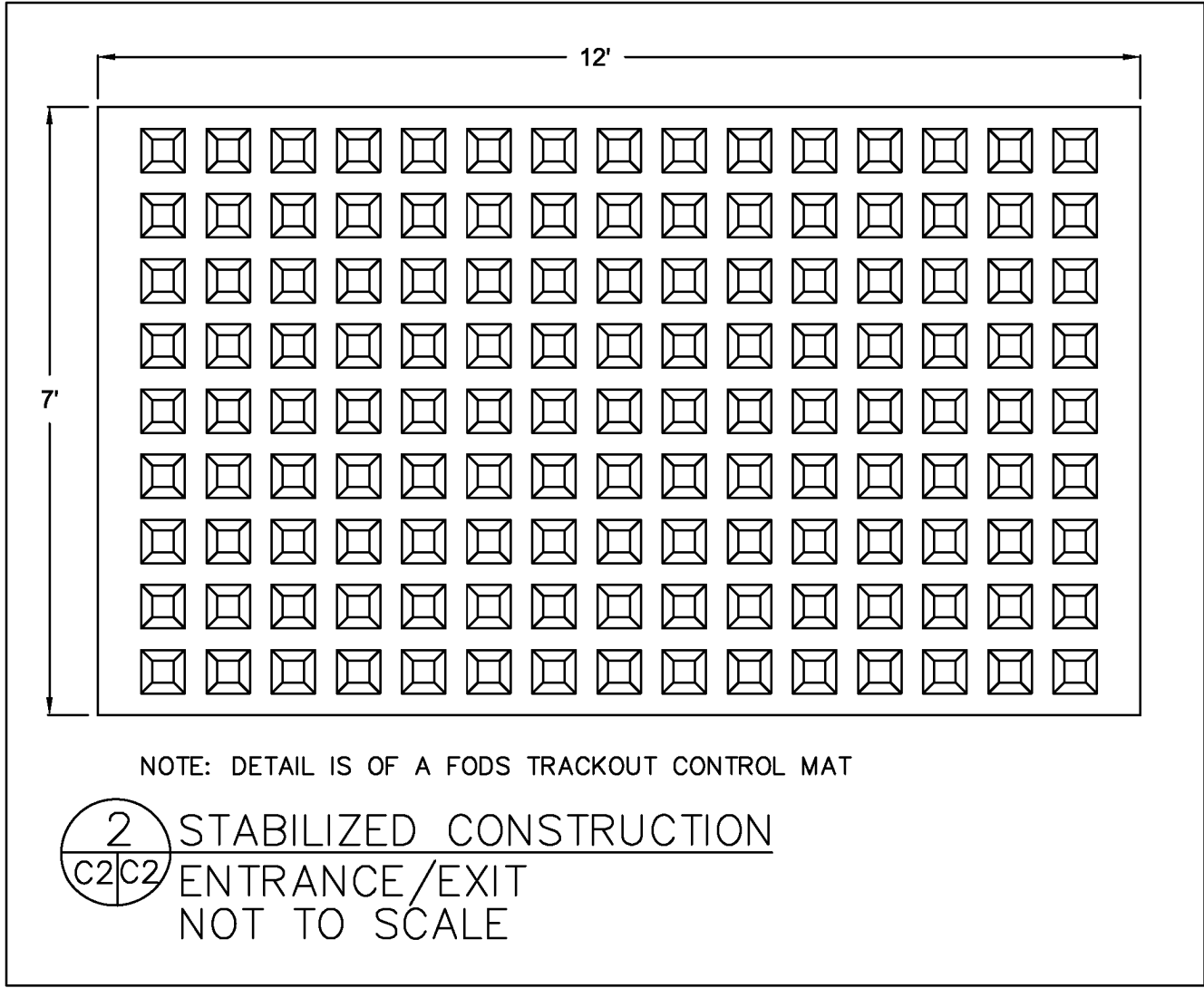




GENERAL EROSION AND SEDIMENT CONTROL NOTES

FIBER ROLL
INSTALL AT LOCATIONS SHOWN.
AFFIX AS SHOWN IN DETAIL SE-5

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Erosion control materials to be on-site during off-season.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.
- There are no trees or driplines on the site.



EROSION CONTROL POINT OF CONTACT

THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: JEFF MOREYNOLDS
TITLE/QUALIFICATION: OWNER
PHONE:
PHONE:
E-MAIL: JEFFSQUARED2003@YAHOO.COM

EROSION AND SEDIMENT CONTROL PLAN				Sigma Prime Geosciences, Inc.
DATE: 7-8-25				
DRAWN BY: CMK				
CHECKED BY: AZG				
REV. DATE:		SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 728-3690 FAX 728-3693		
REV. DATE:				
REV. DATE:				
155 CALIFORNIA AVENUE PRINCETON APN 047-015-080				

SHEET

C-2

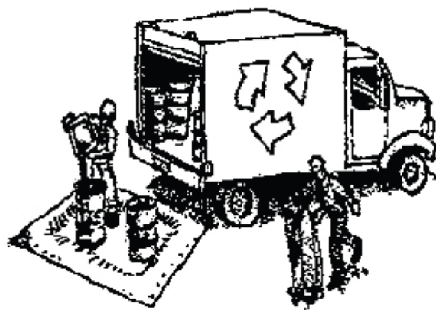
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Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



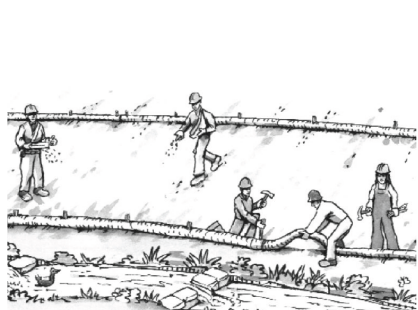
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work

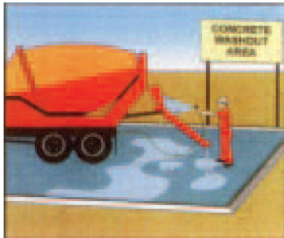


- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose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

Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application



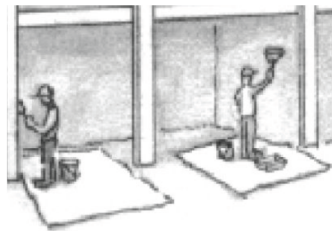
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

Landscaping



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

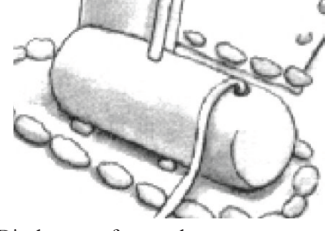
Painting & Paint Removal



Painting Cleanup and Removal

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

Dewatering



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

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

REVISIONS



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Jeff McReynolds
155 California Ave HMB, CA

BMP



DATE: 4/3/2026

SCALE:

DRAWN: BOON

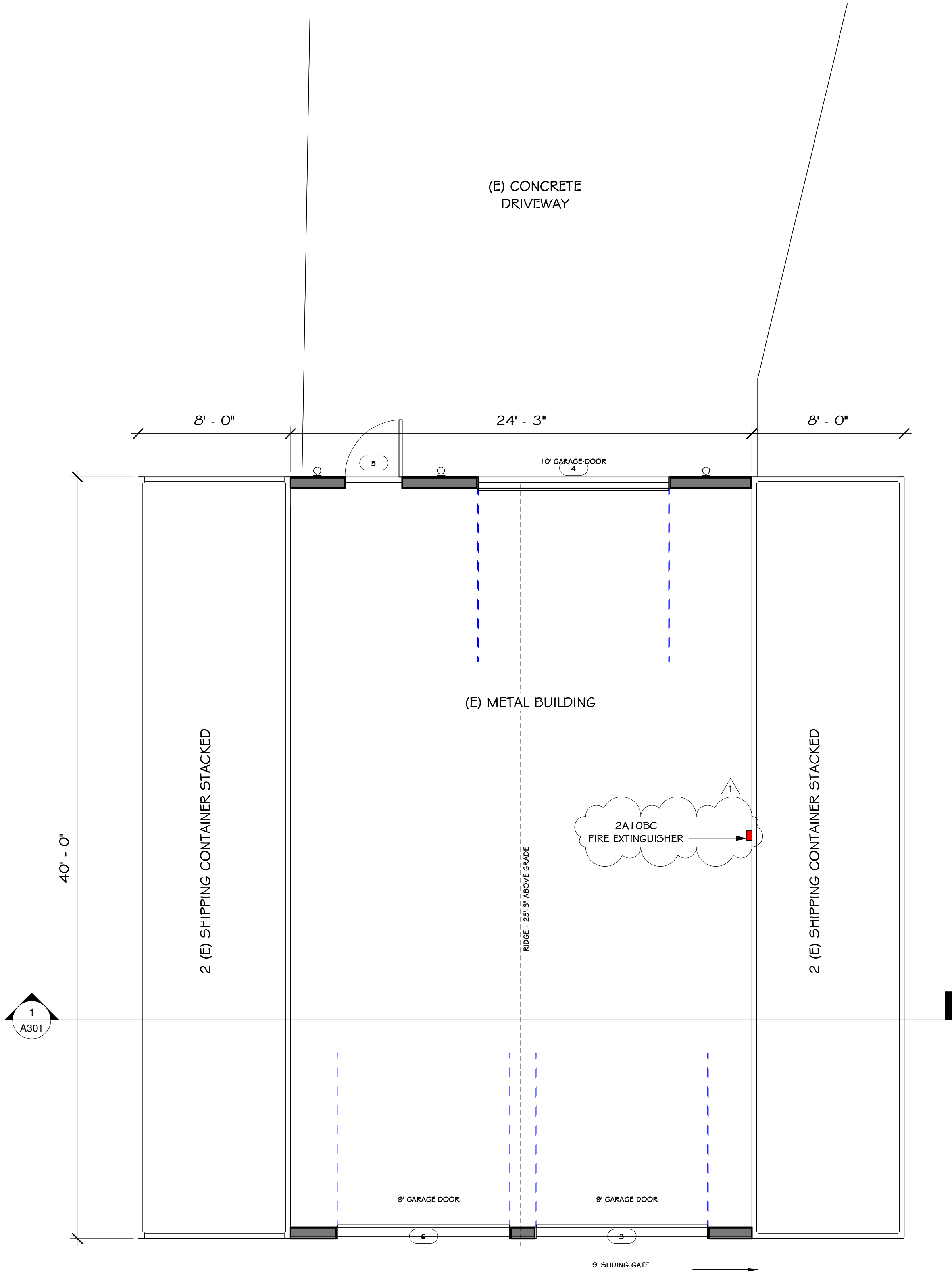
JOB: McReynolds

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C-3

OF SHEETS

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Product Overview

The outdoor LED wall lantern is uniquely designed with a contemporary feel. Its durable aluminum construction with hand painted black finish and frosted glass gives a sophisticated look.

This uniquely designed fixture is the choice of discriminating yet value conscious homeowners who want to enrich their home.

Darksy certified
Light color is 3000K (bright white)
360 Lumens
80 CRI and uses only 5.5-Watt

Specifications

Dimensions			
Product Depth (in.)	5.91	Product Height (in.)	8.01
Product Length (in.)	8.01	Product Width (in.)	4.49
Details			
Actual Color Temperature (K)	3000	Color Rendering Index	80
Color Temperature	Bright White		
Exterior Lighting Product TypeCylinder Lights			
Fixture Material	Aluminum	Fixture Color/Finish	Black
		Glass/Lens Type	Frosted
Light Bulb Type Included			
Maximum Wattage (watts)	Integrated LED	Light Output (lumens)	360
Watt Equivalence	0	Number of Bulbs Required	0
	60		
Outdoor Lighting Features		Dark Sky,Weather Resistant,Weather Resistant	
Power Type		Hardwired	
Product Weight (lb.)		2.29lb	
Style		Modern	

NOTES:
-PROVIDE PENETRATION PROTECTION IN ALL MEMBRANES THROUGH FIRE RATED ASSEMBLIES (I.E. DAMPERS, FIRE CAULKING).

REVISIONS

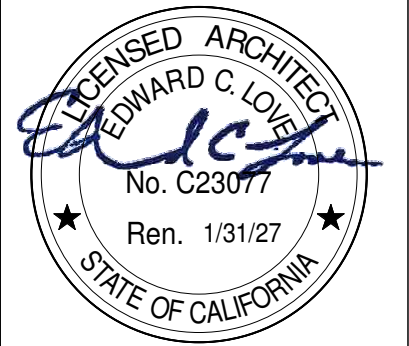


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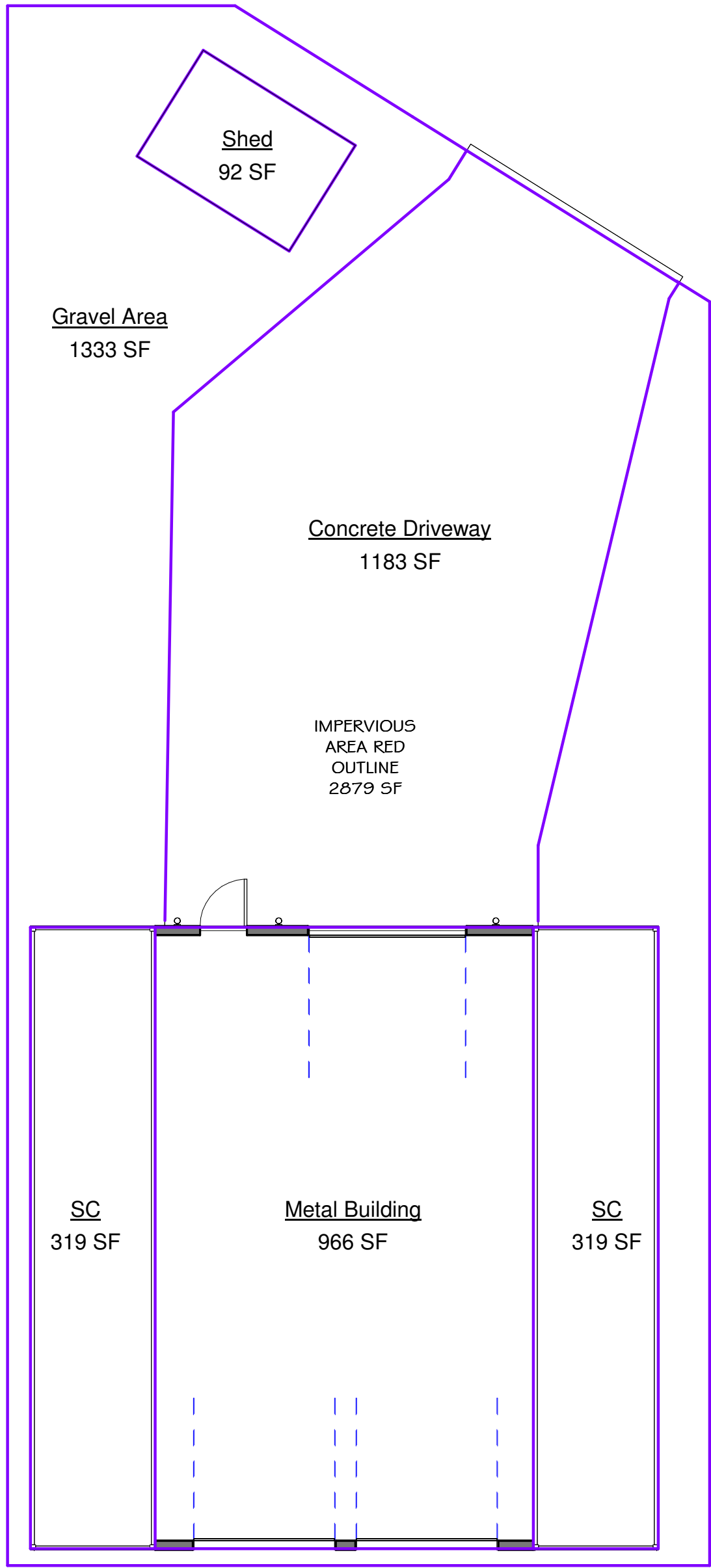
Floor Plan



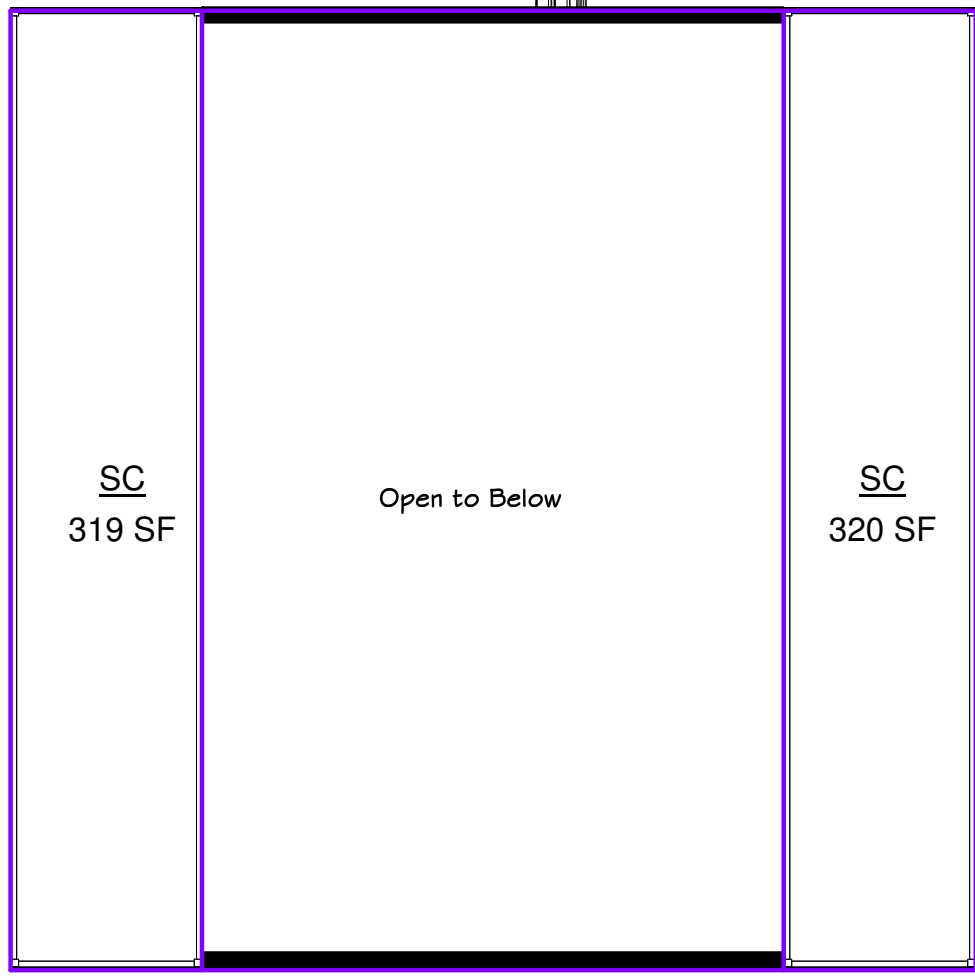
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DRAWN: Author
JOB: McReynolds
SHEET: A103
OF SHEETS

1 Site Area Plan
1/4" = 1'-0"

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① Site Area Plan
1/8" = 1'-0"



② Level 2 Area Plan
1/8" = 1'-0"

REVISIONS



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155 California Ave HMB, CA

FAR Door & Window
Schedule



DATE: 4/3/2026

SCALE: 1/8" = 1'-0"

DRAWN: BOON

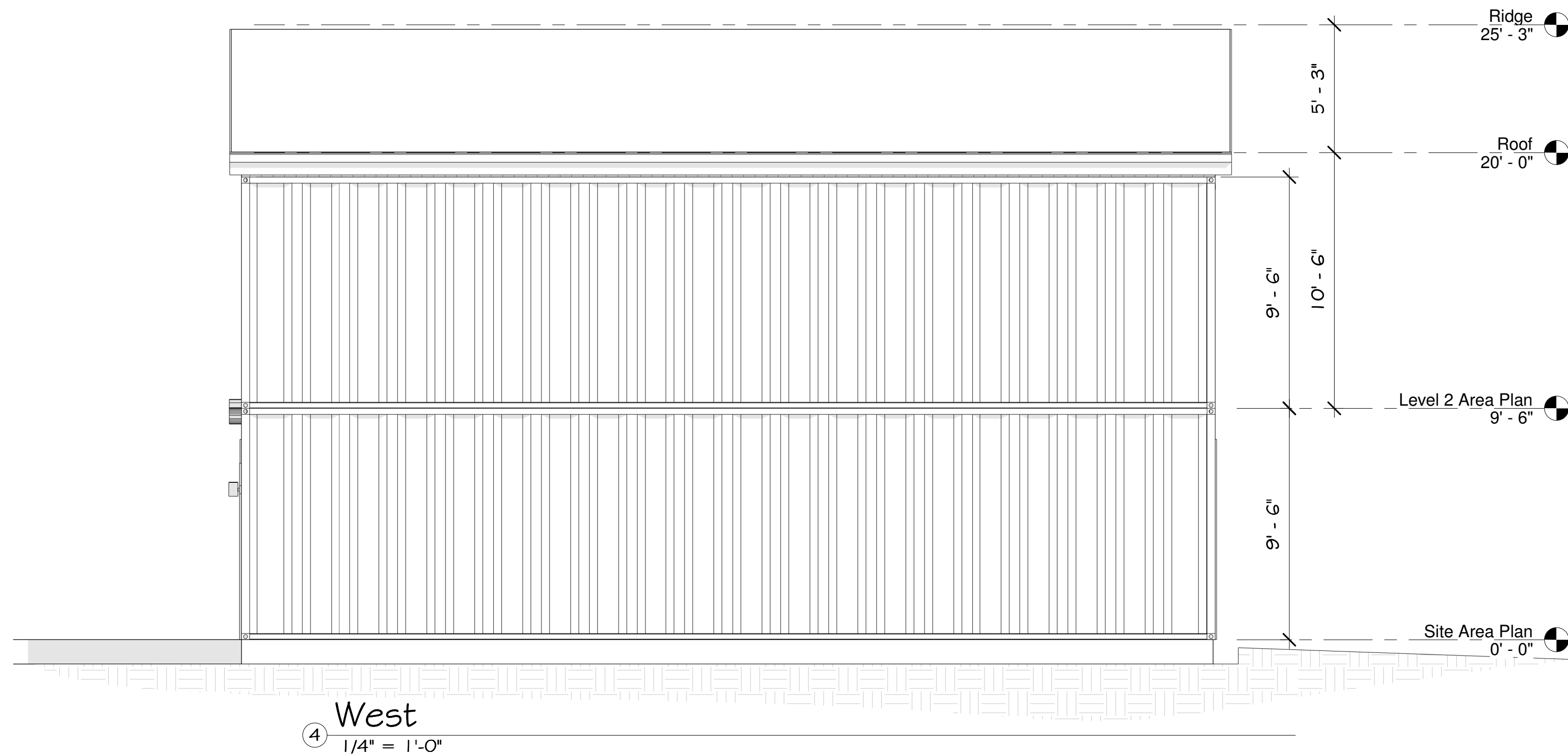
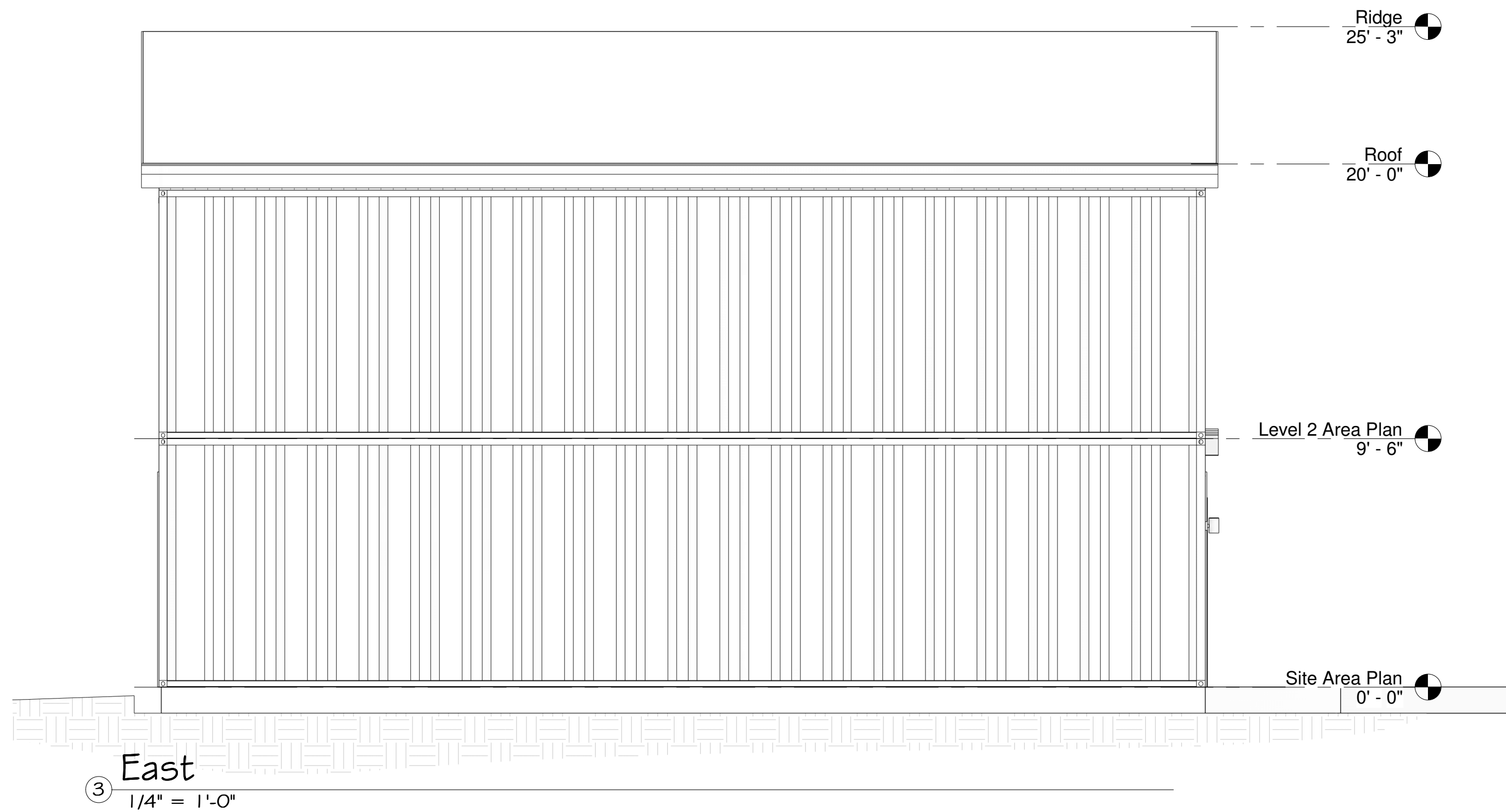
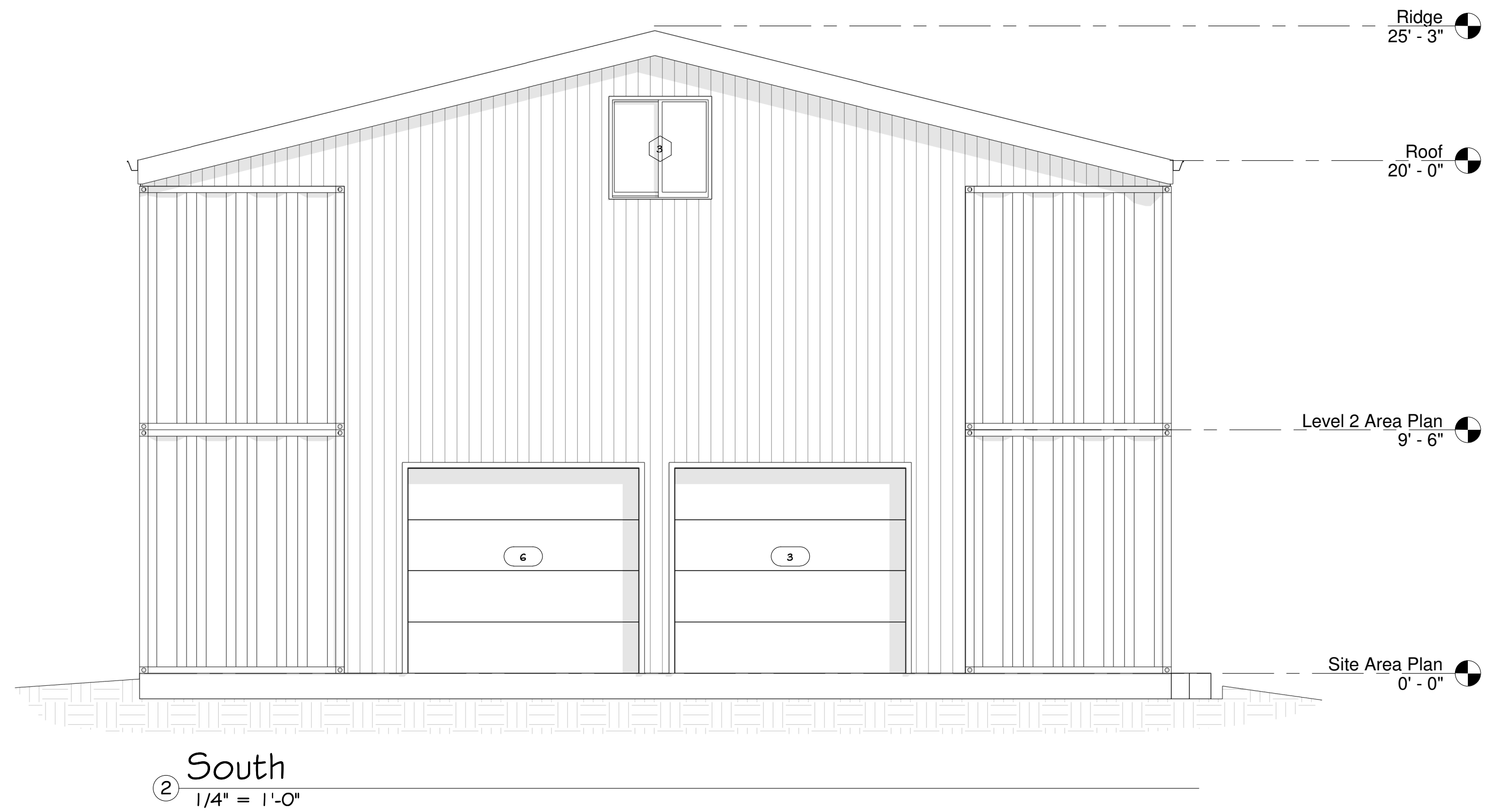
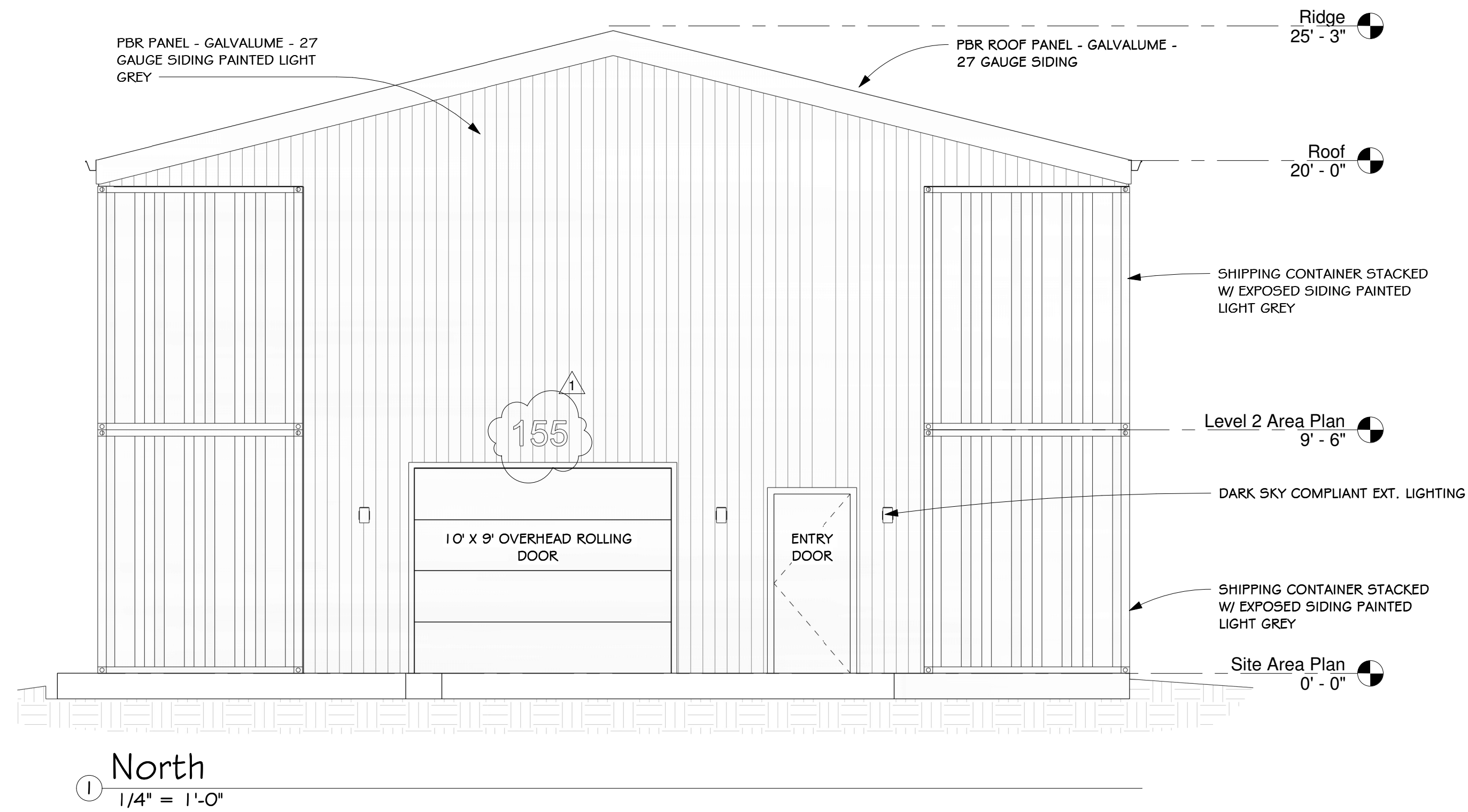
JOB: McReynolds

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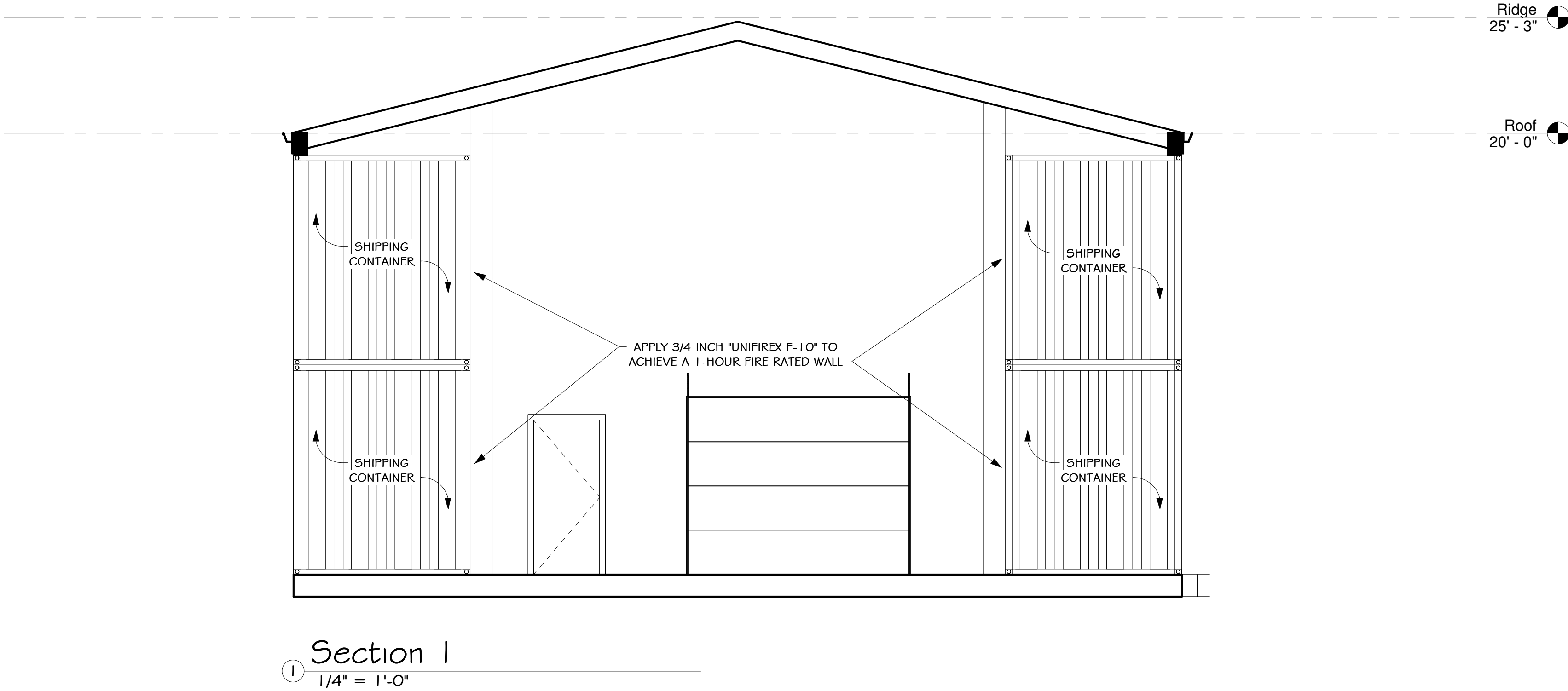
OF SHEETS

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Legalize New Metal Building Jeff McReynolds 155 California Ave HMB, CA	
Existing Elevations	
	
DATE:	4/3/2026
SCALE:	1/4" = 1'-0"
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JOB:	McReynolds
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Space Age Technology

UNIFIREX F-10™ FIREPROOFING MATERIALS (SRFM)

Flame & Heat Resistant Coating and Texture, a High Temperature Thermal Insulation and Coating.

Insulates up to 1800 F (980 C) SPRAY ON RESISTIVE FIREPROOFING MATERIAL.

APPLICATIONS: COMMERCIAL, INDUSTRIAL AND RESIDENTIAL

An exclusive formula. Flame and heat inhibiting compound. A SUPERIOR GRADE. Now with FRA Fire Retardant Additive. With siliceous volcanic rock, you get more thermal resistance. Siliceous volcanic rock expands under high heat. A lighter weight thermal high temperature insulated coating rated Class "A", Class I & 2. Specifically formulated for maximum protection on ceilings, walls, between floors, steel beams and columns. Where high fire and heat resistance is required. INTERIOR applications. For other uses contact your distributor or corporate office. A system to achieve 30 minutes up to 1, 2 and higher hourly ratings. Because it can be applied on most surfaces and hard to reach areas, UNIFIREX F-10 solves many application problems. Can also be used as a repair of other chipped off coatings. Spread rates quoted are for general applications. 3/16" inch= 30 min., 3/8" inch=1 hour, 3/4" inch = 2 hour resistance. The thickness shown are for determining how much material would be needed to achieve these ratings. It is to be noted that for certain designs as listed below you must meet that thickness as to the tested approval.

When applying to wood surfaces it is best to treat the wood first with Wood Shield W-1000 or Fire Kote 100 an intumescent flame retardant that will render the wood surface non-combustible. Then apply the Unifirex F-10 to the appropriate thickness.

Produced and manufactured by UNISHIELD INTERNATIONAL. LLC, in the USA. This product has been tested by Universal Protective Technologies and Field Tested since 1998. To be in compliance to meet ANS/UL 263 and maintains and meets other designs.. This product provided by Universal Fire Shield Products Division is designed and approved to sell this material to meet these design applications, Y726, Y727, D943, D787, P743. City of NEW YORK MEA APPROVAL No. 411-03-M. . It is recommended that if your project needs to meet these designs you can Google the designs and find the thickness needed for these respective designs.

Meets or exceeds UL 1479 and 1709 for interior structural fireproofing applications steel members, columns, decking, tanks and vessels. Property test: ASTM E-605, E-760 Passes, E-759 Passes, E-119, Flame spread 5, Smoke Development 0. Temperature conductivity ASTM C-447 from 100 F degrees to 1800 F degrees. Package shelf life 1 year.

APPLICATION PROCEDURE:

Can be applied by power pump sprayer systems, hoppers, rotor, auger, plaster pump systems and others. For best results apply UNIFIREX F-10™ by building the thickness to desired level. Allow to dry slightly between coatings. Applicator of fireproofing should wear protective clothing, eye ware, neoprene gloves and a painters mask or any good respirator type mask, the same as for paint or other coatings and dust. Allow to dry between coatings. Clean up any over spray as soon as possible, clean up any over spray and equipment as soon as possible with water or add detergent for extra clean.

A UNIVERSAL FIRE SHIELD PRODUCT

UNISHIELD INTERNATIONAL.LLC - www.universalfireshield.com- 1-800-608-5699



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Pg 1



Nations Number One Application
Superior Performance

UNIFIREX F-10™

(Srfm) sprayon resistive fireproofing material



The Worlds Best
Thermal Coating

UNIFIREX F-10™ is a Spray On Resistant Fireproofing Material and designed to help meet high temperature insulation and fire resistance as to fireproofing for designs and assembly's. Can meet UL 263 & UL 723, ½ hour, 1 & 2 hour and more, Thermal resistance ideal where sheet rock FR Xgypsum board is not practical or reachable. This product can be an alternative application, however check with code enforcement in your area before replacing sheet rock.

UNIFIREX F-10™ is a light weight product yet superior in performance with an exclusive FRA Fire Retardant Additive which supplies added protection for wood and other surfaces. Manufactured by Unishield International, LLC made in USA. Meets ANSI/UL 263 property test, ASTM E-605, E-760 Passes, E-759 Passes, E-119, Flame Spread 05, Smoke Dev. 0. Shelf life one year in dry storage. Corrosion resistance as to ASTM E-761. Temperature conductivity ASTM C-447 from 100 F to 1800 F. Slight shrinkage when dried, no cracking and superior bond strength. The test information provides a relative measure of fire-test-response of comparable building elements under these for exposure conditions. Prevents heat transfer.

NOTE: ASTM and NFPA test are similar to UL. Certified UL is not required in all applications.

TYPES OF SPRAY UNITS FOR APPLICATION: Requires heavy duty spray equipment such as professional texture sprayer machines, most drywall companies use. Typical tip sizes are: Medium size = 3/16- 1/4 in. (5-6.5 mm)up to 3/8 - 1/2 in. (8-12 mm). Smaller areas a texture hopper can be used. Spread rate will vary according to how heavy product is applied.

Clean up with soap and water. Do not leave mix in mixer over night or on application tools. Excess can be stored by covering for short periods. Use mixed UNIFIREX F-10 within 90 min. Let cure and set 6 - 8 hours. Coverage spread rate depends on thickness of application. Approximately 32 sq. ft. per 31 lb. bag to reach 1 hour, 23 sq. ft per 31 lb. bag of mix as a general rule to reach 2 hour rating.

UNIFIREX F-10™ Trade Secret Formula, Intellectual Property.

MSDS information: Organic and In-organic compounds including gypsum,quartz, perlite and other materials. Total Solids=100%, weight per bag 31 lbs., Flash Point=0, Non-flammable, Color=Light gray, Volatility=none, no asbestos, fungus=anti-fungal, Bacteria=resistant, Linear shrinkage= slight, Corrosion= none. These chemicals and dry compounds comply with all United States Federal Regulations. Meets are exceeds city, county, state and national fire code requirements.

"CERTIFIED APPLICATION CERTIFICATE" Can be issued after application completion and inspection.

A UNIVERSAL FIRE SHIELD PRODUCT MADE IN THE USA

UNISHIELD INTERNATIONAL, LLC ~ 3544 Waterfield Phwy. - Lakeland, FL 33803 - 1-800-608-5699

Nations Number One Application - Superior Performance . With Exclusive FRA-10 fire retardant additive.
Rev. 10/17/2019 MADE IN USA © 2019

Pg2

REVISIONS



EDWARD C. LOVE, ARCHITECT

Edward C. Love

Architect

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Legalize New Metal Building
Jeff McReynolds
155 California Ave HMB, CA

Sectional View



DATE: 4/3/2026

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

DRAWN: Boon

JOB: McReynolds

SHEET:

A301

OF SHEETS

S:\Client Projects 2024\McReynolds\Jeff McReynolds.rvt



Product Overview

The outdoor LED wall lantern is uniquely designed with a contemporary feel. Its durable aluminum construction with hand painted black finish and frosted glass gives a sophisticated look.

This uniquely designed fixture is the choice of discriminating yet value conscious homeowners who want to enrich their home.

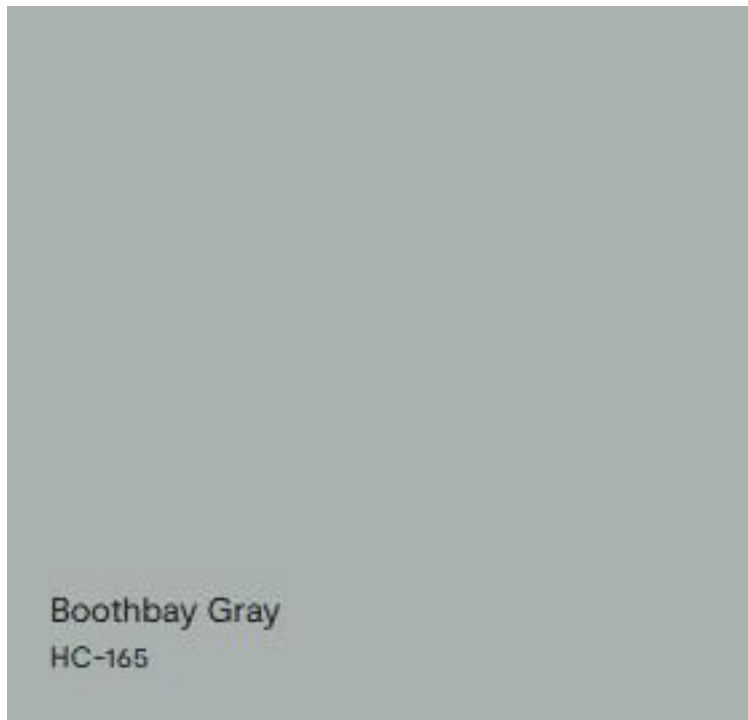
Darksky certified
Light color is 3000K (bright white)
360 Lumens
80 CRI and uses only 5.5-Watt

Specifications

Dimensions			
Product Depth (in.)	5.91	Product Height (in.)	8.01
Product Length (in.)	8.01	Product Width (in.)	4.49
Details			
Actual Color Temperature (K)	3000	Color Rendering Index	80
Color Temperature	Bright White		
Exterior Lighting Product Type/Cylinder Lights			
Fixture Material	Aluminum	Fixture Color/Finish	Black
		Glass/Lens Type	Frosted
Light Bulb Type Included			
Maximum Wattage (watts)	Integrated LED	Light Output (lumens)	360
Watt Equivalence	0 60	Number of Bulbs Required	0
Outdoor Lighting Features			
	Dark Sky, Weather Resistant, Weather Resistant		
Power Type			
Product Weight (lb.)	Hardwired 2.29lb		
Style			
	Modern		

Material Sheet

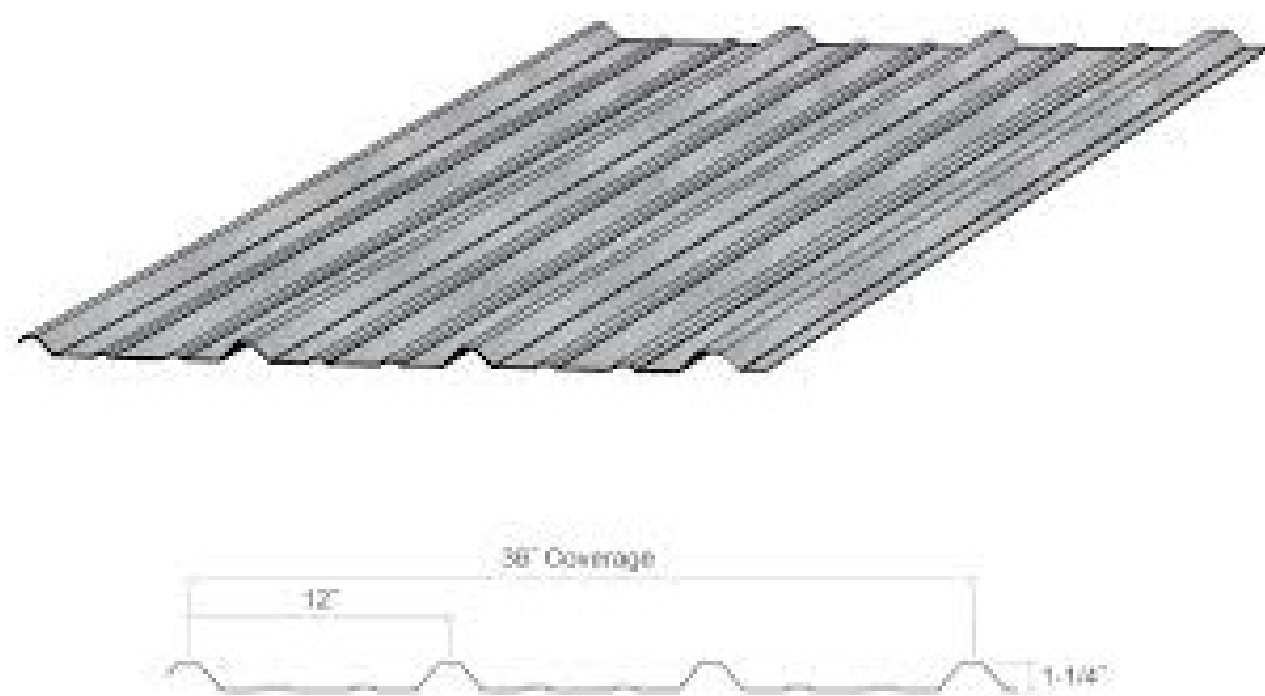
1 1/2" = 1'-0"



METAL CONTAINERS TO BE PAINTED
BOOTHBAY GRAY - BJM

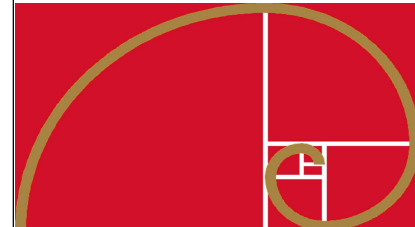


METAL DOORS TO BE PAINTED
WHITE WISP - BJM



METAL PBR PANELS

REVISIONS



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Jeff McReynolds
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Material Sheet



DATE: 4/3/2026

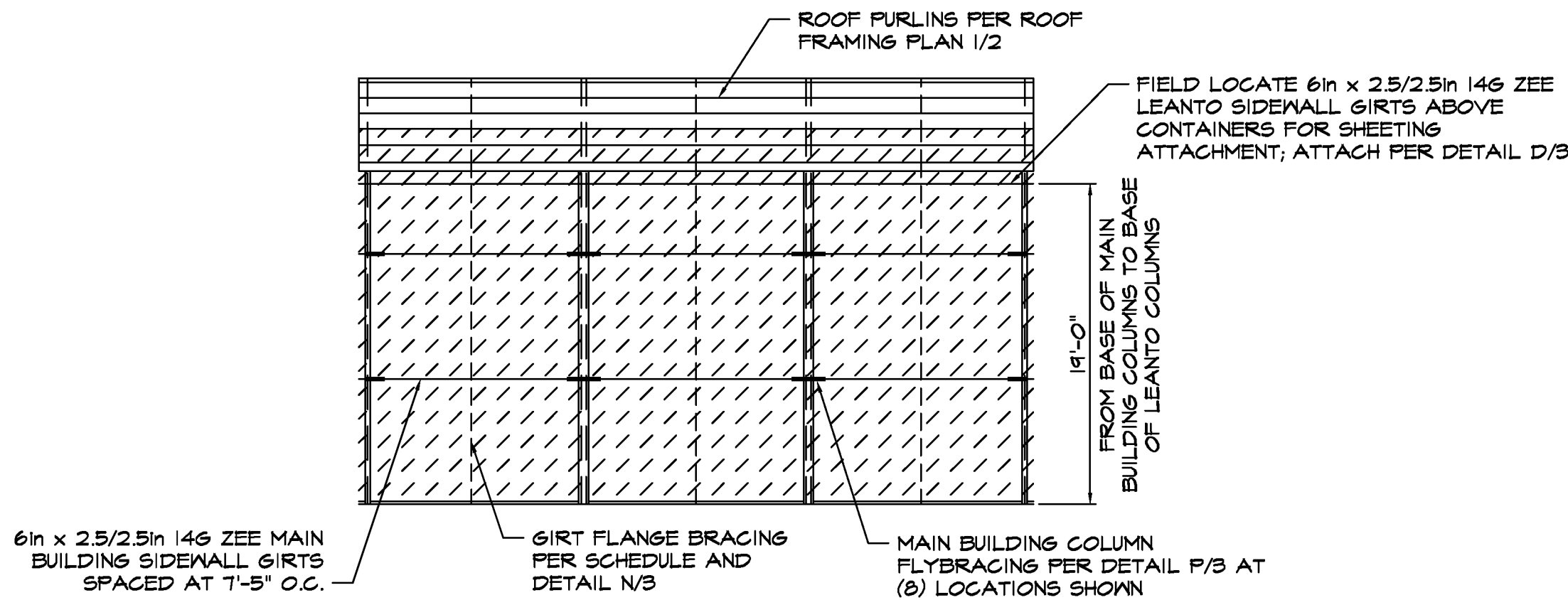
SCALE: 1 1/2" = 1'-0"

DRAWN: Boon

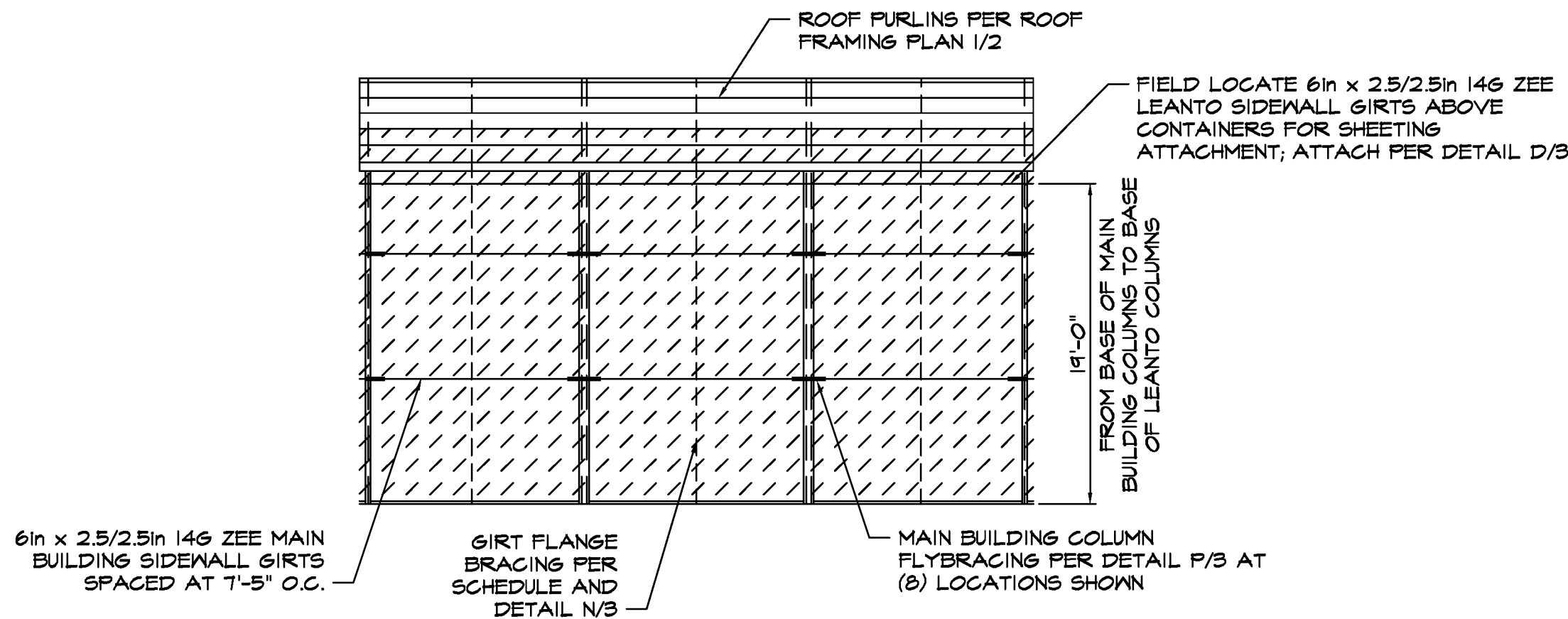
JOB: McReynolds

SHEET:
A501

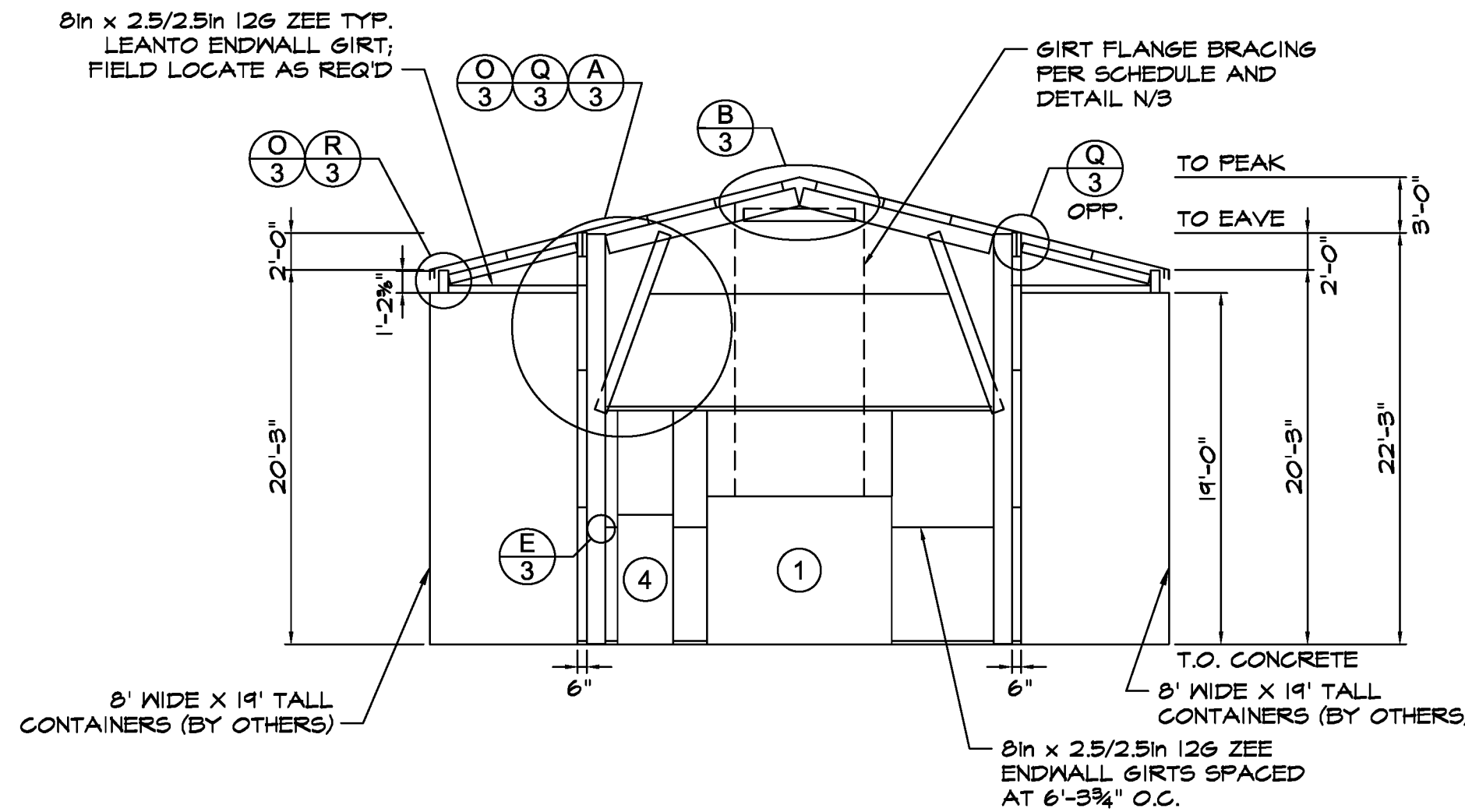
OF SHEETS



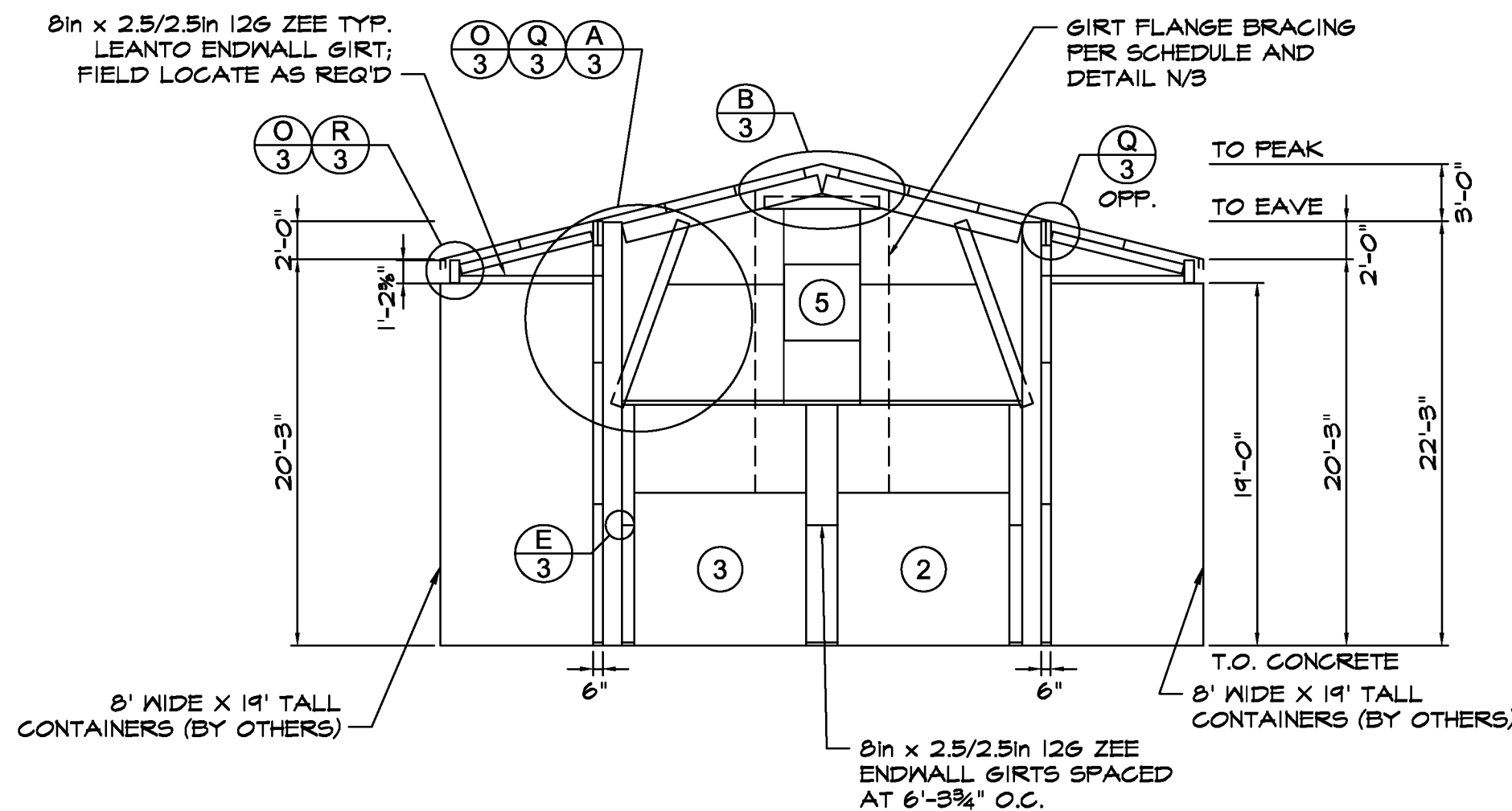
2 SIDEWALL 'A' EXTERIOR ELEVATION
1 SCALE: 1/8" = 1'-0"



3 SIDEWALL 'B' EXTERIOR ELEVATION
1 SCALE: 1/8" = 1'-0"



5 ENDWALL 'A' INTERIOR ELEVATION
1 SCALE: 1/8" = 1'-0"



4 ENDWALL 'B' INTERIOR ELEVATION
1 SCALE: 1/8" = 1'-0"

MAIN BUILDING GIRT FLANGE BRACING SCHEDULE

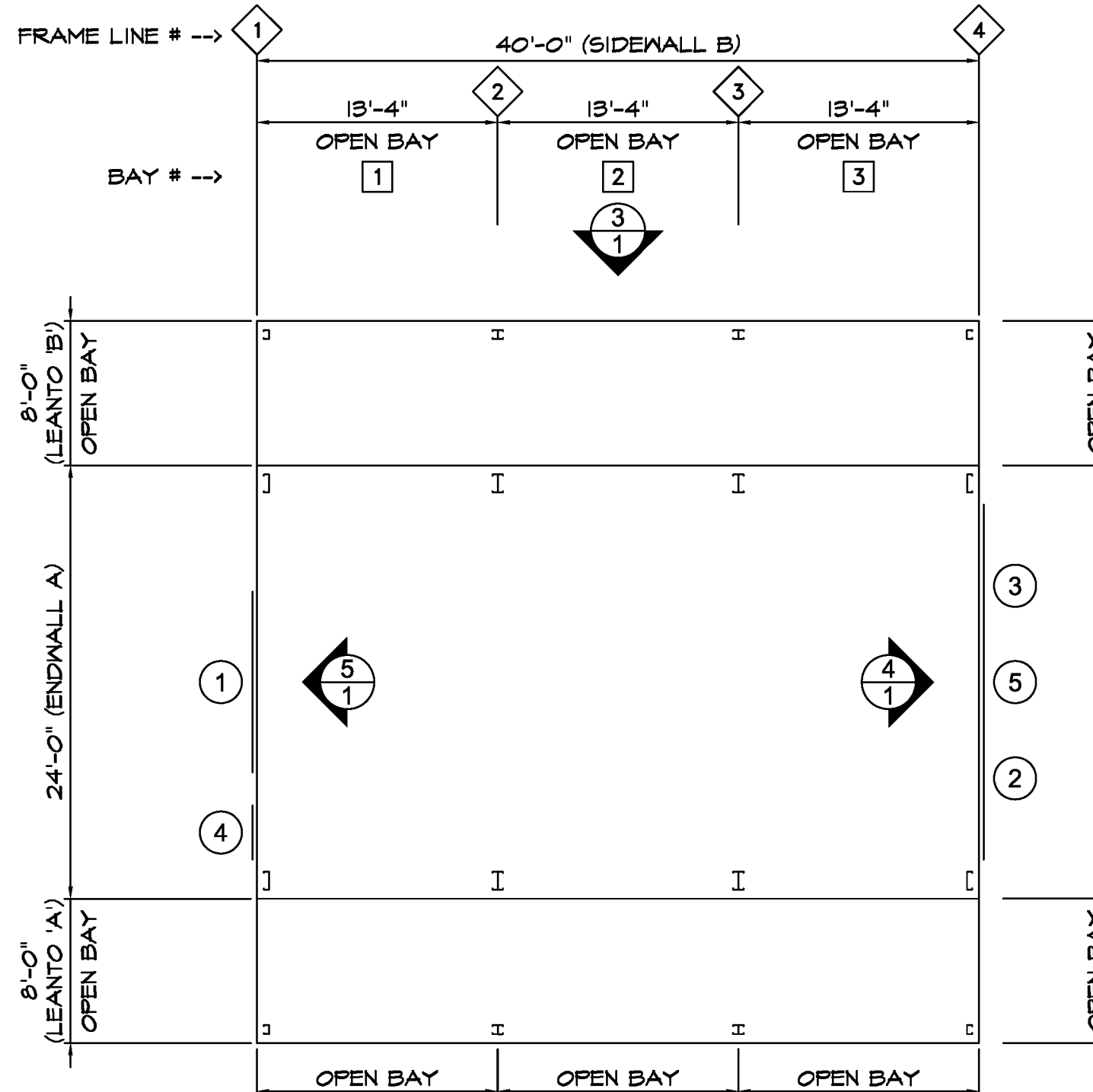
	BAY #1	BAY #2	BAY #3
Sidewall 'A'	M/S	M/S	M/S
Sidewall 'B'	M/S	M/S	M/S
Endwall 'A'	1/3 PTS.	---	---
Endwall 'B'	1/3 PTS.	---	---

--- = NONE REQUIRED
M/S = MIDSPAN

MAIN BUILDING DIAPHRAGM SCHEDULE

SHEETING IN DIAPHRAGM SECTIONS (SHOWN AS HATCHED AREA ON ELEVATIONS) NOT TO BE CUT UNDER ANY CIRCUMSTANCES

WALL	DISTANCE FROM WALL EDGE
Sidewall 'A'	0'-0" - 40'-0"
Sidewall 'B'	0'-0" - 40'-0"



1 BUILDING LAYOUT PLAN
1 SCALE: 1/8" = 1'-0"

IMPORTANT: IN ADDITION TO THESE ENGINEERING PLANS (WHICH ALWAYS TAKE PRECEDENCE), YOU SHOULD HAVE THE FOLLOWING FROM ACT BUILDING SYSTEMS:

- CONSTRUCTION PACKAGE
- INSTALLATION MANUALS
- CONSTRUCTION VIDEOS

PLEASE CONTACT YOUR SALES REP IF YOU HAVE NOT RECEIVED THESE PRIOR TO STARTING CONSTRUCTION.

PROJECT DESIGN CRITERIA

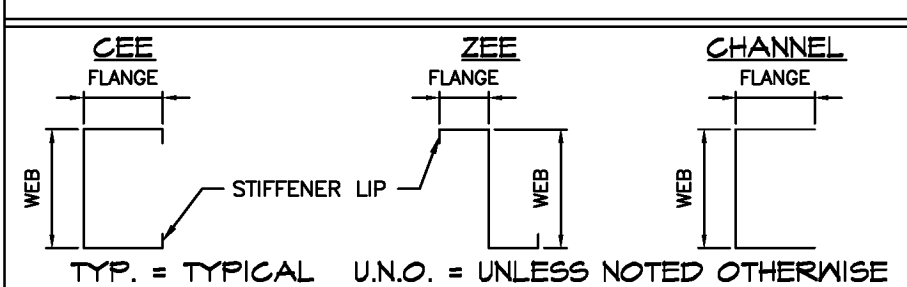
ROOF DEAD LOAD: 3 psf
ROOF COLLATERAL LOAD: 1 psf
GROUND SNOW LOAD: 5 psf
ROOF SNOW LOAD: 5 psf
ROOF LIVE LOAD: 20 psf
WIND SPEED: 110 mph
WIND EXPOSURE: C
Ss: 2.198 Sds: 1.758
Sl: 0.885 Sdl: 1.003
SEISMIC DESIGN CATEGORY: E ('short' period) E ('1-sec' period)
R transverse: 3.0 R longitudinal: 3.0
RISK CATEGORY: II

WIND DESIGN OF LATERAL FORCE-RESISTING SYSTEMS IS BASED ON THE DIRECTIONAL DESIGN PROCEDURE OF ASCE 7-16, CHAPTER 27.

SEISMIC DESIGN OF LATERAL FORCE-RESISTING SYSTEMS ARE AS FOLLOWS:
-- TRANSVERSE: ORDINARY STEEL MOMENT FRAME (SEISMIC DESIGN IS BASED ON ASCE 07-16, SECTIONS 12.1 - 12.13)
-- LONGITUDINAL: ORDINARY STEEL BRACED FRAME (SEISMIC DESIGN IS PERFORMED USING THE SIMPLIFIED DESIGN PROCEDURE (ASCE 07-16, SECTION 12.14).

DESIGN BASE SHEAR: IS SHOWN ON CALCULATION SHEET M2.

COMPONENT DIAGRAM



WALL OPENING SCHEDULE

DOOR	WIDTH	HEIGHT	OPENING TYPE	HEADER GIRTS	OPENING JAMBS
1	10'-0"	8'-0"	ROLL UP DOOR	DOUBLE	C8X2.5 X16
2-3	4'-0"	8'-0"	ROLL UP DOOR	DOUBLE	C8X2.5 X16
4	3'-0"	7'-0"	PERSONNEL DOOR	DOUBLE	CHN8X 2X16
5	4'-0"	4'-0"	WINDOW	SEE NOTE #4	CHN8X 2X16

NOTES:
1) JAMB MEMBERS SHOWN AS "CHN" ARE CHANNEL MEMBERS (WITHOUT STIFFENER LIPS) AND THOSE SHOWN AS "C" ARE CEE MEMBERS. FIRST NUMBER IS WEB DEPTH IN INCHES, SECOND NUMBER IS FLANGE WIDTH IN INCHES, AND THIRD NUMBER IS MATERIAL THICKNESS (GAUGE).
2) SEE DETAILS J/3 AND K/3 FOR OPENING FRAMING INFORMATION.
3) SIZE OF HEADER GIRT MEMBER TO BE SAME AS SIDEWALL OR ENDWALL GIRT, AS APPROPRIATE, PER ELEVATIONS. AT WINDOWS, INSTALL HEADER GIRT SPECIFIED ABOVE AND BELOW WINDOWS, U.N.O.
4) AT OPENINGS NOTED, INSTEAD OF ATTACHING DOOR JAMBS TO HEADER GIRT PER DETAIL L/3 ATTACH DOOR JAMBS TO UNDERSIDE OF APEX BRACE PER DETAIL L2/3.
5) ALL OPENINGS AND ACCESSORIES SHALL BE CAPABLE OF SUPPORTING ALL WIND PRESSURES PERPENDICULAR TO THE SURFACE (GENERATED BY WINDS AT THE SPEED AND EXPOSURE INDICATED ABOVE) BY SPANNING BETWEEN THE JAMBS.

DEFLECTION LIMITS

PURLINS:	L/150 (STD)
GIRTS:	L/90 (STD)
EW WIND COLUMNS:	L/120 (STD)
WALL PANEL:	L/60 (STD)

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS CLAY JASPER
No. C 60561
Exp 12/31/24
CIVIL
STATE OF CALIFORNIA
6/6/2024
Nicholas Clay Jasper
CP2888P
RECEIVED...

ALLIANCE
ENGINEERING
aeOregon.com
2700 MARKET ST NE
SALEM, OR 97301
503 588-1727
FAX 503 588-1728

ACTBUILDING
SYSTEMS
DISTRIBUTOR:
HCI Steel Buildings LLC
JOB NAME:
Jeff McReynolds
JOB ADDRESS:
155 California Ave
El Granada, CA 94018
DRAWN
CHECKED
DATE
5/31/2024
JOB NO.
KARL96682730
SHEET
1
OF
3

STRUCTURAL GENERAL NOTES

1. GOVERNING CODE: 2022 CALIFORNIA BUILDING CODE
2. DRAWING OWNERSHIP:
THESE DRAWINGS ARE JOINTLY OWNED BY METROLL INC (MTR) AND ALLIANCE ENGINEERING OF OREGON, INC. DRAWINGS ARE PROVIDED FOR THE SOLE PURPOSE OF OBTAINING BUILDING PERMITS. ENGINEERING SEAL IS VALID FOR THE CONSTRUCTION OF A SINGLE BUILDING AT THE JOB ADDRESS SHOWN IN DRAWING TITLEBLOCK. ANY OTHER USE OF THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM MTR AND ALLIANCE ENGINEERING OF OREGON, INC IS PROHIBITED.
3. DRAWING SEAL REQUIREMENTS:
THESE DRAWINGS ARE NOT VALID UNLESS 1) THE SEAL (STAMP) ON A PAPER COPY IS WET SIGNED IN INK BY THE ENGINEER, OR 2) THE PAPER COPIES ARE OF A DRAWING DIGITALLY SIGNED BY THE ENGINEER, OR 3) THE ELECTRONIC FILE OF THE DRAWING IS DIGITALLY SIGNED BY THE ENGINEER. IF A COPY OF THESE DRAWINGS IS DISTRIBUTED WITHOUT EITHER A PROPER WET SIGNATURE OR A DIGITAL SIGNATURE, THE DRAWING IS CONSIDERED INVALID. IF A COPY OF THESE DRAWINGS IS DISTRIBUTED WITHOUT EITHER A PROPER WET SIGNATURE OR A DIGITAL SIGNATURE, THE DRAWING IS CONSIDERED INVALID. THE ENGINEER ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR DRAWINGS CONSIDERED INVALID AS NOTED ABOVE.
4. CONTRACTOR RESPONSIBILITIES:
CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS. ALLIANCE ENGINEERING OF OREGON, INC (ENGINEER) SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS PRIOR TO START OF WORK.
CONTRACTOR MUST SUBMIT IN WRITING ANY REQUEST FOR MODIFICATION TO THE PLANS AND/OR SPECIFICATIONS AND NO STRUCTURAL CHANGES FROM THE APPROVED PLANS SHALL BE MADE IN THE FIELD UNLESS, PRIOR TO MAKING CHANGES, WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER. SHOP DRAWINGS SUBMITTED TO THE ENGINEER FOR REVIEW DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS NOTED THAT SPECIFIC CHANGES ARE BEING REQUESTED. IF CHANGES ARE MADE WITHOUT WRITTEN APPROVAL, SUCH CHANGES SHALL BE THE LEGAL AND FINANCIAL RESPONSIBILITY OF THE CONTRACTOR OR SUB-CONTRACTORS INVOLVED AND IT SHALL BE THEIR FULL RESPONSIBILITY TO REPLACE OR REPAIR THE CONDITION AS DIRECTED BY THE ENGINEER.
CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING, OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING ERECTION. THESE TEMPORARY PROVISIONS SHALL REMAIN IN PLACE UNTIL SUFFICIENT PERMANENT MEMBERS ARE ERECTED TO INSURE THE SAFETY OF PARTIALLY ERECTED STRUCTURES. CONTRACTOR IS RESPONSIBLE FOR MEETING ALL LAWS REGULATING THE ERECTION OF STEEL BUILDINGS.
THESE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. BUILDING IS NOT CONSIDERED COMPLETE UNTIL THE INSTALLATION OF ALL COMPONENTS AND DETAILS SHOWN HEREIN ARE INSTALLED ACCORDING TO THE DRAWINGS.
5. ENGINEERING:
THE SUPPLYING OF STAMPED ENGINEERING CALCULATIONS AND DRAWINGS FOR THIS METAL BUILDING DOES NOT IMPLY OR CONSTITUTE AN AGREEMENT THAT ALLIANCE ENGINEERING OF OREGON, INC IS ACTING AS THE ENGINEER OR ARCHITECT OF RECORD OR THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR THE WHOLE OF THE PROJECT.
THIS BUILDING HAS BEEN REVIEWED BY ALLIANCE ENGINEERING OF OREGON, INC FOR CONFORMITY ONLY TO THE STRUCTURAL DESIGN PORTIONS OF THE GOVERNING CODE. THE BUILDING OWNER IS RESPONSIBLE TO SEEK PROFESSIONAL ADVICE IN ADDRESSING ANY OTHER CODE REQUIREMENTS (INCLUDING, BUT NOT LIMITED TO, FIRE AND LIFE SAFETY, ENVIRONMENTAL, ACCESSIBILITY, OR ELECTRICAL) THAT MAY APPLY TO THIS PROJECT.
DRAWINGS SCALES INDICATED ON DRAWINGS ARE APPROXIMATE AND INTENDED TO BE USED FOR REFERENCE ONLY. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES.
THESE DOCUMENTS ARE STAMPED ONLY AS TO THE COMPONENTS FURNISHED BY MTR. IT IS THE RESPONSIBILITY OF THE PURCHASER TO COORDINATE DRAWINGS PROVIDED BY ALLIANCE ENGINEERING OF OREGON, INC WITH OTHER PLANS AND/OR OTHER COMPONENTS THAT ARE PART OF THE OVERALL PROJECT. IN CASES OF DISCREPANCIES, DRAWINGS PROVIDED BY ALLIANCE ENGINEERING OF OREGON, INC SHALL GOVERN. THE UNDERSIGNED ENGINEER WILL NOT SUPERVISE THE FABRICATION OR ERECTION OF THIS STRUCTURE. ANY OBSERVATION VISITS TO THE PROJECT SITE BY THE UNDERSIGNED ENGINEER ARE NOT TO BE CONSTRUED AS BEING INSPECTIONS FOR THE CONSTRUCTION OF ANY COMPONENT OF THIS BUILDING.
6. INSPECTIONS:
NO SPECIAL INSPECTIONS ARE REQUIRED BY THE GOVERNING CODE ON THIS JOB. ALL SPECIAL INSPECTIONS AND ANY OTHER ADDITIONAL INSPECTIONS REQUESTED BY BUILDING DEPARTMENT SHALL BE AT OWNER'S EXPENSE.
7. SOIL REQUIREMENTS:
ALLOWABLE SOIL BEARING VALUE INDICATED ON DRAWING SHEET 1 OCCURS AT 12" BELOW FINISH GRADE, OR EXISTING NATURAL GRADE, OR AT FROST DEPTH SPECIFIED BY BUILDING DEPARTMENT, WHICHEVER IS THE LOWEST ELEVATION. FOUNDATION DESIGN SHOWN ASSUMES BOTTOM OF FOOTING BEARS ON NATIVE SOILS.
FOUNDATION DESIGN SHOWN DOES NOT ACCOUNT FOR EXPANSIVE SOIL CONDITIONS OR FOR CONCRETE THAT WILL BE EXPOSED TO SULFATE CONTAINING SOLUTIONS OR CHLORIDES. OWNER SHALL CONTACT ENGINEER PRIOR TO CONSTRUCTION IF ANY OF THESE CONDITIONS EXIST.
8. CONCRETE REQUIREMENTS:
MTR AND ALLIANCE ENGINEERING OF OREGON, INC ARE NOT RESPONSIBLE FOR PROJECT FOUNDATION DESIGN. THE FOUNDATION DESIGN IS THE RESPONSIBILITY OF A REGISTERED PROFESSIONAL ENGINEER. THIS IS NOT DETERMINED OR COORDINATED BY MTR AND ALLIANCE ENGINEERING OF OREGON, INC, AS THE FOUNDATION DESIGN FOR THIS PROJECT IS "BY OTHERS". IT IS THE RESPONSIBILITY OF THE FOUNDATION ENGINEER TO VERIFY THAT SUFFICIENT EDGE DISTANCE IS PROVIDED FOR ALL ANCHORS.
9. STRUCTURAL STEEL REQUIREMENTS:
ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 (Fy MIN. OF 36000 psi), U.S.G.O. ALL BOLTS SHALL CONFORM TO ASTM A307, U.S.G.O. BOLT HOLE DIAMETERS SHALL BE 1/16" LARGER THAN NOMINAL BOLT DIAMETER. ALL INSTALLATION SHALL BE IN ACCORDANCE WITH AISC "CODE OF STANDARD PRACTICE". NO WELDING IS REQUIRED ON THIS JOB.
10. LIGHT GAUGE STRUCTURAL STEEL REQUIREMENTS:
ALL LIGHT GAUGE STEEL FRAMING MATERIAL AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN IRON AND STEEL INSTITUTE (AISI) "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS".
ALL LIGHT GAUGE STEEL MATERIAL SHALL CONFORM TO ASTM A653 HAVING A MINIMUM YIELD STRENGTH OF 55000 psi. THE GRADE AND ASTM SPECIFICATION NUMBER SHALL BE INDICATED BY PAINTING, DECAL, TAGGING, OR OTHER SUITABLE MEANS, ON EACH LIFT OR BUNDLE OF FABRICATED ELEMENTS.
UNLESS NOTED OTHERWISE, CEE, ZEE, AND CHANNEL MEMBERS' WEB AND FLANGE DIMENSIONS (IN INCHES) SHALL BE AS NOTED IN DETAILS IN THE FOLLOWING FORMAT: [WEB DEPTH]in x [FLANGE WIDTH]in [GAUGE]. FOR ZEES WITH UNEQUAL FLANGES, THE WIDTHS FOR BOTH FLANGES WILL BE LISTED, SEPARATED BY A " / ". MIN. FLANGE STIFFENER LIPS SHALL BE 0.885" FOR 12G ZEES, 0.800" FOR 14G ZEES, 0.773" FOR 16G ZEES, 0.750" FOR 12G ZEES, 0.750" FOR 14G ZEES, AND 0.750" FOR 16G ZEES.
ALL BEND RADII SHALL BE 18" MIN. FOR ANGLES, THE FIRST TWO NUMBERS ARE THE LEG DIMENSIONS.
DECIMAL THICKNESS OF THE DELIVERED LIGHT GAUGE STEEL MATERIAL, ACCORDING TO NOMINAL GAUGES, SHALL MEET OR EXCEED 95% THE FOLLOWING DESIGN VALUES
GAUGE NO. DECIMAL THICKNESS, IN. GAUGE NO. DECIMAL THICKNESS, IN. GAUGE NO. DECIMAL THICKNESS, IN.
10 0.135 14 0.070 18 0.048
12 0.105 16 0.059 20 0.036
EXCEPT AS SHOWN ON DRAWINGS, CEE COLUMN AND RAFTER MEMBERS SHALL NOT BE DRILLED OR NOTCHED WITHOUT PRIOR APPROVAL OF THE ENGINEER. DOOR JAMB, ROOF PURLIN, AND WALL GIRT ENDS MAY HAVE FLANGES COPEDED 3" MAX. IF CONNECTION IS MADE TO PERPENDICULAR MEMBER PER DETAIL E/3, ROUND HOLES MAY BE DRILLED THROUGH ANY GIRT OR PURLIN MEMBER WITHIN THE MIDDLE THIRD OF THE DEPTH OF THAT MEMBER AND NOT WITHIN 24" OF MEMBER END (FIELD-DRILLED BOLT HOLES INDICATED AT ENDS OF KNEE OR PEAK BRACE WEBS AND SHOP-PUNCHED HOLES IN BRACE FLANGES EXCEPTED).
ALL BOLTS USED TO CONNECT LIGHT GAUGE MATERIAL SHALL CONFORM TO ASTM A307. BOLTS TO BE SNUG TIGHT PER THE RCSC AND AISC SPECIFICATIONS, UNLESS SPECIFICALLY NOTED OTHERWISE. BOLTS SHALL BE SPACED NO LESS THAN 3 BOLT DIAMETERS BETWEEN CENTERS. DISTANCE FROM BOLT CENTER TO THE END OR EDGE OF ANY LIGHT GAUGE MEMBER SHALL BE A MIN. OF 1.5 BOLT DIAMETERS. ALL SCREWS USED TO CONNECT LIGHT GAUGE MATERIAL SHALL BE SELF-DRILLING SCREWS AND SHALL HAVE A MIN. TENSILE BREAKING STRENGTH OF 100,000 psi. SCREWS SHALL BE SPACED NO LESS THAN 1" O.C. AND EDGE OR END DISTANCE SHALL NOT BE LESS THAN 1". UNLESS NOTED OTHERWISE, ALL REFERENCES TO "SCREWS" CONNECTING MATERIAL THICKER THAN 20 ga. SHALL BE MIN. #14 SCREWS AND SHALL HAVE MIN. 14 THREADS PER INCH.
SCREW ROOT DIAMETERS SHALL NOT BE LESS THAN: #14 SCREW: .200" #12 SCREW: .177" #10 SCREW: .153"
11. STEEL ROOF AND WALL PANELS (CLADDING):
LIGHT GAUGE STEEL ROOF AND WALL PANELS SHALL CONFORM TO ASTM A653 AND THE STEEL DECK INSTITUTE SPECIFICATIONS AND HAVE A MIN. YIELD STRENGTH OF 80000 psi.
DECIMAL THICKNESSES, ACCORDING TO NOMINAL GAUGES, SHALL MEET OR EXCEED THE FOLLOWING:
GAUGE NO. DECIMAL THICKNESS, IN. GAUGE NO. DECIMAL THICKNESS, IN. GAUGE NO. DECIMAL THICKNESS, IN.
22 0.0289 26 0.0178 30 0.0134
24 0.0239 28 0.0149 32 0.0120
SEE DETAILS H/3 AND I/3 FOR ROOF AND WALL PANEL FASTENER TYPES AND SPACINGS.

Generic Temporary Bracing Information

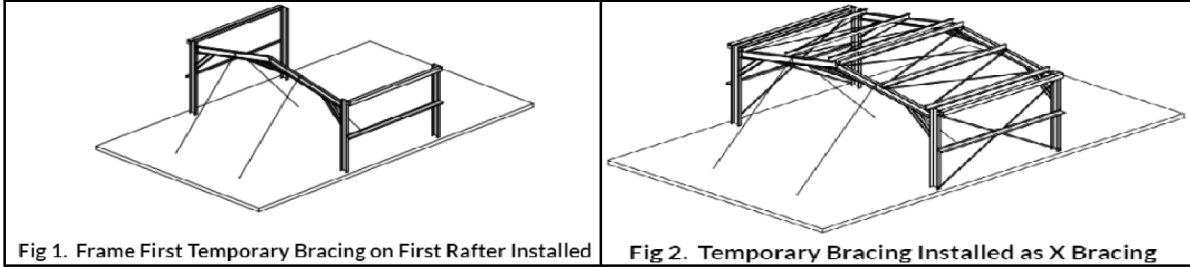
The installation of temporary bracing is critical to avoid building collapse or damaging structural movement during construction. This collapse can occur with no notice and as such the installation of appropriate temporary bracing is critical to avoid damage, injury, and possible death. Determination, procurement, and correct installation of temporary bracing is the responsibility of the builder / primary contractor / installer.

Bracing Materials

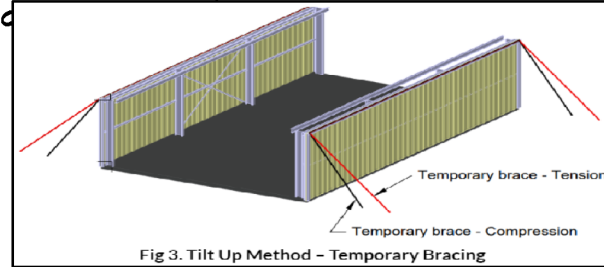
The constructor / installer is to supply suitably sized materials for temporary bracing. These materials are generally capable of tension, but in some circumstances will need to be capable of tension and compression. Load rated ratchet strapping of an appropriate size can be used to temporarily "x-brace" bays in both directions, until the final bracing systems are fully installed. This is especially critical for buildings where X Bracing is not required in the final structure due to the use of moment frames or diaphragm bracing.

Temporary Bracing Location

The location of Temporary bracing will depend on the installation method used. Installation should be completed in accordance with the Construction Package, Engineering Plans, and Instruction Manuals. If the Frame First Method (most common) is used, then the use of tension only bracing and creating temporarily braced bays as per Fig 1 and Fig 2. can be used. As a basic guide, a minimum of every 4th bay should have temporary bracing installed as per Fig 2.



If the Tilt Up Method is used (where walls are constructed on the ground And then tilted into place), then the tops of columns are braced with a tension and compression brace in the same direction Fig 3. Then rafters and purlins can be installed with temporary bracing holding rafters in place (similar to Fig 1) until final bracing of diaphragm sheeting is installed.



Typically, braces should be positioned diagonally across the structure from the top to the bottom, intersecting near the midpoint to provide stability, optimally at a 45-degree angle but no less than a 20-degree angle. The connection strength of temporary bracing is a critical consideration and these connections must be capable of resisting the potentially substantial temporary bracing loads - whether this connection point be to the building, the foundations or to the ground. Dependent upon building size this may include heavy angles and post installed concrete anchors. The temporary bracing methods used must be capable of fully stabilising the structure during the construction process.

Additional Temporary Bracing

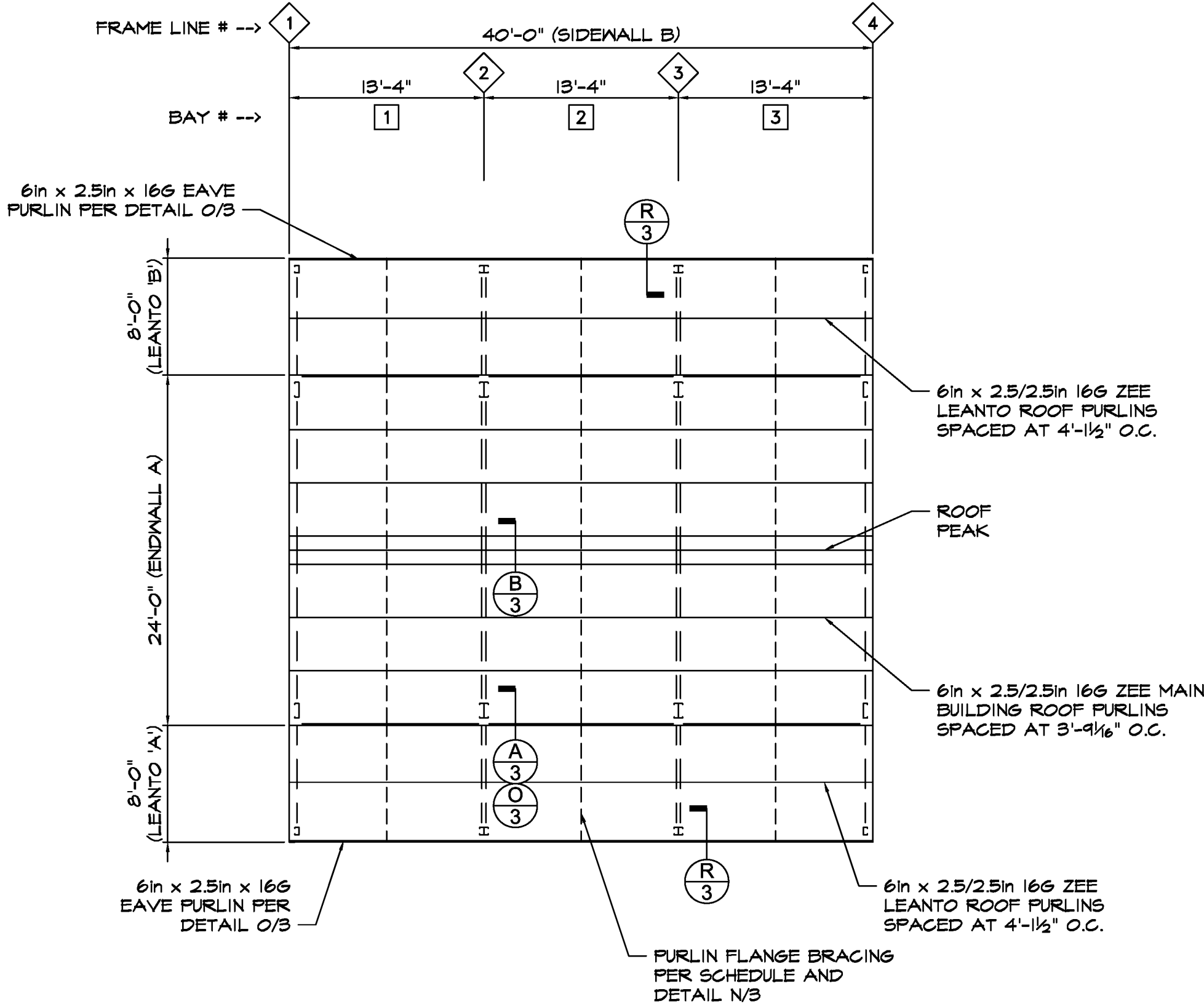
The temporary bracing described is a minimum requirement for a standard-sized building in average conditions. Additional consideration should be given to larger building spans and/or challenging site conditions. There may also be an increased risk in relation to partially completed buildings and exposed sites. It is recommended that extra temporary bracing is utilized if moderate wind speeds are expected on site. Additional support elements, such as steel cables may need to be introduced that can be attached to the building's framework and anchored to the ground or other stable structures to provide extra stability. The frame should remain rigid throughout and such responsibility lies with the constructor. Buildings should not be left in a partially completed state longer than necessary.

The temporary bracing should not be removed until all purlins, girts and permanent cross bracing, diaphragm bracing or moment frames where used are installed. The temporary bracing is to remain in place where possible, until the roof and wall cladding is fully installed. If you need any further information regarding the installation of temporary bracing or are at all unsure of the necessary requirements for this specific building, there are guides available through various industry bodies:

<https://www.aisc.org/> <https://www.metal-buildings-institute.org/>

Support is also available at support@actbuildingsystems.com.

THE ABOVE INFORMATION REGARDING TEMPORARY BRACING DOES NOT FORM PART OF THE ENGINEERING CERTIFICATION FOR THIS DESIGN AND IS PROVIDED AS A GUIDE TO AID INSTALLATION ONLY.



	BAY #1	BAY #2	BAY #3
Main Roof	M/S	M/S	M/S
Leanto 'A' Roof	M/S	M/S	M/S
Leanto 'B' Roof	M/S	M/S	M/S

M/S = MIDSPAN

ROOF DIAPHRAGM NOTE
ROOF SHEETING IS USED AS DIAPHRAGM TO BRACE THE BUILDING AND IS NOT TO BE CUT UNDER ANY CIRCUMSTANCES

1 ROOF FRAMING PLAN
2 SCALE: 1/8" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS CLAY JASPER
No. C.05681
Exp. 12/31/24
CIVIL
STATE OF CALIFORNIA
DocuSigned by
Nicholas Clay Jasper
06/06/2024
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ACT
BUILDING
SYSTEMS

DISTRIBUTOR:
HCI Steel Buildings LLC
JOB NAME:
Jeff McReynolds
JOB ADDRESS:
155 California Ave
El Granada, CA 94018

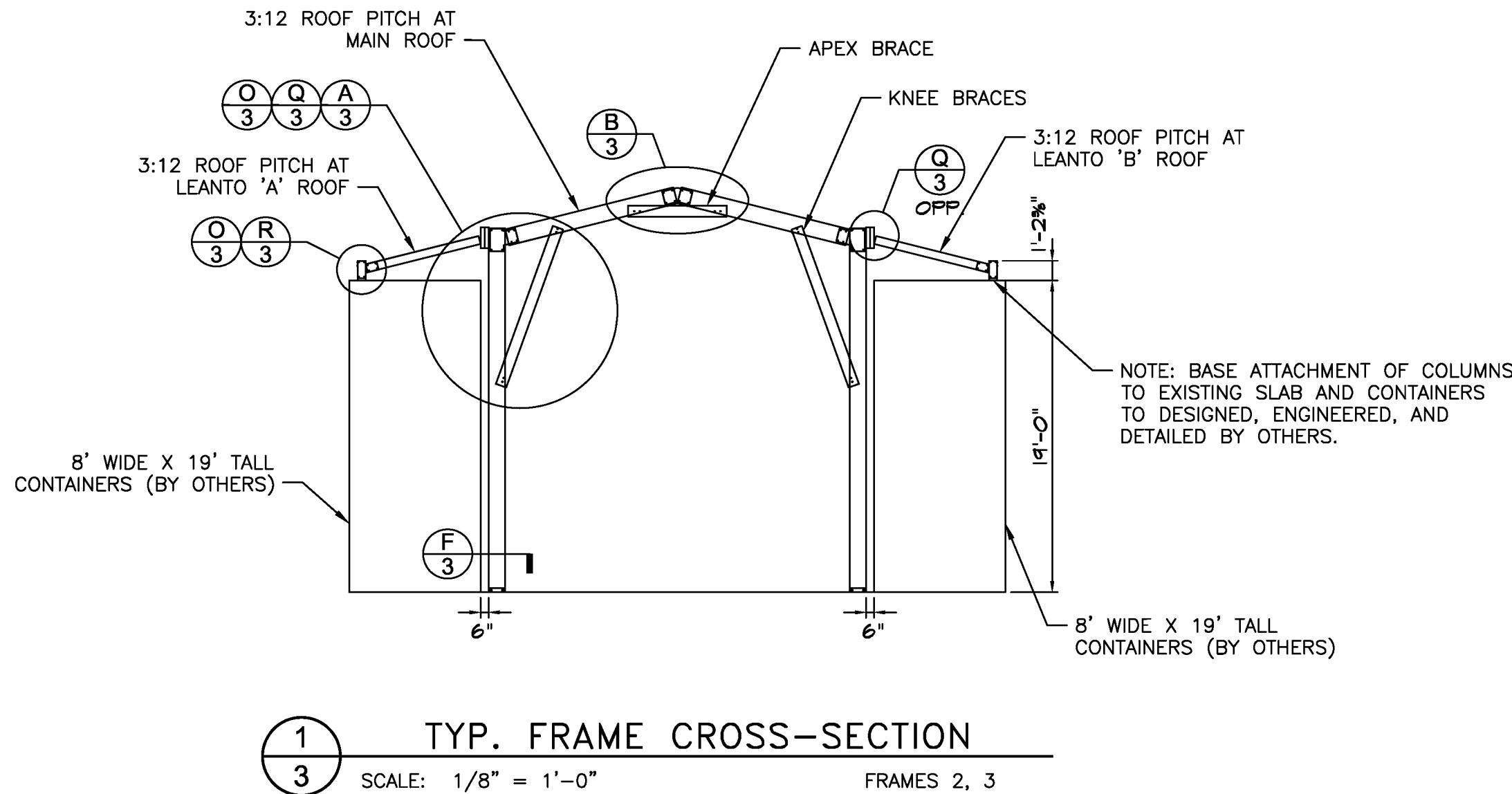
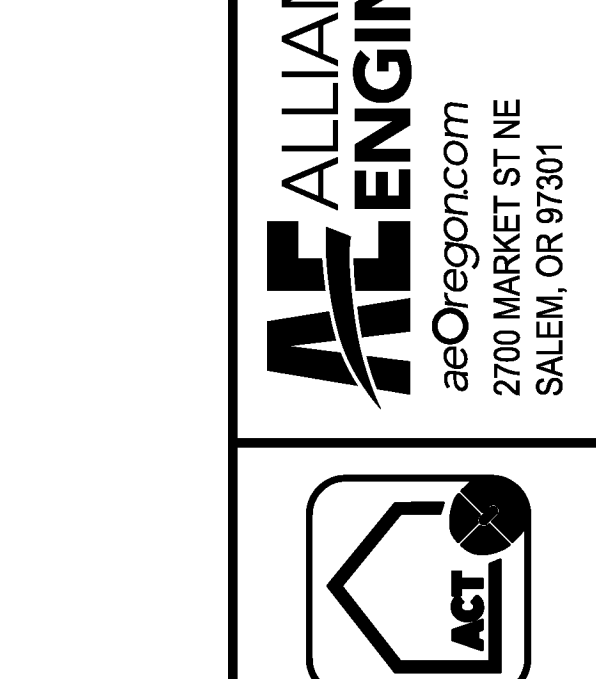
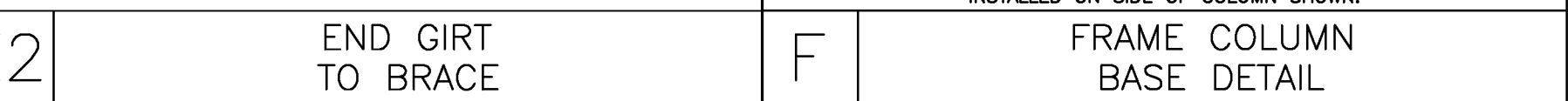
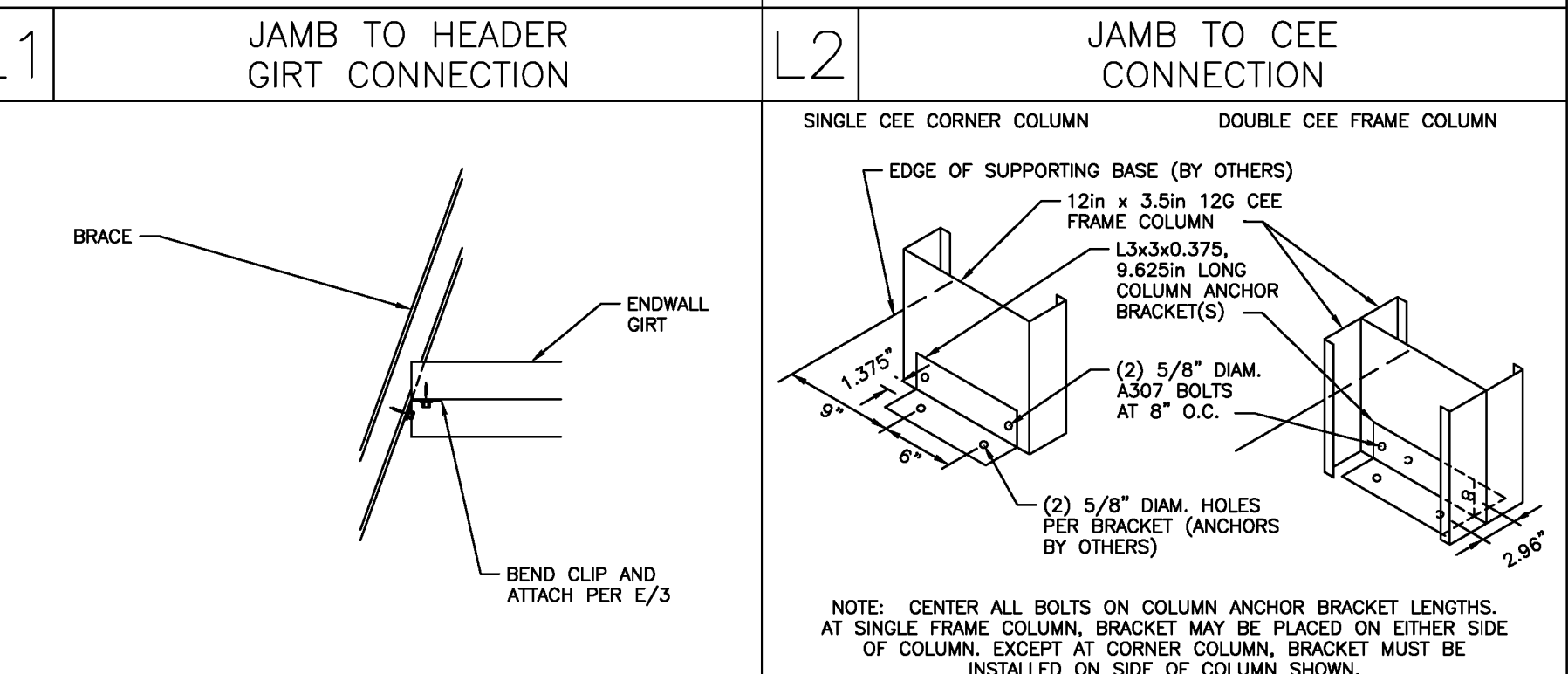
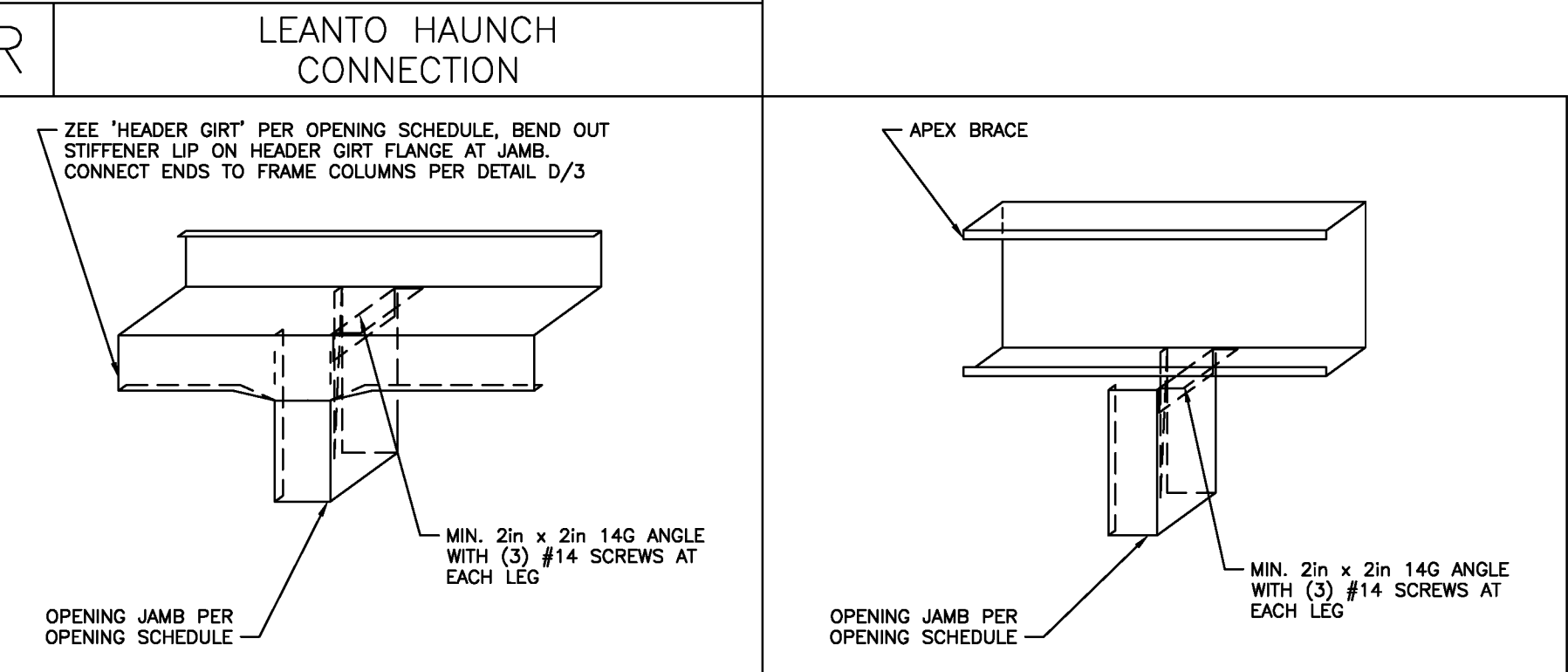
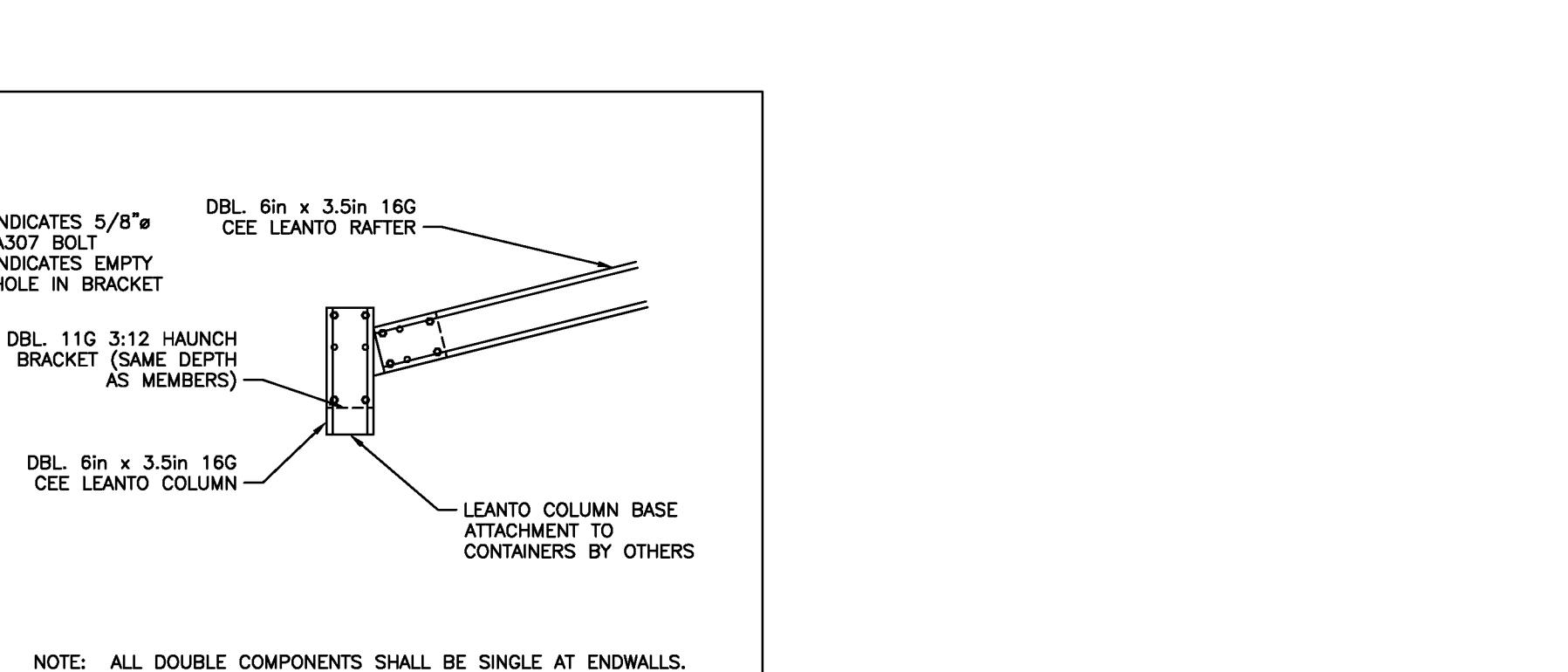
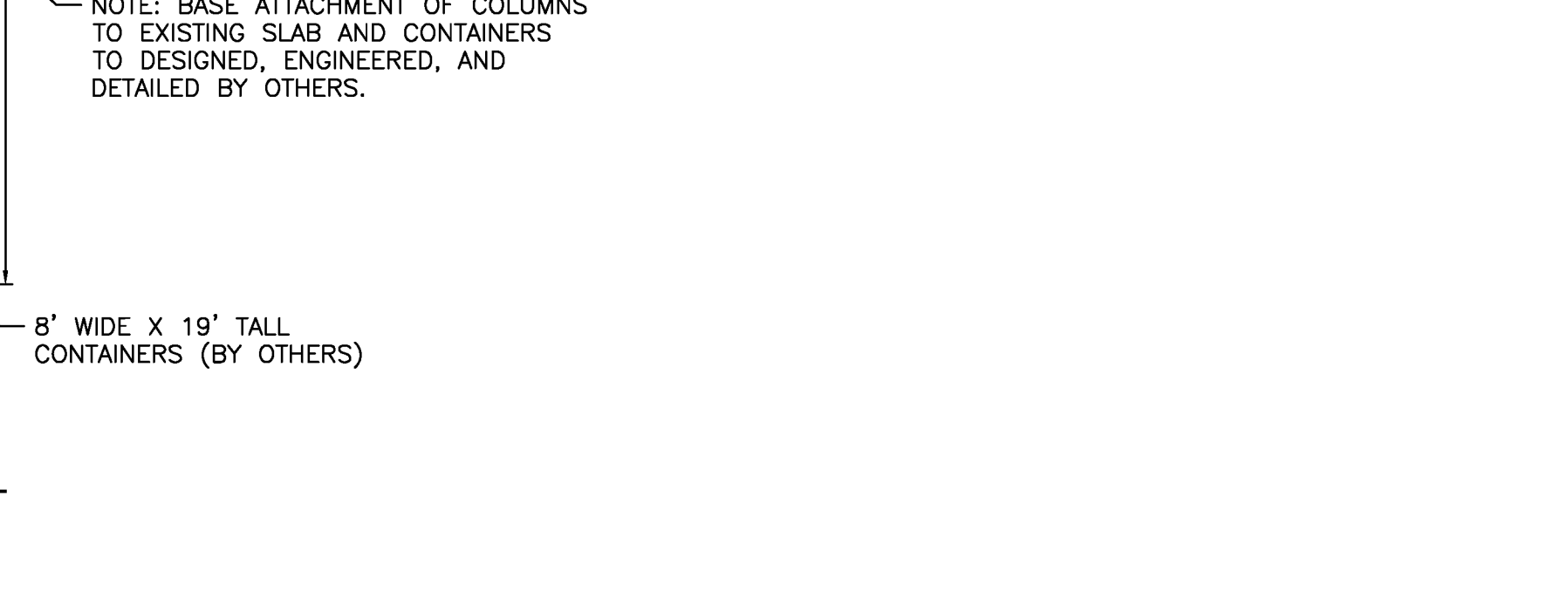
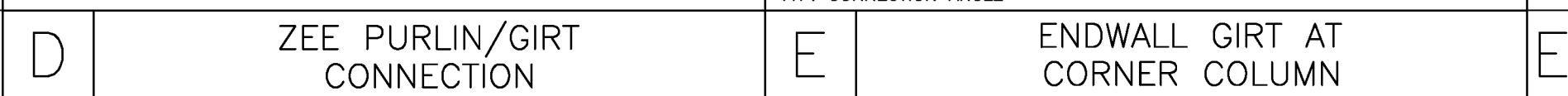
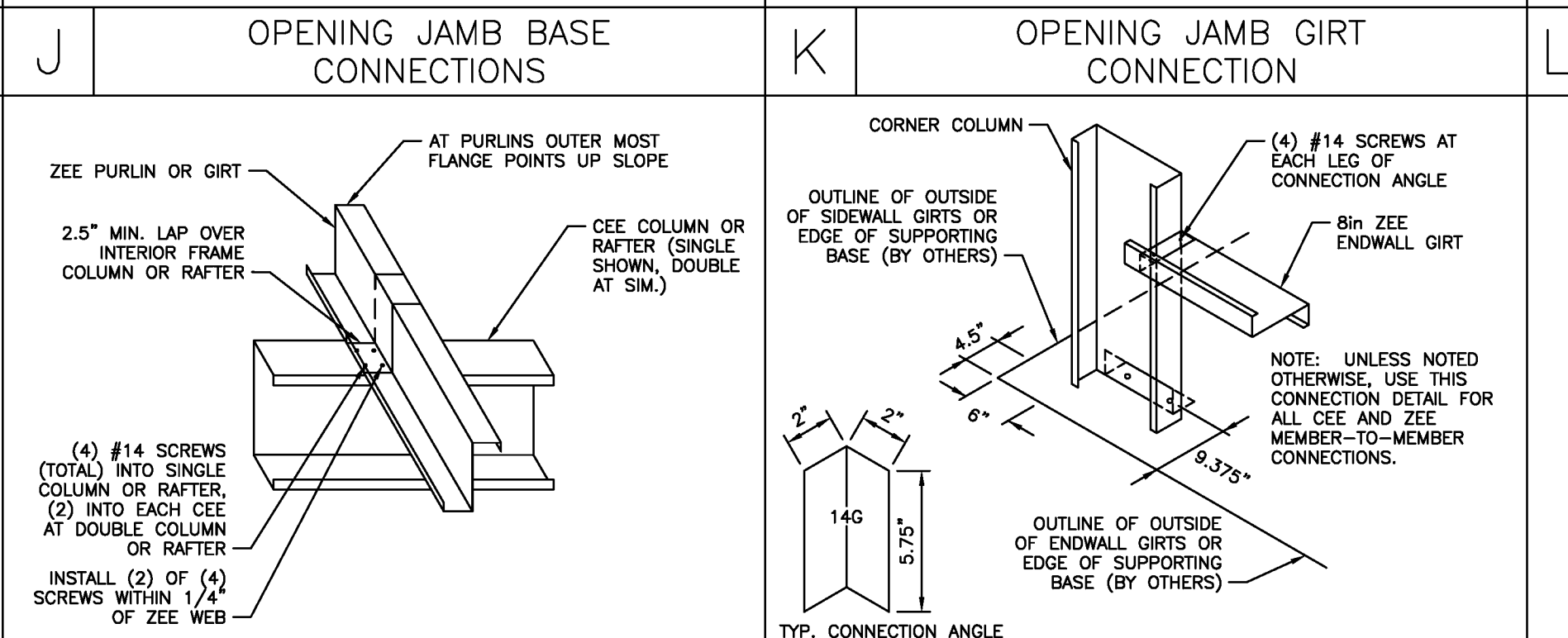
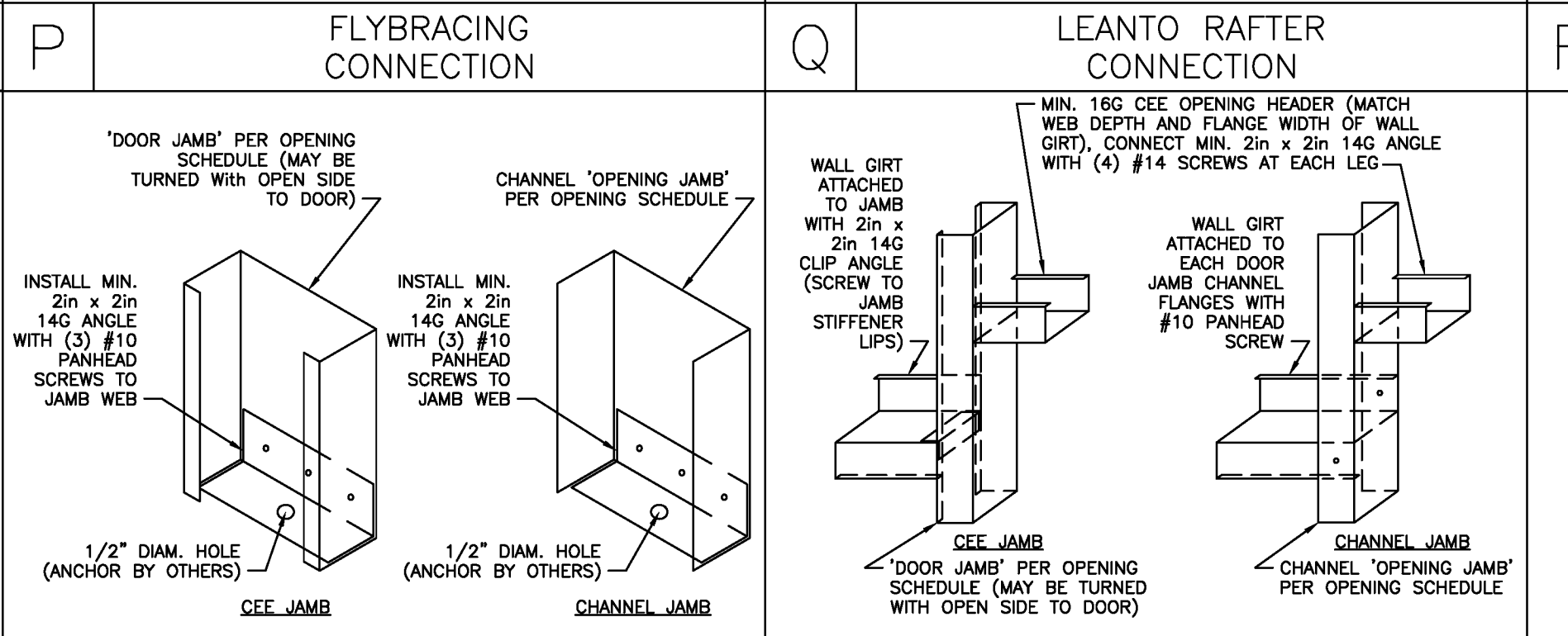
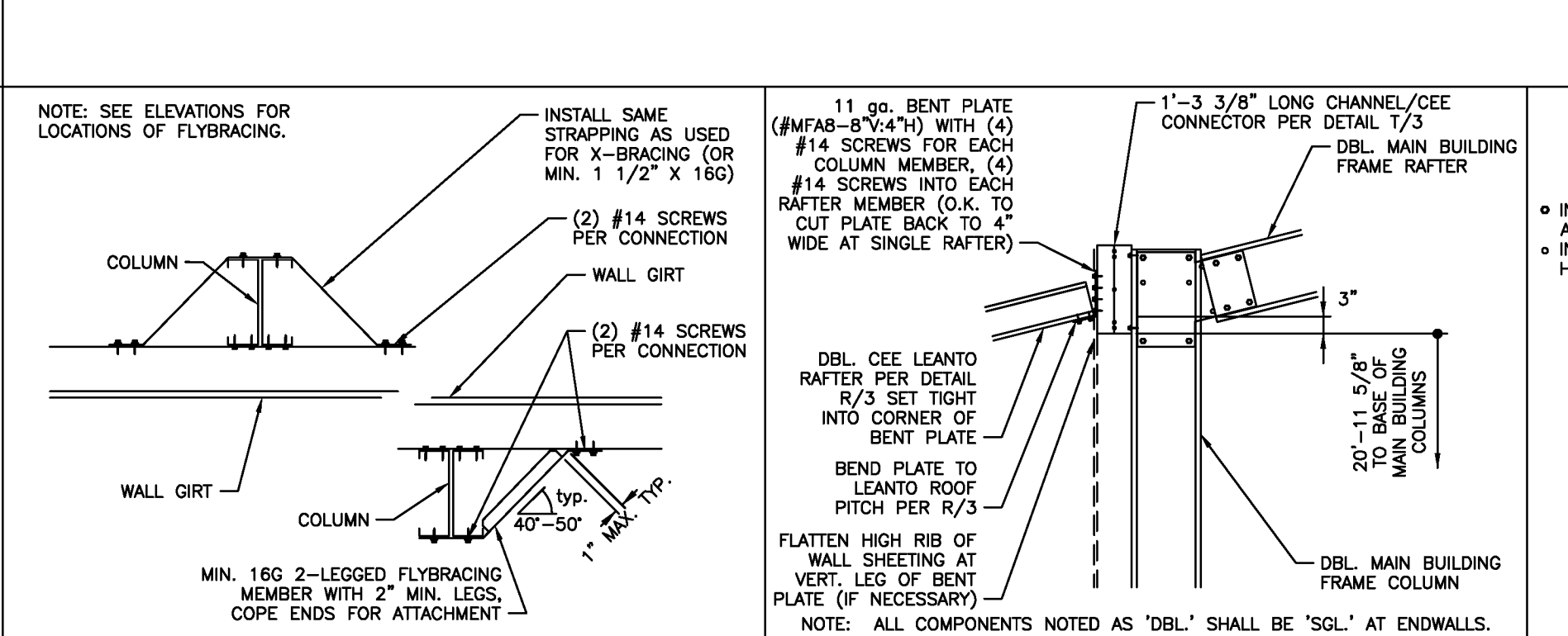
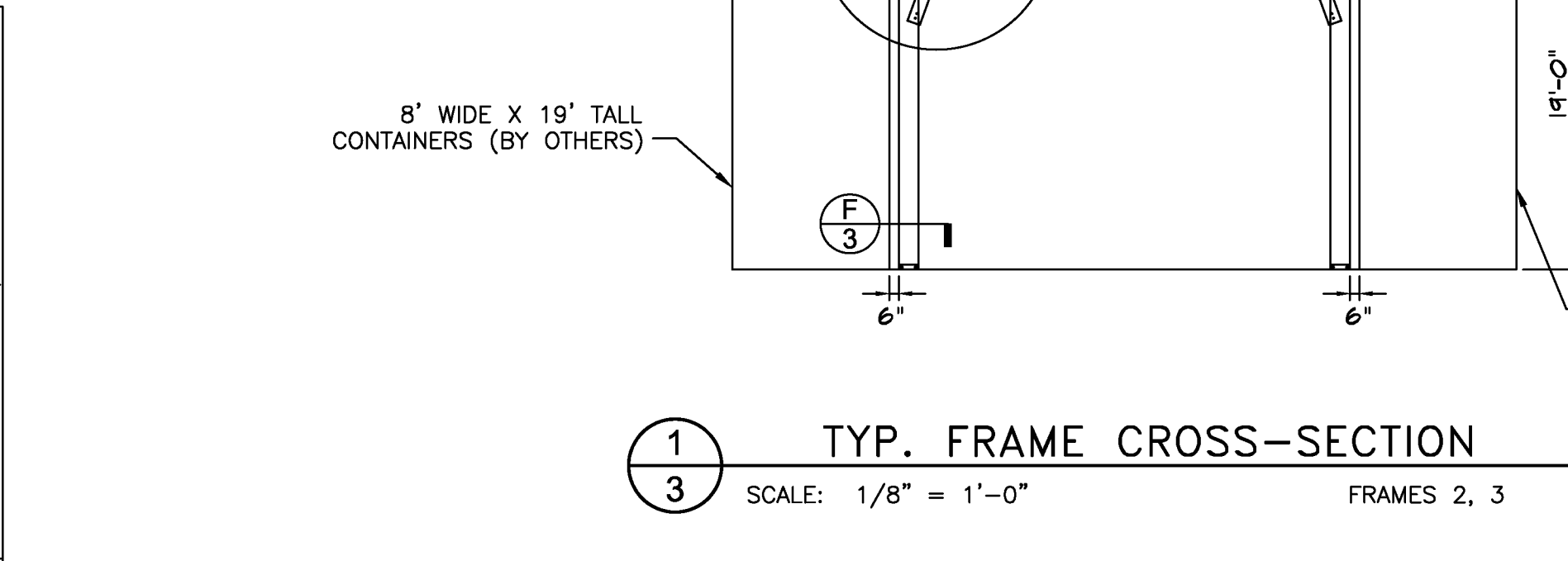
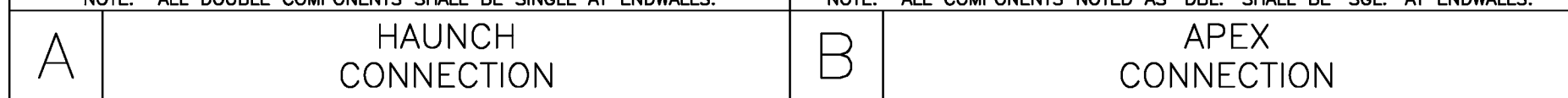
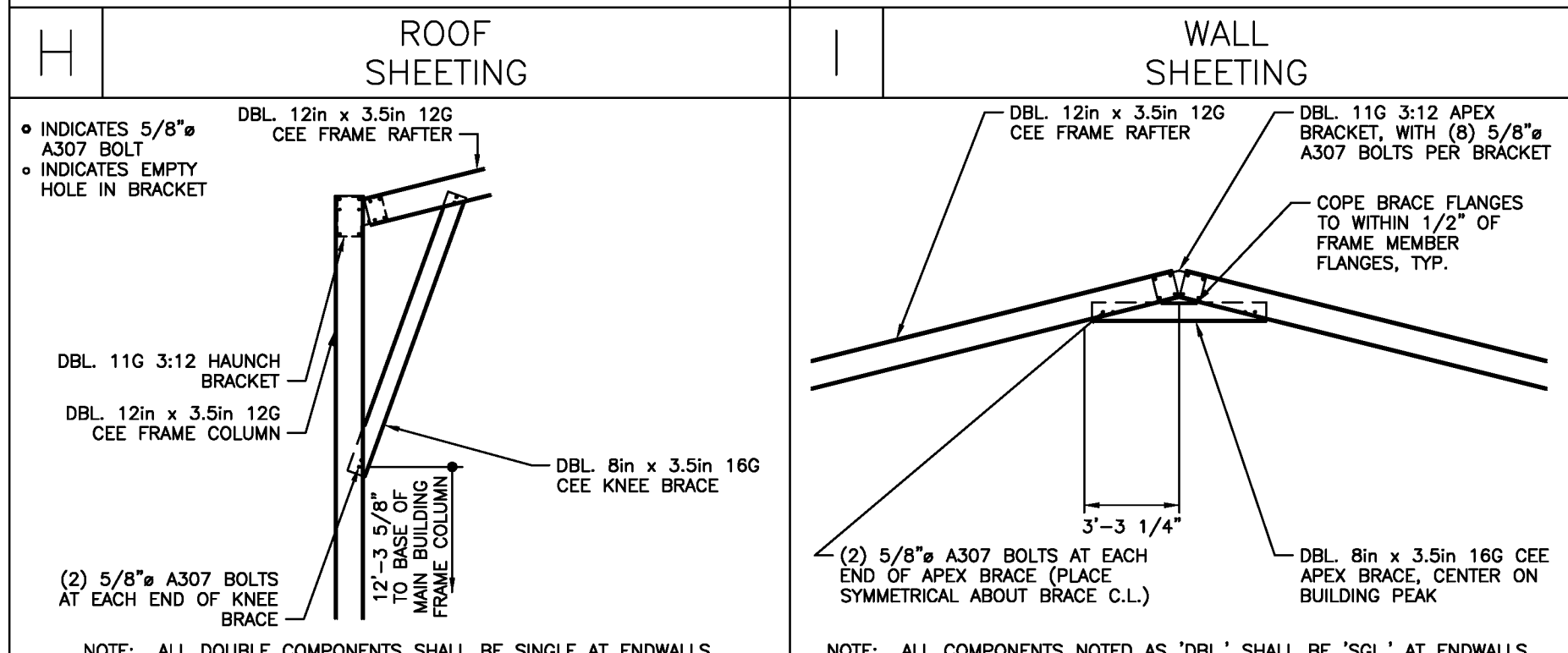
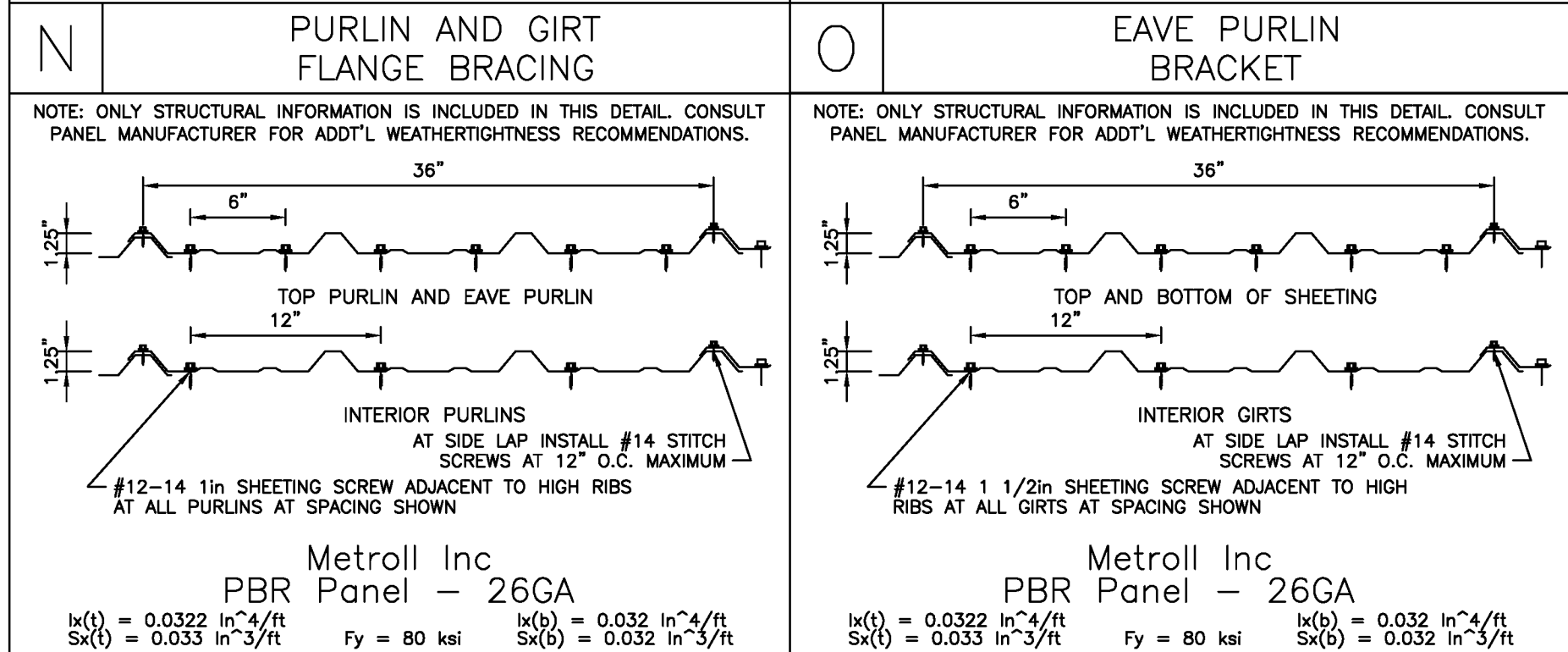
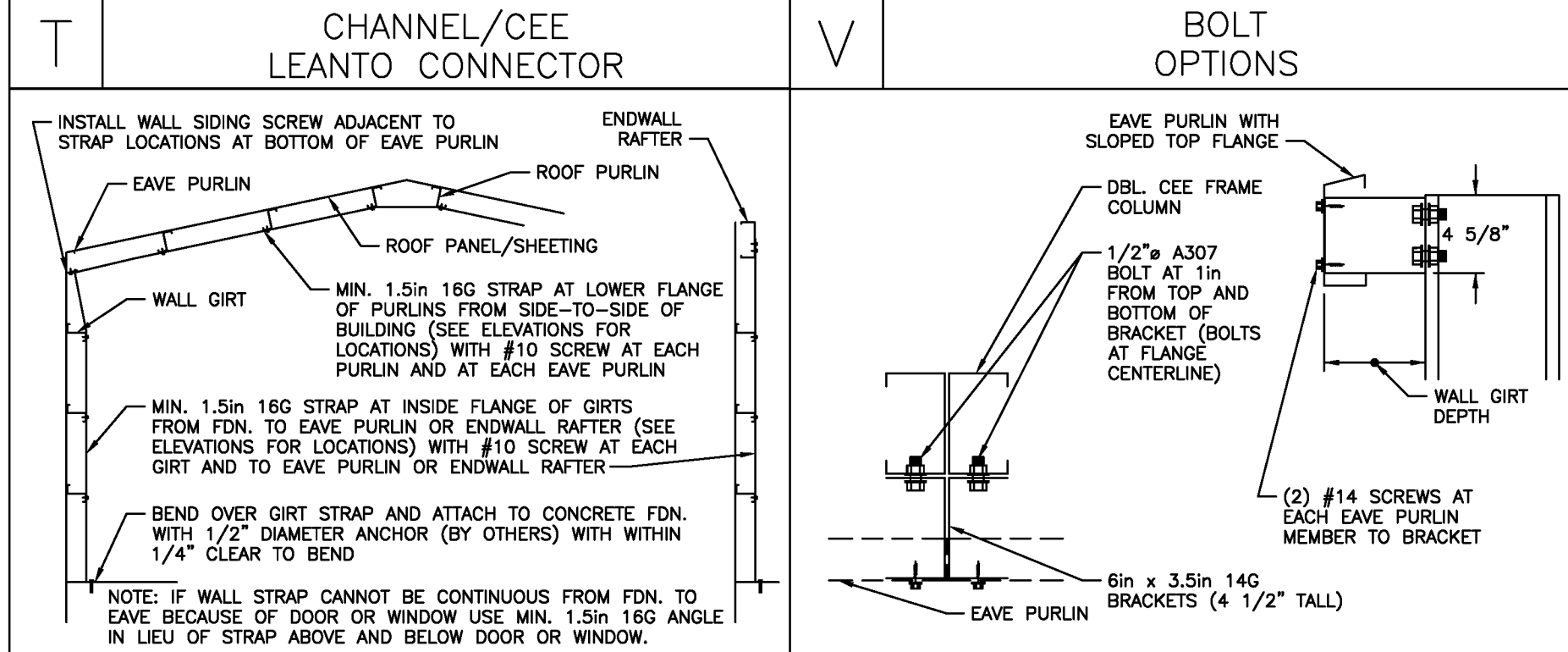
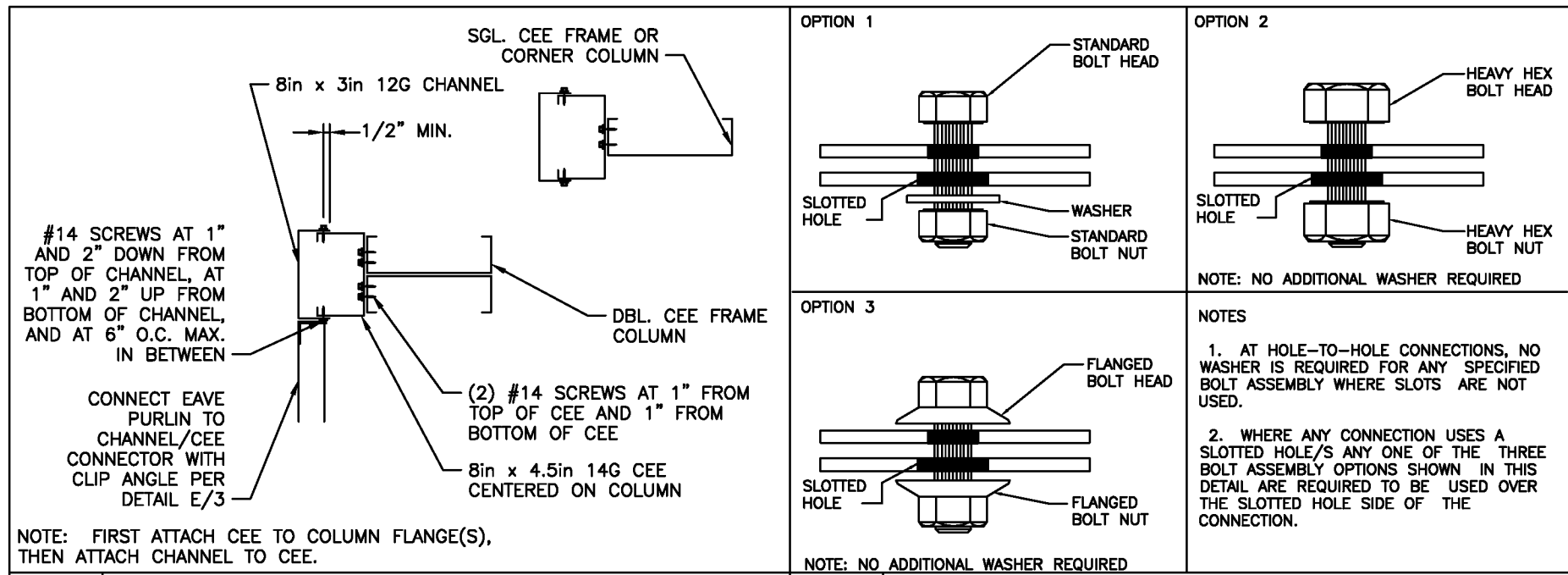
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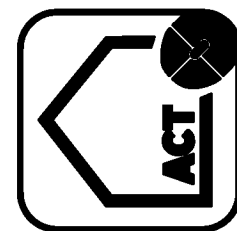
DATE
5/31/2024

JOB NO.
KARL96682730

SHEET
2
OF
3



ALLIANCE
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ACT BUILDING
SYSTEMS

DISTRIBUTOR: HCl Steel Buildings LLC
JOB NAME: Jeff McReynolds
JOB ADDRESS: 155 California Ave
El Granada, CA 94018

DRAWN
CHECKED
DATE: 5/31/2024
JOB NO. KARL96682730
SHEET 3 OF 3

CONSTRUCTION PACKAGE FOR COLD FORMED STEEL BUILDING
CREATED FOR JEFF REYNOLDS
JOB NUMBER 96682730



TABLE OF CONTENTS

Building Layout Plan 2

Achor Bolt Details 3

Portal Frame Sections 5

Roof Framing Plan 8

Girt Layout 10

Sheeting Layout 16

CONSTRUCTION PACKAGE NOTES

This construction package is to be used in conjunction with the created order for the job. All lengths and piece marks of materials in this package will correspond to an item in the order. For example, on the Sidewall A girt layout, there will likely be an item with a piece mark of SGA1. This will correspond to a line item in the order with the piece mark of SGA1. Products that do not include a piece mark will be marked with the product code.

All girt layout and sheeting layouts drawings in this construction package are exterior views, and in these illustrations, components are drawn as if viewed from the outside of the building.

All drawings in this construction package are for reference only, and are to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

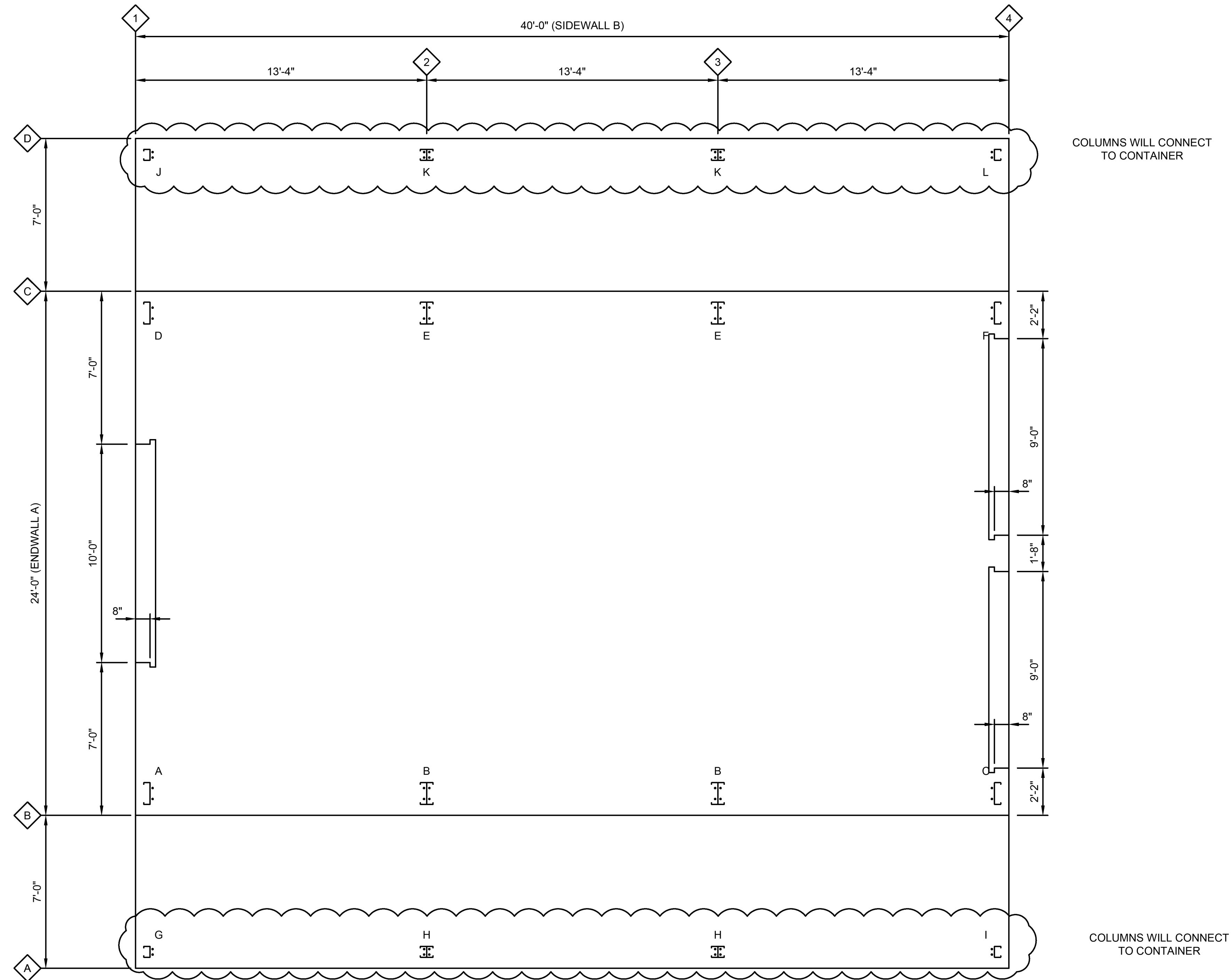
CONSTRUCTION NOTIFICATIONS

The following items will require non-typical installation that will take extra time and care during the construction process. Please take precautions.

Ends of overhang outriggers will need to be plumb cut on site, as described in the installation manual.

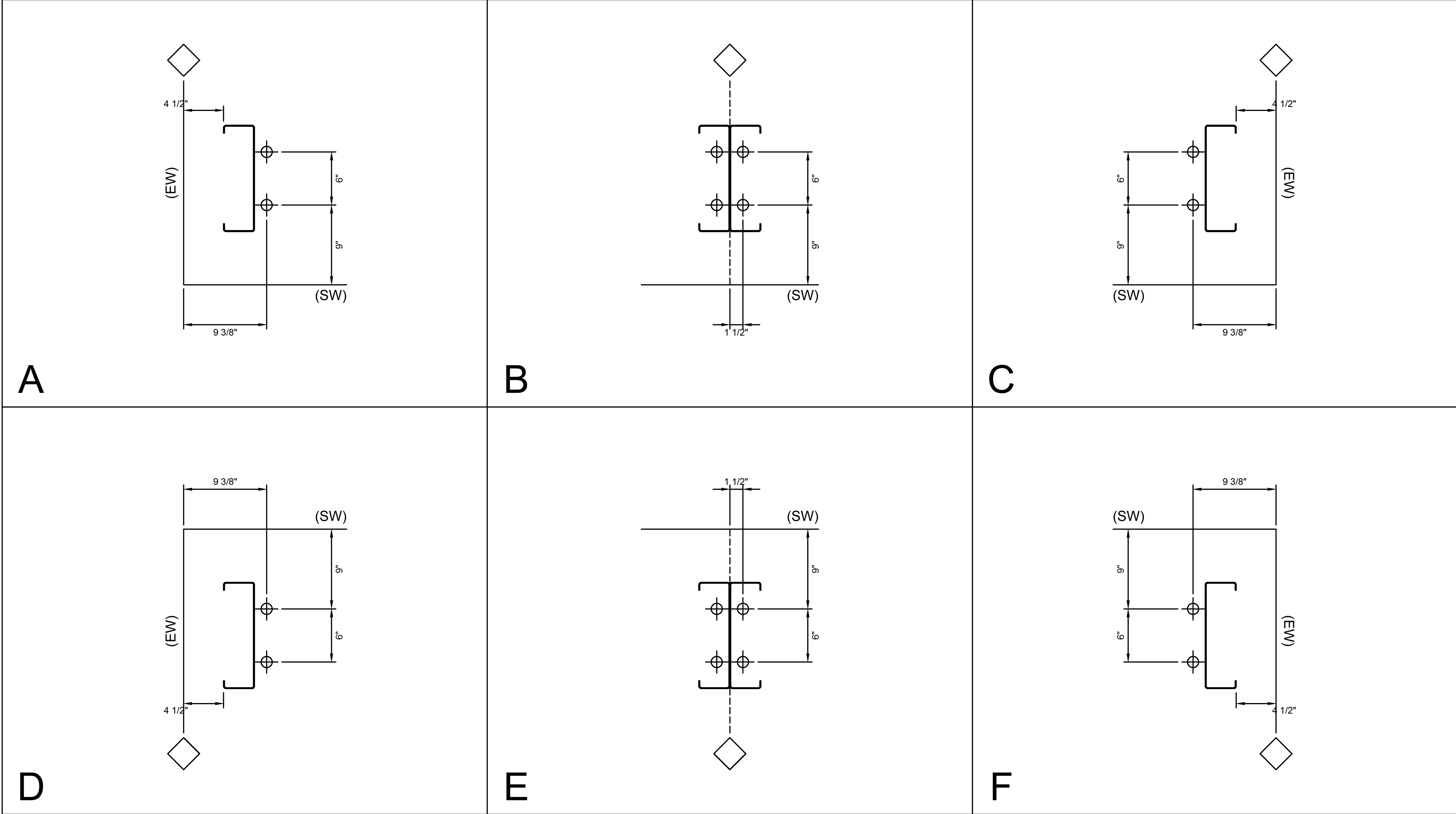
Leanto Rafter Connector is used in this building configuration. Where the main building has wall sheeting installed under the leanto roof the leanto framing should not be installed until after the main building wall sheeting is installed. Please see your engineering plans and Appendix B – Leanto Rafter Installation for specific installation instructions and illustrations.

Some items in order will need to be cut to length on site. Please see 'Notes' column in order for full list of items to be cut and their lengths.

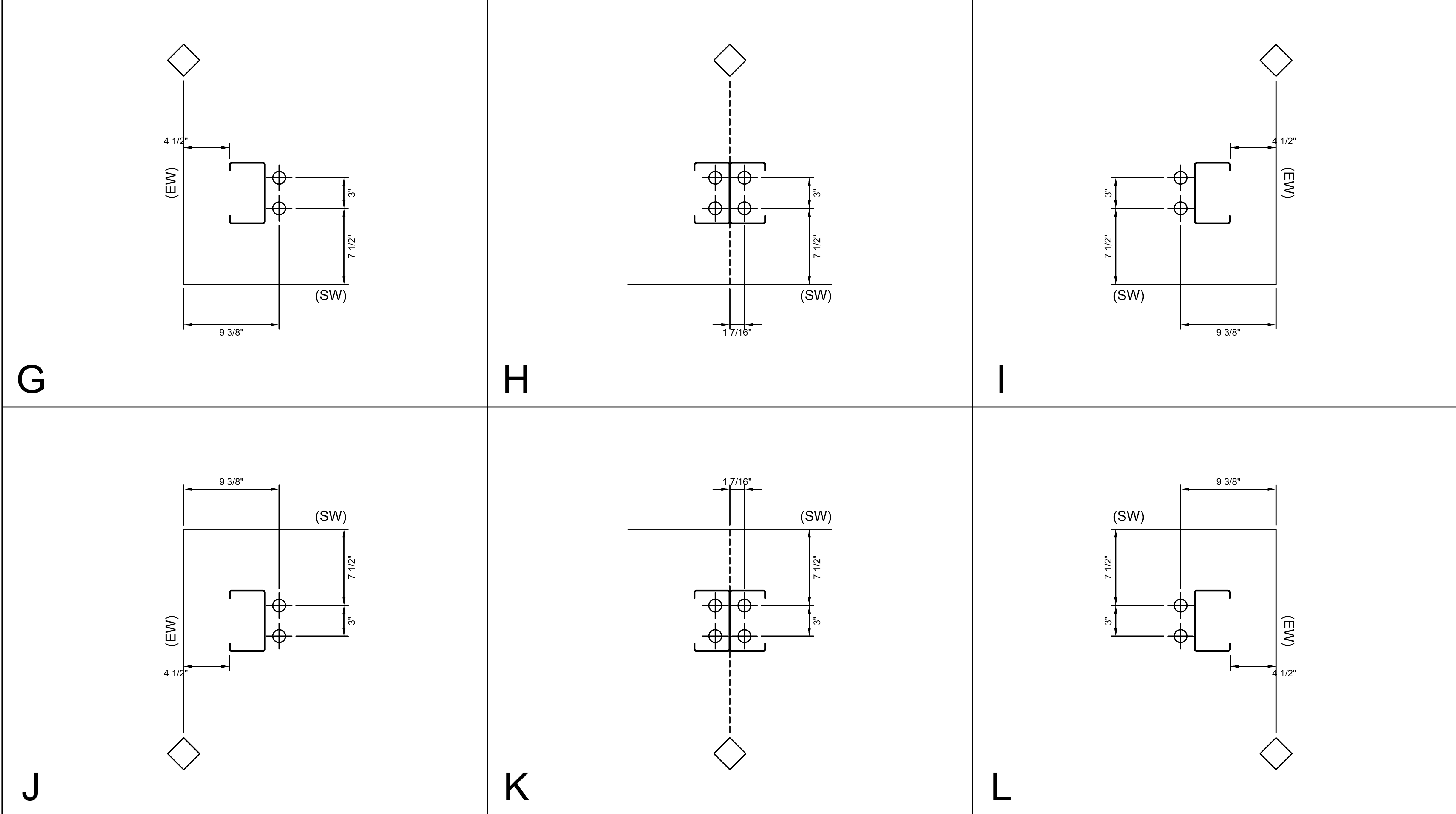


ANCHOR BOLTS		
QTY	LOCATION	DIA
48	MAIN FRAME	5/8"
8	DOOR JAMB	1/2"
6	GIRT FLANGE BRACING	1/2"

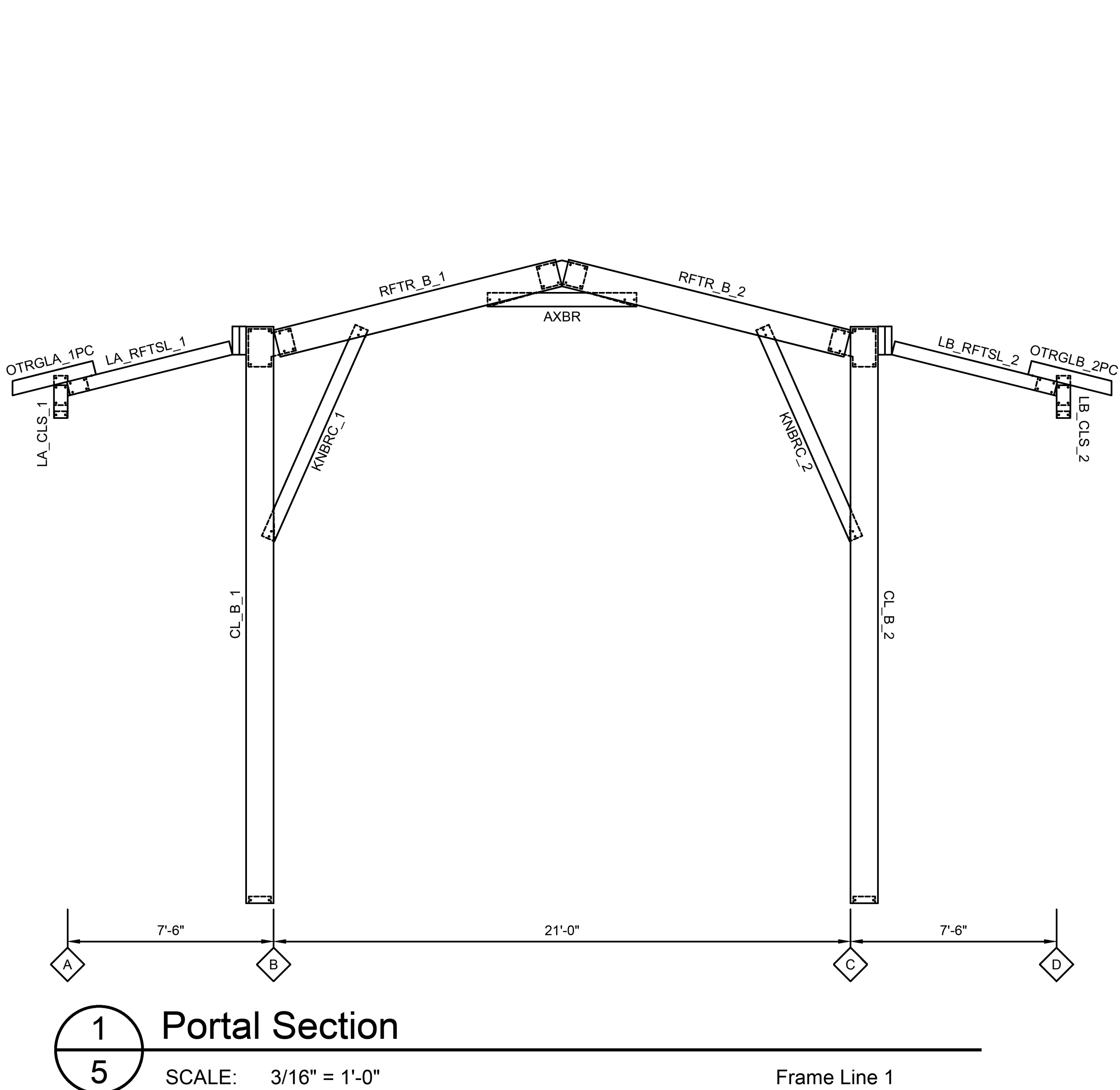
This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.



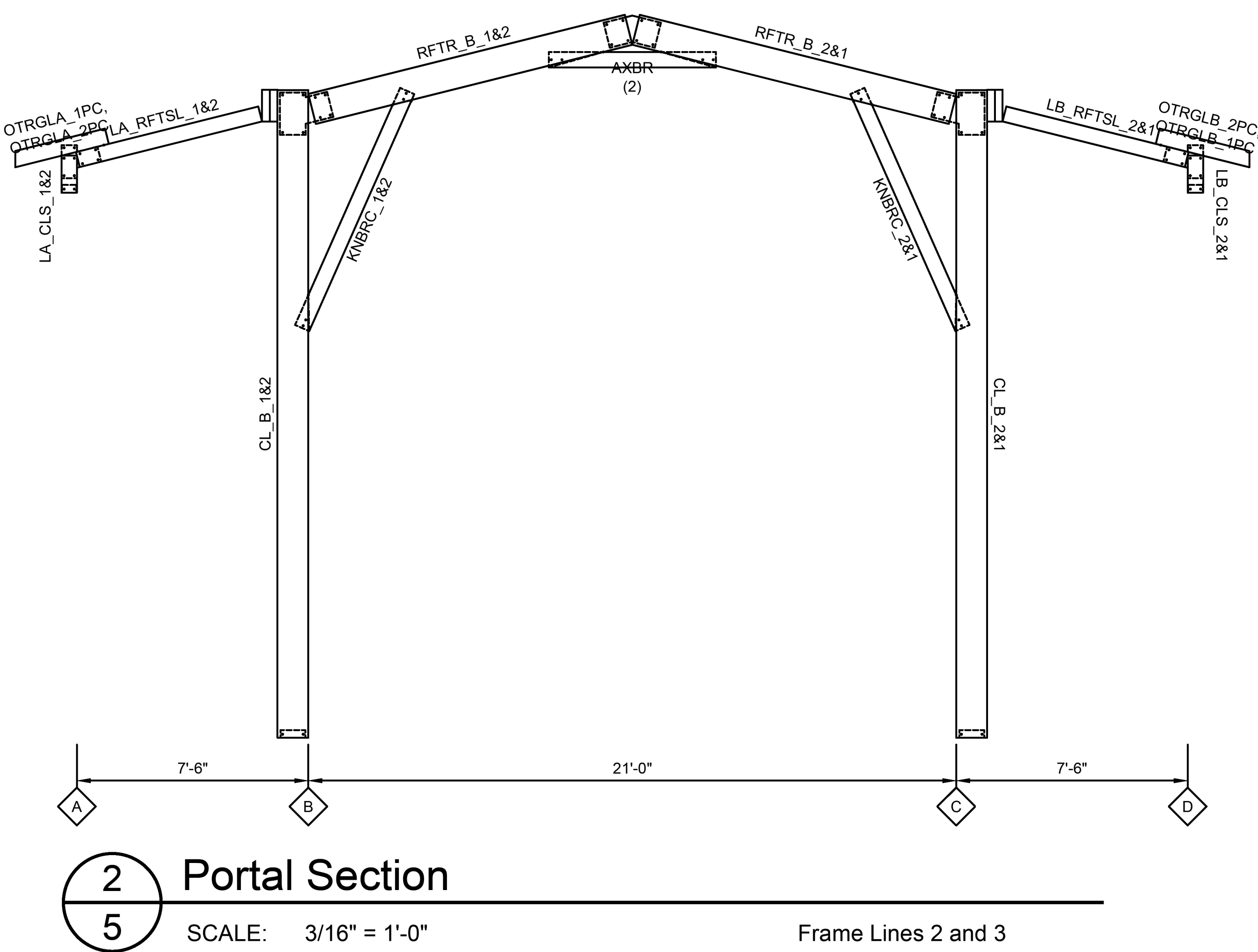
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LEANTO COLUMNS		MEMBER TABLE		
Mark	Product	Length		
AXBR	6" x 16ga. CEE	5' - 5"		
CL_B_1	12" x 12ga. CEE	20' - 11 7/8"		
CL_B_2	12" x 12ga. CEE	20' - 11 7/8"		
KNBRC_1	6" x 16ga. CEE	8' - 4 13/16"		
KNBRC_2	6" x 16ga. CEE	8' - 4 13/16"		
LA_CLS_1	6" x 16ga. CEE	1' - 2 3/8"		
LA_CLS_2	6" x 16ga. CEE	1' - 2 3/8"		
LA_RFTSL_1	6" x 16ga. CEE	6' - 1 1/16"		
LA_RFTSL_2	6" x 16ga. CEE	6' - 1 1/16"		
LB_CLS_1	6" x 16ga. CEE	1' - 2 3/8"		
LB_CLS_2	6" x 16ga. CEE	1' - 2 3/8"		
LB_RFTSL_1	6" x 16ga. CEE	6' - 1 1/16"		
LB_RFTSL_2	6" x 16ga. CEE	6' - 1 1/16"		
OTRGLA_1PC	6in x 2in 16G Channel	3' - 1 1/2"		
OTRGLA_2PC	6in x 2in 16G Channel	3' - 1 1/2"		
OTRGLB_1PC	6in x 2in 16G Channel	3' - 1 1/2"		
OTRGLB_2PC	6in x 2in 16G Channel	3' - 1 1/2"		
RFTR_B_1	12" x 12ga. CEE	10' - 6 7/8"		
RFTR_B_2	12" x 12ga. CEE	10' - 6 7/8"		

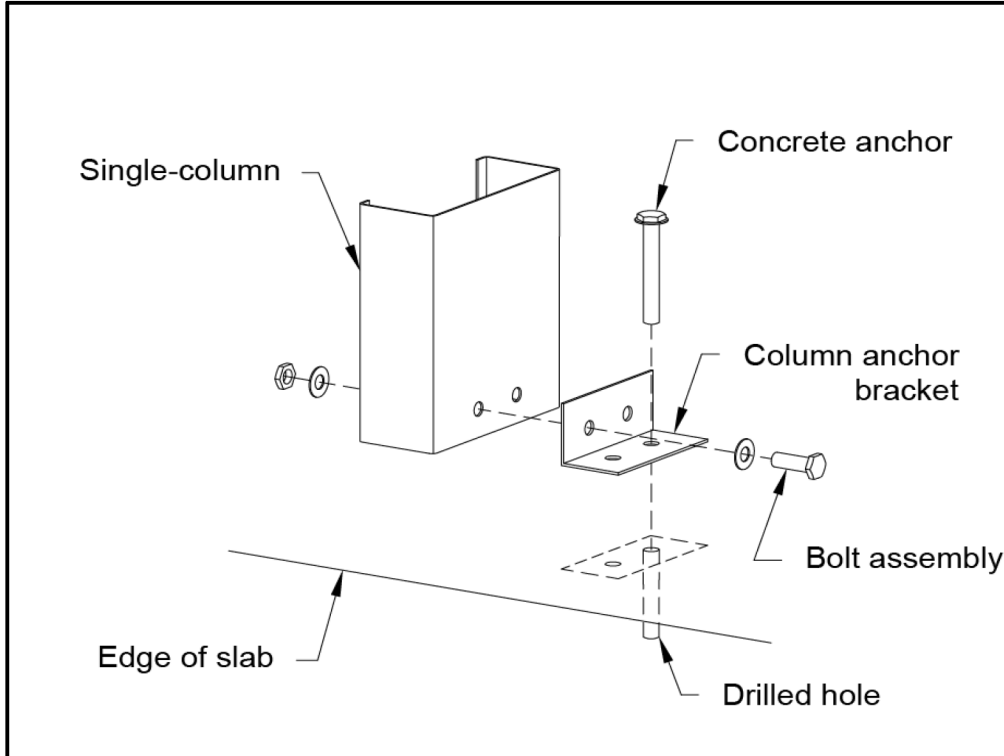
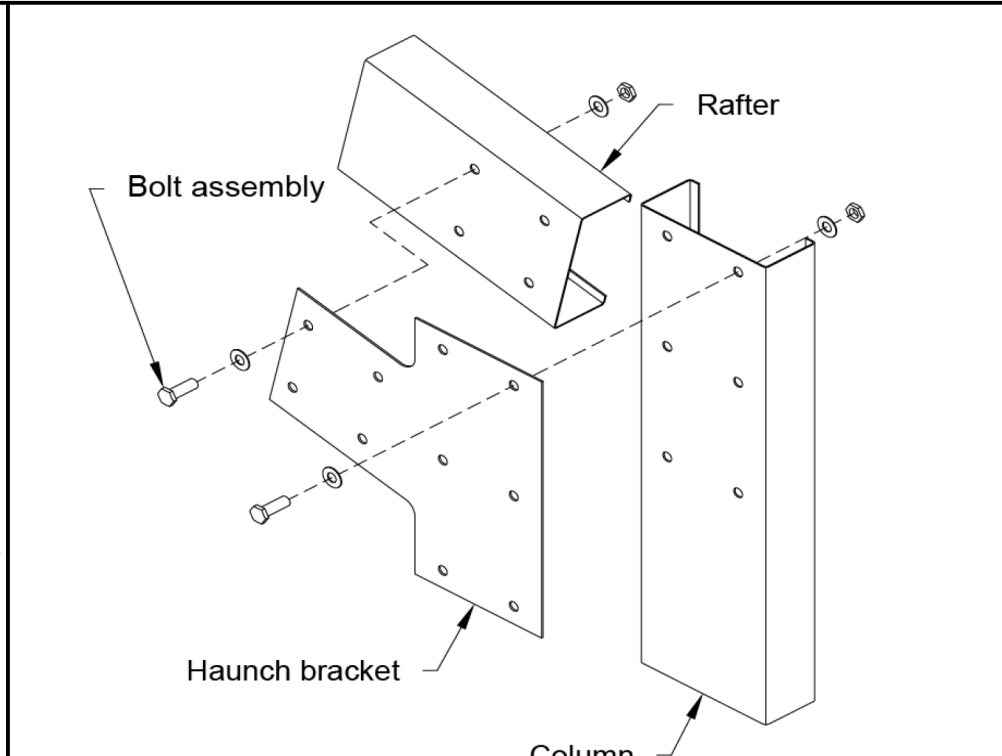
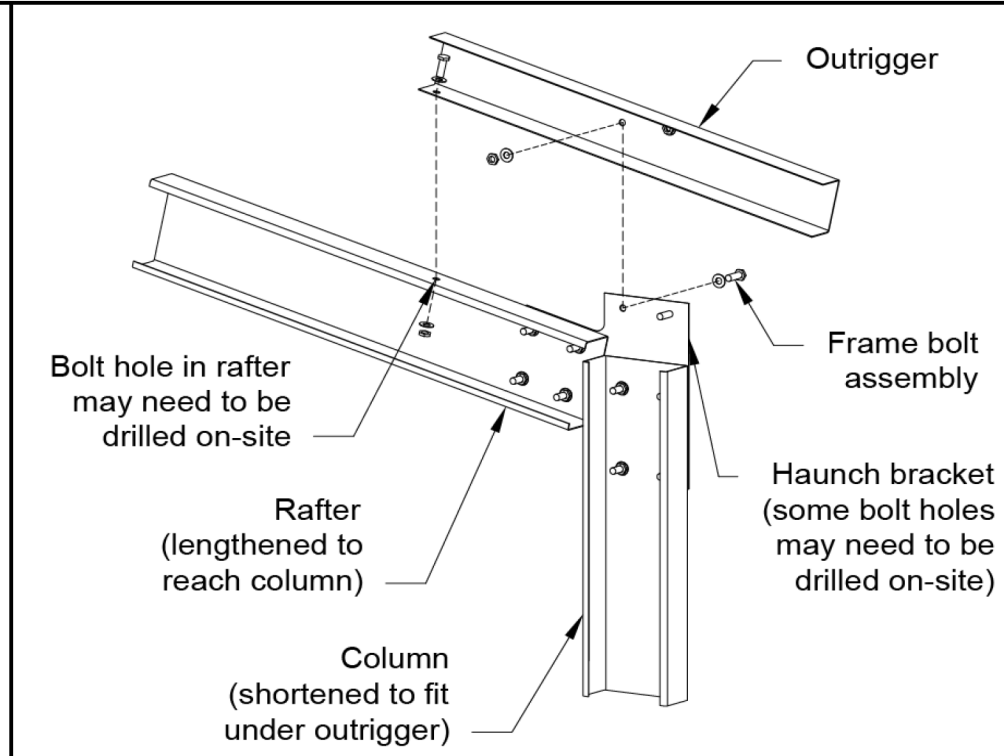
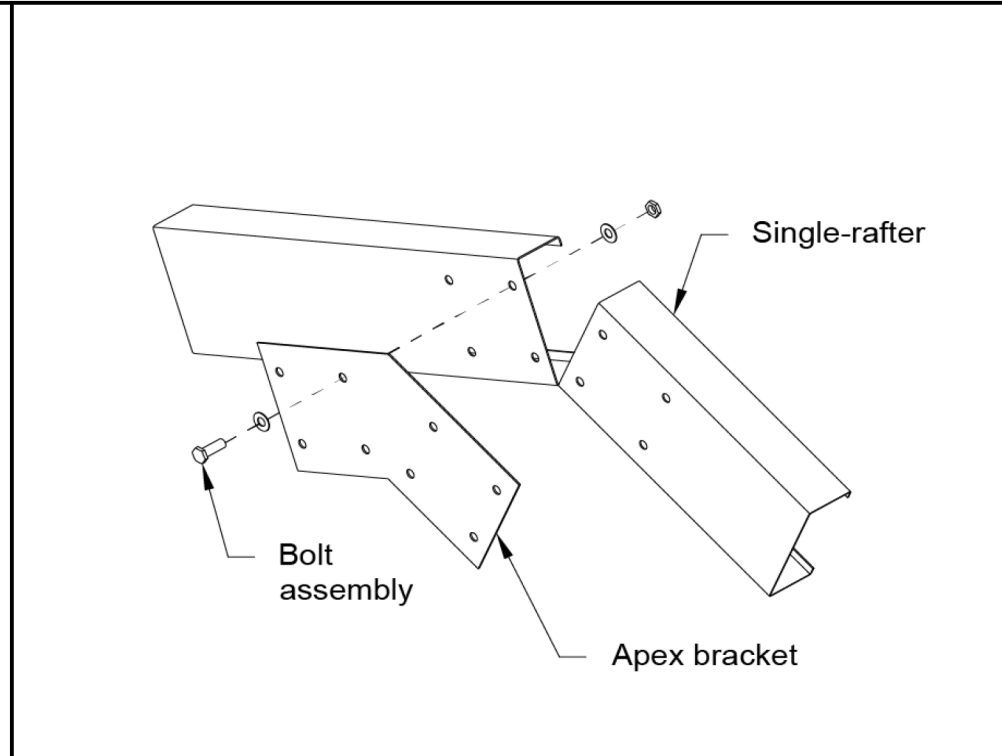
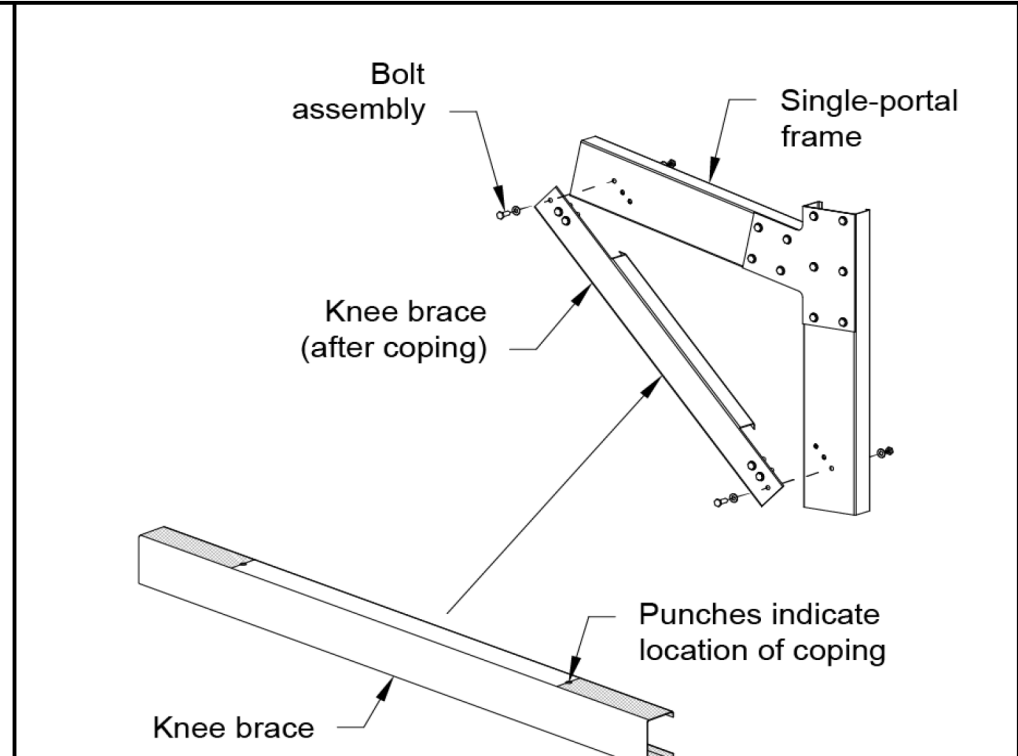
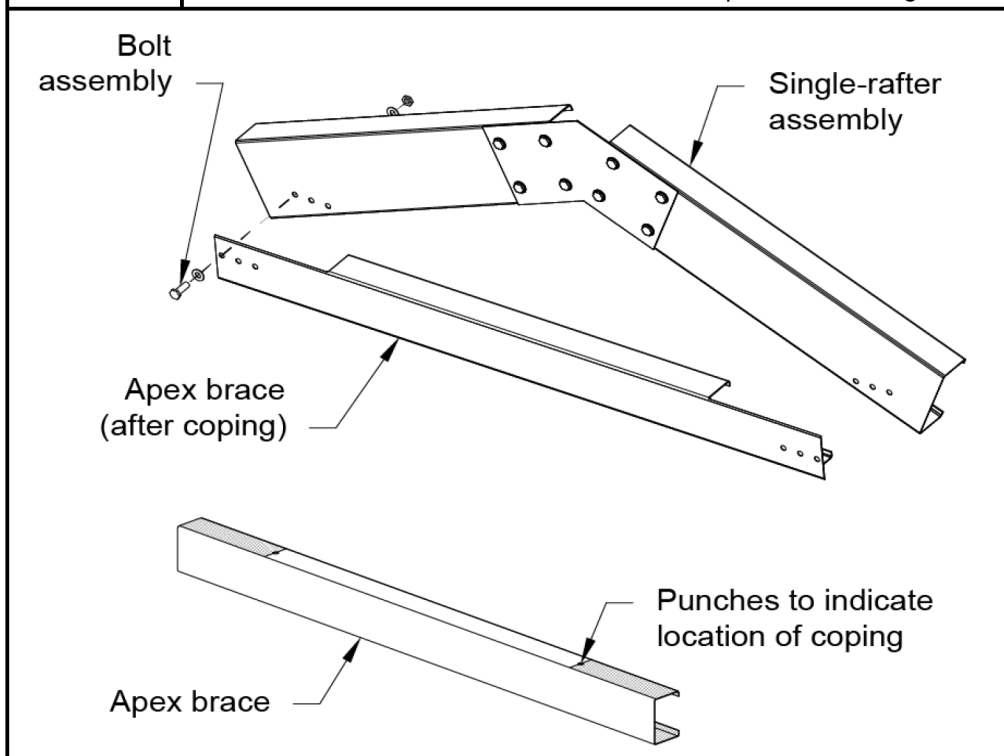
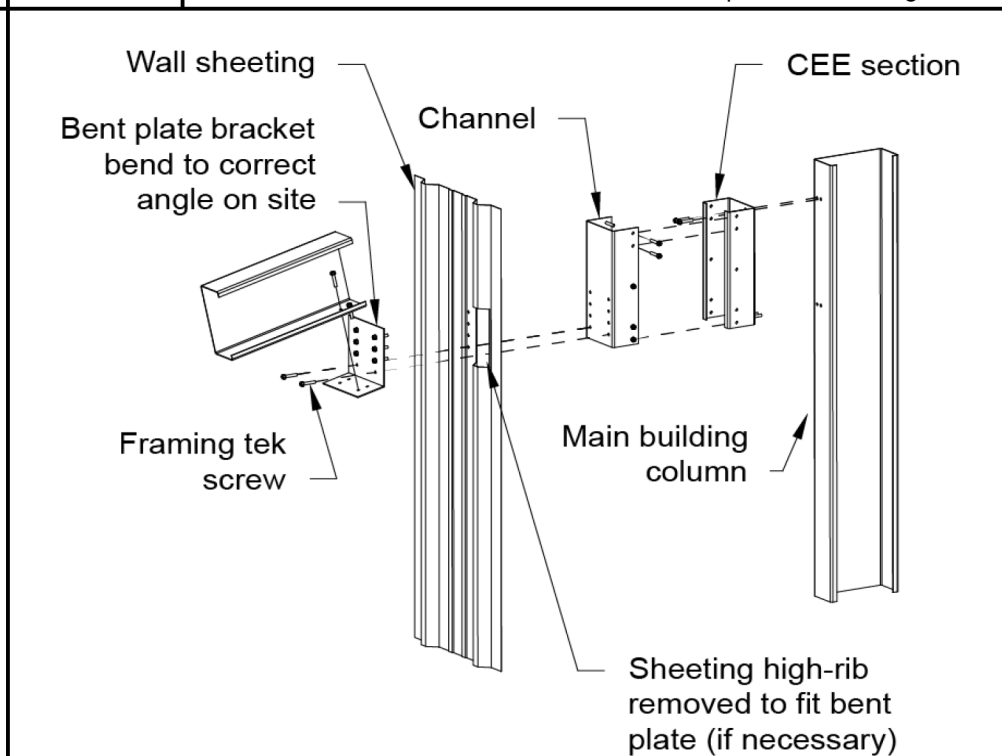
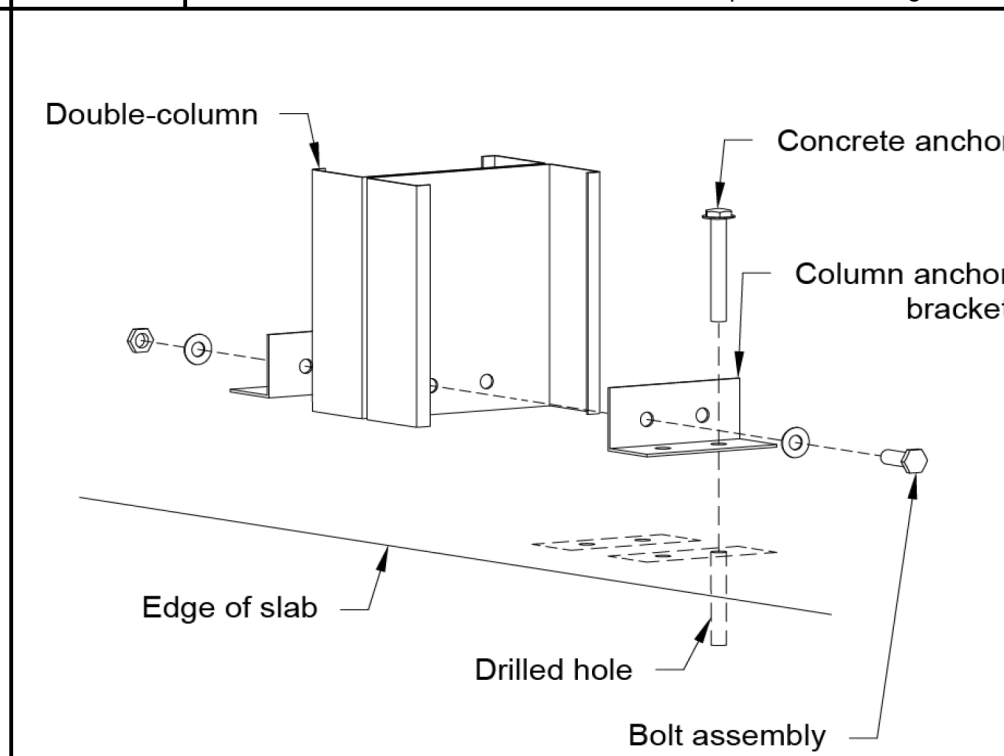
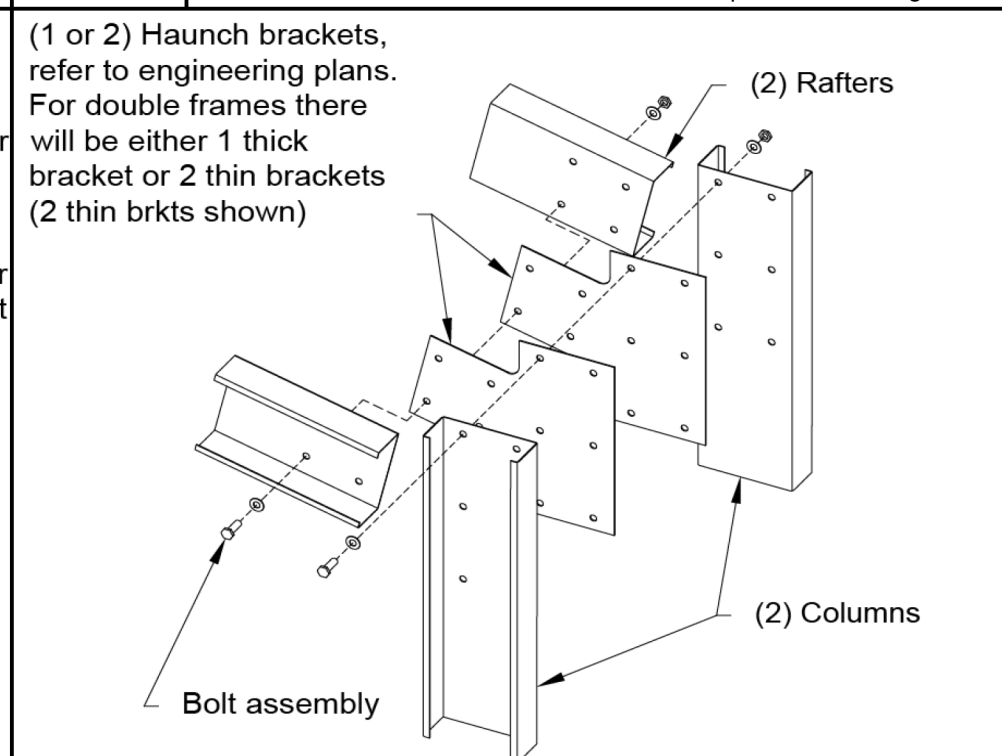
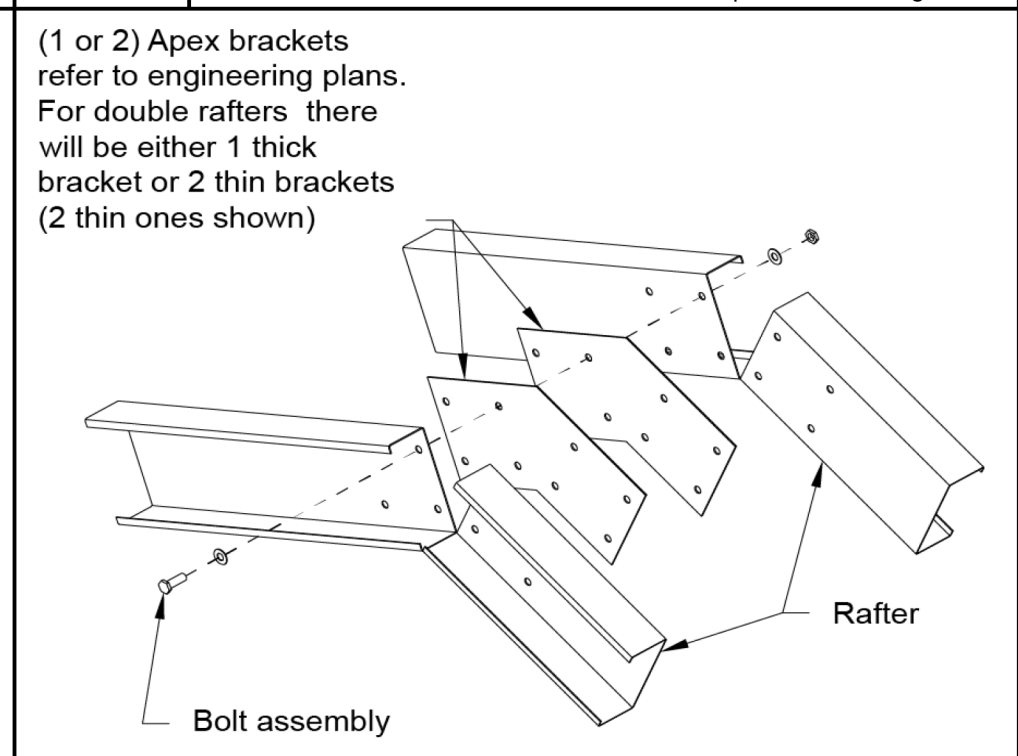
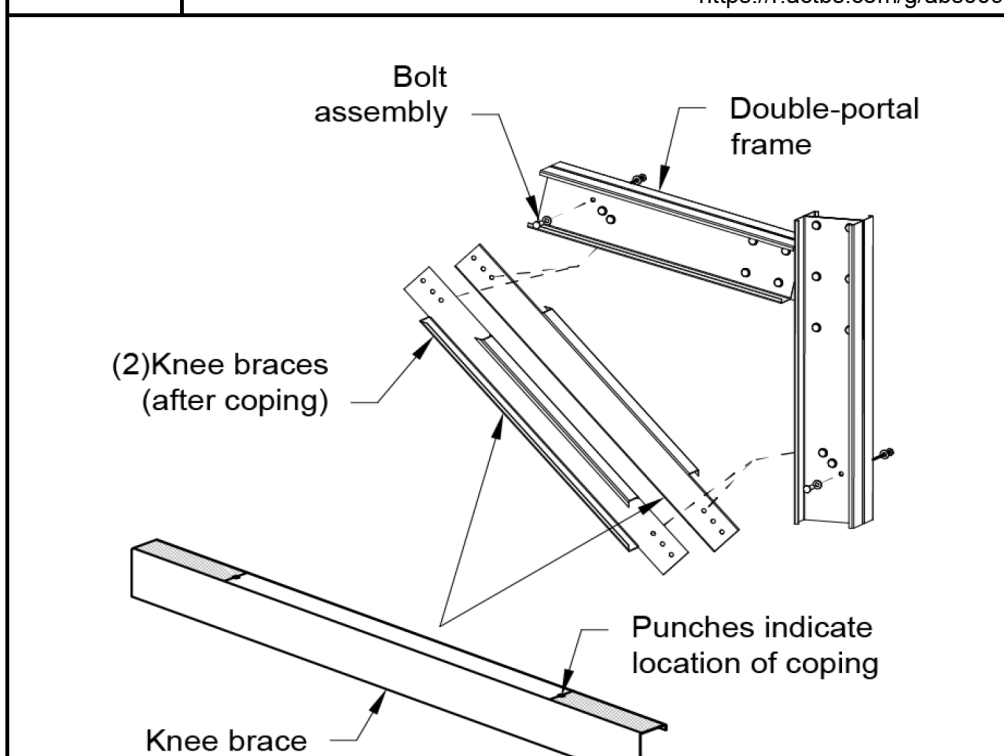
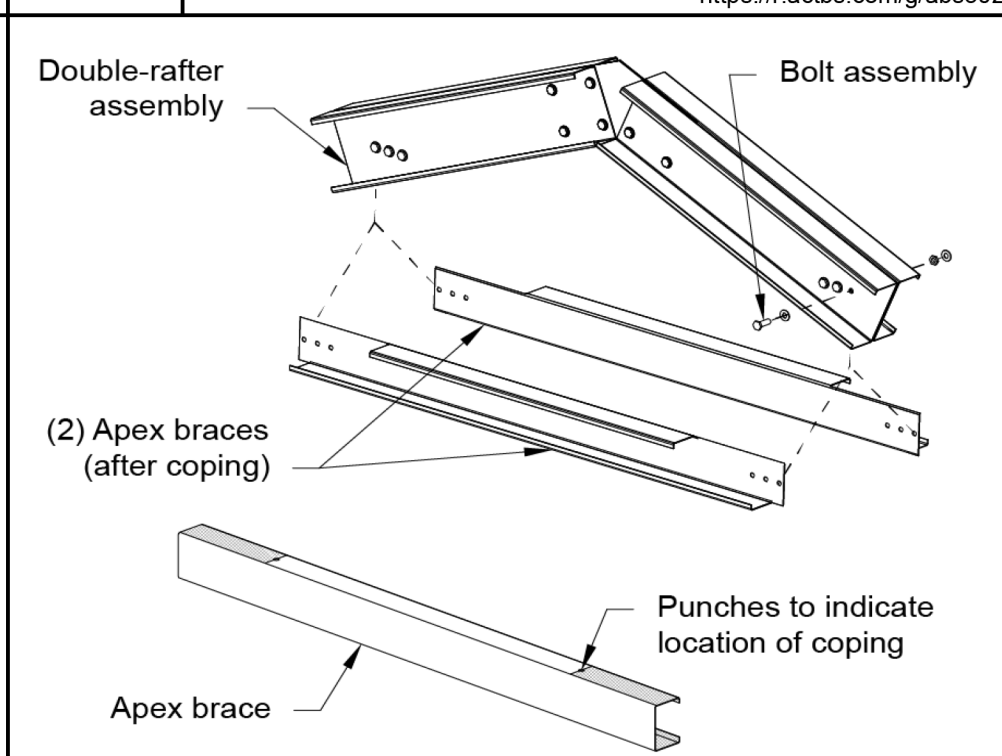
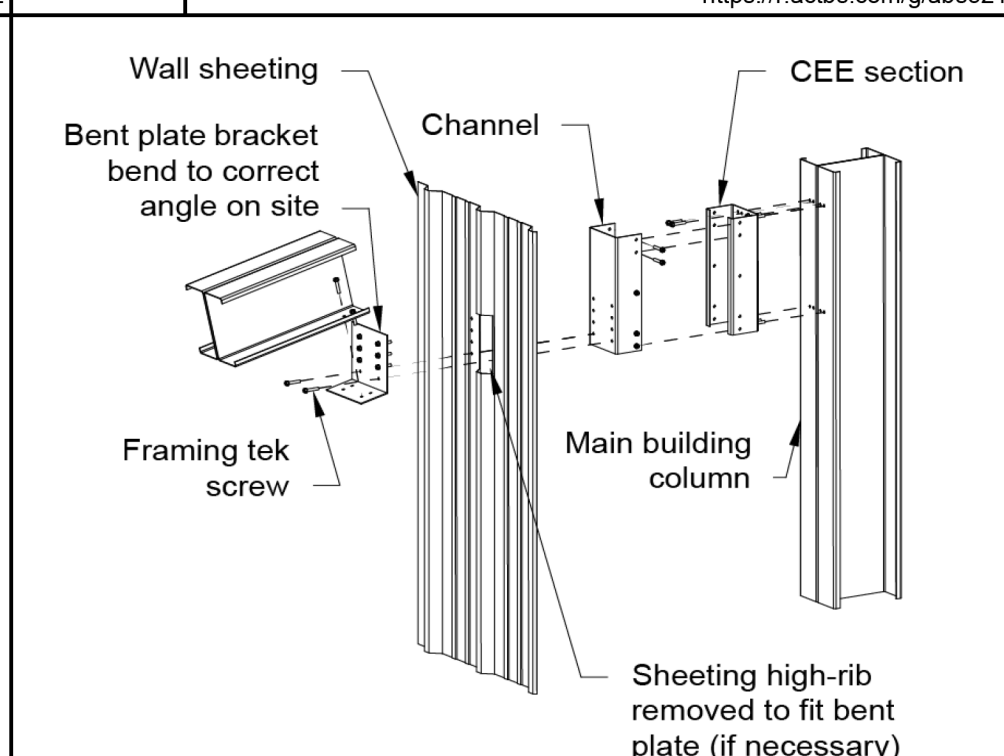


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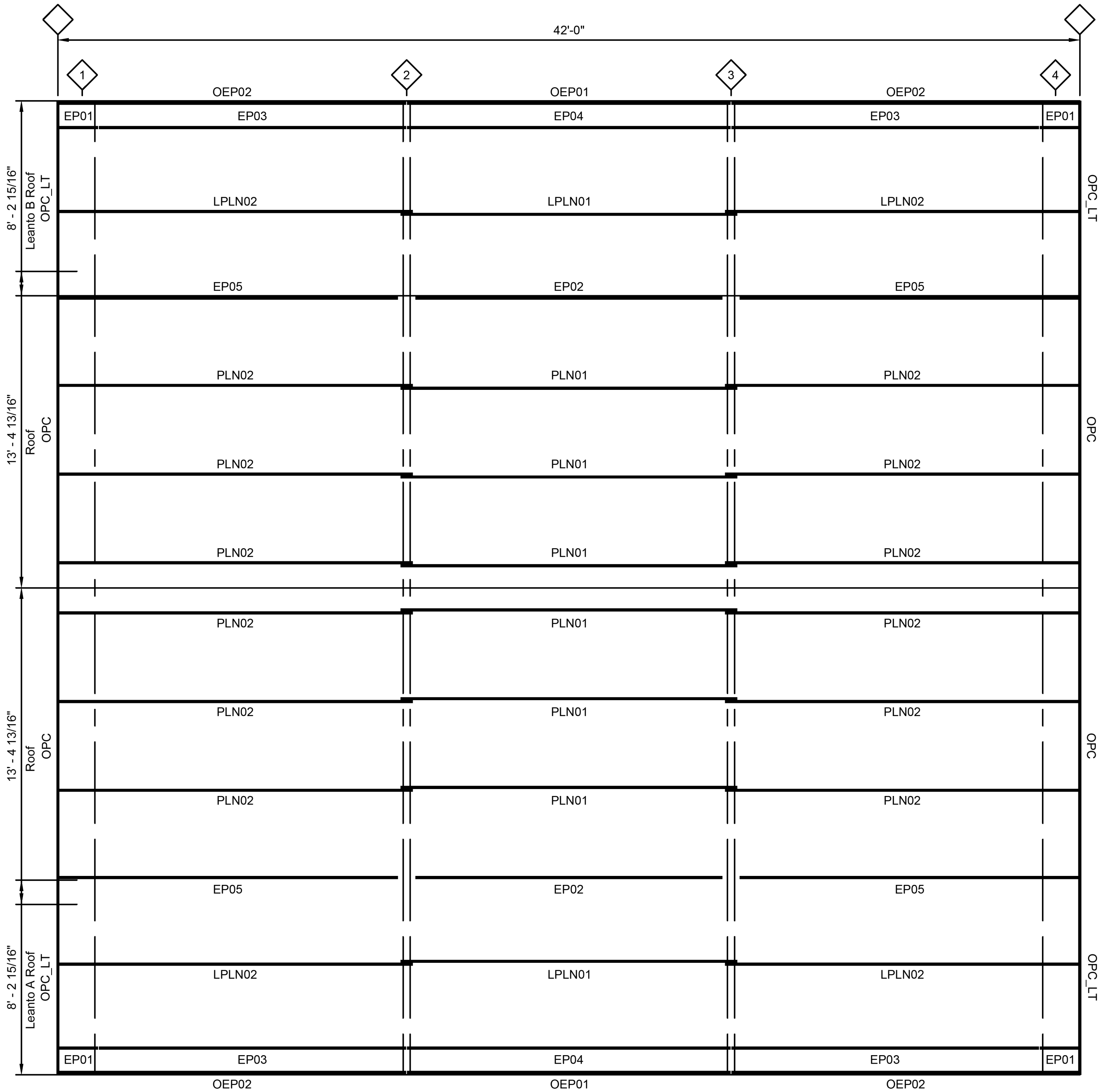


The diagram shows a square panel with a side length of 12 feet. A rectangular opening is cut out from the left side, measuring 1 foot in width and 2 1/2 feet in height. A dimension line on the right indicates the total height is 12 feet. A dimension line at the bottom indicates the width of the opening is 1 foot. A dimension line at the bottom right indicates the distance from the right edge of the opening to the right edge of the panel is 0 1/8 inch, labeled as 'Waste Cut'.

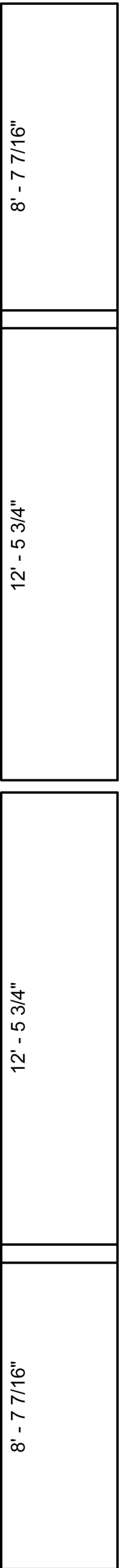
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 Single Base Bracket https://r.actbs.com/g/abs525	 Single Haunch Bracket https://r.actbs.com/g/abs265	 Overhang Haunch https://r.actbs.com/g/abs429	 Single Apex Bracket https://r.actbs.com/g/abs021	 Single Knee Brace https://r.actbs.com/g/abs289
			(1 or 2) Haunch brackets, refer to engineering plans. For double frames there will be either 1 thick bracket or 2 thin brackets (2 thin brkts shown) 	(1 or 2) Apex brackets refer to engineering plans. For double rafters there will be either 1 thick bracket or 2 thin brackets (2 thin ones shown) 
 Single Apex Brace https://r.actbs.com/g/abs009	 LT Rafter to Column Connector https://r.actbs.com/g/abs302	 Double Base Bracket https://r.actbs.com/g/abs521	 Double Haunch Bracket https://r.actbs.com/g/abs269	 Double Apex Bracket https://r.actbs.com/g/abs017
				
 Double Knee Brace https://r.actbs.com/g/abs285	 Double Apex Brace https://r.actbs.com/g/abs001	 LT Rafter to Column Connector https://r.actbs.com/g/abs301		

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

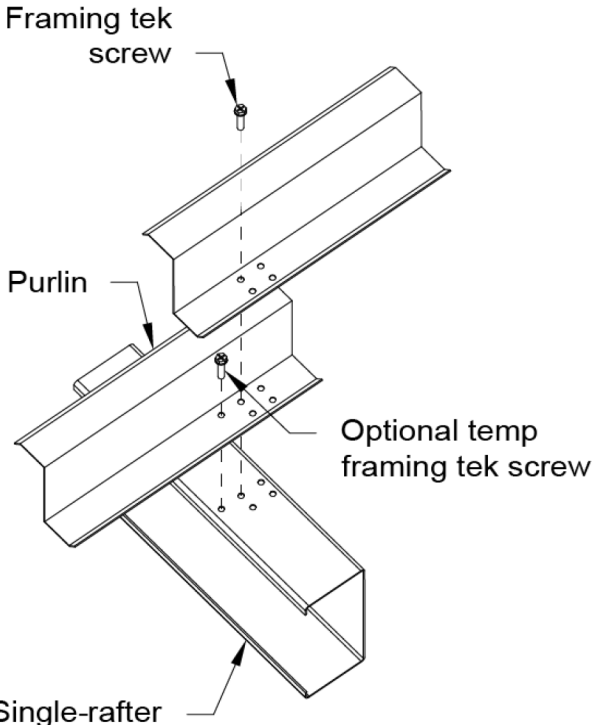
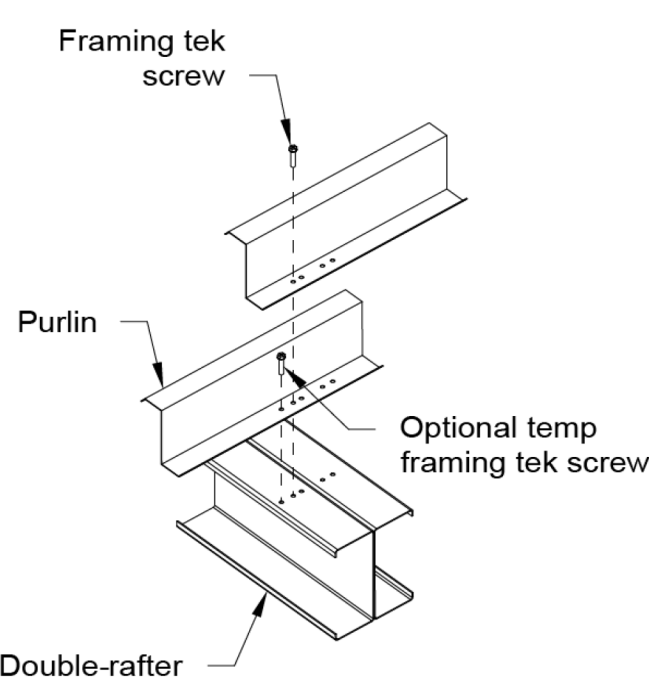
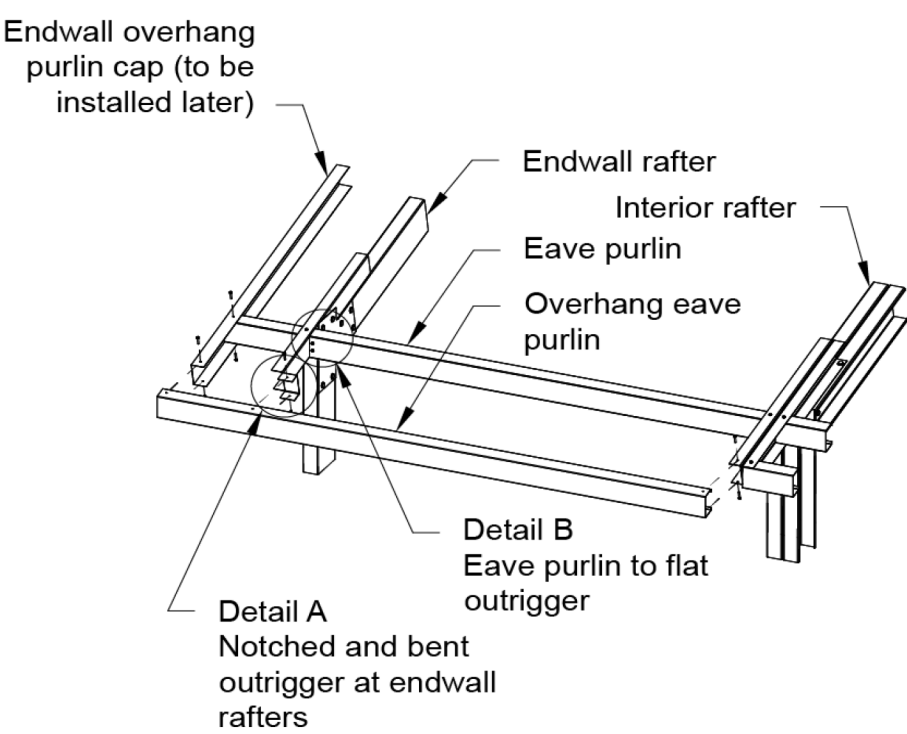
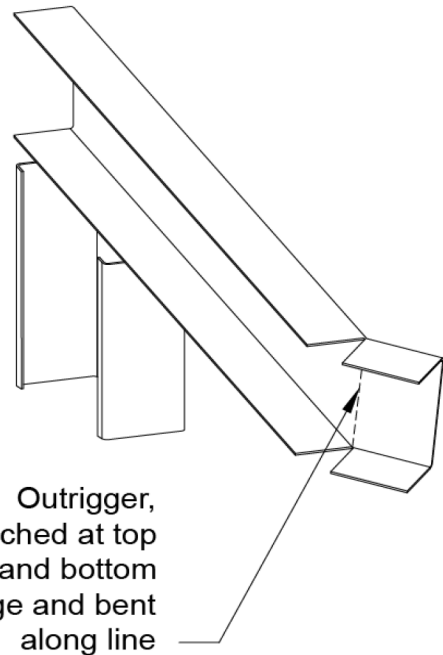
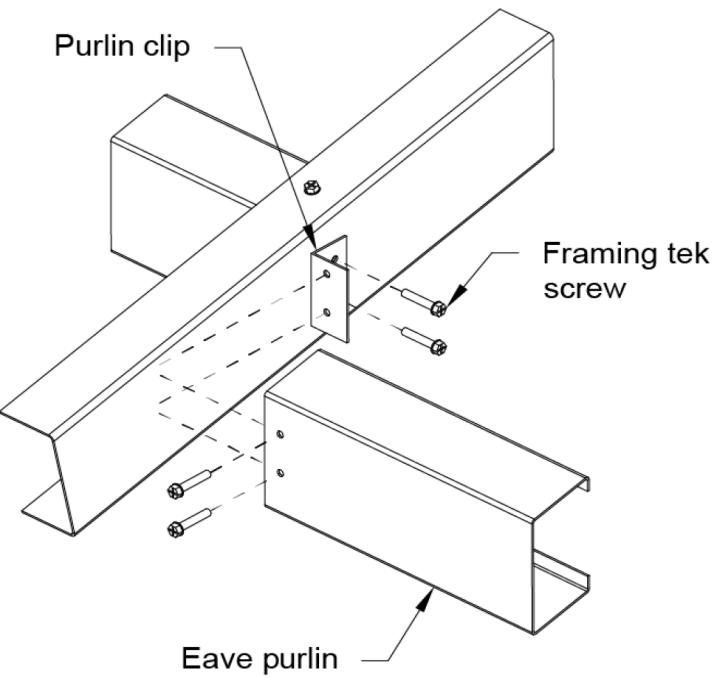
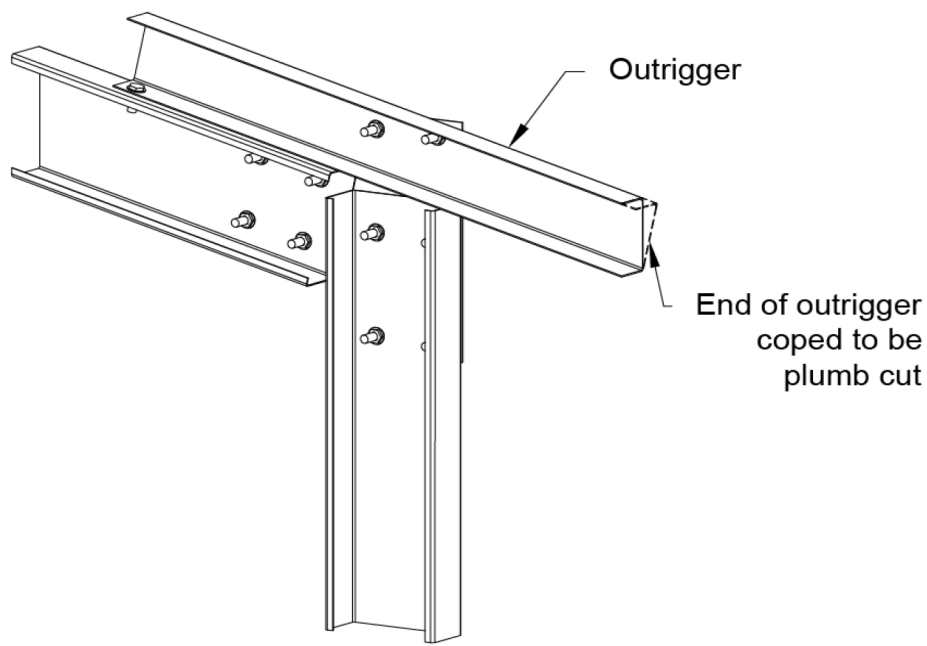
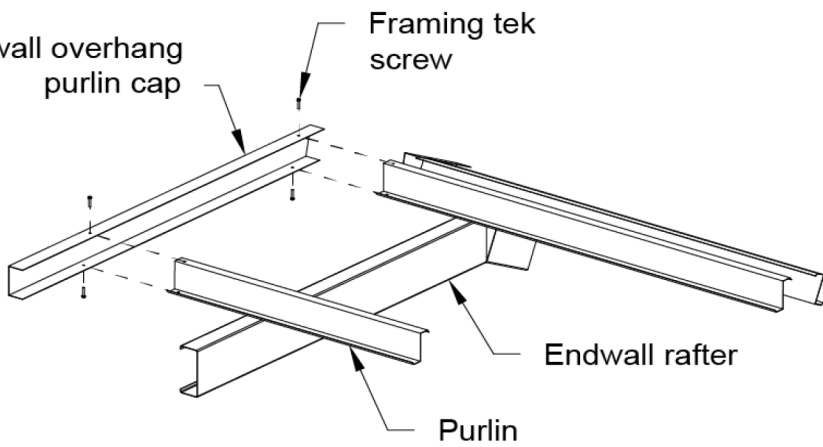
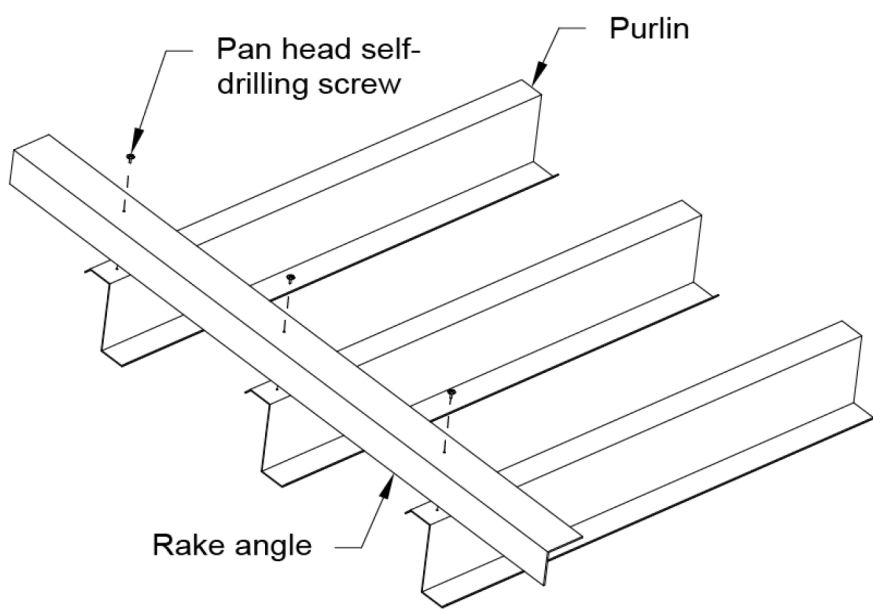
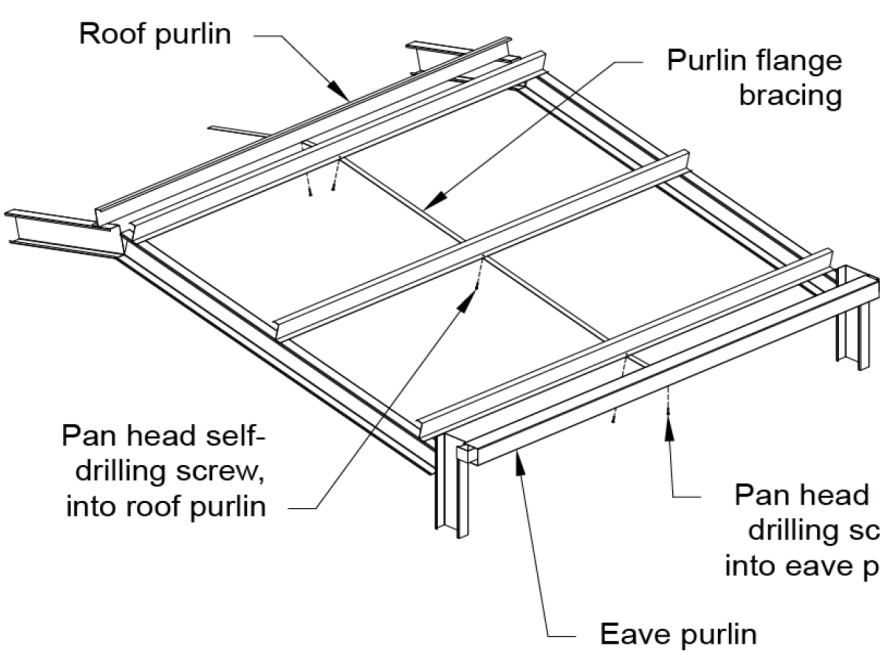


MEMBER TABLE		
Mark	Product	Length
EP01	6in x 2.5in 16G Eave Strut	1' - 7 3/4"
EP02	6in x 2.5in 16G Eave Strut	12' - 7 3/8"
EP03	6in x 2.5in 16G Eave Strut	12' - 7 1/2"
EP04	6in x 2.5in 16G Eave Strut	13' - 3 1/2"
EP05	6in x 2.5in 16G Eave Strut	13' - 11 11/16"
LPLN01	6" x 16ga. ZEE	13' - 10"
LPLN02	6" x 16ga. ZEE	14' - 7"
OEP01	6in x 2.5in 16G Eave Strut	13' - 3 1/2"
OEP02	6in x 2.5in 16G Eave Strut	14' - 3 3/4"
OPC	6in x 2in 16G Channel	13' - 4 13/16"
OPC_LT	6in x 2in 16G Channel	8' - 2 15/16"
PLN01	6" x 16ga. ZEE	13' - 10"
PLN02	6" x 16ga. ZEE	14' - 7"



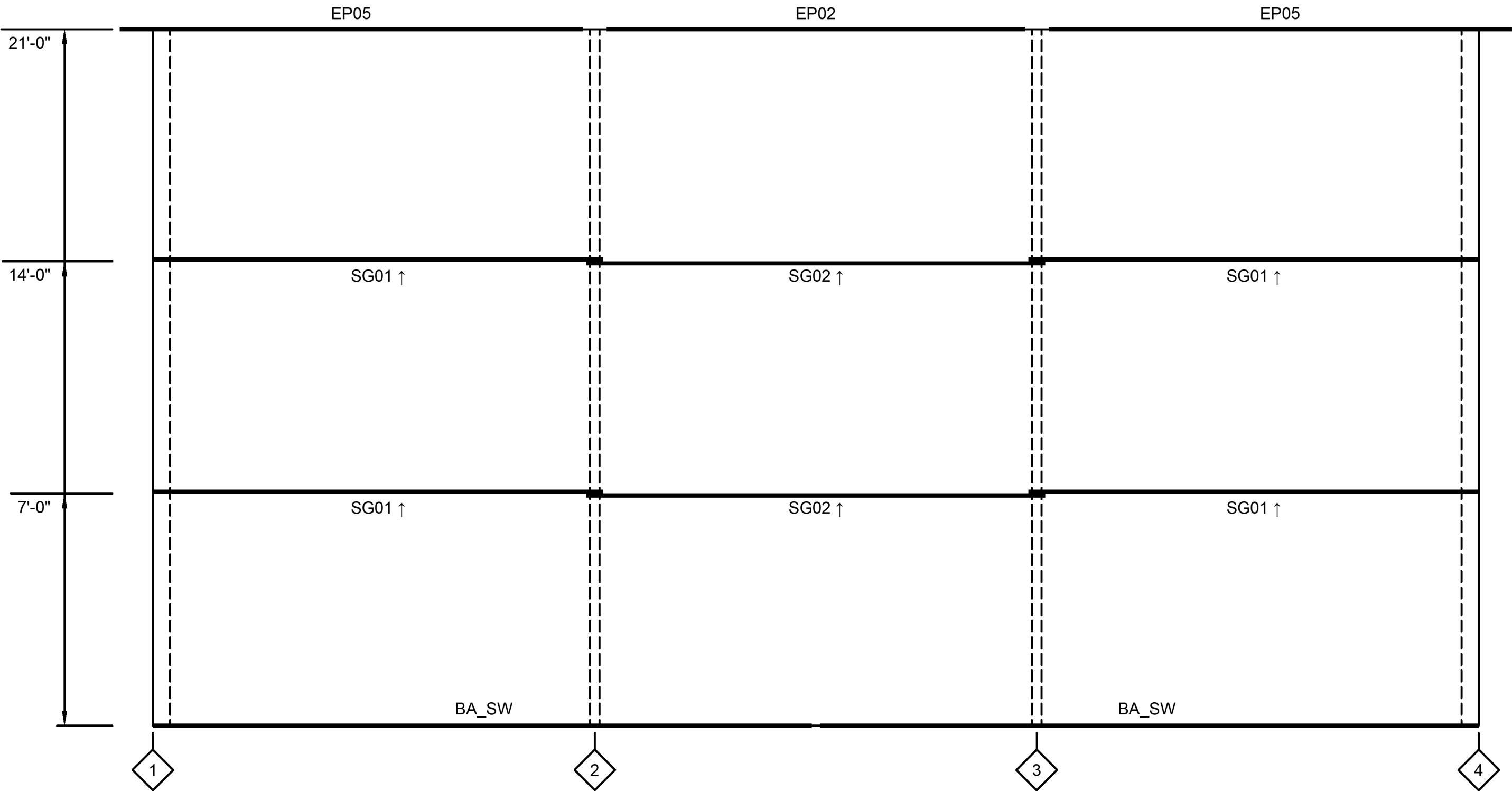
Roof Sheeting:
PBR Panel - 26GA
SMP Polar White

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

				
 Purlin Rafter Single https://r.actbs.com/g/abs457	 Purlin Rafter Double https://r.actbs.com/g/abs449	 Overhang Overview https://r.actbs.com/g/abs425	 Notched Outrigger https://r.actbs.com/g/abs413	 To Back of Outrigger https://r.actbs.com/g/abs421
				
 Plum Cut Outrigger https://r.actbs.com/g/abs433	 Overhang Purlin Cap https://r.actbs.com/g/abs405	 Rake Angle https://r.actbs.com/g/abs465	 Purlin Flange Bracing https://r.actbs.com/g/abs441	

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MEMBER TABLE		
Mark	Product	Length
BA_SW	2in x 4in Angle	20' - 0"
EP02	6in x 2.5in 16G Eave Strut	12' - 7 3/8"
EP05	6in x 2.5in 16G Eave Strut	13' - 11 11/16"
SG01	6" x 16ga. ZEE	13' - 7"
SG02	6" x 16ga. ZEE	13' - 10"
↑ OUTSIDE FLANGE OF GIRT POINTS UP		
↓ OUTSIDE FLANGE OF GIRT POINTS DOWN		



1
10

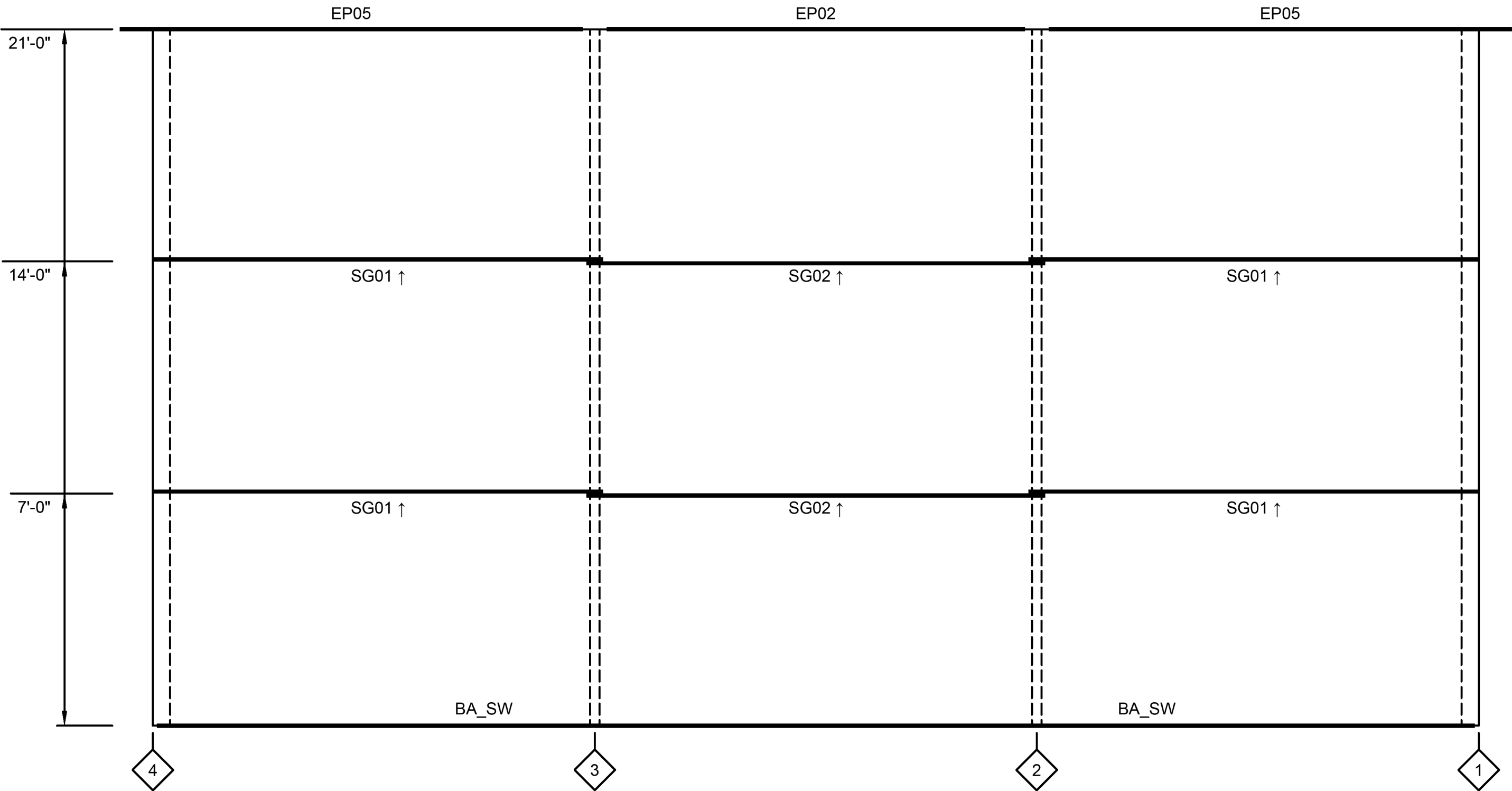
Sidewall A Girt Layout

SCALE: 3/16" = 1'-0"

Frame Line B

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

MEMBER TABLE		
Mark	Product	Length
BA_SW	2in x 4in Angle	20' - 0"
EP02	6in x 2.5in 16G Eave Strut	12' - 7 3/8"
EP05	6in x 2.5in 16G Eave Strut	13' - 11 11/16"
SG01	6" x 16ga. ZEE	13' - 7"
SG02	6" x 16ga. ZEE	13' - 10"
↑ OUTSIDE FLANGE OF GIRT POINTS UP		
↓ OUTSIDE FLANGE OF GIRT POINTS DOWN		



1

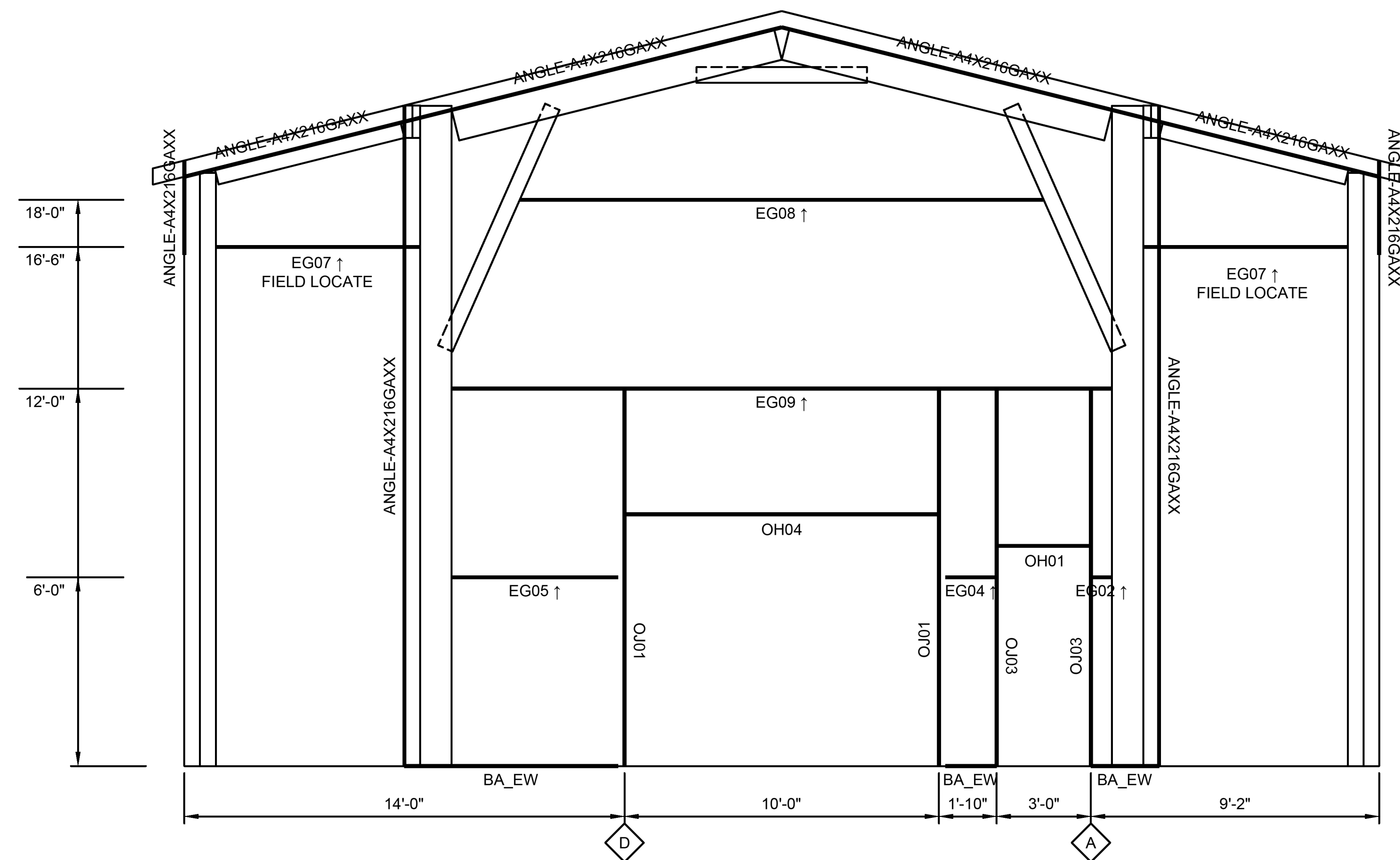
11

Sidewall B Girt Layout

SCALE: 3/16" = 1'-0"

Frame Line C

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.



1
12

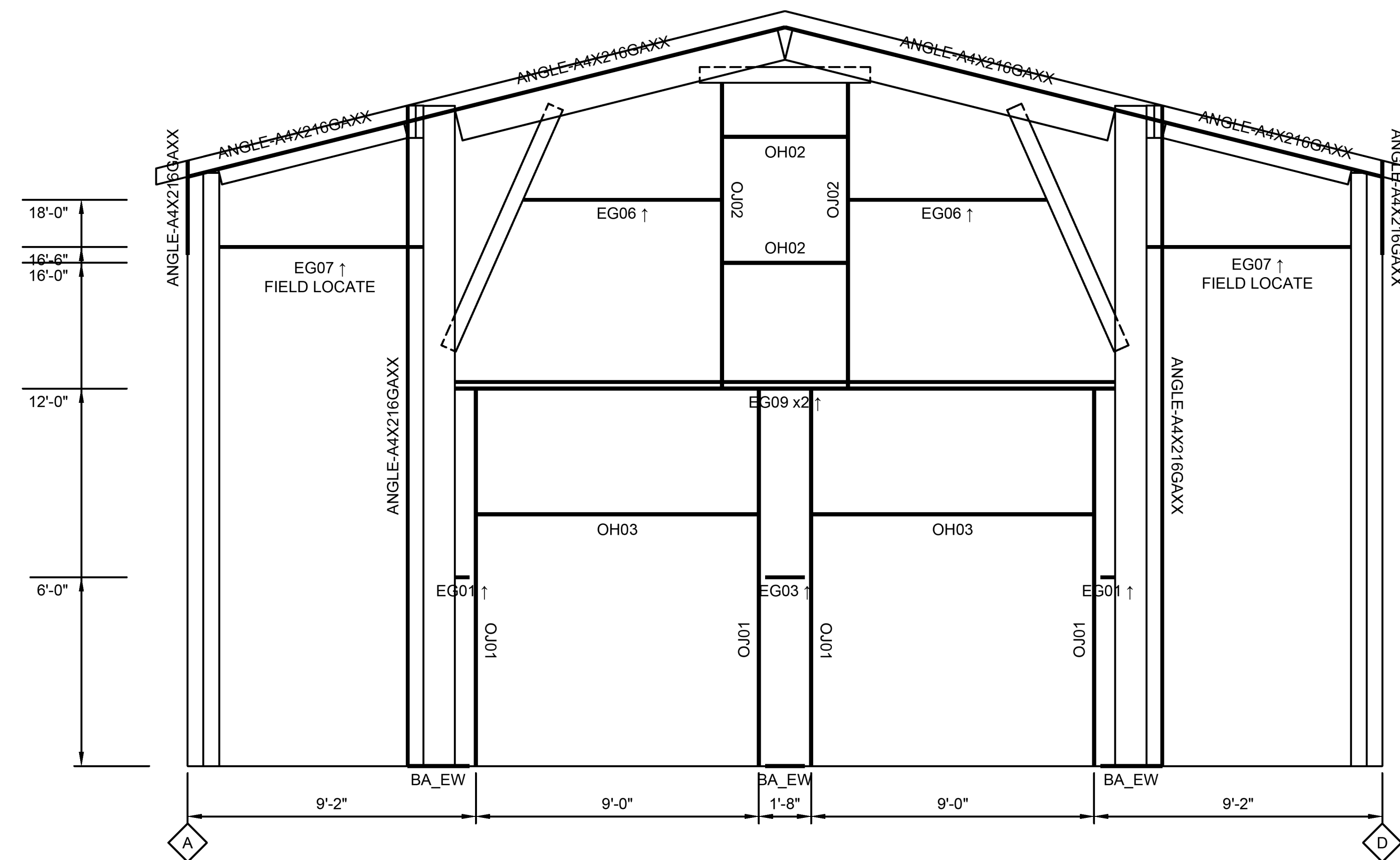
Endwall A Girt Layout

SCALE: 3/16" = 1'-0"

Frame Line 1

MEMBER TABLE		
Mark	Product	Length
ANGLE-A4X216GAXX	2in x 4in Angle	Varies
BA_EW	2in x 4in Angle	Varies
EG02	8" x 12ga. ZEE	8"
EG04	8" x 12ga. ZEE	1' - 7 1/2"
EG05	8" x 12ga. ZEE	5' - 3 1/2"
EG07	8" x 12ga. ZEE	6' - 6"
EG08	8" x 12ga. ZEE	16' - 7 15/16"
EG09	8" x 12ga. ZEE	21' - 0"
OH01	8" x 16ga. CEE	3' - 0"
OH04	8" x 16ga. CEE	10' - 0"
OJ01	8" x 16ga. CEE	12' - 0"
OJ03	8in x 2in 16G Channel	12' - 0"
↑ OUTSIDE FLANGE OF GIRTS POINTS UP		
↓ OUTSIDE FLANGE OF GIRTS POINTS DOWN		

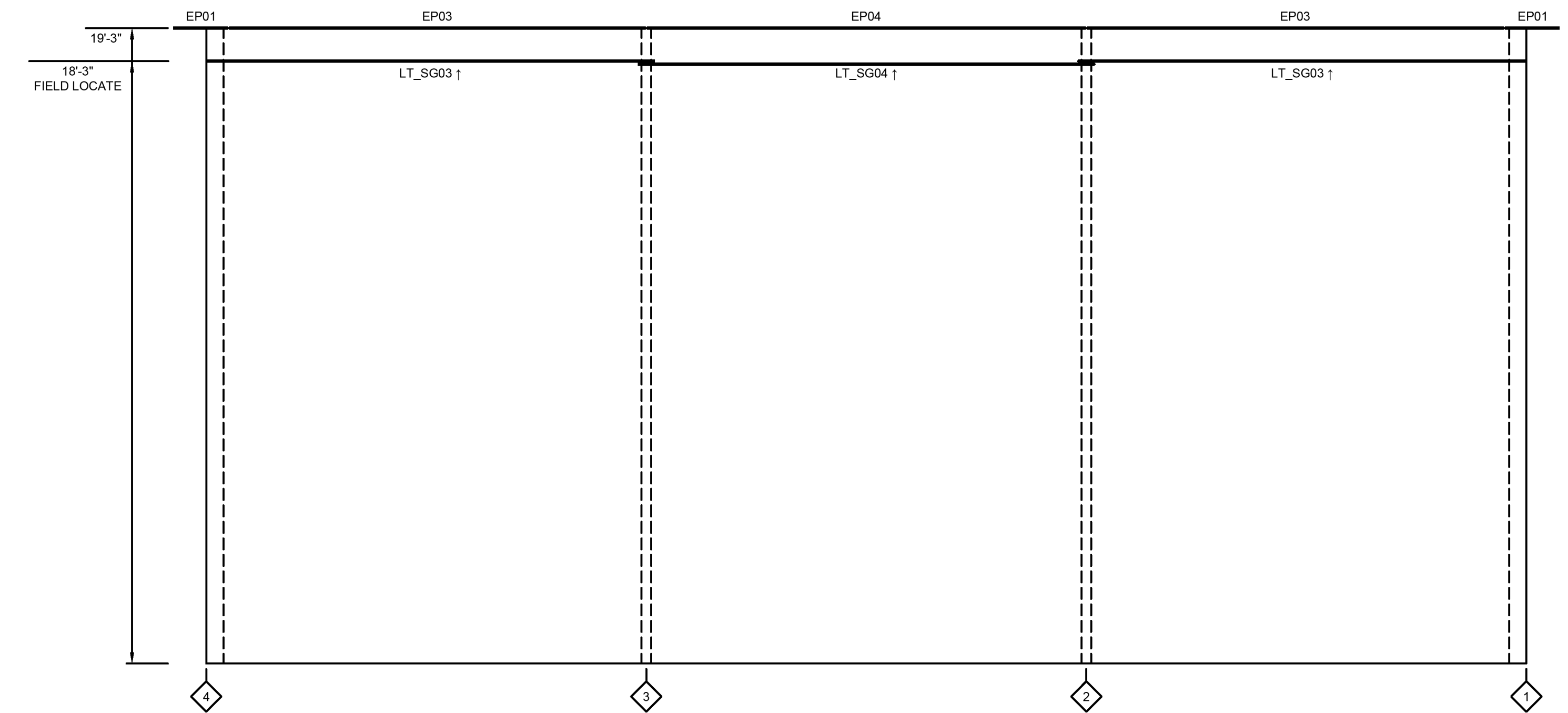
This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.



1 Endwall B Girt Layout
13 SCALE: 3/16" = 1'-0" Frame Line 4

MEMBER TABLE		
Mark	Product	Length
ANGLE-A4X216GAXX	2in x 4in Angle	Varies
BA_EW	2in x 4in Angle	Varies
EG01	8" x 12ga. ZEE	5 1/2"
EG03	8" x 12ga. ZEE	1' - 3"
EG06	8" x 12ga. ZEE	6' - 4"
EG07	8" x 12ga. ZEE	6' - 6"
EG09	8" x 12ga. ZEE	21' - 0"
OH02	8" x 16ga. CEE	4' - 0"
OH03	8" x 16ga. CEE	9' - 0"
OJ01	8" x 16ga. CEE	12' - 0"
OJ02	8in x 2in 16G Channel	9' - 8 5/8"
↑ OUTSIDE FLANGE OF GIRTS POINTS UP		
↓ OUTSIDE FLANGE OF GIRTS POINTS DOWN		

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.



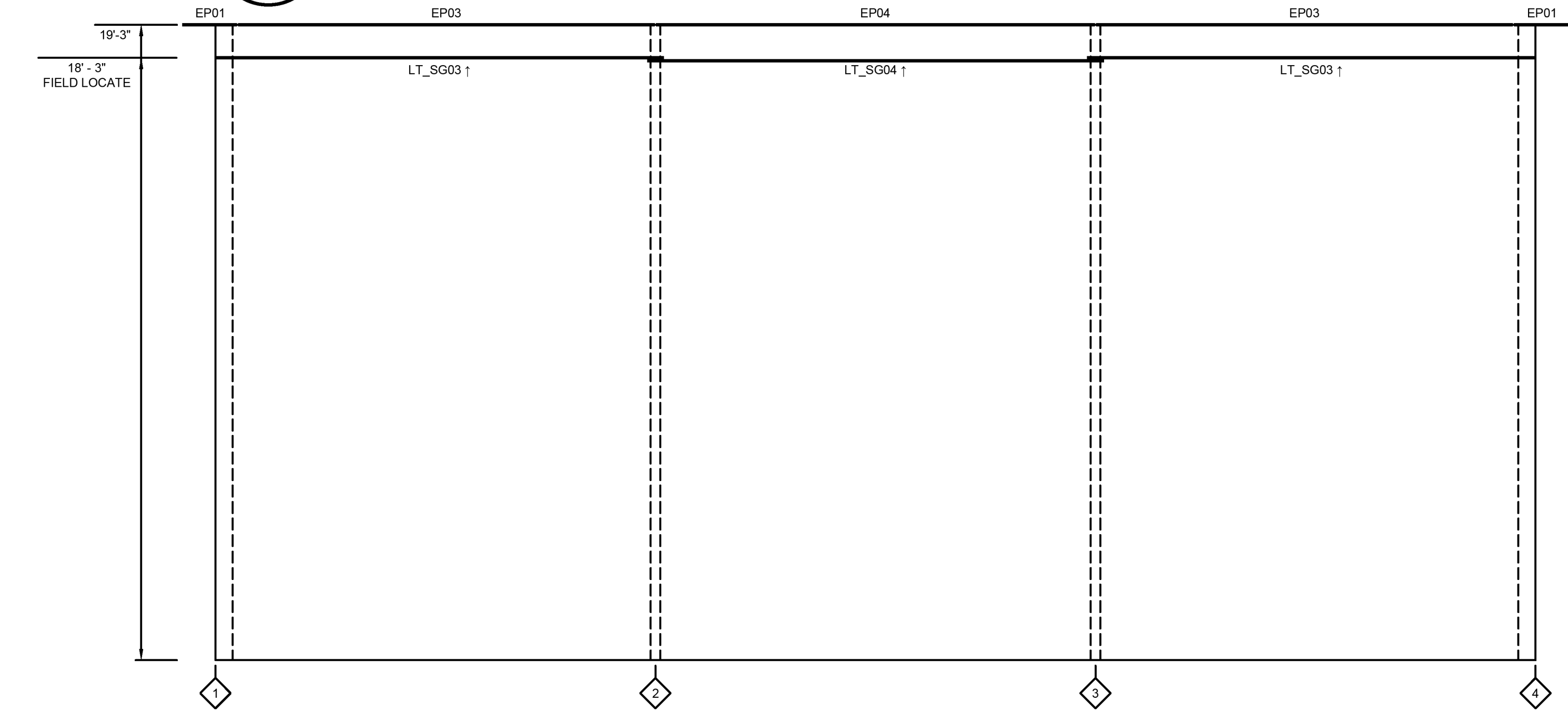
MEMBER TABLE		
Mark	Product	Length
LT_SG03	6" x 14ga. ZEE	13' - 10"
LT_SG04	6" x 14ga. ZEE	13' - 7"
↑ OUTSIDE FLANGE OF GIRT POINTS UP		
↓ OUTSIDE FLANGE OF GIRT POINTS DOWN		

2
14

Leanto Sidewall B Girt Layout

SCALE: 3/16" = 1'-0"

Frame Line D



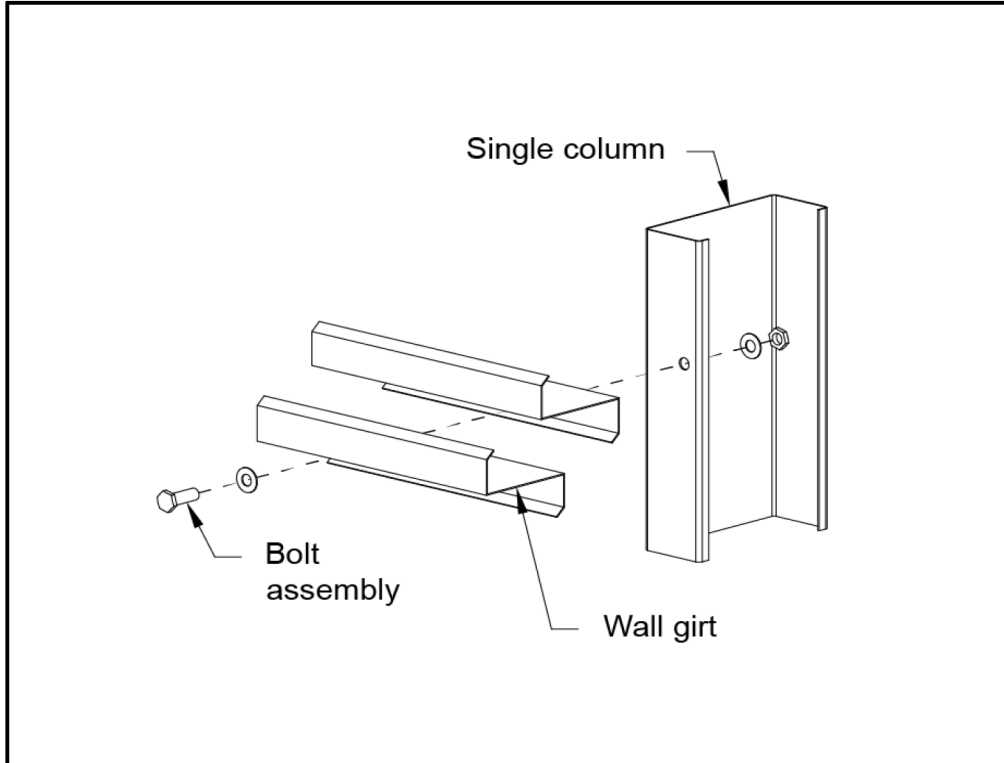
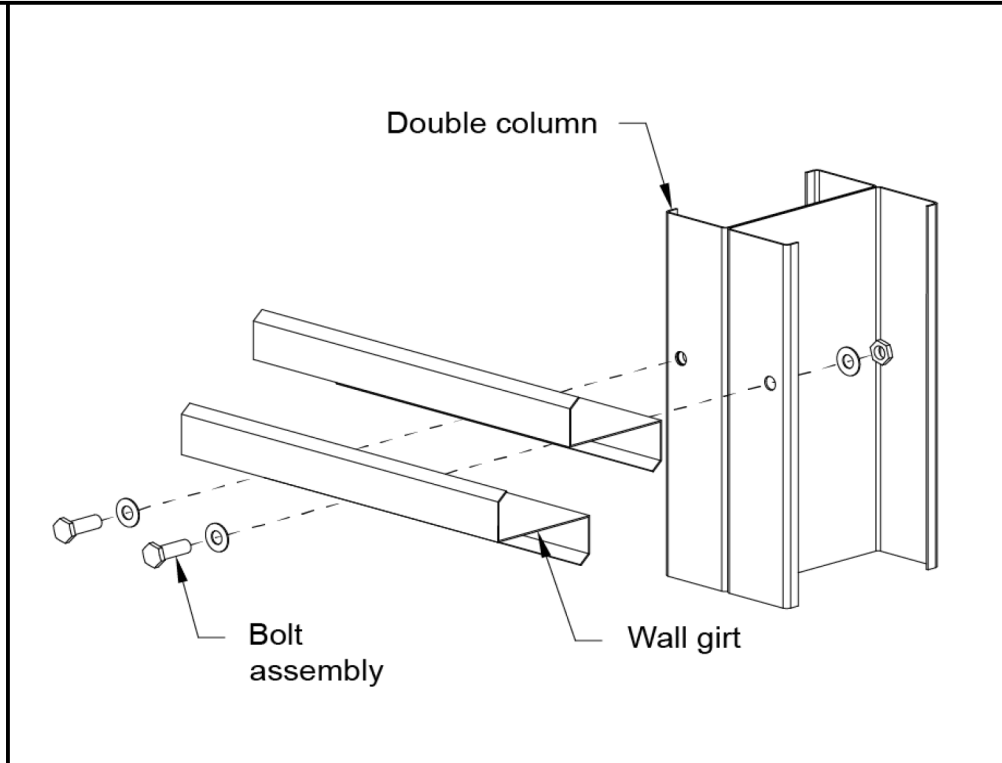
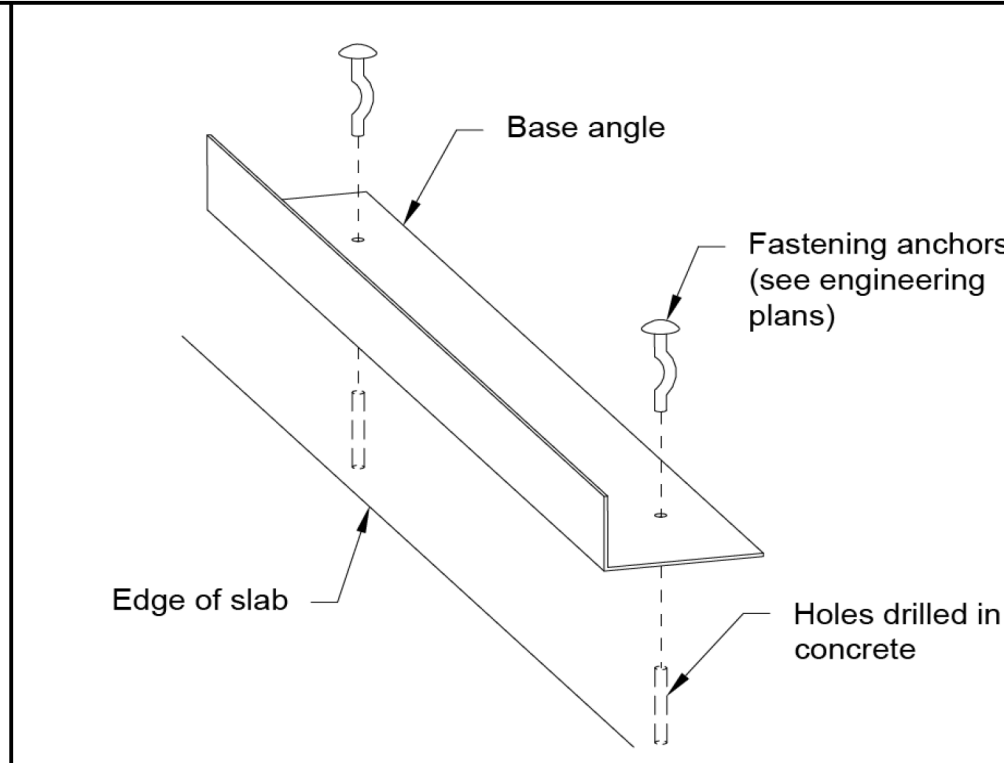
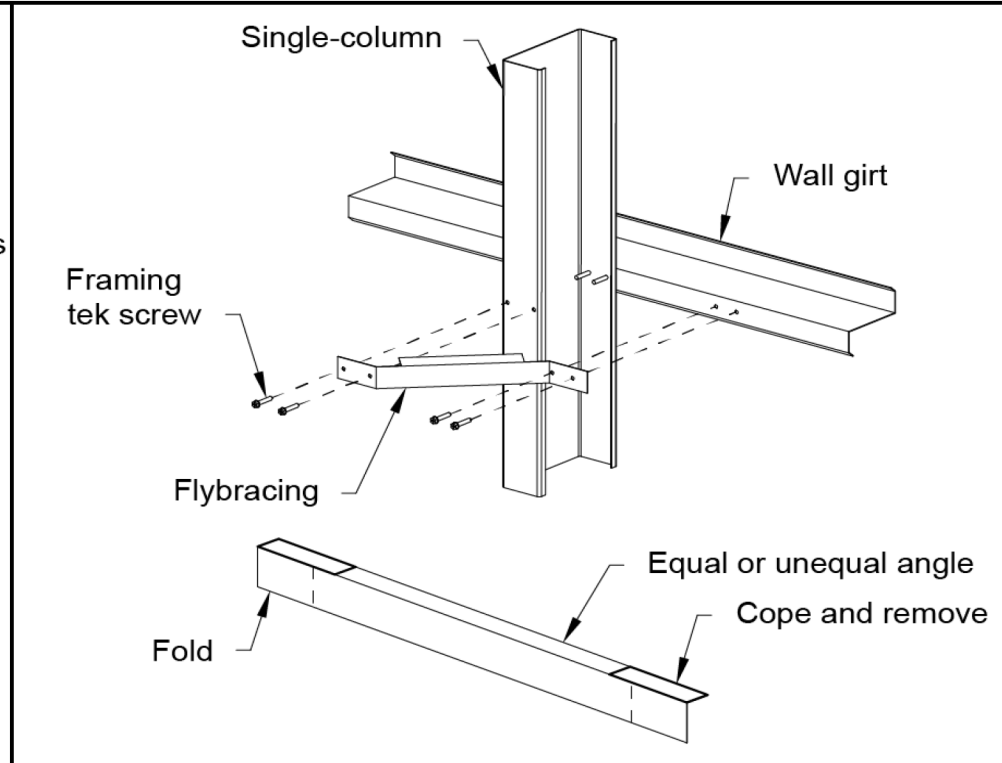
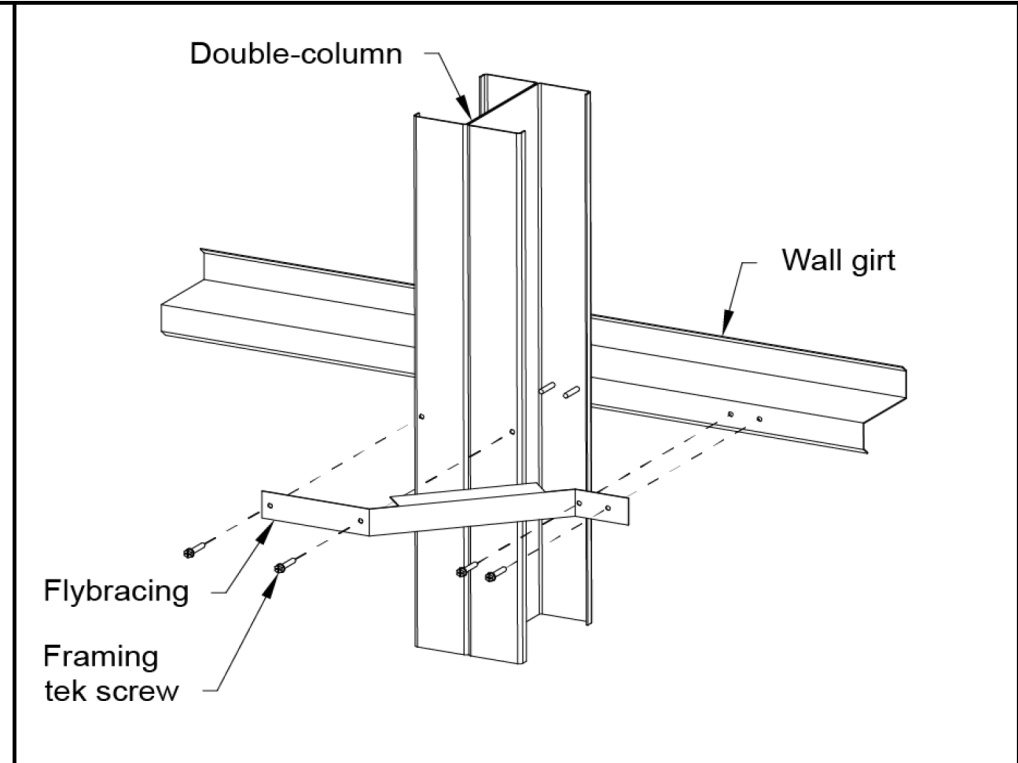
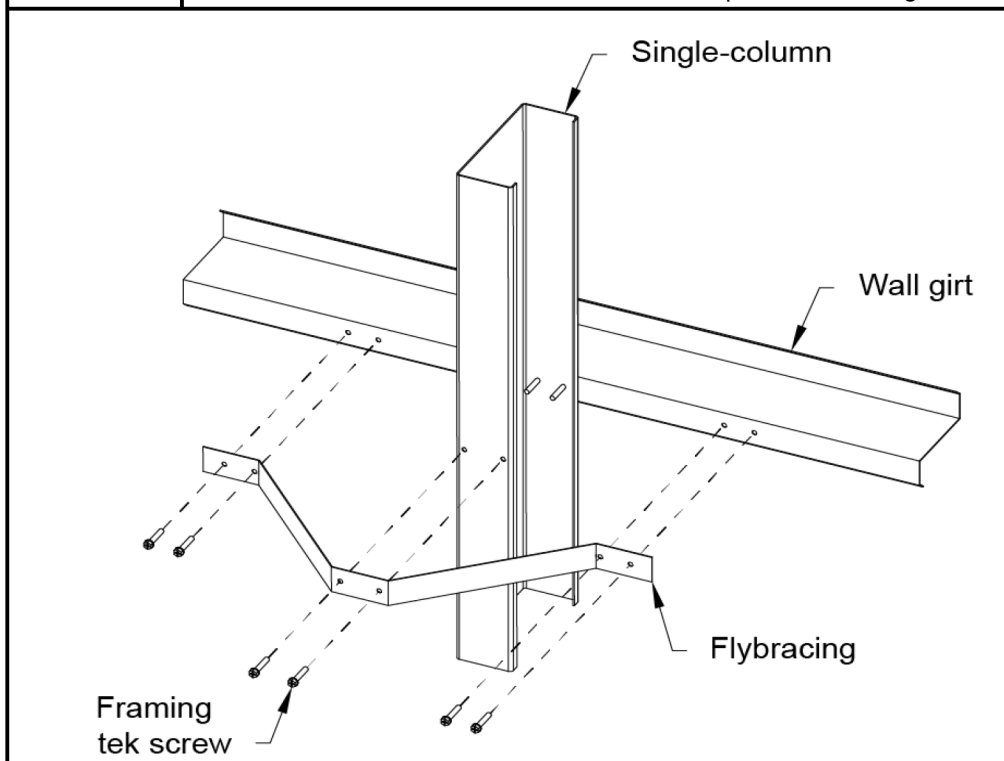
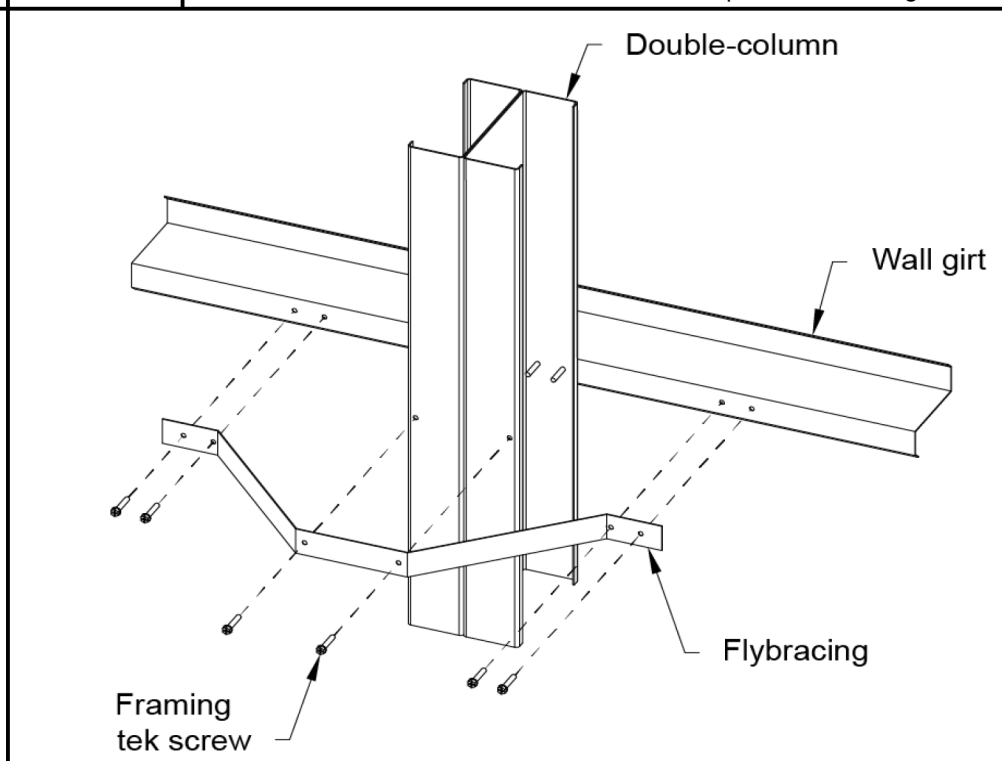
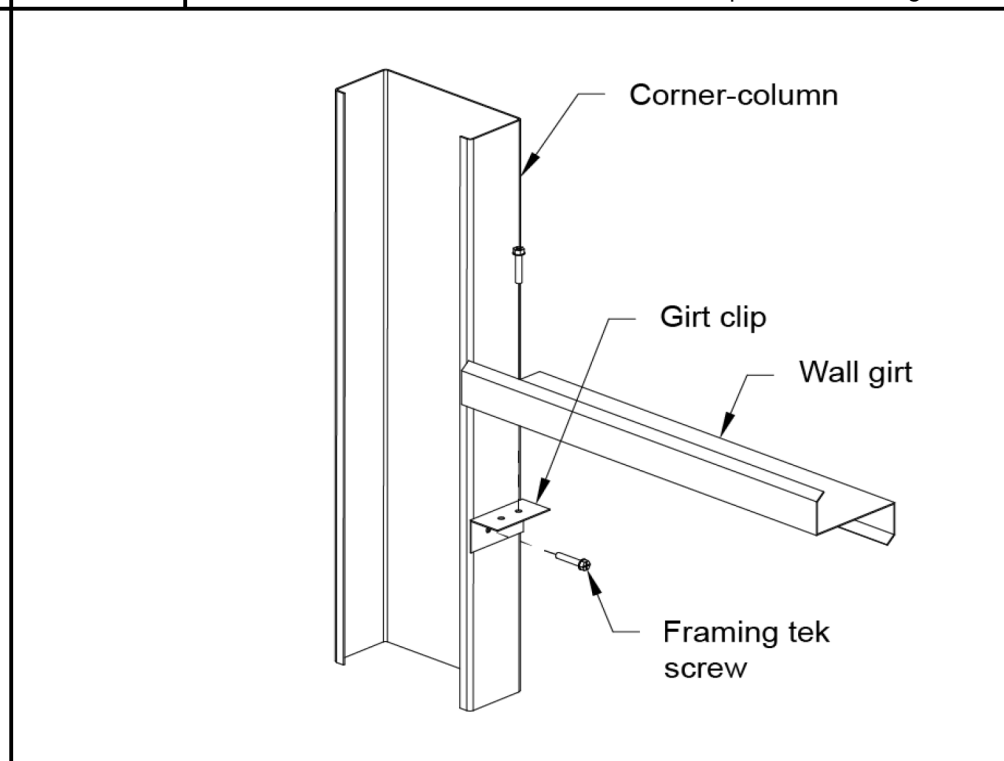
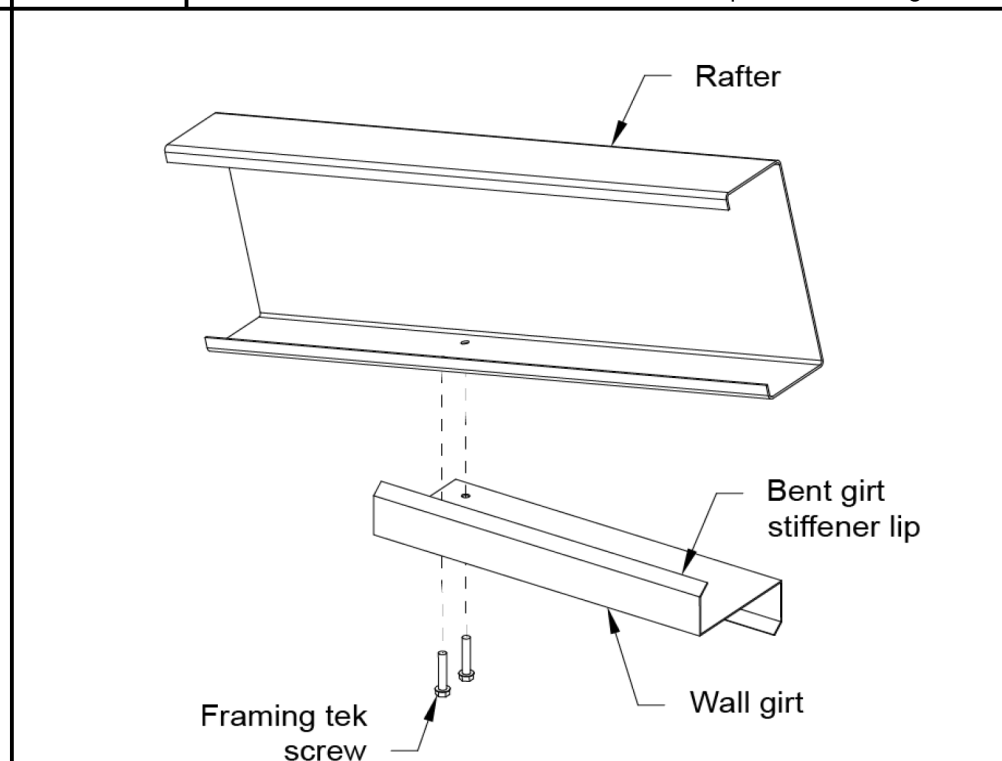
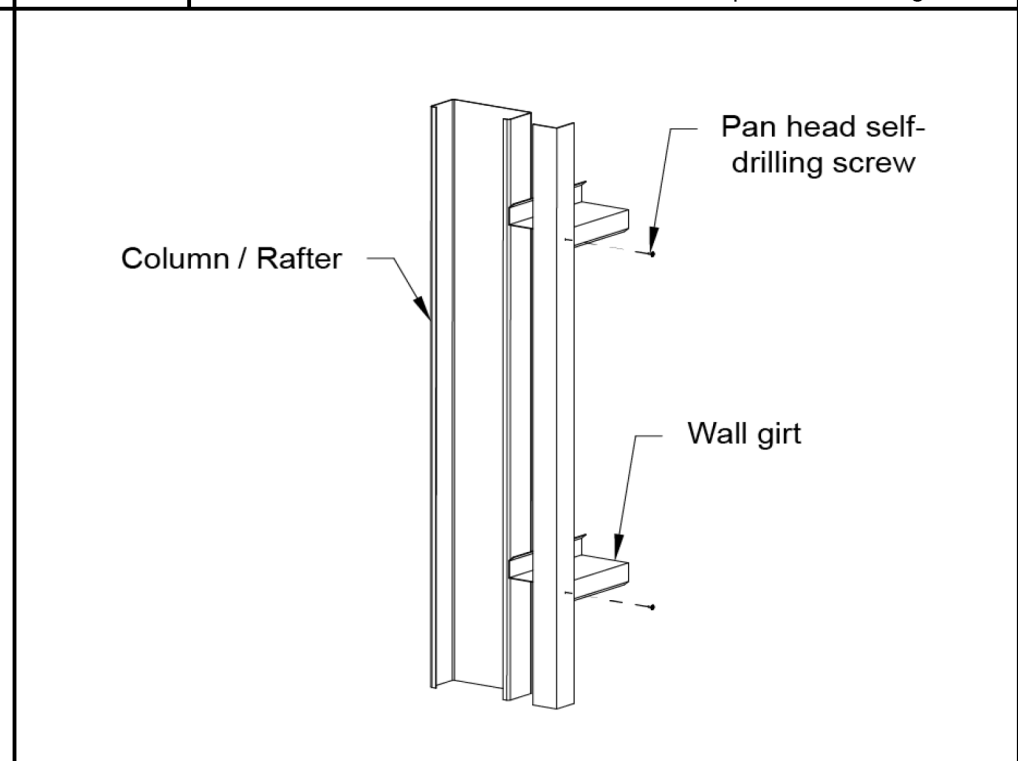
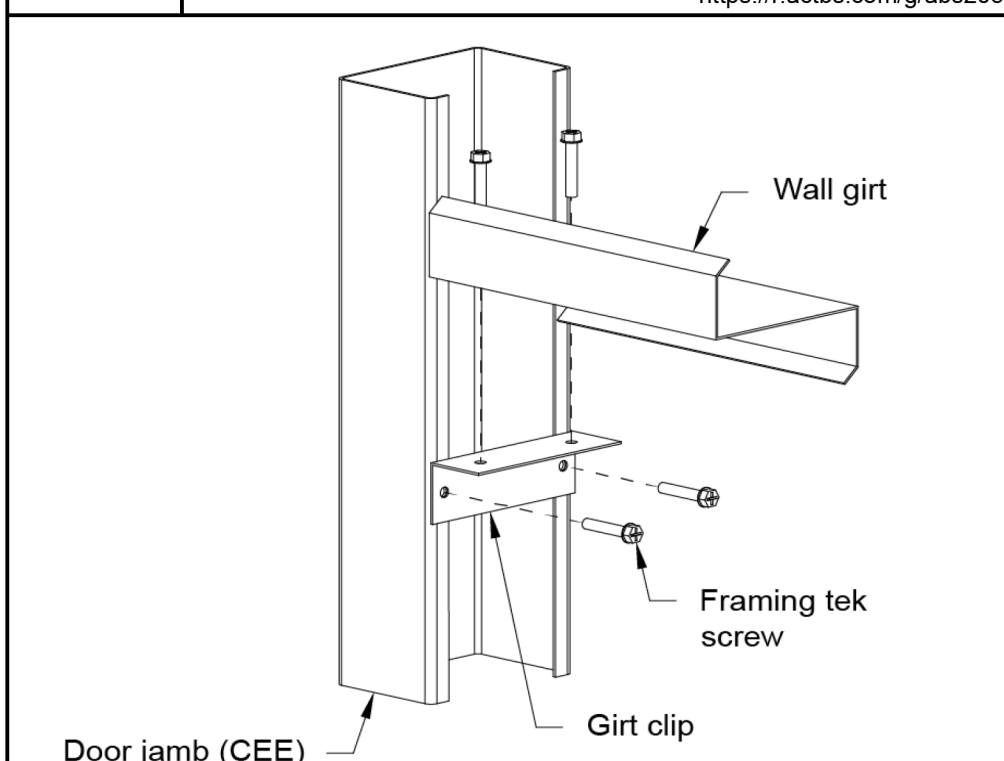
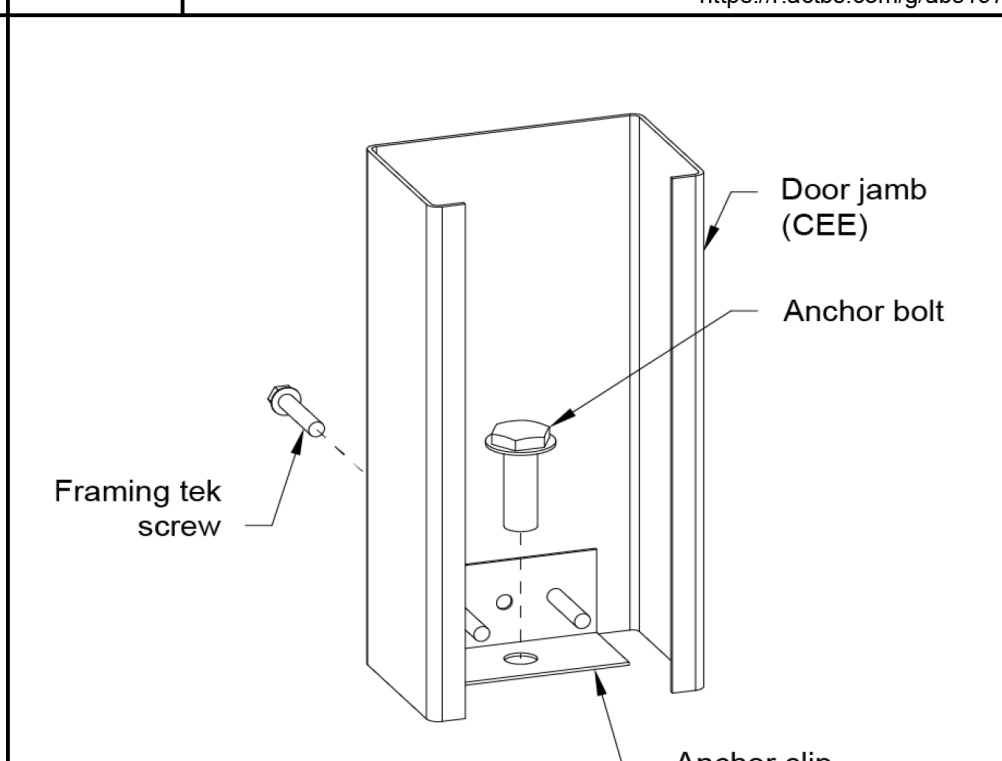
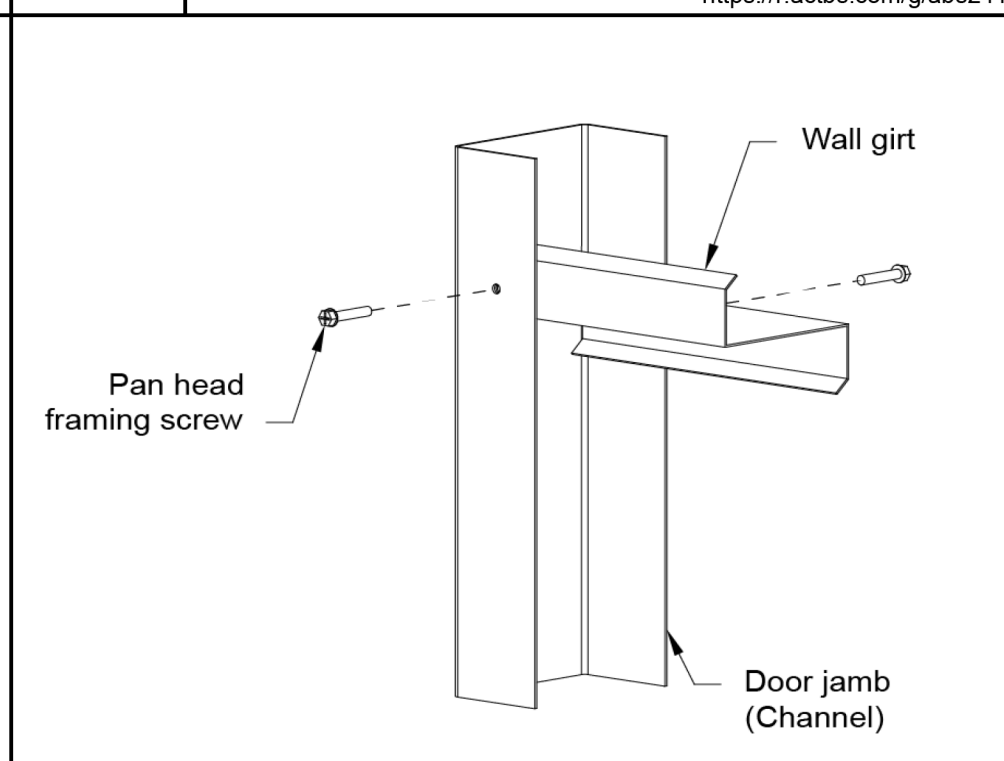
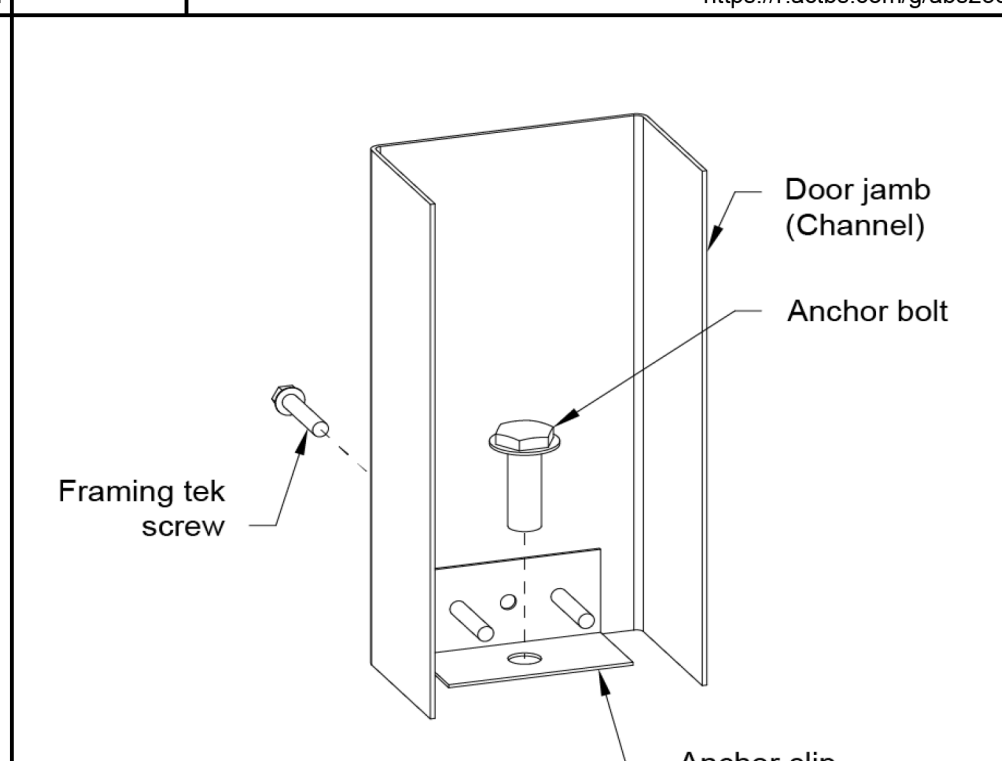
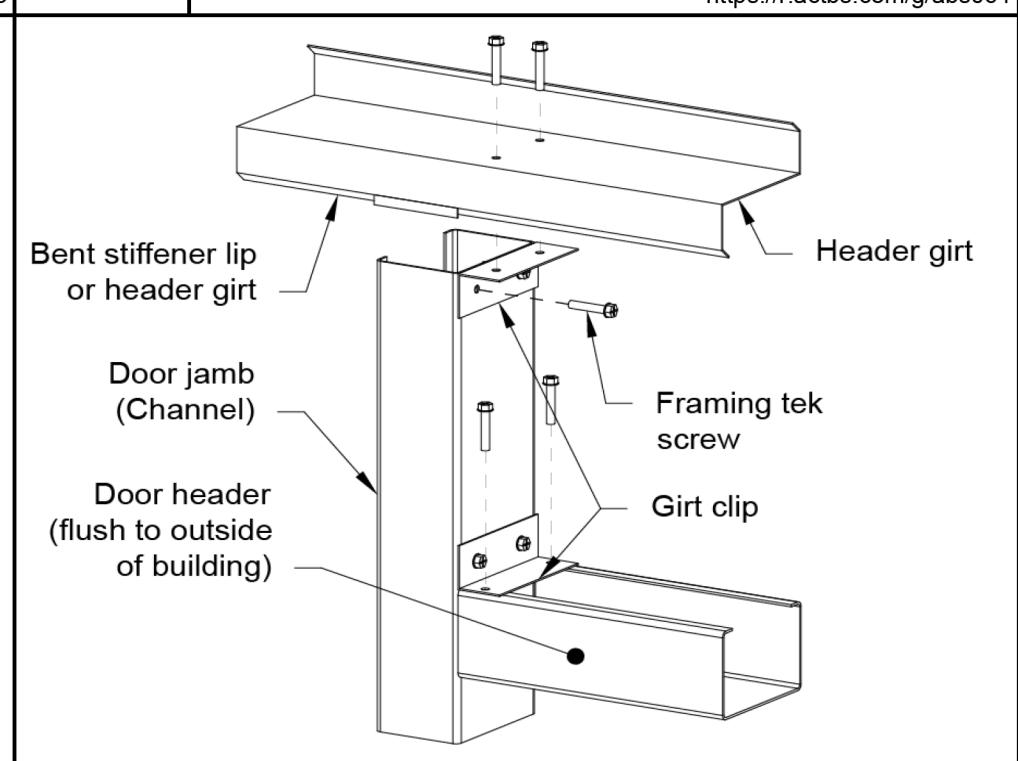
1
14

Leanto Sidewall A Girt Layout

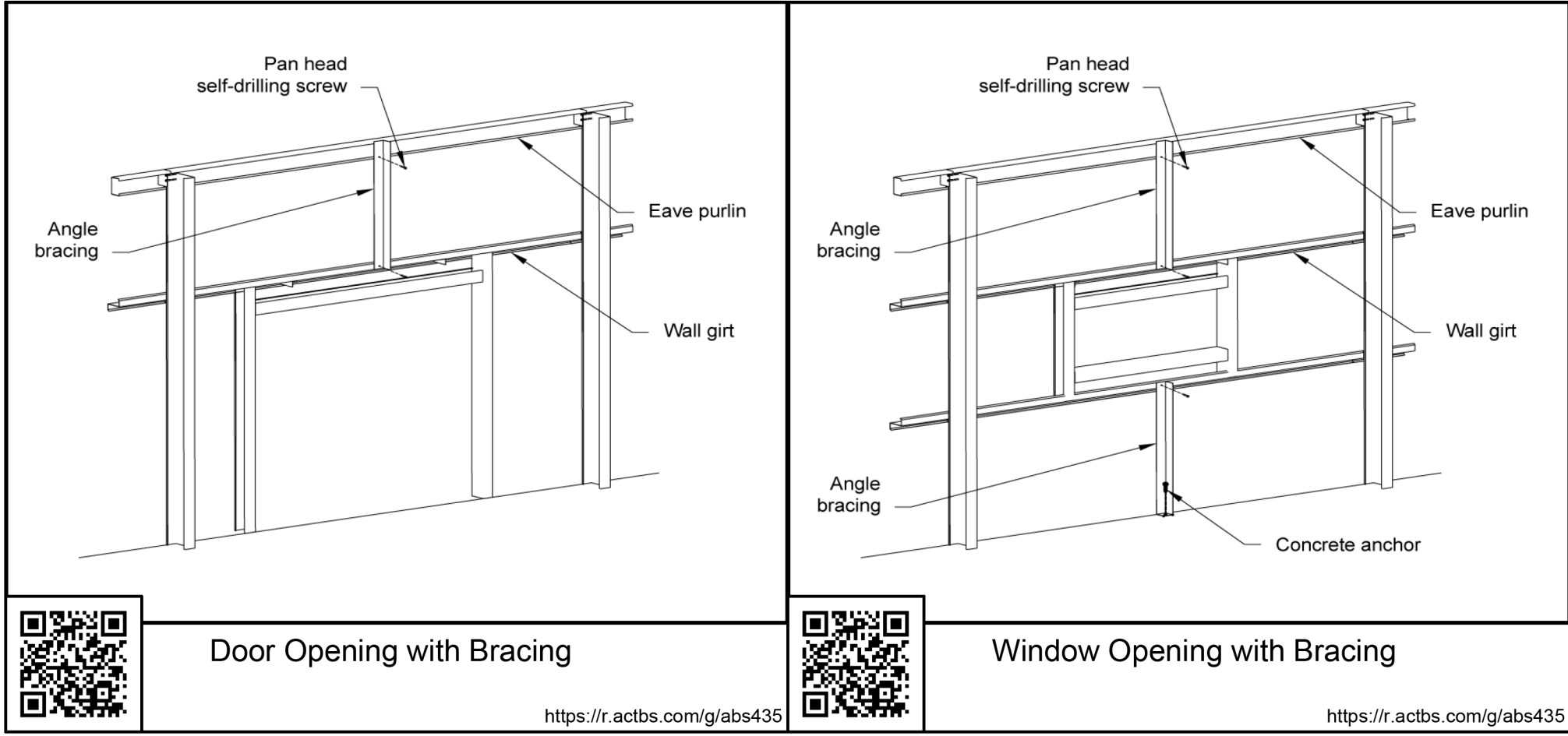
SCALE: 3/16" = 1'-0"

Frame Line A

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

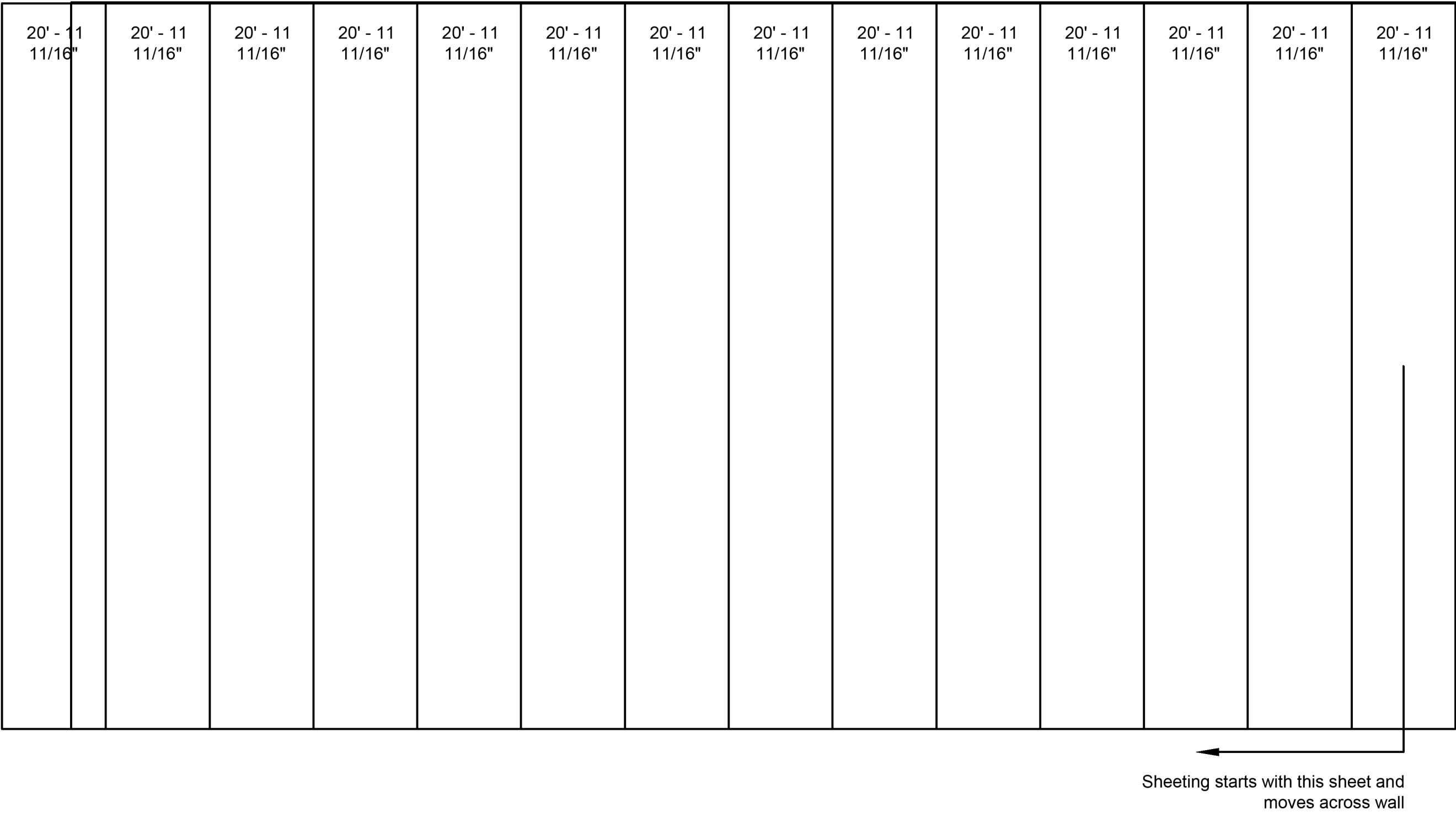
				
 Girt Column Single https://r.actbs.com/g/abs221	 Girt Column Double https://r.actbs.com/g/abs213	 Base Angle https://r.actbs.com/g/abs025	 Flybrace Single https://r.actbs.com/g/abs201	 FlyBrace Double https://r.actbs.com/g/abs193
				
 Flybrace Single https://r.actbs.com/g/abs205	 Flybrace Double https://r.actbs.com/g/abs197	 Endwall Girt To Column https://r.actbs.com/g/abs241	 Endwall Girt To Rafter https://r.actbs.com/g/abs233	 Corner Angle https://r.actbs.com/g/abs061
				
 CEE Jamb Detail https://r.actbs.com/g/abs485	 CEE Jamb Base Detail https://r.actbs.com/g/abs493	 Channel Jamb Detail https://r.actbs.com/g/abs501	 Channel Jamb Base Detail https://r.actbs.com/g/abs495	 Jamb to Header Girt https://r.actbs.com/g/abs517

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.



This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Girt Layout Details		JOBNO SHEET KARL96682730 16 of 22	DATE 6/25/2024 SCALE N/A	
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1

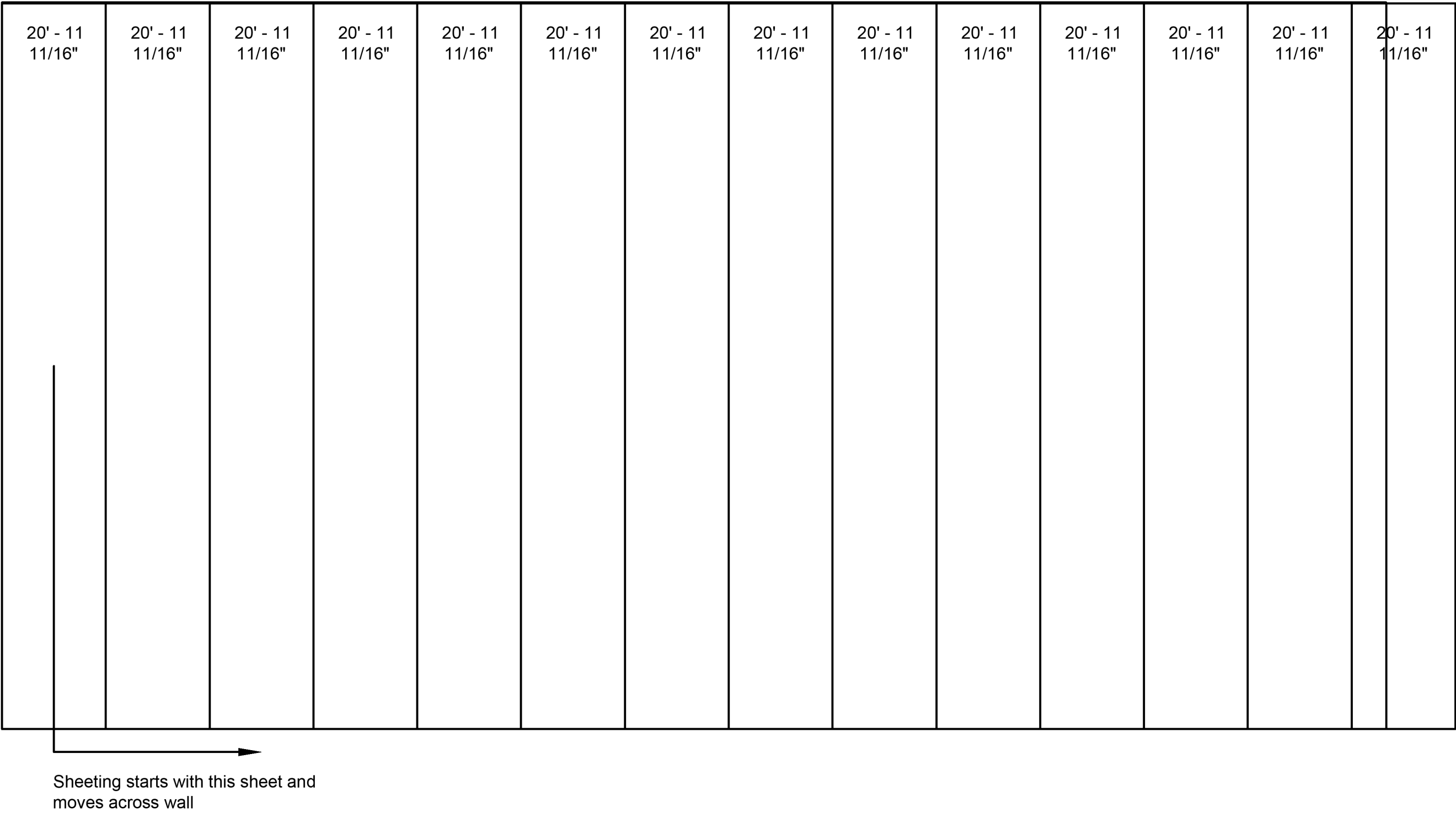
17

Sidewall A Sheeting Layout

SCALE: 3/16" = 1'-0"

Frame Line B

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.



1

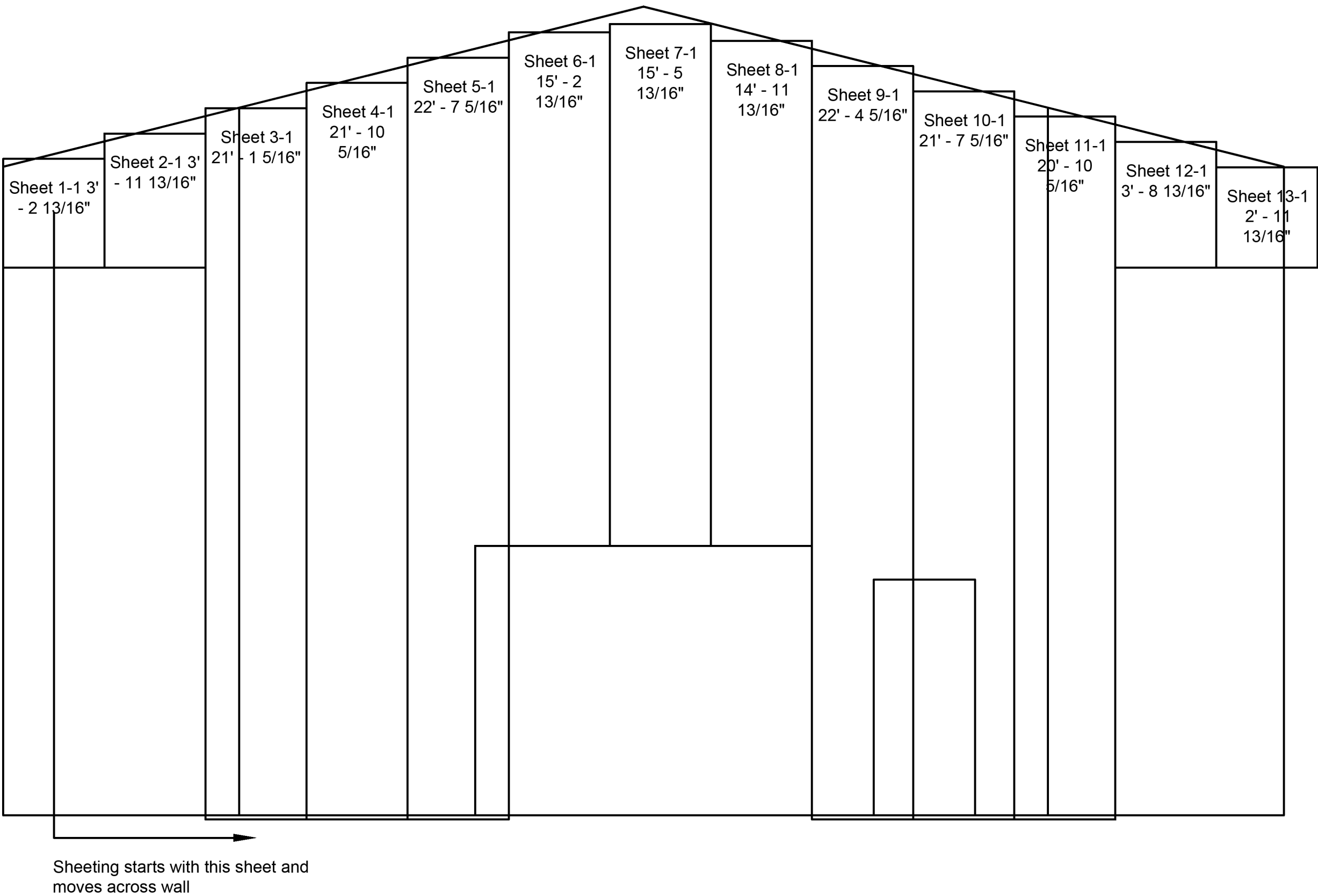
18

Sidewall B Sheeting Layout

SCALE: 3/16" = 1'-0"

Frame Line C

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

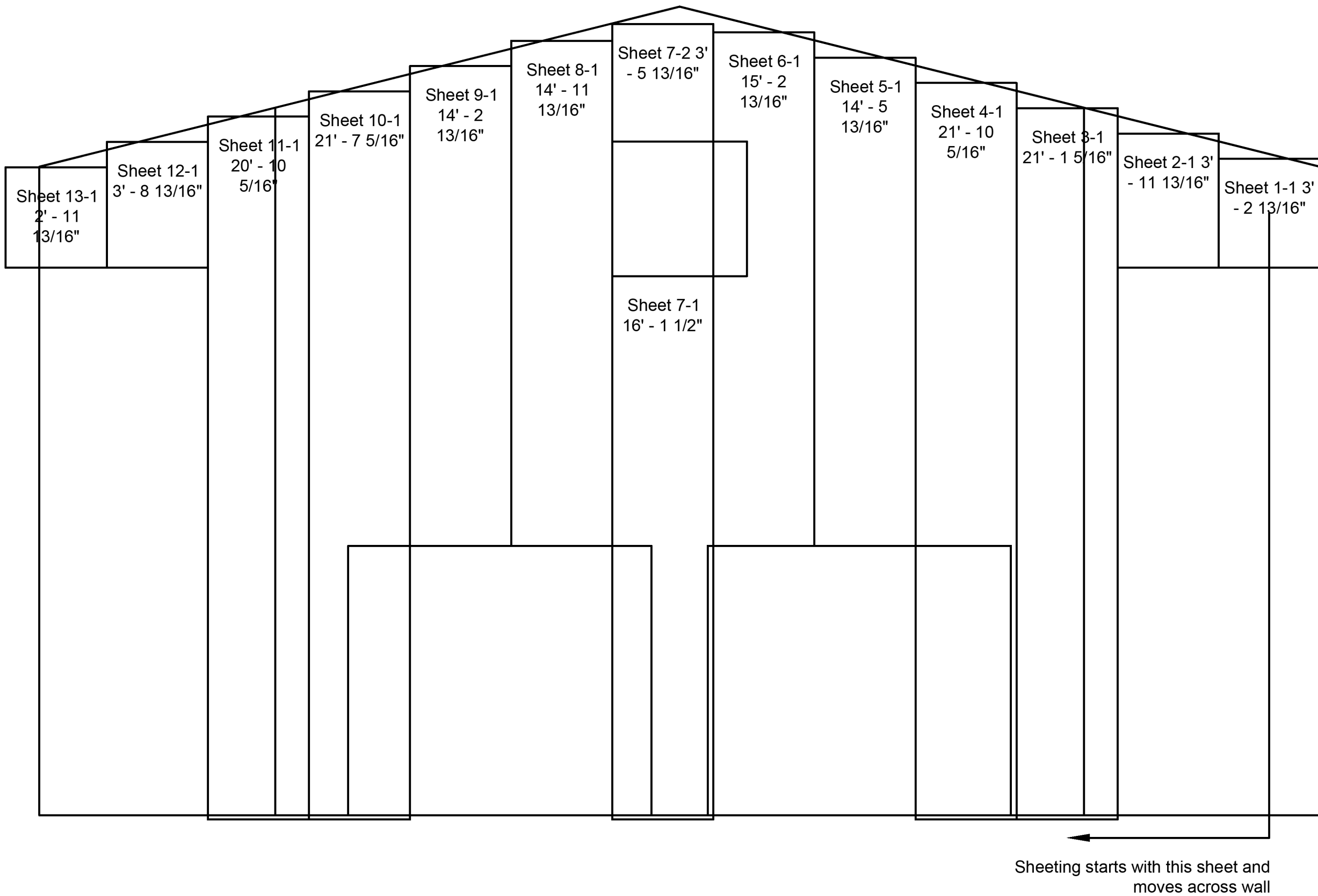


1
19

Endwall A Sheeting Layout

SCALE: 3/16" = 1'-0"

Frame Line 1



2
19

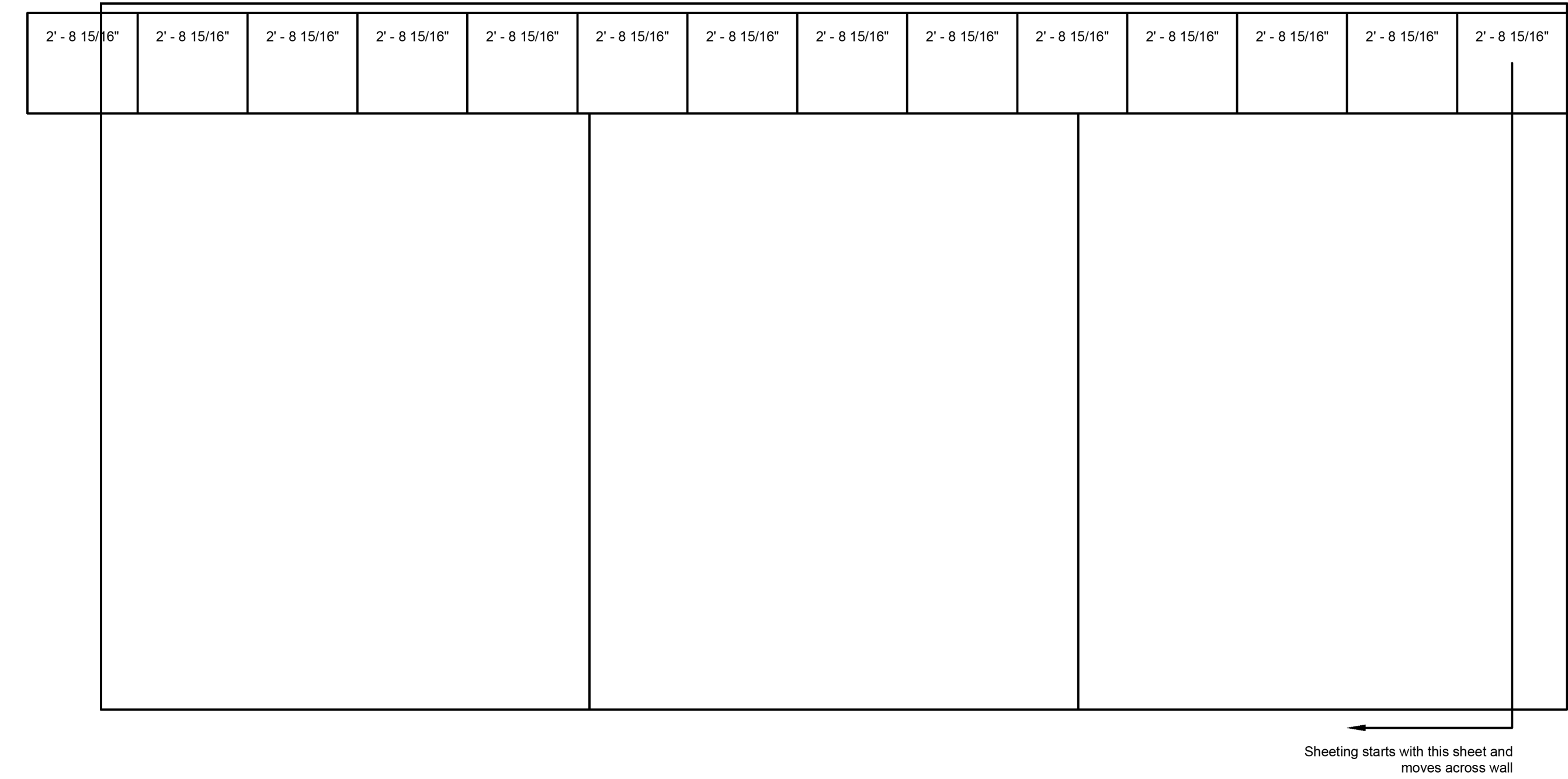
Endwall B Sheeting Layout

SCALE: 3/16" = 1'-0"

Frame Line 4

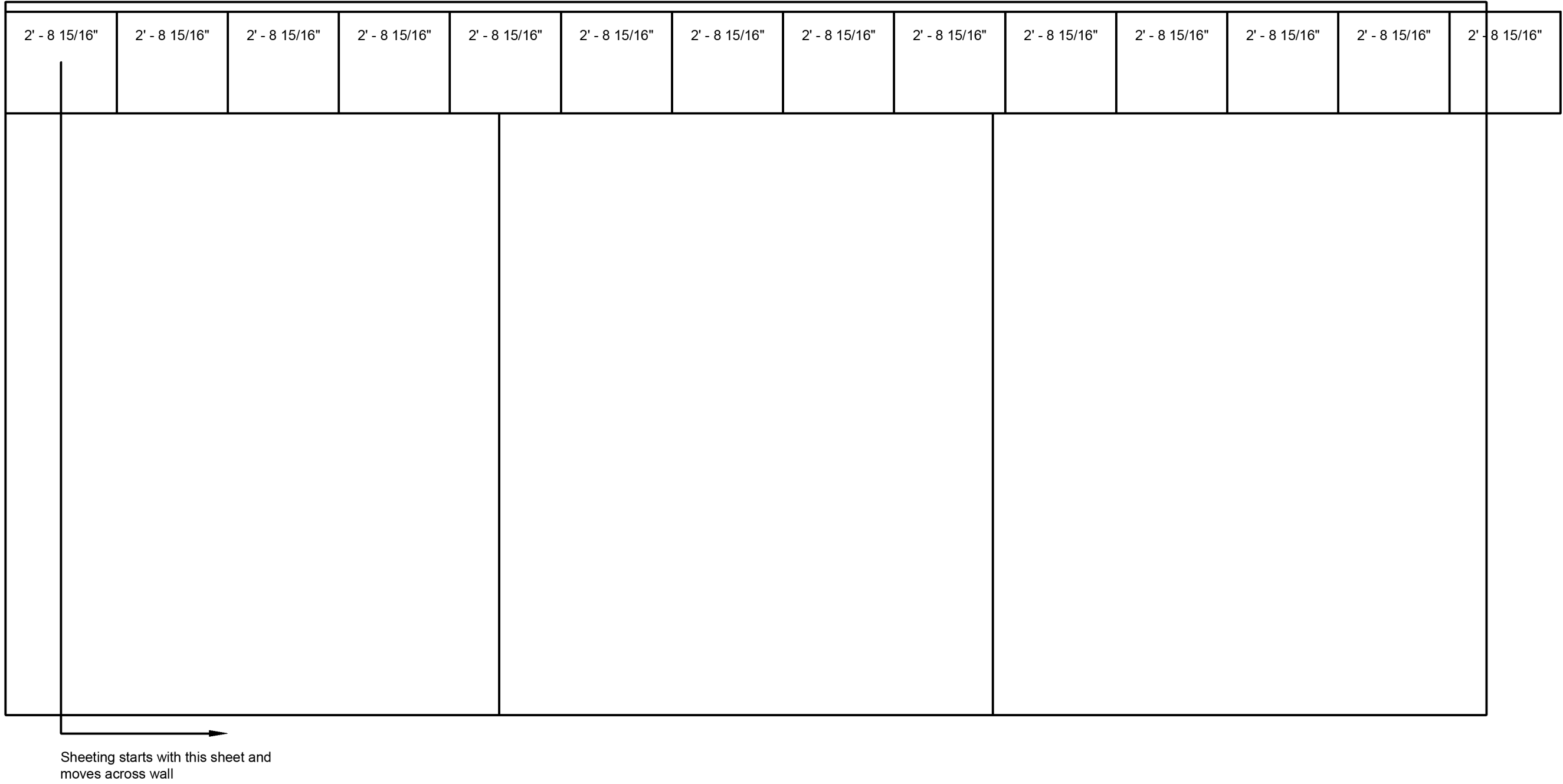
This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Sheeting Layout		JOBNO	KARL96682730	DATE	6/25/2024	
		SHEET	19 of 22	SCALE	3/16" = 1'-0"	



1 Leanto A Sidewall Sheeting Layout

20 SCALE: 1/4" = 1'-0" Frame Line A

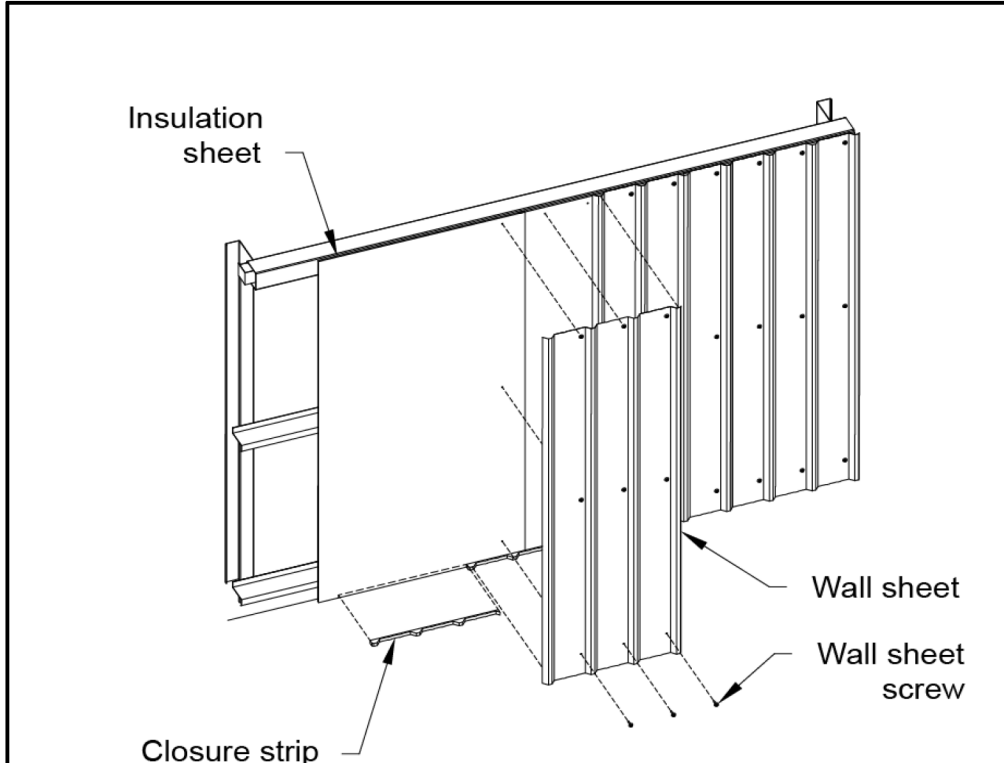
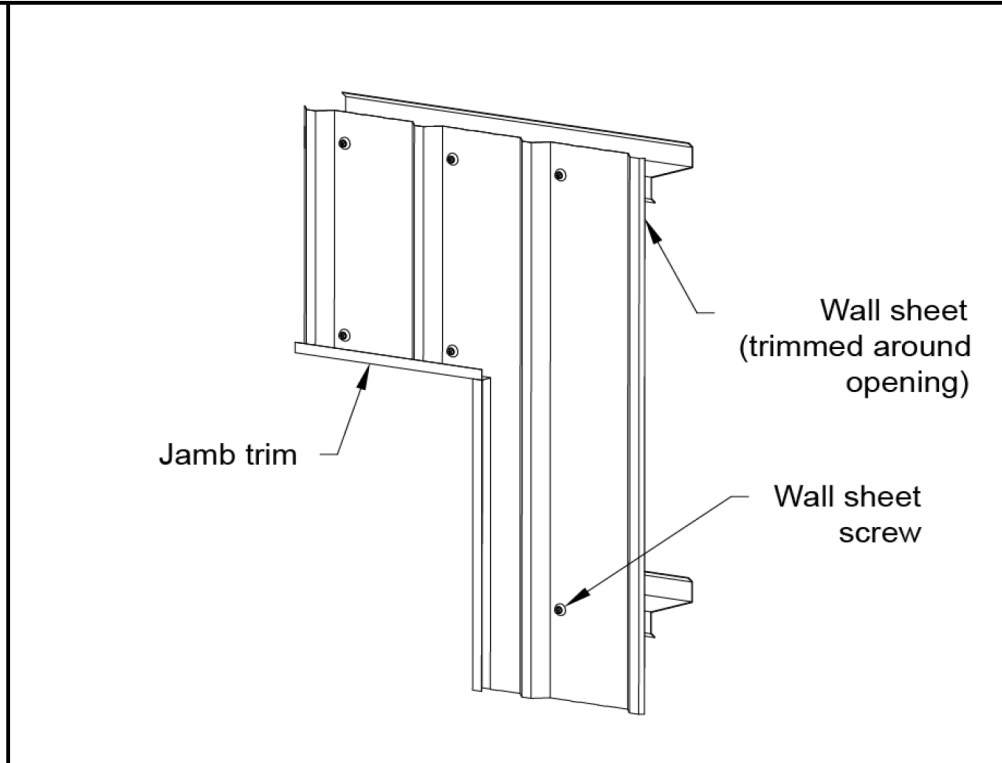
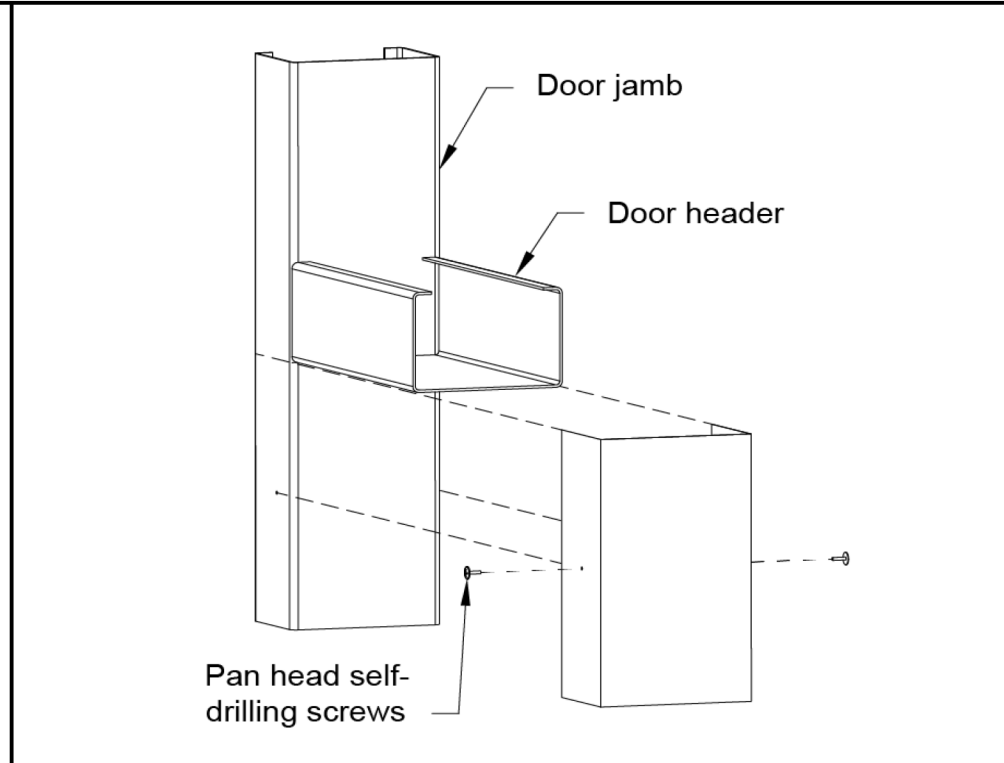
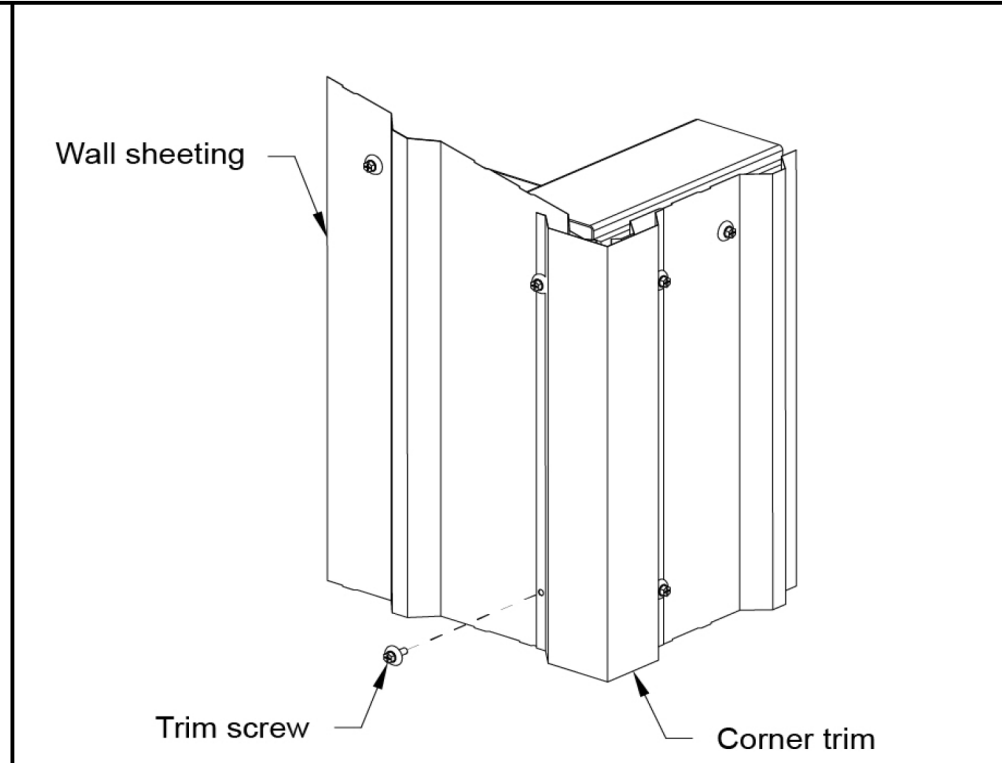
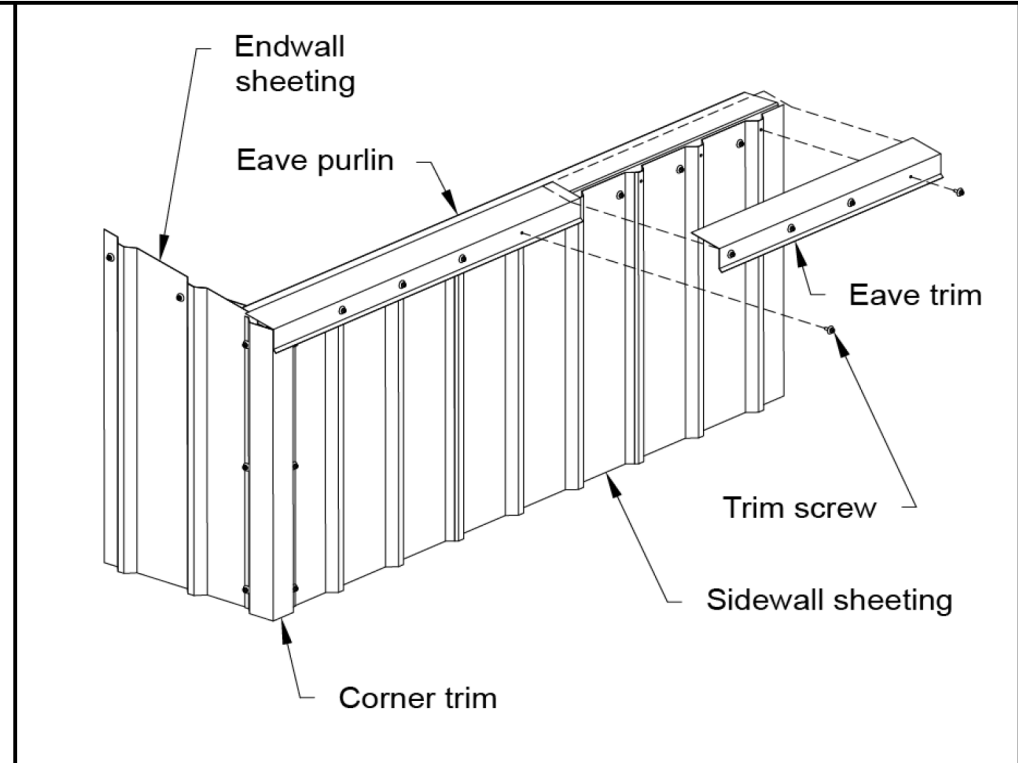
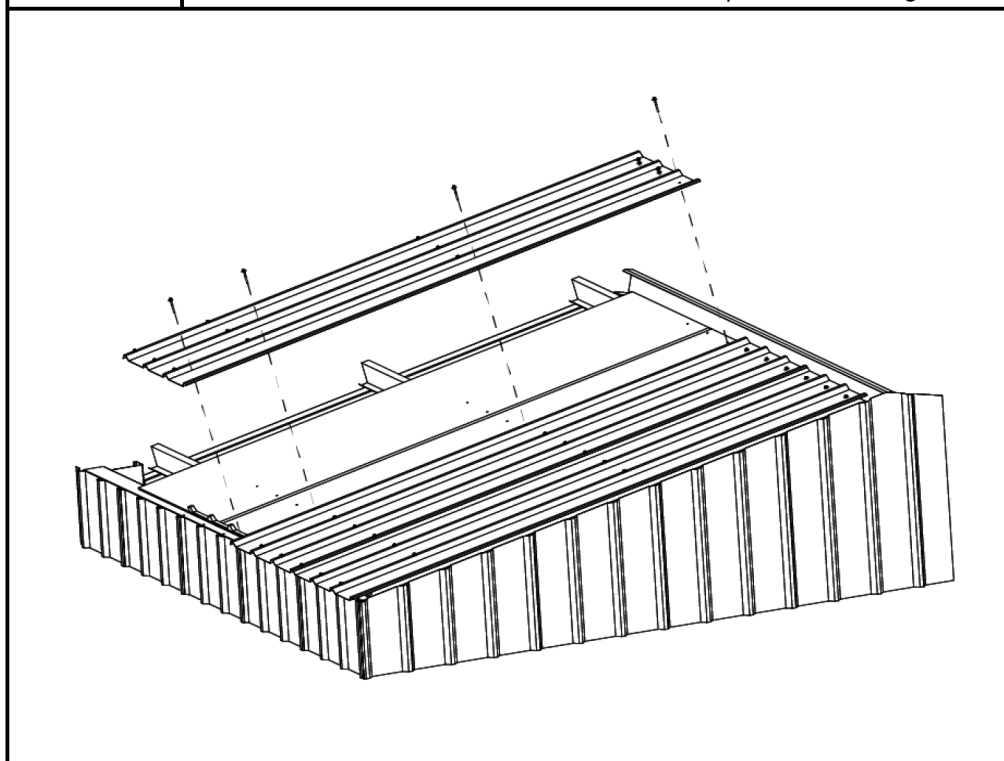
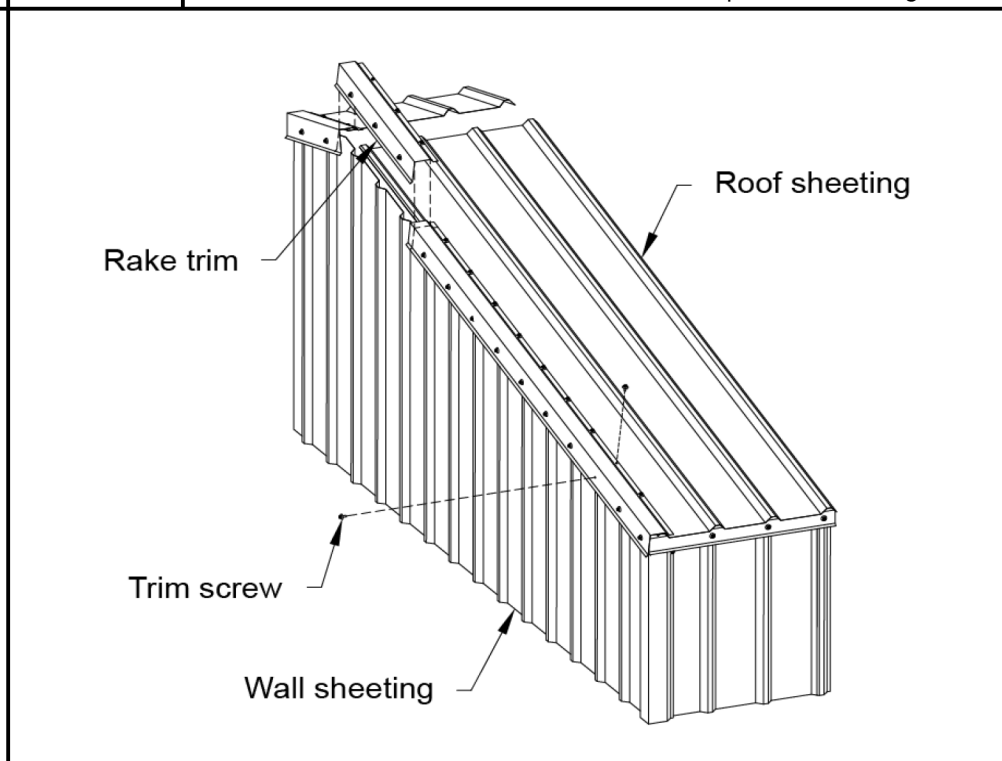
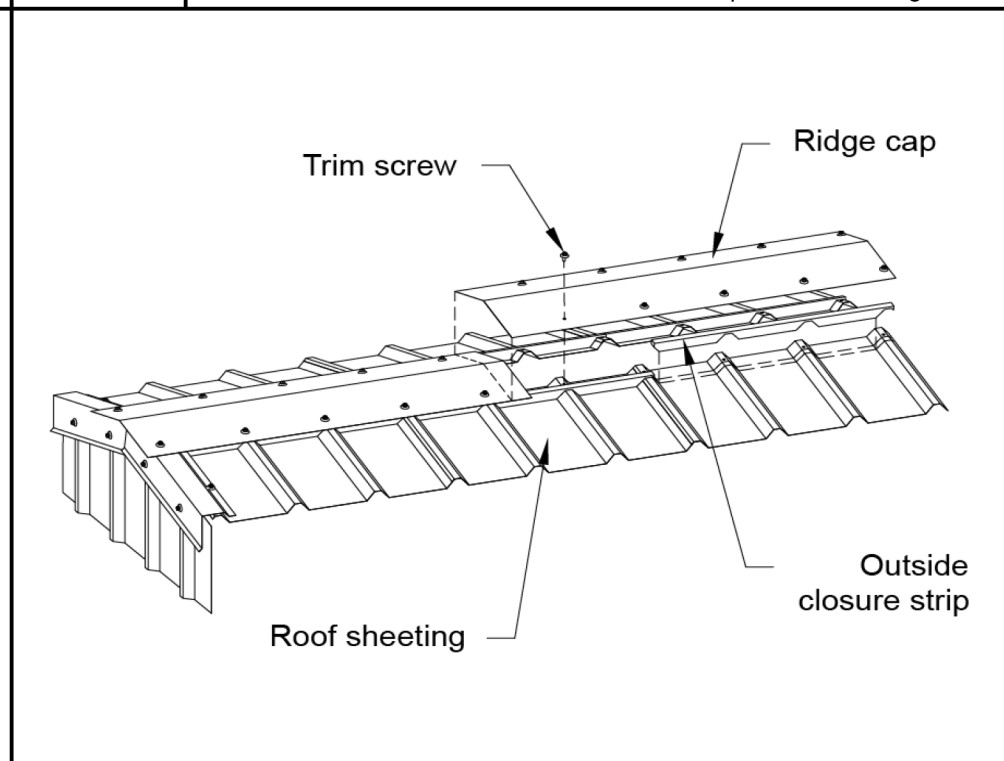
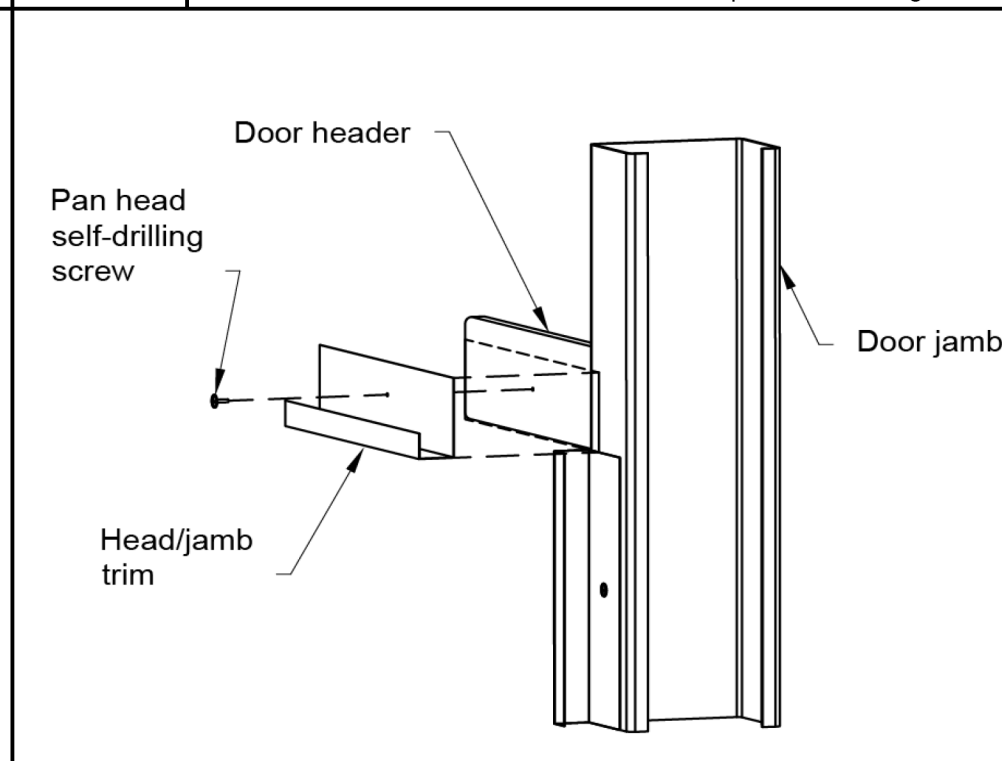
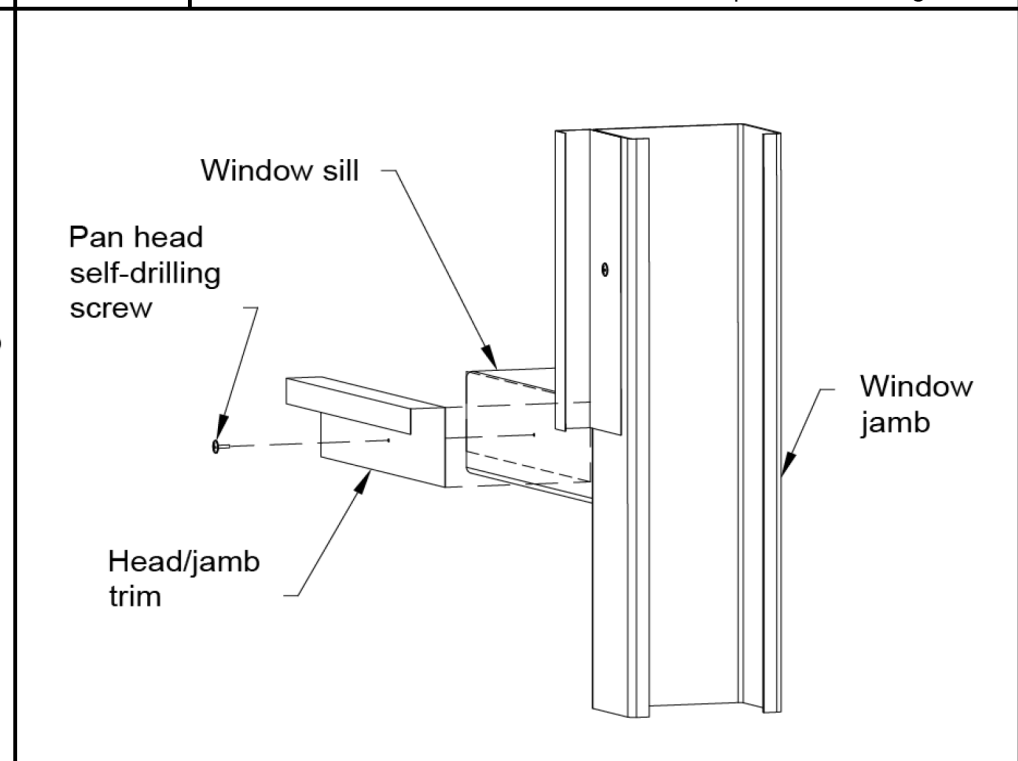
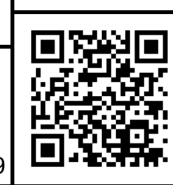


2 Leanto B Sidewall Sheeting Layout

20 SCALE: 1/4" = 1'-0" Frame Line D

FIELD MEASURE SHEETING BASED ON SHIPPING CONTAINER

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

				
 Wall Sheeting Overview https://r.actbs.com/g/abs537	 Wall Sheeting Openings https://r.actbs.com/g/abs533	 Door Jamb Cover https://r.actbs.com/g/abs069	 Corner Trim https://r.actbs.com/g/abs065	 Eave Trim https://r.actbs.com/g/abs117
				
 Roof Sheeting https://r.actbs.com/g/abs477	 Rake Trim https://r.actbs.com/g/abs209	 Ridge Cap https://r.actbs.com/g/abs469	 Jamb Trim Top https://r.actbs.com/g/abs277	 Jamb Trim Bottom https://r.actbs.com/g/abs273

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Sheeting Layout Details		JOBNO SHEET	KARL96682730 21 of 22	DATE SCALE	6/25/2024 N/A	
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Generic Temporary Bracing Information

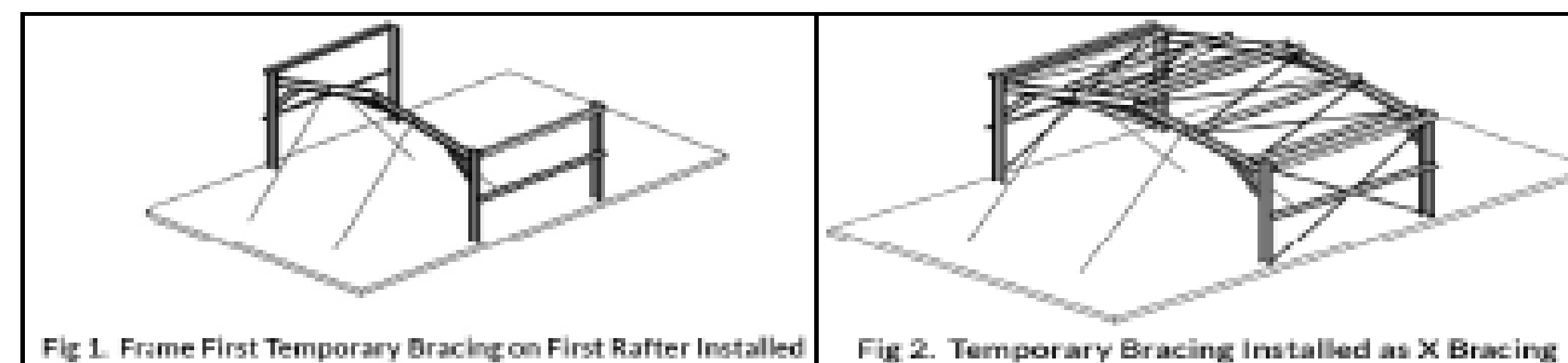
The installation of temporary bracing is critical to avoid building collapse or damaging structural movement during construction. This collapse can occur with no notice and as such the installation of appropriate temporary bracing is critical to avoid damage, injury, and possible death. Determination, procurement, and correct installation of temporary bracing is the responsibility of the builder / primary contractor / installer.

Bracing Materials

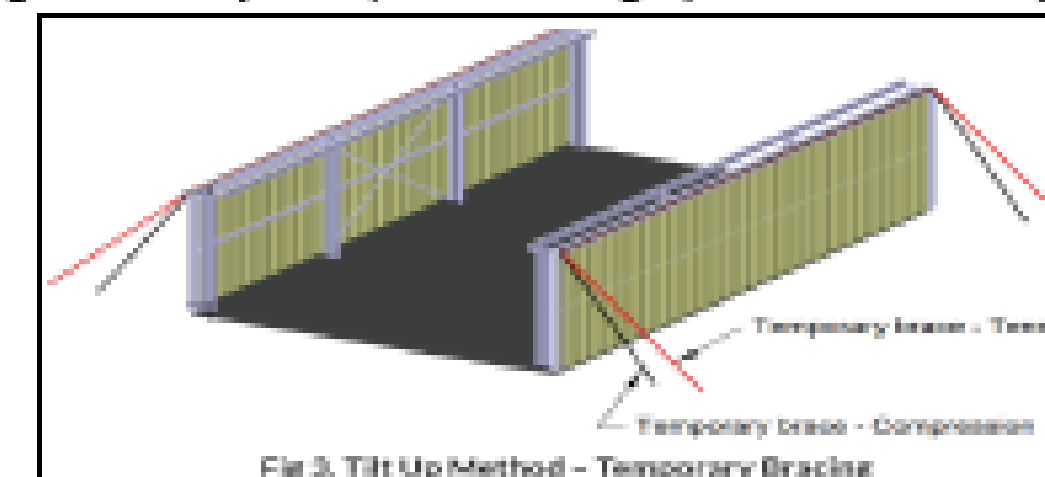
The constructor / installer is to supply suitably sized materials for temporary bracing. These materials are generally capable of tension, but in some circumstances will need to be capable of tension and compression. Load rated ratchet strapping of an appropriate size can be used to temporarily 'x-brace' bays in both directions, until the final bracing systems are fully installed. This is especially critical for buildings where X Bracing is not required in the final structure due to the use of moment frames or diaphragm bracing.

Temporary Bracing Location

The location of Temporary bracing will depend on the installation method used. Installation should be completed in accordance with the Construction Package, Engineering Plans, and Instruction Manuals. If the Frame First Method (most common) is used, then the use of tension only bracing and creating temporarily braced bays as per Fig 1 and Fig 2. can be used. As a basic guide, a minimum of every 4th bay should have temporary bracing installed as per Fig 2.



If the Tilt Up Method is used (where walls are constructed on the ground And then tilted into place), then the tops of columns are braced with a tension and compression brace in the same direction Fig 3. Then rafters and purlins can be installed with temporary bracing holding rafters in place (similar to Fig 1) until final bracing of diaphragm sheeting is installed.



Typically, braces should be positioned diagonally across the structure from the top to the bottom, intersecting near the midpoint to provide stability, optimally at a 45-degree angle but no less than a 20-degree angle. The connection strength of temporary bracing is a critical consideration and these connections must be capable of resisting the potentially substantial temporary bracing loads – whether this connection point be to the building, the foundations or to the ground. Dependent upon building size this may include heavy angles and post installed concrete anchors. The temporary bracing methods used must be capable of fully stabilising the structure during the construction process.

Additional Temporary Bracing

The temporary bracing described is a minimum requirement for a standard-sized building in average conditions. Additional consideration should be given to larger building spans and/or challenging site conditions. There may also be an increased risk in relation to partially completed buildings and exposed sites. It is recommended that extra temporary bracing is utilized if moderate wind speeds are expected on site. Additional support elements, such as steel cables may need to be introduced that can be attached to the building's framework and anchored to the ground or other stable structures to provide extra stability. The frame should remain rigid throughout and such responsibility lies with the constructor. Buildings should not be left in a partially completed state longer than necessary.

Bracing Removal

The temporary bracing should not be removed until all purlins, girts and permanent cross bracing, diaphragm bracing or moment frames where used are installed. The temporary bracing is to remain in place where possible, until the roof and wall cladding is fully installed. If you need any further information regarding the installation of temporary bracing or are at all unsure of the necessary requirements for this specific building, there are guides available through various industry bodies:

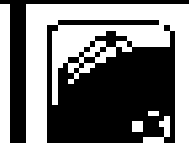
<https://www.aisc.org/> <https://www.metal-buildings-institute.org/>
Support is also available at support@actbuildingsystems.com.

THE ABOVE INFORMATION REGARDING TEMPORARY BRACING DOES NOT FORM PART OF THE ENGINEERING CERTIFICATION FOR THIS DESIGN AND IS PROVIDED AS A GUIDE TO AID INSTALLATION ONLY.



JOBNO KARL98682730
SHEET 22 of 22

DATE 8/25/2024
SCALE N/A





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

From: [Colton Palmer](#)
To: [Sonal Aggarwal](#)
Cc: [ED LOVE](#); [akboon@ecl-associates.com](#); [projects@ecl-associates.com](#); [jeff.mcreynolds](#)
Subject: Re: 155 California - PLN2025-00257/VIO2024-00214 - Cycle 2 Comments - May 22, 2026
Date: Thursday, August 6, 2026 12:24:49 PM
Attachments: [image001.png](#)
[image002.png](#)

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hello Sonal,

The use of the building is for “personal use only” personal storage. The property will not be open to the public and a business will not be run from this property.

Best,

Colton Palmer
Principal | Edward C. Love & Associates
Cell: (650) 454-6393 | Office: (650) 728-7615
Email: Coltonpalmer@ecl-associates.com
116 Cabrillo Hwy N Half Moon Bay, CA, 94019

On Mon, Aug 3, 2026 at 8:41 PM Sonal Aggarwal <saggarwal@smcgov.org> wrote:

Good Morning Colton,

I want to confirm that the proposed use of this building will be for marine related equipment and boat storage use.

Thanks!



Sonal Aggarwal (she/her)

Planner III

County of San Mateo

Planning & Building Department

[455 County Center](#) 2nd Floor

Redwood City, CA 94063

www.smcgov.org/planning

From: Colton Palmer <coltonpalmer@ecl-associates.com>
Sent: Tuesday, July 28, 2026 12:10 PM
To: Sonal Aggarwal <saggarwal@smcgov.org>
Cc: Edward Love <edwardclovearch@gmail.com>; [akboon@ecl-associates.com](#); [projects@ecl-associates.com](#); [jeff.mcreynolds](#) <jeffsquared2003@yahoo.com>
Subject: Re: 155 California - PLN2025-00257/VIO2024-00214 - Cycle 2 Comments - May 22, 2026

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Hi Sonal,

Could you please let me know the earliest available ZHO hearing date we can be scheduled for? Additionally, is there any possibility for the project to be added to the agenda for the August 20th meeting?

Best regards,

On Tue, Jul 14, 2026 at 10:20 AM Sonal Aggarwal <saggarwal@smcgov.org> wrote:

Hi Colton,

Thanks! Received. I'll look for the next available dates and let you know when this can go for a hearing.

I'll get back to you once a tentative date is confirmed. However, it will be either September 17th or October 1st. I'll confirm once the agenda becomes final.

Thanks!



Sonal Aggarwal (she/her)

Planner III

County of San Mateo

Planning & Building Department

[455 County Center](#) 2nd Floor

Redwood City, CA 94063

www.smcgov.org/planning

From: Colton Palmer <coltonpalmer@ecl-associates.com>

Sent: Tuesday, July 14, 2026 7:58 AM

To: Sonal Aggarwal <saggarwal@smcgov.org>

Cc: Edward Love <edwardclovearch@gmail.com>; akboon@ecl-associates.com; projects@ecl-associates.com

Subject: Re: 155 California - PLN2025-00257/VIO2024-00214 - Cycle 2 Comments - May 22, 2026

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hello Sonal,

Please find the completed Acoustical Study attached. Please let me know if you need anything else before this can be scheduled for a ZHO hearing.

Thank you,

On Fri, May 22, 2026 at 1:59 PM Sonal Aggarwal <saggarwal@smcgov.org> wrote:

Hi Colton and Ed,

Thanks for your resubmittal. Please see attached minor comments. We will need an Acoustical Study since the site is located in the W/AO/DR/CD district, and as per the requirement of the AO district, an acoustical analysis is required:

CHAPTER 18.6. "A-O" DISTRICT **(AIRPORT OVERLAY DISTRICT)**

SECTIONS:

- 6288.0. APPLICABILITY OF A-O DISTRICT
- 6288.1. INTENT
- 6288.2. USES PERMITTED
- 6288.3. DEVELOPMENT STANDARDS
- 6288.4. PERFORMANCE STANDARDS
- 6288.5. NOISE INSULATION REQUIREMENTS

SECTION 6288.0. APPLICABILITY OF A-O DISTRICT. In any district which is combined with the Airport Overlay (A-O) District, the regulations specified in this Chapter shall apply.

SECTION 6288.1. INTENT. The intent of the Airport Overlay (A-O) District is to provide a margin of safety at the ends of airport runways by limiting the concentration of people where hazards from aircraft are considered to be greatest.

SECTION 6288.2. USES PERMITTED. All uses permitted by the underlying district shall be permitted in the A-O District except residential or uses with more than three (3) persons occupying the site at any one time. Permitted uses shall be subject to a use permit.

SECTION 6288.3. DEVELOPMENT STANDARDS. All new development shall be subject to the development standards of the underlying zoning district.

SECTION 6288.4. PERFORMANCE STANDARDS. All new uses must meet the performance standards of the underlying zoning district.

SECTION 6288.5. NOISE INSULATION REQUIREMENTS. All new development shall be subject to the following requirements:

- a. Submit an acoustical analysis, prepared by a qualified acoustical consultant, demonstrating that new construction has been designed to comply with the following standard:

Interior community noise equivalent levels (CNEL) with windows closed, attributable to exterior sources shall not exceed an annual CNEL of 55 dBA.

- b. Construct building in accordance with recommendation of acoustical analysis.

Once this requirement is completed, I'll schedule the project for a ZHO Hearing for a decision.

Thanks, and let me know in case of any questions.

Have a great weekend!

Regards,



Sonal Aggarwal (she/her)

Planner III

County of San Mateo

Planning & Building Department

[455 County Center](#) 2nd Floor

Redwood City, CA 94063

www.smcgov.org/planning

From: Colton Palmer <coltonpalmer@ecl-associates.com>

Sent: Wednesday, April 15, 2026 1:35 PM

To: Sonal Aggarwal <saggarwal@smcgov.org>; Summer Burlison <sburlison@smcgov.org>; PLANNING_PlanningProjects <PlanningProjects@smcgov.org>

Cc: Edward Love <edwardclovearch@gmail.com>; akboon@ecl-associates.com; projects@ecl-associates.com

Subject: 155 California - PLN2025-00257/VIO2024-00214 - Cycle 2 Submittal

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hello Planning staff,

Please see the attached cycle 2 plan set along with a plan check response letter.

Best Regards,

Colton Palmer

650-454-6393

Edward C. Love & Associates

[116 Cabrillo Hwy North](#)

[Half Moon Bay, CA 94019](#)

(650)728-7615

[155 California_Plans_Cycle2.pdf](#)

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

ILLINGWORTH & RODKIN, INC.
Acoustics • Air Quality

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TECHNICAL MEMORANDUM

Date: July 10, 2026

To: Jeff McReynolds

From: Michael S. Thill *MST*
Principal Consultant
Illingworth & Rodkin, Inc.

Subject: New Metal Building, 155 California Avenue, Half Moon Bay, CA --
Acoustical Analysis Memorandum

Illingworth & Rodkin, Inc. (I&R) has prepared an acoustical analysis of the New Metal Building at 155 California Avenue in Half Moon Bay, California. The property is within the Half Moon Bay Airport Overlay District and is subject to Section 6288.5 of the municipal code. The analysis demonstrates that the new construction has been designed so that the interior community noise equivalent level (CNEL) with windows closed, attributable to exterior sources, will not exceed 55 dBA annually.

Regulatory Criteria

Section 6288.5 of the County of San Mateo Zoning Regulations¹ requires the following:

SECTION 6288.5. NOISE INSULATION REQUIREMENTS. All new development shall be subject to the following requirements:

- a. Submit an acoustical analysis, prepared by a qualified acoustical consultant, demonstrating that new construction has been designed to comply with the following standard:
Interior community noise equivalent levels (CNEL) with windows closed, attributable to exterior sources shall not exceed an annual CNEL of 55 dBA.
- b. Construct building in accordance with recommendation of acoustical analysis.

¹ San Mateo County, Zoning Regulations, January 2022.

Ambient Noise Environment

Ambient noise levels at the site are primarily due to aircraft operations at Half Moon Bay Airport and to local and distant vehicular traffic. This analysis used the noise contour information contained in the Final Airport Land Use Compatibility Plan for the Environs of Half Moon Bay Airport² and the San Mateo County General Plan³ to establish ambient noise levels at the site.

Figure 1 shows the 2032 Noise Exposure Contours projected for Half Moon Bay Airport, intended to evaluate airport/land use noise compatibility. A review of this figure shows that the project site is well outside the 60 dBA CNEL noise contour, which generally lies within the airport's southern boundary. Based on interpolation of these contour data, the site is subject to aircraft-related noise levels of 55 dBA CNEL or less. Per the Final Airport Land Use Compatibility Plan, warehouses are considered compatible without restrictions in noise environments of 60 dBA CNEL or less.

Figure 2 shows the San Mateo County Noise Exposure Contours. A review of this figure indicates that the project site lies just within the 60 dBA CNEL noise contour due to traffic noise along highways, arterials, and local streets. Based on interpolation of these contour data and adjustments for standard growth rates since 1995, the site is estimated to be subject to traffic noise levels of about 62 dBA CNEL.

Based on these data, the exterior noise levels from all substantial noise sources in the project vicinity are estimated at approximately 63 dBA CNEL. Per the General Plan, warehouses are considered compatible in noise environments of 70 dBA CNEL or lower.

Interior Noise Assessment

Interior noise levels were calculated based on a review of the project plan set⁴ dated April 3, 2026. The plan set shows that the sidewalls of the metal building consist of two stacked shipping containers on each side. The metal building connects the end containers and the roof. The south façade has two 9-foot-wide metal garage doors and a 4x4-foot window, and the north façade has a 10-foot-wide metal garage door and an entry door. Aside from the stacked shipping containers, the remaining exterior portions of the building are clad with 27-gauge metal siding. The transmission loss of these building elements from exterior to interior spaces is calculated to be approximately 15 dBA.⁵

As noted previously, exterior noise levels from all substantial noise sources in the project vicinity are estimated at approximately 63 dBA CNEL. The building is expected to provide 15 dBA of noise reduction; therefore, interior noise levels from traffic and aircraft are calculated to be 48 dBA CNEL or less. Interior noise levels due solely to aircraft are calculated to be 40 dBA CNEL or less. With the doors and windows closed, interior noise levels will not exceed an annual CNEL of 55 dBA.

² Coffman Associates, Inc., *Final Airport Land Use Compatibility Plan for the Environs of Half Moon Bay Airport*, September 2014.

³ San Mateo County, *General Plan Overview Background & Issues* (Chapters 1-16), November 1986.

⁴ Edward C. Love, Architect, *Legalize New Metal Building*, April 2026.

⁵ ICF Jones & Stokes, *Technical Noise Supplement*, November 2009.

Conclusion

The analysis above demonstrates that the new construction has been designed so that the interior community noise equivalent level (CNEL), attributable to exterior sources with windows closed, will not exceed 55 dBA annually. No additional noise control is required.

Figure 1 Half Moon Bay Airport 2032 Noise Exposure Contours

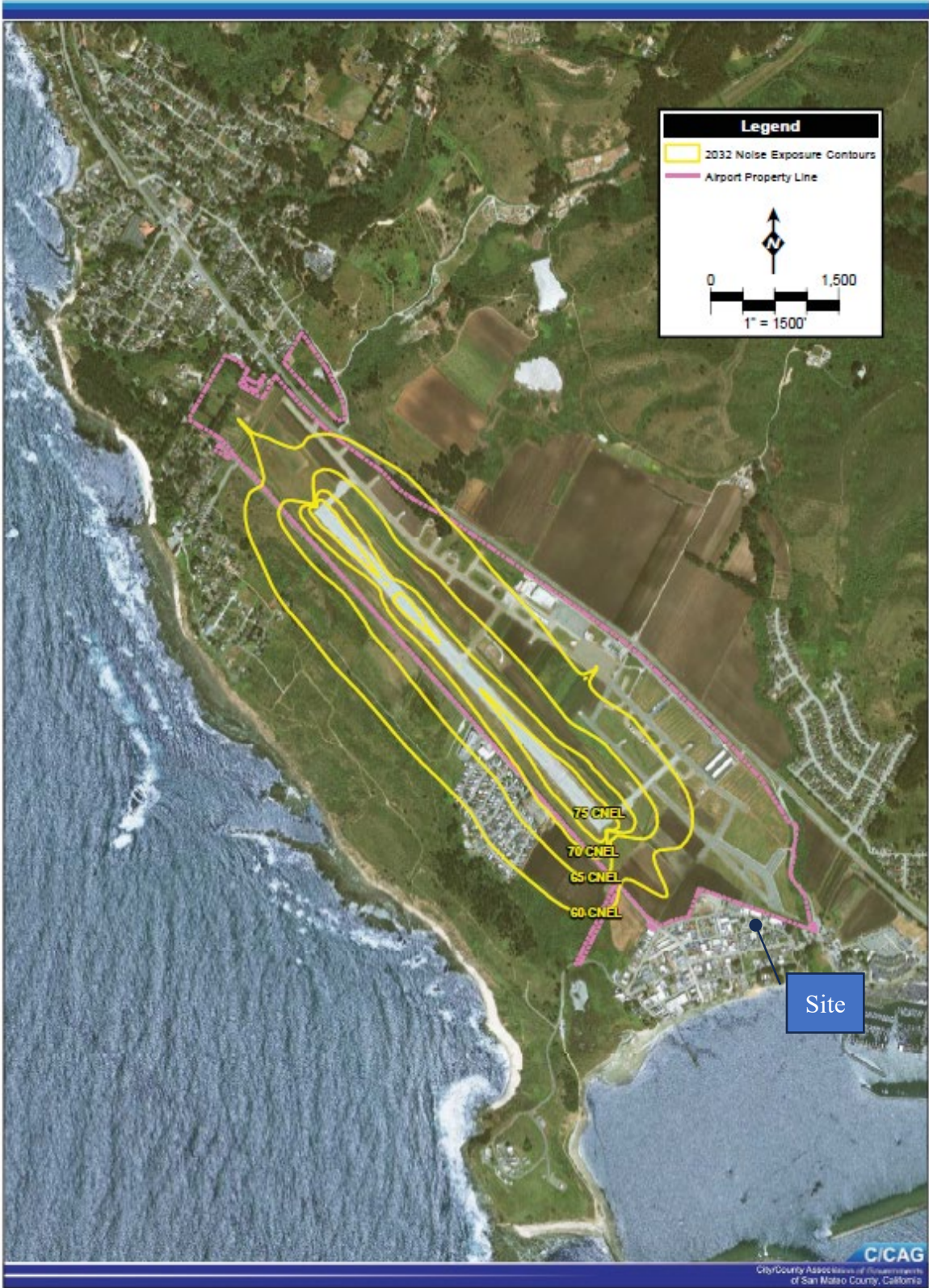
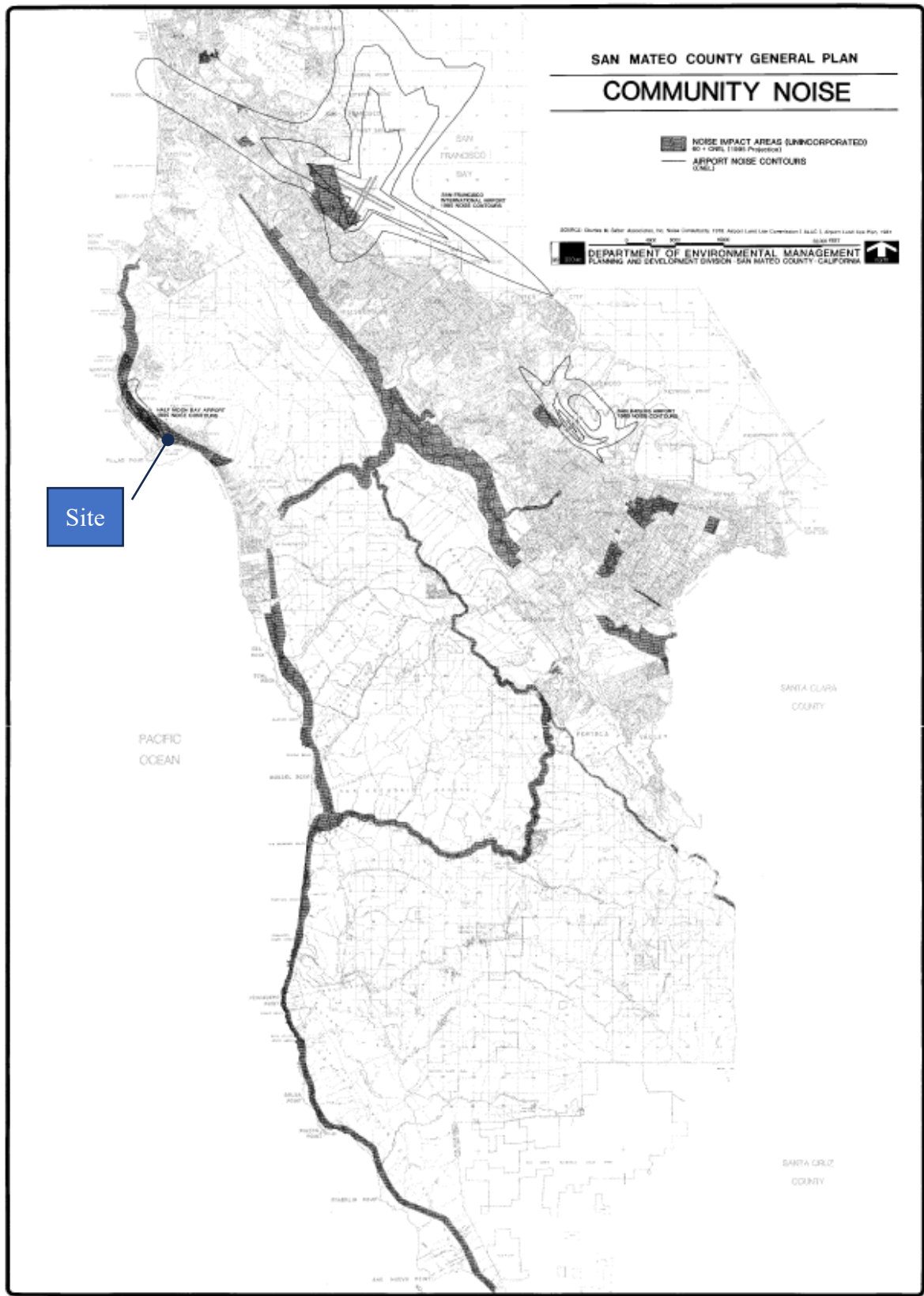


Exhibit 4B
2032 NOISE EXPOSURE CONTOURS

Figure 2 San Mateo County Community Noise Exposure





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F





155

WARNING



Moving Gate Can Cause
Serious Injury Or Death

Persons are to keep clear. The gate is not to
be moved without prior warning.
Do not let children operate the gate or play in
the gate area.
This warning is for vehicles only. Pedestrians
must use separate entrance.

**NO
PARKING**



VIOLATORS WILL
BE TOWED AT
VEHICLE OWNERS
EXPENSE









DRIVEWAY
NO PARKING

NO
PARKING
VIOLATORS WILL
BE TOWED AT
VEHICLE OWNERS
EXPENSE

WARNING
DO NOT OPEN GATE
UNLESS YOU ARE
AUTHORIZED TO DO SO

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