

@	AND
AT	AT
AB	ANCHOR BOLT
AD	AREA DRAIN
AFF	Above FINISH FLOOR
ARCH	ARCHITECT
AWING	AWNING
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BOT	BOTTOM
BM	BEAM
CJ	CEILING JOIST
CL	CENTERLINE
CL'G	CEILING
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CPT	CARPET
CSMT	CASEMENT
dbl	PENNY (NAIL SIZE)
DOUBLE	DOUBLE
DEMO	DEMOLITION
DIAM	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DWG	DRAWING
(e)	EXISTING
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
EW	EACH WAY
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FF	FINISH FLOOR
FIN	FINISH
FJ	FLOOR JOIST
FLR	FLOOR
FLSH'G	FLASHING
FLUOR	FLUORESCENT
FND	FOUNDATION
FO	FACE OF
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FR	FRENCH
CSMT	CASEMENT
FRM'G	FRAMING
FT'G	FOOTING
GA	GAUGE
GALV	GALVANIZED
GSM	GALVANIZED SHEET
GYB BD	GYPSUM WALLBOARD
HBP	HOSE BIBB
HDR	HEADER
HDWD	HARDWOOD
HORIZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
JST	JOIST
LAV	LAVATORY
LINO	LINOLEUM
MAT'L	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBER BD
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MO	MASONRY OPENING
MTL	METAL
(n)	NEW
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
oc	OVER ON CENTER
OFD	OVERFLOW DRAIN
OPP	OPPOSITE
PKT	POCKET
PL	PLATE
PLM'G	PLUMBING
PLYWD	PLYWOOD
PR	PAIR
WT	PRESSURE TREATED
PTN	PARTITION
R	RISER
RAD	RADIUS
REQ'D	REQUIRED
RM	ROOM
RO	ROUGH OPENING
RWL	RAIN WATER LEADER
SC	SOLID CORE
SD	SMOKE DETECTOR
SECT	SECTION
SF	SUB FLOOR
sf	SQUARE FEET
SHT	SHEET
SHT'G	SHEATHING
SK	SIMILAR
SK	SINK
SPECS	SPECIFICATIONS
STW	SEE STRUCTURAL DWGS
STL	STEEL
STRUCT	STRUCTURAL
SW	SHEAR WALL
T	TREAD
TEMP(T)	TEMPERED
T&G	TONGUE AND GROOVE
THK	THICK
THRSLD	THRESHOLD
TOP	TOP OF WALL
TP	TOP PLATE
UNDERLAY'T	UNDERLAYMENT
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VIF	VERIFY IN FIELD
VYL	VINYL
W	WIDTH
w/	WITH
wc	WATER CLOSET
W	WOOD
TYP	TYPICAL

The site plan for Kerley Court shows a residential property with a large residence, a pool, a putting green, and various outdoor features. The residence is located in the upper right portion of the site. To its left is a large, irregularly shaped pool. Adjacent to the pool is a putting green and a concrete steps area. The site also includes a softscape area, a Japanese maple tree, a 24' tree, a privacy screen, a pool deck, a pool, a putting green, a concrete steps area, a studio, and a redwood tree. The site is bounded by Kerley Court to the west and south. The plan includes a north arrow and a scale bar.

Site Plan based upon Site Survey by
Humann Company, Inc.
Job# 10713 dated 10/11/07

CalGreen 2019 RESIDENTIAL MANDATORY MEASURES CHECKLIST SECTION 4.060 RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST									
FEATURE OR MEASUREMENT	APPLICANT MANDATORY MEASURES	VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD			FEATURE OR MEASUREMENT	APPLICANT MANDATORY MEASURES	VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
		ENFORCING AGENCY <input type="checkbox"/> ALL	INSTALLER OR DESIGNER <input type="checkbox"/> ALL	THIRD PARTY <input type="checkbox"/> ALL			ENFORCING AGENCY <input type="checkbox"/> ALL	INSTALLER OR DESIGNER <input type="checkbox"/> ALL	THIRD PARTY <input type="checkbox"/> ALL
PLANNING AND DESIGN					PLANNING AND DESIGN				
SITE DEVELOPMENT (CGC 4.040)					POLLUTANT CONTROLS (CGC 4.050)				
STORM WATER POLLUTION CONTROL. A PLAN IS DEVELOPED AND WILL BE IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION PER CGC 4.106.2.4.106.5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DUCT AND MECHANICAL SYSTEMS PROTECTION. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE SYSTEM, COOLING AND HEATING EQUIPMENT AND ALL OTHER IDENTIFIED AIR DISTRIBUTION COMPONENTS OPENINGS SHALL BE COVERED AND TAPED, PLASTIC, TEST METERS OR OTHER NETWORK ACCESSORIES ARE TO BE ENFORCED AGAINST TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS, WHICH MAY ENTER THE SYSTEM PER CGC 4.064.1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GRADING AND PAVING. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING AND DRAINAGE SYSTEM WILL MANAGE ALL WATER FLOW TO KEEP WATER FROM ENTERING BUILDINGS. EXAMPLES FOUND AT CGC 4.106.4. ALTERNATIONS AND ADDITIONS ARE ALLOWED.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH MATERIAL. POLLUTANT CONTROL. FINISH MATERIALS SHALL COMPLY WITH SECTIONS 4.064.2.1 THROUGH 4.064.5.1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRIC VEHICLE CHARGING FOR NEW CONSTRUCTION. FOR ONE- AND TWO-FAMILY DWELLINGS, INSTALL ELECTRIC VEHICLE CHARGING WIRING AND PANELS PER THE REQUIREMENTS FOUND IN CGC 4.106.4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADHESIVES, SEALANTS AND CAULKS. ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE STANDARDS LISTED IN CGC 4.064.2.1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENERGY EFFICIENCY					PAINTS AND COATINGS. PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS PER CGC 4.064.2.2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENERGY CODE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AEROSOL PAINTS AND COATINGS. AEROSOL PAINTS AND COATING SHALL MEET THE PRODUCT WEIGHTED MAX LIMITS FOR VOC AND OTHER REQUIREMENTS PER CGC 4.064.2.3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENERGY EFFICIENCY BUILDING MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	VERIFICATION. DOCUMENTATION WILL BE PROVIDED, AT THE REQUEST OF THE BUILDING DIVISION, TO VERIFY COMPLIANCE WITH VOC FINISH MATERIALS PER CGC 4.064.2.4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER EFFICIENCY AND CONSERVATION					CARPET SYSTEMS. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE RESILIENT AND PRODUCT REQUIREMENT PER CGC 4.064.3. CARPET CUSHION AND ADHESIVE ALSO MUST COMPLY.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INDOOR WATER USE (CGC 4.303.3)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RESILIENT FLOORING SYSTEMS. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF THE FLOORING MUST COMPLY WITH ONE OF THE FOLLOWING: THE VOC EMISSION LIMITS DEFINED IN THE 2012 CHPS CRITERIA AND LISTED ON ITS VOC PERFORMANCE PRODUCTS DATABASE; RESILIENT CERTIFIED UNDER LE GREENGUARD GOLD PROGRAM; CERTIFIED UNDER THE RESILIENT FLOORING INSTITUTE FLOORSCORE PROGRAM OR MEET CALIFORNIA DEPARTMENT OF PUBLIC HEALTH 2009 SPECIFICATIONS PER CGC 4.064.4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) SHALL COMPLY WITH THE FOLLOWING: 1. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS (CGC 4.03.1.1). 2. THE EFFECTIVE FLUSH VOLUME OF WALL MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS. THE EFFECTIVE FLUSH VOLUME FOR ALL OTHER URINALS SHALL NOT EXCEED 0.5 GALLONS (CGC 4.03.1.2).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	COMPOSITE WOOD PRODUCTS. HARDWOOD PYROLYSIS, PARTICULATE AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR AND EXTERIOR OF THE BUILDING SHALL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS PER CGC 4.064.5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER CONSERVING PLUMBING FIXTURES. FITTINGS (FAUCETS AND SHOWERHEADS) HAVE ALL REQUIRED STANDARDS LISTED ON PLANS AND ARE IN ACCORDANCE TO CGC 4.303.1.3 AND CGC 4.03.1.4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DOCUMENTATION. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTDOOR WATER USE (CGC 4.304)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	INTERIOR AIR QUALITY AND EXHAUST (CGC 4.060)				
SCOPE. THE PROVISIONS OF SECTION 4.304.4 REFERENCE THE MANDATORY MODEL WATER EFFICIENCY LANDSCAPE ORNAMENT (INNEL) COMPLY WITH CHAPTER 2.7, DIVISION 2, TITLE 23 PER CGC 4.304.4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CONCRETE SLAB FOUNDATIONS. A CAPILARY BREAK SHALL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" TACK BASE OF F OR UNDER SLAB AGGREGATE UNDER A 4" SLAB. VAPOR BARRIER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED PER CGC 4.062.2 AND CRC R068.2.3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTDOOR WATER USE IN LANDSCAPE. OVER PLANTING TO BE GREATER THAN 500 SQUARE FEET FOR NEW RESIDENTIAL DEVELOPMENTS WITH AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 500 SQUARE FEET. SHALL COMPLY WITH LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT MODEL PER CGC 4.304.1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EXHAUST FAN. ENERGY STAR COMPLIANT EXHAUST FANS SHALL BE PROVIDED IN THE BATHROOM PER CGC 4.064.5.1. FANS SHALL BE ELECTED TO THE LISTED AND MUST BE CONTROLLED BY A HUMIDITY CONTROL, UNLESS FUNCTIONING AS PART OF A WHOLE HOUSE VENTILATION SYSTEM.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTDOOR WATER USE IN LANDSCAPE. MEET 0.2500 SQUARE FEET OF COVER. NEW RESIDENTIAL DEVELOPMENT WITH AGGREGATE LANDSCAPE AREA OF 1,500 SQUARE FEET OR LESS MAY CONFORM TO THE PRESCRIPTIVE COMPLIANCE MEASURES OUTLINED IN MWLEDS APPENDIX D.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ENVIRONMENTAL COMFORT (CGC 4.070)				
MATERIAL CONSERVATION AND RESOURCE EFFICIENCY					HEATING AND AIR CONDITIONING. HEATING AND AIR CONDITIONING SYSTEM SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS: 1. HEAT LOSS/HEAT GAIN VALUES IN ACCORDANCE WITH ANSI/ACCA 2 2. MANUAL J, ASHRAE 90.1-2005 3. SELECT HEATING AND COOLING EQUIPMENT IN ACCORDANCE WITH ANSI/ACCA 3, MANUAL J, 2-2014 OR EQUIVALENT.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENHANCED DURABILITY AND REDUCED MAINTENANCE (CGC 4.06.1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS (CGC 702)				
ROCKET PROOFING. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS SHALL BE PROTECTED WITH GEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS ACCEPTABLE TO THE ENFORCING AGENCY PER CGC 4.066.1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HVAC INSTALLER QUALIFICATION (CGC 702)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING (CGC 4.068)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HVAC INSTALLER TRAINING. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZED TRAINING OR CERTIFICATION PROGRAM PER CGC 702.1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VICINITY MAP

VENUE BLVD
TO DN TOWN
WALNUT CREEK

LA SORREL DR
LA CASA VIA
ARBOL VIA
CIELO VIA
KERLEY COURT
SITE
BRODIA WAY

N

PROJECT ADDRESS: 23 KERLEY COURT
WALNUT CREEK, CA 94598

ASSESSOR'S PARCEL NUMBER: 140-200-018

OCCUPANCY: R-3/U

CONSTRUCTION TYPE: TYPE VB

FIRE SPRINKLERS: NOT REQUIRED

LOT AREA: 31,799 S.F.

ZONING CLASSIFICATION: R-40

ZONING REQUIREMENTS: Max. Allowed / Proposed
BUILDING HEIGHT: 2-1/2 STORIES-35'-0" / CUP

SETBACK REQUIREMENTS*:
BUILDING: Front / Side / Rear
ACCESSORY STRUCTURE 25'-0" / 40'-0" AGG/20'-0" MIN / 15'-0"
3'-0" / 3'-0"

*OTHER APPLICABLE EASEMENTS OR CONSTRUCTION
LIMIT LINES, UNLESS OTHERWISE NOTED, SETBACKS ARE MEASURED
FROM PROPERTY LINES. SEE CIVIL DRAWINGS FOR ANY ADDITIONAL
INFORMATION.

BUILDING FLOOR AREAS FLOOR:
EXISTING RESIDENCE 3,542 S.F.
EXISTING GARAGE 595 S.F.
TOTAL CONDITIONED HOUSE 3,542 S.F.

STUDIO 516 S.F.

INSULATION REQUIREMENTS:
AT ALL NEW AND REMODELED CONSTRUCTION, CONTRACTOR
SHALL PROVIDE INSULATION AS INDICATED AT ENERGY
COMPLIANCE DOCUMENTATION, SHEET T24.1 & T24.2.

CODES IN EFFECT:

- 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA FIRE CODE (CFC)
- 2019 CALIFORNIA ENERGY CODE (CEC)
- 2019 CALIFORNIA GREEN BUILDING CODE (CGBC)
- CONTRA COSTA COUNTY ORDINANCES

OWNER:
Jason and Ginelle Mills
23 Kerley Court
Walnut Creek, CA 94598
Contact: Ginelle Mills
(925) 826-7933
Email: gmills@cheerfulchild.com

ARCHITECT:
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1601 North Main Street, Ste 202
Walnut Creek, CA 94526
Contact: Philip Volkmann
(925) 478-2998
email:philip@volkmannarchitecture.com

STRUCTURAL ENGINEER:
Lloyd Gossen & Co.
805 Country Club Parkway
Castle Rock, CO 80108
Contact: Lloyd Gossen
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LGossen@aol.com

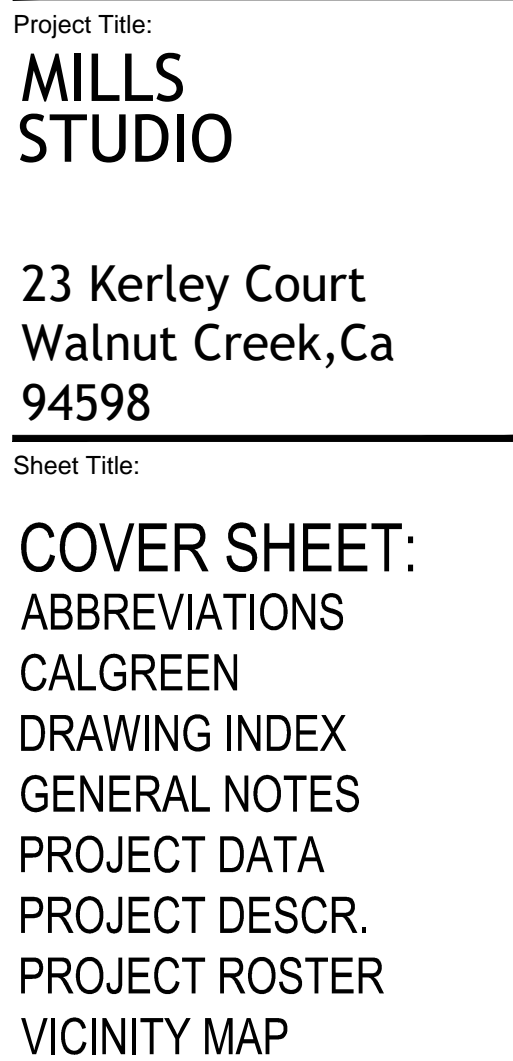
CIVIL ENGINEER:
Humann Company Inc.
1021 Brown Ave.
Lafayette, CA 94549
Contact: Rick Humann
(925) 283-5000
email:humann@pacbell.net

ENERGY CONSULTANT:
West Coast Energy Design
1075 Victorine Road
Livermore, CA 94551
Contact: Lanny Dana
(925) 243-1767
email: MyTitle24Guy@gmail.com

516 SF STUDIO

A1	COVER SHEET: ABBREVIATIONS, CALGREEN, DRAWING INDEX, GENERAL NOTES, PROJECT DATA, PROJECT DESCRIPTION, PROJECT ROSTER & VICINITY MAP
A2	FLOOR PLAN & ELECTRICAL, MECHANICAL & PLUMBING PLAN
A3	ROOF DRAINAGE PLAN
A4	EXTERIOR ELEVATIONS & BUILDING SECTIONS
D1	ARCHITECTURAL DETAILS
SP1	ARCHITECTURAL SPECIFICATIONS
SP2	ARCHITECTURAL SPECIFICATIONS
S1	ENGINEERING GENERAL NOTES
S2	ROOF FRAMING PLAN
S3	FOUNDATION PLAN
S4	STRUCTURAL DETAILS
S5	STRUCTURAL DETAILS
C1	TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY)
T24.1	TITLE 24 COMPLIANCE
T24.2	TITLE 24 COMPLIANCE

1. Unless otherwise specifically shown on the drawings, the following notes shall apply throughout construction.
2. All new construction shall conform to the latest codes shown on the project data.
3. Any discrepancy in the drawings shall be referred to the Architect for further clarification before starting construction.
4. In the event that certain features of the construction are not fully shown on the drawings or called for in the general notes or specifications, their construction shall be of the same character as for similar conditions that are shown or called for.
5. It shall be the contractor's responsibility to completely familiarize himself with these plans and the existing site conditions, prior to the start of construction.
6. Verify all plan dimensions and rough opening requirements prior to start of framing.
7. Indicated dimensions shall take precedence over scaled measurements.
8. All work shall equal or exceed all current applicable building, electrical, plumbing, mechanical, fire, safety and zoning codes and ordinances.
9. Where necessary, the contractor shall provide line diagrams, load calculations, shop drawings, etc., to the owner's representative and/or local building officials for approval.
10. Verify locations and requirements for underground work and work embedded in slabs including utility service, sanitary sewer, drainage and irrigation prior to start of work, special coordination with utility companies will be required to coordinate gas, electric, cable, and water service lines.
11. Verify space required for plenums and ducts with heating contractor before start of work.
12. Verify space required and compliance with code requirements for piping and drilling through structural wood members before start of work.
13. Bolts bearing on wood shall have standard cast iron or malleable iron washers. bolt holes shall be drilled to the net diameter of bolts.
14. Extend and/or modify all existing subsurface drainage systems, as required at new and remodelled areas, including roof drain solid collector, perimeter sub drain, and crawlspace drains (if any).
15. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall not fewer than 6 inches within the first 10 feet. CRC R401.3. Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet (3048 mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped not less than 2 percent away from the building.



No.		By	Date

Sheet No.:

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