ENERGY CALCULATIONS

THESE VALUES WERE USED TO CALCULATE CBECC RES 2025 COMPLIANCE USING THE RESIDENTIAL PERFORMANCE COMPLIANCE METHOD 5

NOTE:
AIR FILM VALUES SOURCED FROM THE 2021 ASHRAE FUNDAMENTALS, CHAPTER 26, PAGE 26.21, TABLE 10

WALL ASSEMBLY
OUTSIDE AIR FILM: 0.25
5.75" EPS WALL PANEL: 22.54 (ASSUMES R VALUE OF 3.92/INCH) VARIES ANYWHERE FROM 3.5 TO 4.0
1/4" MGO BOARD: 0
INSIDE AIR FILM: 0.68
- TOTAL FOR WALL ASSEMBLY: R= 23.47 U= 0.0426

FLOOR ASSEMBLY
OUTSIDE AIR FILM: 0.25
6.75" EPS WALL PANEL: 26.46 (ASSUMES R VALUE OF 3.92/INCH) VARIES ANYWHERE FROM 3.5 TO 4.0
1/4" MGO BOARD: 0
INSIDE AIR FILM: 0.92
- TOTAL FOR FLOOR ASSEMBLY: R= 27.63 U= 0.0362

ROOF ASSEMBLY
OUTSIDE AIR FILM: 0.25
6.75" EPS WALL PANEL: 26.46 (ASSUMES R VALUE OF 3.92/INCH) VARIES ANYWHERE FROM 3.5 TO 4.0
1/4" MGO BOARD: 0
INSIDE AIR FILM: 0.61
- TOTAL FOR ROOF ASSEMBLY: R= 27.32 U= 0.0366

NOTES:
- R VALUES NOTED ABOVE (R 3.92/IN) ARE REFERENCED IN ICC EVALUATION REPORT ESR 1962, FOR EXPANDED POLYSTYRENE INSULATION. THIS INSULATION IS LISTED AS THE INSULATION USED IN THE ICC ES EVALUATION REPORT ESR 4725 FOR STRUCTURAL INSULATION PANELS.
- SIP PANEL ASSEMBLY R-VALUES WERE CALCULATED USING LISTED INSULATION VALUES AND AIR BARRIER. INTERNAL AND EXTERNAL SHEATHING WAS NOT FACTORED INTO TOTAL PANEL PERFORMANCE.

ADDITIONAL SITE INSTALLED ENERGY COMPLIANCE REQUIREMENTS:
- NO PHOTOVOLTAIC SYSTEM REQUIRED WHEN MINIMUM SIZE (SECTION 150.1(c)14) < 1.8 kWdc (O kW).
- IF REQUIRED, PHOTOVOLTAIC SYSTEM TO BE SUPPLIED + INSTALLED ON SITE BY INSTALLER .

5

MODEL DATA

OCCUPANCY CLASSIFICATION:	R-3 ACCESSORY DWELLING UNIT (ADU)
TOTAL BUILDING AREA:	361 SQFT
BUILDING HEIGHT:	19'-4" (EXISTING TO REMAIN)
CONSTRUCTION TYPE:	V-B (STRUCTURAL INSULATING PANELS)
FIRE SUPPRESSION:	AUTOMATIC FIRE SPRINKLERS ARE NOT PROVIDED. FIRE SPRINKLERS WILL BE REVIEWED AND INSTALLED UNDER LOCAL AUTHORITIES

TESTS PASSED:
- NFPA 286 CORNER BURN TEST
- ASTM E84 NON-COMBUSTIBLE MATERIAL CONSTRUCTION
- ICC EVALUATION REPORT ESR 4725

BOXABL

STUDIO CASITA
TWO DOOR - MODEL BXB-000012
(CALIFORNIA - FOAM WEDGE ROOF)

5

MODEL CONTACTS

MANUFACTURER
BOXABL
5345 EAST NORTH BELT ROAD
LAS VEGAS, NV 89115

QC MANUAL APPROVAL NO:
MAC-FBH-10116

INSTALLATION MANUAL:
BXB-000012 INSTALLATION GUIDE
PLAN APPROVAL NO: MAC-FBH-10121

ARCHITECT
SEVAN DESIGN SOLUTIONS P.C.
3025 HIGHLAND PARKWAY, SUITE 850
DOWNERS GROVE, ILLINOIS
630-294-4583
JOE DEFILIPPIS

ELECTRICAL ENGINEER
DICKERSON ENGINEERING, INC
3343 NORTH RIDGE
ARLINGTON HEIGHTS, IL 60004
847-966-0290
GREGORY DOFFIN

MECHANICAL & PLUMBING ENGINEER
WCW ENGINEERS, INC.
760 CREEL DRIVE
WOOD DALE, IL 60191
630-595-8800
JOSEPH G. THOMAS

STRUCTURAL ENGINEER
SIP ENGINEERING CONSULTANTS, LLC
14845 SW MURRAY SCHOLLS DR
SUITE 110 PMB 306
BEAVERTON, OR 97007
503-564-4178
MIKE NELSON

MODEL INFORMATION

ADDRESS:
ADDRESS:
CITY:
COUNTY:
STATE: CALIFORNIA
CLIMATE ZONE: ALL CLIMATE ZONES

BUILDING CODE: 5
GOVERNING LAW:
- CALIFORNIA HEALTH AND SAFETY CODE, DIVISION 13, PART 6

GOVERNING REGULATIONS:
- CALIFORNIA CODE OF REGULATIONS, TITLE 25, CHAPTER 3, SUBCHAPTER 1

GOVERNING BUILDING STANDARDS CODES:
- CCR TITLE 24 PART 2.5, 2025 CALIFORNIA RESIDENTIAL CODE
- CCR TITLE 24 PART 3, 2025 CALIFORNIA ELECTRICAL CODE
- CCR TITLE 24 PART 4, 2025 CALIFORNIA MECHANICAL CODE
- CCR TITLE 24 PART 5, 2025 CALIFORNIA PLUMBING CODE
- CCR TITLE 24 PART 6, 2025 CALIFORNIA ENERGY CODE
- CCR TITLE 24 PART 7, 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE
- CCR TITLE 24 PART 11, 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

IN COMPLIANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 25, ARTICLE 3031 (a), THE ENTIRETY OF THE QUALITY CONTROL MANUAL FOR THE MANUFACTURING PLANT, APPROVAL NUMBER MAC-FBH 10116, IS CONSIDERED AS A PART OF THIS MODEL PLANS SUBMITTAL

GENERAL NOTES

THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANTY OR GUARANTEE THE COMPLETENESS OF THE WORK BEYOND A REASONABLE DILIGENCE. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS ARE FOUND TO EXIST IN THE WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THE ISSUE. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS, SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY OF SUCH FAILURE. ACTION TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ARCHITECT, IN CONTRADICTION TO THE WORK PRODUCT, OR THE RECOMMENDATIONS OF THE ARCHITECT SHALL BECOME THE RESPONSIBILITY OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

THESE DRAWINGS WERE PREPARED BASED ON THE ASSUMPTION THAT ANY CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR VENDOR INVOLVED IN THE CONSTRUCTION OF THE WORK DESCRIBED HEREIN HAS EXPERIENCE IN THEIR RESPECTIVE AREAS OR DISCIPLINES THAT MAKE UP THE SCOPE OF THE PROJECT.

MANUFACTURERS COMPLIANCE CERTIFICATE CAN BE FOUND INSIDE THE ELECTRICAL SUB PANEL DOOR.

THESE UNITS ARE PREFABRICATED FACTORY BUILT ACCESSORY DWELLING UNITS. PLUMBING, ELECTRICAL, & HVAC ARE PRE-INSTALLED, AND ARE CONNECTED TO INCOMING UTILITIES WHEN THE UNIT IS SET ON SITE.

FOUNDATION SYSTEM IS PERMITTED & INSTALLED SEPARATELY BY THE UNIT OWNER.

THIS SET IS INTENDED TO BE USED IN CONJUNCTION WITH THE MANUFACTURERS PANEL DRAWINGS AND STRUCTURAL DRAWINGS.

COVER SHEET

STAMP OF APPROVAL:

Approved For State of California
Factory Built Housing
By
MA Consulting & Engineering MACE, LLC.
Third Party Design Approval Agency (DAA)
Certificate Number: DF1570823

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Generic Foundation Design Approved

Occupancy	Roof LL	Wind	Exp	Seismic Cat
R3	20	115	C	E

Plan Approval No. MAC-FBH 10153
By: Mohsen Anis
Approval Date: 10/5/2026
Expiration Date: 1/11/2028

PROFESSIONAL SEAL:

9/22/26
LICENSED ARCHITECT
JOSEPH A. DEFILIPPIS
C-28852
10-31-27
Renewal Date
STATE OF CALIFORNIA

DATE:	REV:	DESCRIPTION:
02-19-25	1	CLIENT REVISIONS
03-05-25	2	CLIENT REVISIONS
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07-11-25	4	CLIENT REVISIONS
09-22-26	5	CLIENT REVISIONS

PROFESSIONAL SEAL:

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE CODES AND ORDIANCES FOR PREFABRICATED DWELLING UNITS.

sevan
DESIGN SOLUTIONS, P.C.

Corporate Office:
3025 Highland Parkway | Suite 850
Downers Grove, IL 60515

Contact Information:
info@sevan.com
www.sevan.com

INTEGRITY | RESPECT | TEAMWORK | EXCELLENCE | CHARITY

SHEET MANAGEMENT	
SHEET FORMAT:	ARCH C
SHEET SCALE:	1:3
CREATED BY:	KD
RELEASE DATE:	7/12/2024

MODEL: BXB-000012
2 DOOR CASITA
(CALIFORNIA)

SHEET: G1.0

BOXABL INC.
5345 EAST NORTH BELT ROAD
NORTH LAS VEGAS, NV 89115, USA
+1(702) 500-9000 HELLO@BOXABL.COM

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOXABL INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOXABL INC. IS PROHIBITED.

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S4	FOUNDATION CONNECTION LAYOUT	1	2				
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S9	TAPERED ROOF INSULATION ANCHOR LAYOUT (5)						
S10	*CONCRETE STRENGTH & AIR ENTRAINMENT REQ'TS*						
S11	*REMOVED FROM SET*						
S12	*REMOVED FROM SET*						
S13	*REMOVED FROM SET*						
S14	*REMOVED FROM SET*						
S15	*REMOVED FROM SET*						
S16	*REMOVED FROM SET*						
S17	*REMOVED FROM SET*						
S18	*REMOVED FROM SET*						

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SHEET FORMAT:	ARCH C
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PRE-CONSTRUCTION DISCLOSURE (DELINEATION OF PLAN REVIEW AND INSPECTION)

CALIFORNIA FACTORY-BUILT HOUSING

BXB-000012 - 2 DOOR CASITA - CALIFORNIA	BOXABL					
SECTION / DESCRIPTION	PLAN REVIEW		CODE SECTION	INSPECTION		CODE SECTION
	DAA	LEA		QAA	LEA	
FBH COMPLIANCE WITH TITLE 24, CCR PARTS 2, 2.5, 3, 4, 5, 6, 11	X		TITLE 25, CCR §3070	X	X	TITLE 25, CCR §3070 HSC §19992
DESIGN CODES, DESIGN LOADS, DESIGN CRITERIA	X		TITLE 25, CCR §3070	X		TITLE 25, CCR §3070
COMPLIANCE WITH LOCAL PLANNING AND ZONING REQUIREMENTS, INCLUDES: - LOCAL ZONE USE REQUIREMENTS - LOCAL SNOW LOAD REQUIREMENTS - LOCAL WIND PRESSURE REQUIREMENTS - STATE FIRE ZONE REQUIREMENTS - LOCAL FIRE ZONE REQUIREMENTS - BUILDING SETBACK REQUIREMENTS - SIDE AND REAR YARD REQUIREMENTS - SITE DEVELOPMENT REQUIREMENTS - PROPERTY LINE REQUIREMENTS - ARCHITECTURAL AND AESTHETIC REQUIREMENTS		X	HSC §19993		X	HSC §19993
INSTALLATION INSTRUCTIONS AND DETAILS	X		TITLE 25, CCR §3028		X	HSC §19992
MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, FIRE SAFETY, FIRE PROTECTION, FIRE ALARM SYSTEMS AND COMPLIANCE WITH CALIFORNIA GREEN AND ENERGY CODES; FACTORY-BUILT COMPONENTS	X		TITLE 25, CCR §3070	X		TITLE 25, CCR §3070
MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, FIRE SAFETY, FIRE PROTECTION, FIRE ALARM SYSTEMS AND COMPLIANCE WITH CALIFORNIA GREEN AND ENERGY CODES; INTER-MODULAR CONNECTIONS	X		TITLE 25, CCR §3070		X	HSC §19992
MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, FIRE SAFETY, FIRE PROTECTION, FIRE ALARM SYSTEMS AND COMPLIANCE WITH CALIFORNIA GREEN AND ENERGY CODES; SITE-BUILT COMPONENTS		X	TITLE 25, CCR §3070		X	HSC §19992
GRADING AND EXCAVATION		X			X	HSC §19992
SITE PLAN: FOR THE ONLY PURPOSE OF CHECKING FIRE-RATING OF EXTERIOR WALLS	X		TITLE 25, CCR §3070	X		TITLE 25, CCR §3070
SITE PLAN: ALL OTHER ELEMENTS OF SITE PLAN		X	HSC §19993		X	HSC §19993
CUSTOM FOUNDATIONS		X	TITLE 25, CCR §3028		X	HSC §19992
PRE-APPROVED GENERIC FOUNDATIONS	X				X	
FACTORY-BUILT UNITS CONNECTIONS TO THE FOUNDATION	X		TITLE 25, CCR §3028		X	HSC §19992
FACTORY-BUILT UNITS CONNECTIONS TO SITE-BUILT STRUCTURES	X		TITLE 25, CCR §3028		X	HSC §19992
FIRE SPRINKLERS (IF REQUIRED)		X	TITLE 25, CCR §3070		X	HSC §19992
SITE -BUILT STRUCTURES (BASEMENTS, DECKS, GARAGES, STAIRS, RAMPS, RAILS, ETC.)		X			X	HSC §19992
CONNECTIONS TO PUBLIC UTILITIES		X			X	HSC §19992
ALL FINISH WORK THAT WAS NOT INCLUDED IN THE FACTORY-BUILT UNITS OR REQUIRED TO BE DONE AFTER INSTALLATION (PAINTING, FLOORING, ROOFING, SIGNAGE, ETC.) 5	X		TITLE 25, CCR §3028		X	HSC §19992
CUSTOM FOAM WEDGE ROOF CONSTRUCTION AND ROOFING		X			X	
PRE-APPROVED FOAM WEDGE ROOF CONSTRUCTION & ROOFING 5	X				X	
EXTENSION OF VENT PIPES THROUGH AND ABOVE SITE INSTALLED FOAM WEDGE ROOF	X				X	
INSTALLATION AND TESTING OF SMOKE DETECTOR - CO ALARM COMBO	X				X	
INSTALLATION AND TESTING OF OUTDOOR HVAC CONDENSING UNIT	X				X	
FLUSHING OF PEX LINES	X				X	CA PLUM CODE 604.1.2

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NOTES:

1. WHEN DRAWINGS AND OTHER DOCUMENTS INCLUDE BOTH FACTORY BUILT AND SITE BUILT CONSTRUCTION, DAA'S APPROVAL STAMP APPLIES ONLY THE ITEMS MARKED TO BE REVIEWED BY DAA IN THE LIST ABOVE.
2. FOR ANY ITEMS NOT INCLUDED IN THE LIST ABOVE, PLAN REVIEW AND INSPECTION WILL BE ACCORDING TO THE FOLLOWING RULES:
   - 2.A. FACTORY BUILT ELEMENTS WILL BE REVIEWED BY DAA AND INSPECTED BY QAA
   - 2.B. CONNECTIONS BETWEEN FACTORY BUILT COMPONENTS OR BETWEEN FACTORY BUILT AND SITE BUILT COMPONENTS WILL BE REVIEWED BY DAA AND INSPECTED BY LEA.
   - 2.C. SITE BUILT ELEMENTS WILL BE REVIEWED AND INSPECTED BY LEA UNLESS NOTED OTHERWISE.
3. RESERVED
4. ALL OTHER SITE WORK NOTE MENTIONED ABOVE WILL BE REVIEWED AND INSPECTED BY LEA UNLESS NOTED OTHERWISE.
5. PER HCD PUBLISHED HANDBOOK OF FACTORY-BUILT HOUSING, PAGE 5:

   FBH DESIGN AND APPROVAL BY HCD THIRD-PARTY AGENCIES TYPICALLY CONSISTS OF THE FACTORY-CONSTRUCTED STRUCTURE ONLY, BUT MAY ALSO INCLUDE THE FOUNDATION, AND OTHER SITE-INSTALLED ELEMENTS, IF NOTED AND APPROVED BY THE DAA ON THE APPROVED SET OF PLANS.

   THE APPROVAL OF DAA ON THIS SET OF PLANS INCLUDES THE FOLLOWING:

   - 5.A. GENERIC FOUNDATION DESIGN
   - 5.B. AN OPTION FOR A PITCHED OR TRUSSED, SITE-BUILT ROOF CONSTRUCTION AND ROOFING DESIGN

CA FACTORY-BUILT HOUSING PROGRAM NOTES

- THESE PLANS ARE SUBMITTED TO CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) UNDER THE CALIFORNIA FACTORY-BUILT HOUSING PROGRAM, IN ACCORDANCE WITH CALIFORNIA HEALTH AND SAFETY CODE - HSC, DIVISION 13 – HOUSING, PART 6 – FACTORY-BUILT HOUSING AND CALIFORNIA CODE OF REGULATIONS, TITLE 25, CHAPTER 3, SUBCHAPTER 1
- FBH MODEL PLANS ARE NOT LIMITED TO A SPECIFIC SITE AND CAN BE INSTALLED WITHIN THE STATE OF CALIFORNIA WHEREVER THE DESIGN CRITERIA MATCH OR EXCEED SITE CRITERIA, PURSUANT TO PROVISIONS AND LIMITATIONS SET FORTH IN CALIFORNIA HEALTH AND SAFETY CODE, ARTICLES 19981 AND 19993
- PURSUANT TO SECTION 19981(A) OF THE HEALTH AND SAFETY CODE: ALL FACTORY-BUILT HOUSING BEARING AN INSIGNIA OF APPROVAL PURSUANT TO SECTION 19980 SHALL BE DEEMED TO COMPLY WITH THE REQUIREMENTS OF ALL ORDINANCES OR REGULATIONS ENACTED BY ANY CITY, CITY AND COUNTY, COUNTY, OR DISTRICT WHICH MAY BE APPLICABLE TO THE CONSTRUCTION OF HOUSING. NO CITY, CITY AND COUNTY, COUNTY, OR DISTRICT SHALL REQUIRE SUBMITTAL OF PLANS FOR ANY FACTORY-BUILT HOUSING MANUFACTURED, OR TO BE MANUFACTURED, PURSUANT TO THIS PART FOR THE PURPOSE OF DETERMINING COMPLIANCE WITH THIS PART OR THE REGULATIONS PROMULGATED THEREUNDER, OR FOR DETERMINING COMPLIANCE WITH ANY LOCAL CONSTRUCTION REQUIREMENT, EXCEPT AS PROVIDED IN SECTION 19993.
- PURSUANT TO SECTION 19981(B) OF THE HEALTH AND SAFETY CODE, NO FACTORY-BUILT HOUSING BEARING A DEPARTMENT INSIGNIA OF APPROVAL PURSUANT TO SECTION 19980 SHALL BE IN ANY WAY MODIFIED PRIOR TO INSTALLATION UNLESS APPROVAL IS FIRST OBTAINED FROM THE DEPARTMENT
- PURSUANT TO SECTION 19981(C) OF THE HEALTH AND SAFETY CODE, NO FACTORY-BUILT HOUSING SHALL BE IN ANY WAY MODIFIED DURING INSTALLATION UNLESS APPROVAL FOR SUCH MODIFICATION IS FIRST OBTAINED FROM THE LOCAL ENFORCEMENT AGENCY
- PURSUANT TO SECTION 19993 OF THE HEALTH AND SAFETY CODE: (A) LOCAL USE ZONE REQUIREMENTS, LOCAL SNOW LOAD REQUIREMENTS, LOCAL WIND PRESSURE REQUIREMENTS, LOCAL FIRE ZONES, BUILDING SETBACK, SIDE AND REAR YARD REQUIREMENTS, SITE DEVELOPMENT AND PROPERTY LINE REQUIREMENTS, AS WELL AS THE REVIEW AND REGULATION OF ARCHITECTURAL AND AESTHETIC REQUIREMENTS ARE HEREBY SPECIFICALLY AND ENTIRELY RESERVED TO LOCAL JURISDICTIONS NOTWITHSTANDING ANY REQUIREMENT OF THIS PART.
- (B) LOCAL REQUIREMENTS IMPOSED ON FACTORY-BUILT HOUSING PURSUANT TO THE AUTHORITY GRANTED BY THIS SECTION SHALL NOT VARY SUBSTANTIALLY FROM THE REQUIREMENTS IMPOSED ON OTHER RESIDENTIAL BUILDINGS OF SIMILAR SIZE

DELINEATION OF PLAN REVIEW

ABBREVIATIONS

FBH	FACTORY-BUILT HOUSING
HCD	CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DAA	HCD APPROVED DESIGN APPROVAL AGENCY
QAA	HCD APPROVED QUALITY ASSURANCE AGENCY
LEA	LOCAL ENFORCING AGENCY

STAMP OF APPROVAL:

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INTEGRITY | RESPECT | TEAMWORK | EXCELLENCE | CHARITY

SHEET MANAGEMENT	
SHEET FORMAT:	ARCH C
SHEET SCALE:	1:3
CREATED BY:	KD
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MODEL: BXB-000012
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PROPRIETARY AND CONFIDENTIAL
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FACTORY SCOPE OF WORK

- ALL EXTERIOR AND INTERIOR WALLS, FLOORS AND CEILINGS ARE PRE-BUILT IN THE FACTORY AND PRE-FINISHED. SOME TOUCH UP WORK MAY BE NECESSARY AT PANEL HINGE POINTS ON-SITE.
- ALL INTERIOR ELECTRICAL DEVICES ARE PRE-INSTALLED AND TESTED EXCEPT FOR SMOKE DETECTORS, INTERNAL PENDANT LIGHT, AND EXTERIOR SCONCE WHICH ARE PROVIDED BUT FIELD INSTALLED.
- ALL INTERIOR PLUMBING WATER LINES & DRAINS ARE FACTORY INSTALLED EXCEPT FOR THE REFRIGERATOR WATER LINE CONNECTION AND HEAT PUMP WATER HEATER INSTALLATION.
- ALL APPLIANCES EXCEPT FOR THE REFRIGERATOR ARE PRE-INSTALLED. REFRIGERATOR AND HEAT PUMP WATER HEATER ARE INCLUDED BUT SITE-INSTALLED.
- OTHER MISCELLANEOUS COMPONENTS PER "CUSTOMER INSTALL KIT" ARE INCLUDED BUT MUST BE FIELD INSTALLED. THESE MAY INCLUDE BUT NOT BE LIMITED TO:
  - BREAKFAST BAR COUNTERTOP COMPONENTS
  - OVER THE REFRIGERATOR CABINET
  - MISC. ACCENT LIGHTING
  - SMOKE DETECTORS
  - INTERIOR AND EXTERIOR TRIM COMPONENTS

RESUME OF SITE-WORK

- REFERENCE INSTALLATION MANUAL: BXB-000012 INSTALLATION GUIDE
- BUILDING FOUNDATION (FOR MODULE)
- UNDERGROUND ELECTRICAL METER ON MODULE EXTERIOR
- UNDERGROUND SANITARY LINE TO MODULE
- UNDERGROUND WATER LINE TO MODULE
- PLACEMENT OF BLDG MODULE ONTO BLDG MODULE FOUNDATIONS
- "UNPACK" BUILDING MODULE. OPEN UP HINGED PANELS TO FORM WALLS; FLOOR + ROOF OF MODULE UPON COMPLETION OF THE ASSEMBLY OF THE MODULE.
- FINISH + SEAL PLUMBING VENTS ON SITE. BOXABL TO PROVIDE FACTORY INSTALLED HUB FITTINGS IN ROOF PANELS TO ACCOMMODATE THE VERTICAL PLUMBING VENTS.
- THE OWNER, OR FORCES UNDER THEIR DIRECTION, IS RESPONSIBLE FOR INSTALLING THE FOLLOWING:
  - BATHROOM MIRROR
  - EXTERIOR LIGHT SCONCES
  - INTERIOR PENDANT LIGHTS
  - SMOKE DETECTOR
  - REFRIGERATOR
  - RANGE
  - HEAT PUMP WATER HEATER
  - WALL MOUNTED CABINETRY OVER REFRIGERATOR
  - INTERIOR TRIM COMPONENTS
  - WEATHER RESISTANT ENCLOSURE AROUND EXTERIOR INSTALLED HEAT PUMP WATER HEATER

STRUCTURAL DESIGN CRITERIA

SECTION 1 - HCD INSIGNIA OF APPROVAL INFORMATION:

- INSIGNIA NO: TO BE PROVIDED BY AHJ
- MANUFACTURER: BOXABL
- MODEL: BXB-000012
- UNIT SERIAL NUMBER: TO BE DETERMINED
- DATE OF MANUFACTURE: TO BE DETERMINED
- PLAN APPROVAL NO: SEE APPROVAL STAMP
- DESIGN ROOF LIVE LOAD: 20 psf
- SEISMIC ZONE (CATEGORY): E
- DESIGN WIND LOAD: 115 mph
- EXPOSURE: C

OTHER DESIGN CRITERIA:

- CLIMATE ZONE: ALL CLIMATE ZONES
- AUTOMATIC FIRE SPRINKLER SYSTEM: NO
- WILDLAND-URBAN INTERFACE FIRE ZONE: BUILDING IS DESIGNED TO BE LOCATED IN A WILDLAND-URBAN INTERFACE FIRE AREA. SEE NOTES ON A2.0 FOR CONSTRUCTION DETAILS
- FIRE SUPPRESSION: AUTOMATIC FIRE SPRINKLERS ARE NOT PROVIDED. FIRE SPRINKLERS WILL BE REVIEWED AND INSTALLED UNDER LOCAL AUTHORITIES

CODE: 2025 CBC, 2025 CRC (FOUNDATION)

SECTION 2 - APPLIED LOADS

- ROOF LIVE LOAD: 20 psf
- MAX ALLOWABLE GROUND SNOW LOAD, *Pg*: 47 psf (ULTIMATE - PER ASCE 7-22)
  Ce = 1 MAX (PER ASCE 7-22, TABLE 7.3-2)
- ROOF DEAD LOAD: SIP ROOF: 4 psf
  SOLAR PANEL SYSTEM: 5 psf (MAX.)
- FLOOR LIVE LOAD: 40 psf
- FLOOR DEAD LOAD: 5 psf
- MAX. ALLOWABLE BASIC (ULT) WIND SPEED: 115 mph
  EXPOSURE: C
  Kzt = 1.00 MAX PER ASCE 7-22

SECTION 3 - SEISMIC FACTORS:

- I = 1 MAX ALLOWABLE S_{DS} = 2.30
  S_{D1} = .87
- SITE CLASS = D - DEFAULT
- SEISMIC CATEGORY: E
- BASIC SEISMIC FORCE RESISTING SYSTEM = LIGHT-FRAMED WALLS w/SHEAR PANELS OF MGO & STEEL
- R = 6.5 PER ICC-ESR #4725
- ANALYSIS PROCEDURE: *EQUIV. LATERAL FORCE*
- BASE SHEAR: 3,220 LB

STAMP OF APPROVAL:

Approved For State of California
Factory Built Housing
By
MA Consulting & Engineering MACE, LLC.
Third Party Design Approval Agency (DAA)
Certificate Number: DF1570823

These plans have been approved pursuant to the provisions of The State of California Health and Safety Code, Division 13, Part 6 and California Code of Regulations, Title 25, Chapter 3, Subchapter 1
Approval herein does not authorize or approve any omission or deviation from State laws or valid local ordinances nor it is applicable to movement of units over highways, county roads or city streets.

Generic Foundation Design Approved

Occupancy	Roof LL	Wind	Exp	Seismic Cat
R3	20	115	C	E

Plan Approval No. **MAC-FBH 10153**
By: Mohsen Anis
Approval Date: **10/5/2026**
Expiration Date: **1/11/2028**

PROFESSIONAL SEAL:

9/22/26
LICENSED ARCHITECT
JOSEPH A. DEFILIPPIS
C-28852
10-31-27
Renewal Date
STATE OF CALIFORNIA

SCOPE OF WORK + STRUCTURAL DESIGN CRITERIA

DATE:	REV:	DESCRIPTION:
02-19-25	1	CLIENT REVISIONS
03-05-25	2	CLIENT REVISIONS
04-18-25	3	CLIENT REVISIONS
07-11-25	4	CLIENT REVISIONS
09-22-26	5	CLIENT REVISIONS

PROFESSIONAL SEAL:

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE CODES AND ORDIANCES FOR PREFABRICATED DWELLING UNITS.

sevan
DESIGN SOLUTIONS, P.C.

Corporate Office:
3025 Highland Parkway | Suite 850
Downers Grove, IL 60515

Contact Information:
info@sevan.com
www.sevan.com

INTEGRITY | RESPECT | TEAMWORK | EXCELLENCE | CHARITY

SHEET MANAGEMENT	
SHEET FORMAT:	ARCH C
SHEET SCALE:	1:3
CREATED BY:	KD
RELEASE DATE:	7/12/2024

MODEL: BXB-000012
2 DOOR CASITA
(CALIFORNIA)

SHEET: G1.3

BOXABL INC.
5345 EAST NORTH BELT ROAD
NORTH LAS VEGAS, NV 89115, USA
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2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1

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

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Multifamily parking facilities with assigned parking. Where dwelling units are provided with assigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an assigned parking space for each dwelling unit.

1. Where the total number of dwelling units exceeds the number of assigned parking spaces, all assigned parking spaces shall be provided with one low power Level 2 EV charging receptacle.

Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

b. Multifamily parking facilities with unassigned parking. Where dwelling units are provided with unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an unassigned parking space for each dwelling unit.

1. Where the total number of dwelling units exceeds the number of unassigned parking spaces, all unassigned parking spaces shall be provided with one low power Level 2 EV charging receptacle.

Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

3. Multifamily parking facilities with assigned and unassigned parking. Where multifamily buildings are provided with both assigned and unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided for each dwelling unit at either the assigned or unassigned parking space, but not both.

d. Receptacle power source. EV charging receptacles in multifamily parking facilities at assigned parking spaces shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

e. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:
1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers

a . Multifamily parking facilities with unassigned or common use parking. In addition to the low power Level 2 EV charging receptacle requirements of Section 4.106.4.2.2 (1), twenty-five (25) percent of unassigned or common use parking spaces not already provided with low power Level 2 EV charging receptacles, pursuant to Section 4.106.4.2.2 (1), shall be equipped with Level 2 EV chargers and shall be made available for use by all residents or guests.

b. EV charger connectors. EV chargers shall be equipped with J1772 or J3400 connectors.

c. An automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

   a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.

   b. The EVCS space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.

4.106.4.2.3 Reserved.

4.106.4.2.4 Reserved.

4.106.4.2.5 Electric vehicle ready space signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.2.6 Hotels and motels.

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

b. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:
1.For 20- ampere receptacles, NEMA 6-20R
2.For 30- ampere receptacles, NEMA 14-30R
3.For 50- ampere receptacles, NEMA 14-50R2.

2. EV Ready parking spaces with EV chargers.

a. Hotels and motels. Twenty-five (25) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers.

b. EV charger connectors. EV chargers shall be equipped with J1772 or J3400 connectors.

Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings, hotels and motels.
When existing parking facilities are altered or new parking spaces are added to existing parking facilities, and the work requires a building permit, each parking space added or altered shall have access to either a low power Level 2 EV charging receptacle or Level 2 EV charger, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Where work requiring a permit is being performed for the installation of 120-volt electrical receptacle(s) for level 1 EV charging.

4.106.4.4 Bicycle parking. Bicycle parking shall comply with Sections 4.106.4.4.1 through 4.106.4.4.3.

4.106.4.4.1 Short-term bicycle parking for multifamily buildings, hotels and motels. Provide on-site bicycle parking at a ratio of one parking space for every 10,000 square feet, but not less than two spaces. Short-term bicycle parking shall be located within 200 feet of building entrances, and readily visible to passers-by. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to:
1.Permanently anchored bicycle parking devices, racks, or lockers in an unsheltered, open area.
2.Covered or uncovered enclosures with permanently anchored bicycle parking devices or racks.

4.106.4.4.2 Long-term bicycle parking for multifamily buildings.
Provide on-site bicycle parking at a ratio of one parking space for every two dwelling units. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to:
1. Covered, lockable enclosures with permanently anchored bicycle parking devices or racks.
2. Lockable bicycle storage rooms with permanently anchored bicycle parking devices or racks.
3. Lockable, weatherproof, permanently anchored bicycle lockers.

4.106.4.4.3 Long-term bicycle parking for hotel and motel buildings.
Provide one on-site long-term bicycle parking space for every 25,000 square feet, but not less than two. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to:
1. Covered, lockable enclosures with permanently anchored bicycle parking devices or racks.
2. Lockable bicycle storage rooms with permanently anchored bicycle parking devices or racks.
3. Lockable, weatherproof, permanently anchored bicycle lockers.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 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 80 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, commercial pre-rinse spray values shall meet the requirements in the California Plumbing Code, Section 420.3.

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

STAMP OF APPROVAL:

Approved For State of California
Factory Built Housing
By
MA Consulting & Engineering MACE, LLC.
Third Party Design Approval Agency (DAA)
Certificate Number: DF1570823

These plans have been approved pursuant to the provisions of The State of California Health and Safety Code, Division 13, Part 6 and California Code of Regulations, Title 25, Chapter 3, Subchapter 1
Approval herein does not authorize or approve any omission or deviation from State laws or valid local ordinances nor it is applicable to movement of units over highways, county roads or city streets.

Generic Foundation Design Approved

Occupancy	Roof LL	Wind	Exp	Seismic Cat
R3	20	115	C	E

Plan Approval No. MAC-FBH 10153
By: Mohsen Anis
Approval Date: 10/5/2026
Expiration Date: 1/11/2028

PROFESSIONAL SEAL:

9/22/26
LICENSED ARCHITECT
JOSEPH A. DEFILIPPIS
C-28852
10-31-27
Renewal Date
STATE OF CALIFORNIA

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.

CALGREEN

DATE:	REV:	DESCRIPTION:
02-19-25	1	CLIENT REVISIONS
03-05-25	2	CLIENT REVISIONS
04-18-25	3	CLIENT REVISIONS
07-11-25	4	CLIENT REVISIONS
09-22-26	5	CLIENT REVISIONS

PROFESSIONAL SEAL:

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE CODES AND ORDIANCES FOR PREFABRICATED DWELLING UNITS.

sevan
DESIGN SOLUTIONS, P.C.

Corporate Office:
3025 Highland Parkway | Suite 850
Downers Grove, IL 60515

Contact Information:
info@sevan.com
www.sevan.com

INTEGRITY | RESPECT | TEAMWORK | EXCELLENCE | CHARITY

SHEET MANAGEMENT	
SHEET FORMAT:	ARCH C
SHEET SCALE:	1:3
CREATED BY:	KD
RELEASE DATE:	7/12/2024

MODEL: BXB-000012
2 DOOR CASITA
(CALIFORNIA)

SHEET: G2.0

BOXABL INC.
5345 EAST NORTH BELT ROAD
NORTH LAS VEGAS, NV 89115, USA
+1(702) 500-9000 HELLO@BOXABL.COM

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOXABL INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOXABL INC. IS PROHIBITED.

BOXABL

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2

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

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 ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) 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).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove 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. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

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 Table 4.504.1 or 4.504.2, as applicable. 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 1 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.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, 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 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 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 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) 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 8, Rule 49.

4.504.2.4 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:

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

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING 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 ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT 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.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & 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	250
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.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

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 CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 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 Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 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 Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% 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 Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 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 for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 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:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

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:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. 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:

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

Notes:

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

[BSC] 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, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

STAMP OF APPROVAL:

Approved For State of California
Factory Built Housing
By
MA Consulting & Engineering MACE, LLC.
Third Party Design Approval Agency (DAA)
Certificate Number: DF1570823

These plans have been approved pursuant to the provisions of The State of California Health and Safety Code, Division 13, Part 6 and California Code of Regulations, Title 25, Chapter 3, Subchapter 1
Approval herein does not authorize or approve any omission or deviation from State laws or valid local ordinances nor it is applicable to movement of units over highways, county roads or city streets.

Generic Foundation Design Approved

Occupancy	Roof LL	Wind	Exp	Seismic Cat
R3	20	115	C	E

Plan Approval No. MAC-FBH 10153
By: Mohsen Anis
Approval Date: 10/5/2026
Expiration Date: 1/11/2028

PROFESSIONAL SEAL:

9/22/26
LICENSED ARCHITECT
JOSEPH A. DEFILIPPIS
C-28852
10-31-27
Renewal Date
STATE OF CALIFORNIA

CALGREEN

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DESIGN SOLUTIONS, P.C.

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3025 Highland Parkway | Suite 850
Downers Grove, IL 60515

Contact Information:
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INTEGRITY | RESPECT | TEAMWORK | EXCELLENCE | CHARITY

SHEET MANAGEMENT	
SHEET FORMAT:	ARCH C
SHEET SCALE:	1:3
CREATED BY:	KD
RELEASE DATE:	7/12/2024

MODEL: BXB-000012
2 DOOR CASITA
(CALIFORNIA)

SHEET: G2.1

BOXABL INC.
5345 EAST NORTH BELT ROAD
NORTH LAS VEGAS, NV 89115, USA
+1(702) 500-9000 HELLO@BOXABL.COM

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LEGEND

1 KEY NOTE	1 WINDOW TAG SEE A1.0
1 SIP PANEL	D# DOOR TAG SEE A1.0
2 INTERIOR WALL	

FLOOR PLAN KEYNOTES

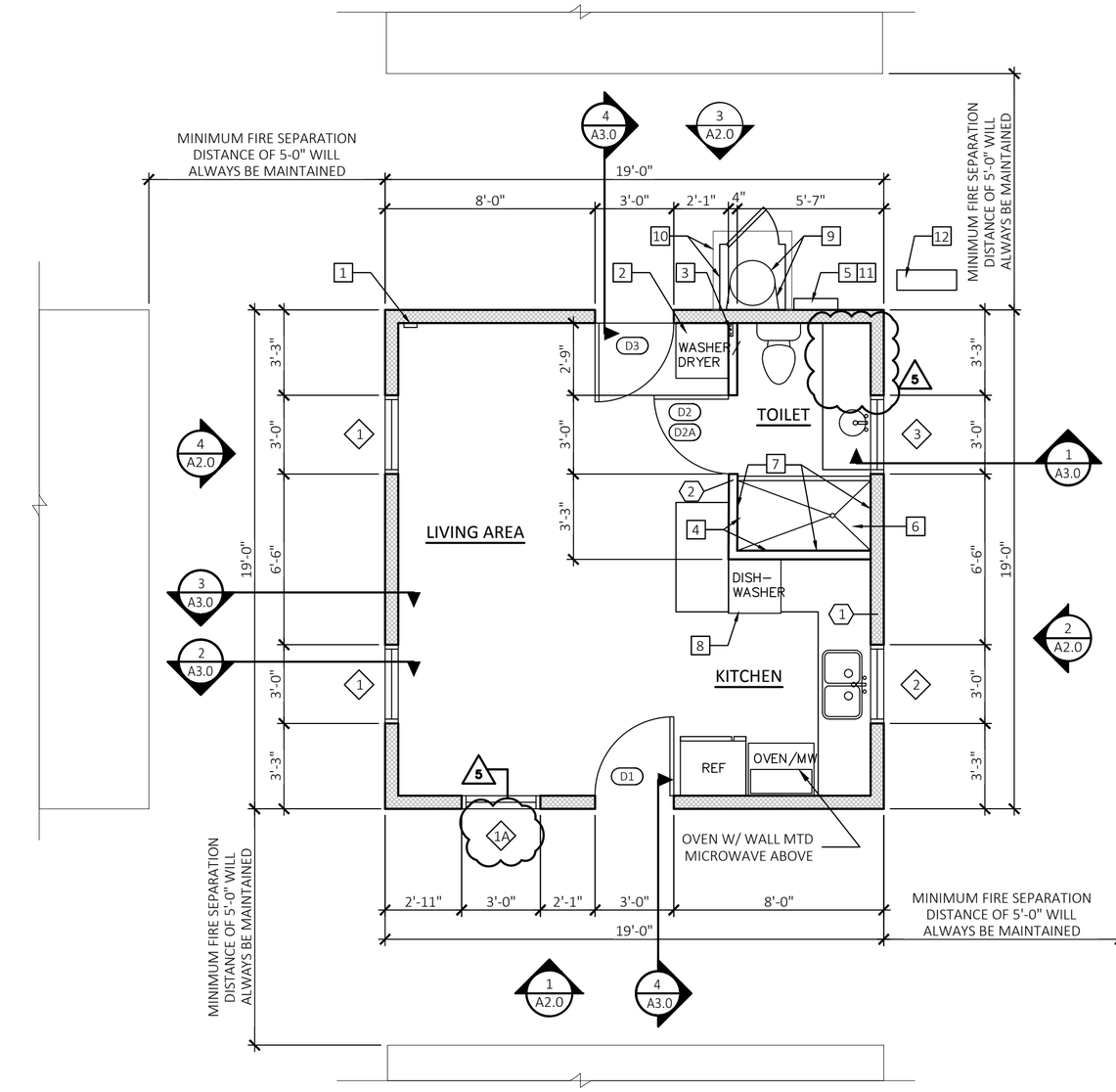
1	WALL MOUNTED SMOKE DETECTOR 20' AWAY FROM COOKING APPLIANCE
2	VENTLESS COMBO WASHER/DRYER UNIT
3	WASHER OUTLET BOX. RUN HOSES THRU PARTITIONS TO CONNECT TO WASHER/DRYER UNIT
4	PREFABRICATED SHOWER ENCLOSURE PREPPED TO RECEIVE FIELD INSTALLED GRAB BARS IF REQUIRED
5	HCD INSIGNIA OF APPROVAL TO BE PLACED AT INSIDE DOOR OF ELECTRICAL PANEL.
6	34" x 60" SHOWER INCLUDING 2" CURB
7	BATHTUB AND/OR SHOWER FLOORS AND WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE A MIMINUM OF 6'-0" ABOVE FLOOR
8	UNDER COUNTER DISHWASHER
9	HEAT PUMP WATER HEATER. PROVIDE STRAPS AND ANCHORAGE TO WALL
10	30" X 30" (MIN.) GALVANIZED STEEL WATER HEATER ENCLOSURE SET ON A 36" X 36" PRECAST CONCRETE PAD. INSTALL ENCLOSURE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
11	ELECTRICAL SUB PANEL (FACTORY INSTALLED). SITE-INSTALLER TO MAINTAIN 36" CLEARANCE IN FRONT OF PANEL.
12	GROUND MOUNTED CONDENSING UNIT (SHIPPED LOOSE TO BE INSTALLED ON SITE) SET ON A SITE-BUILT PRECAST CONCRETE PAD. MAINTAIN CLEARANCE TO ELEC. PANELS AS REQUIRED.

NOTES

- ELECTRICAL OUTLETS, SWITCHES, AND CONTROLS (INCLUDING HVAC CONTROLS) SHALL BE PLACED NOT MORE THAN 48" AND NOT LESS THAN 15" ABOVE THE FINISHED FLOOR
- FIRE SPRINKLER INSTALLATION WHERE REQUIRED BY THE AHJ. IS THE RESPONSIBILITY OF THE OWNER AND INSTALLED BY OTHERS
- SEE MANUFACTURER'S DRAWINGS FOR UTILITY CONNECTIONS, PANEL DETAILS, MODULAR CONNECTIONS & ALL RELATED STRUCTURAL DETAILS
- FINAL DIMENSIONS ARE WITHIN ±1" OF DIMENSIONS SHOWN BASED ON MANUFACTURING TOLERANCES

AGING-IN-PLACE ACCOMMODATIONS:

- INSTALLING AN AGING-IN-PLACE COMPLIANT SHOWER SURROUND TO COMPLY WITH SECTION R327.1.1
- A FLOOR-MOUNTED WATER CLOSET GRAB-BAR MAY BE INSTALLED ON-SITE (BOXABL DOES NOT PROVIDE ONE)
- INTERIOR BATHROOM DOOR HAS A NET OPENING OF NOT LESS THAN 32" MEASURED WITH THE DOOR AT AN ANGLE OF 90° FROM THE CLOSED POSITION TO COMPLY WITH SECTION R327.1.3
- ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, DOORBELL & CONTROL HEIGHTS ARE NO MORE THAN 48" MEASURED THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR PER SECTION 327.1.2 & R327.1.4



1 A1.0 FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
SEE SHEET G1.3 FOR EXTENT OF WORK TO BE DONE ON SITE.

FLOOR PLAN

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Factory Built Housing
By
MA Consulting & Engineering MACE, LLC.
Third Party Design Approval Agency (DAA)
Certificate Number: DF1570823

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Generic Foundation Design Approved

Occupancy	Roof LL	Wind	Exp	Seismic Cat
R3	20	115	C	E

Plan Approval No. MAC-FBH 10153
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FINISH SCHEDULE

APPLICATIONS	COLOR	FINISH	MANUFACTURER	NOTES
WALLS/CEILINGS	SHERWIN WILLIAMS 7006 EXTRA WHITE	EGG SHELL	SHERWIN WILLIAMS	OR APPROVED EQUIVALENT
FLOORING	#BE011	N/A	MOHAWK	OR APPROVED EQUIVALENT. FIBERGLASS SHEET VINYL
INTERIOR WINDOW/DOOR TRIM	SHERWIN WILLIAMS 7006 EXTRA WHITE	UV-RESISTANT SATIN	BOXABL	OR APPROVED EQUIVALENT
INTERIOR BASEBOARD	SHERWIN WILLIAMS 7006 EXTRA WHITE	UV-RESISTANT SATIN	BOXABL	OR APPROVED EQUIVALENT
CABINETS	SHERWIN WILLIAMS 7006 EXTRA WHITE	SATIN	BOXABL	OR APPROVED EQUIVALENT CABINETRY
COUNTERTOPS	#9527-58	N/A	FORMICA	OR APPROVED EQUIVALENT COUNTERTOP LAMINATE

5

HARDWARE SCHEDULE

NUMBER	PRODUCT TYPE	MANUFACTURER	MODEL NO	MATERIAL	COLOR	NOTES
H1	EXTERIOR DOOR HANDLE AND DEADBOLT SET	BOXABL	GDQ22-CA0411	ZINC ALLOY	BLACK	OR APPROVED EQUIVALENT COMBO KNOB, LEVER HANDLE, DEADBOLT
H2	INTERIOR DOOR HANDLE AND DEADBOLT SET	BOXABL	50843 BL	ZINC ALLOY	BLACK	OR APPROVED EQUIVALENT
H3	INTERIOR DOOR HINGES	BOXABL	16-8942	ZINC ALLOY	BLACK	OR APPROVED EQUIVALENT 3.5 IN HEIGHT

5

NATURAL LIGHT SCHEDULE (8% REQUIRED)

BASED OFF 2025 CRC, SECTION R325.1.2

ROOM	TOTAL SQ. FT.	NATURAL LIGHT PROVIDED	NATURAL LIGHT REQUIRED	ACTUAL PERCENTAGE
LIVING AREA	208 SF	54 SF	16.64 SF	26%
KITCHEN	66 SF	12 SF	5.28 SF	18%
TOILET	44 SF	6 SF *	1.32 SF	13%

NATURAL VENTILATION SCHEDULE (4% REQUIRED)

BASED OFF 2025 CRC, SECTION R325.1.1
LIVING ROOM & KITCHEN CONSIDERED AN ADJOINING SPACE

ROOM	TOTAL SQ. FT.	WINDOW VENT SQ. FT. PROVIDED	VENTILATION REQUIRED	ACTUAL PERCENTAGE
LIVING AREA, KITCHEN	274 SF	27 SF	11 SF	9.9%
TOILET	44 SF	0 SF *	MECH. VENTED 70 CFM	N/A

* ARTIFICIAL LIGHT PROVIDED PER EXCEPTION OF CRC SECTION R325.1.1 AND VENTILATION PROVIDED PER EXCEPTION OF CRC SECTION R325.2 *

WINDOW & DOOR SCHEDULE

NUMBER	PRODUCT	CONFIGURATION	SIZE	MATERIAL	U-FACTOR	SOLAR HEAT GAIN (SHGC)	DPI	MANUFACTURER	MODEL	BOXABL PART NUMBER	NOTES
1	WINDOW	SINGLE HUNG	3'-0" X 6'-0"	VINYL	0.29	0.23	+20/-20	JELD-WEN	BFFSH3672	WIN-000015	OR APPROVED EQUIVALENT. INCLUDES BUG SCREEN SHADING. CONTAINS WUI COMPLIANT OUTER PANEL. TEMPERED, FROSTED SAFETY GLASS
1A	WINDOW	SINGLE HUNG	3'-0" X 6'-0"	VINYL	0.29	0.23	+20/-20	JELD-WEN	SC8904	WIN-000011	OR APPROVED EQUIVALENT. INCLUDES BUG SCREEN SHADING. PROVIDE TEMPERED SAFETY GLAZING @ WINDOWS TAGGED 1A. CONTAINS WUI COMPLIANT OUTER PANEL
2	WINDOW	FIXED	3'-0" X 4'-0"	VINYL	0.26	0.25	+20/-20	JELD-WEN	BLVFW3648	WIN-000014	OR APPROVED EQUIVALENT. INCLUDES BUG SCREEN SHADING. CONTAINS WUI COMPLIANT OUTER PANEL. TEMPERED, FROSTED SAFETY GLASS
3	WINDOW	FIXED	3'-0" X 2'-0"	VINYL	0.26	0.25	+20/-20	JELD-WEN	VFW3624	WIN-000013	OR APPROVED EQUIVALENT. INCLUDES BUG SCREEN SHADING. CONTAINS WUI COMPLIANT OUTER PANEL. TEMPERED, FROSTED SAFETY GLASS
D1	DOOR	STANDARD ENTRY DOOR	3'-0" X 8'-0"	FIBERGLASS	0.17	0	+55/-60	PLASTPRO	3/0C8/0 IMPACT SERIES	DOR-000068	OR APPROVED EQUIVALENT
D2	DOOR	STANDARD TOILET DOOR	3'-0" X 8'-0"	WOOD/GLASS	N/A	N/A	N/A	JHK	JHK-G01	DOR-000021	OR APPROVED EQUIVALENT TEMPERED, FROSTED SAFETY GLASS
D2A	DOOR	OPTIONAL TOILET DOOR	3'-0" X 8'-0"	WOOD	N/A	N/A	N/A	JHK	LO1206147	DOR-000022	OR APPROVED EQUIVALENT SOLID DOOR
D3	DOOR	REAR DOOR	3'-0 X 8'-0"	FIBERGLASS	0.17	0	+55/-60	PLASTPRO	3/0C8/0 IMPACT SERIES	DOR-000068	OR APPROVED EQUIVALENT

5

NOTE:
ALL WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.
THIS EXCLUDES FLAME SPREAD INDEX REQUIREMENTS FOR TRIM FOR PICTURE MOLDS, CHAIR RAILS, BASEBOARDS AND HANDRAILS (TO DOORS AND WINDOWS OR THEIR FRAMES) OR MATERIALS THAT ARE LESS THAN 1/28 INCH IN THICKNESS CEMENTED TO THE SURFACE OF WALLS OR CEILINGS IF THESE MATERIALS EXHIBIT FLAME SPREAD INDEX VALUES NOT GREATER THAN THOSE OF PAPER OF THIS THICKNESS CEMENTED TO A NONCUMBUSTIBLE BACKING

NOTE:
ALL WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450

WUI GLAZING REQUIREMENTS:
CALIFORNIA WILDLAND-URBAN INTERFACE CO 2025
504.8 EXTERIOR GLAZING:
-ALL EXTERIOR WINDOWS SHALL BE CONSTRUCTED OF ANY OF THE FOLLOWING:
- MULTILAYERED GLAZED PANELS WITH AT LEAST ONE PANE OF TEMPERED GLASS COMPLYING WITH SECTION 2406 OF THE CALIFORNIA BUILDING CODE.
- GLAZING WITH A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257 OR UL 9, AND SHALL BE EXEMPT FROM THE HOSE STREAM TEST.
  GLAZING MEETING THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

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Occupancy	Roof LL	Wind	Exp	Seismic Cat
R3	20	115	C	E

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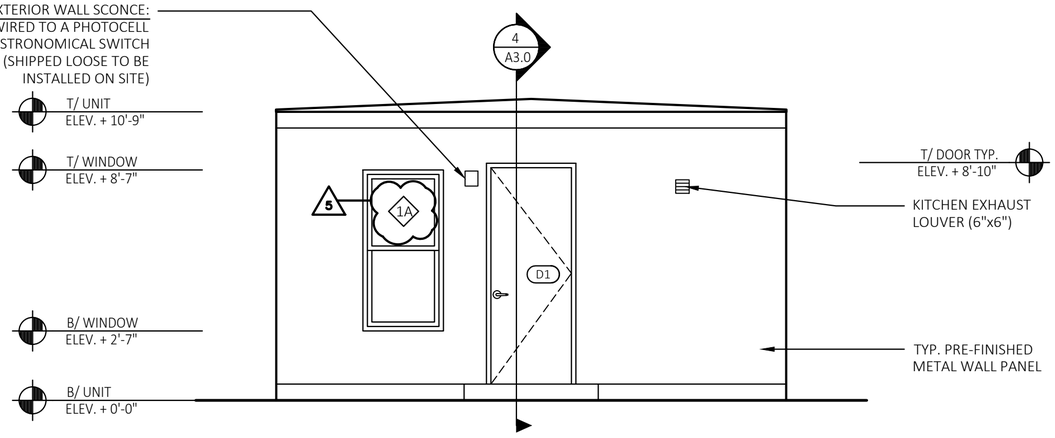
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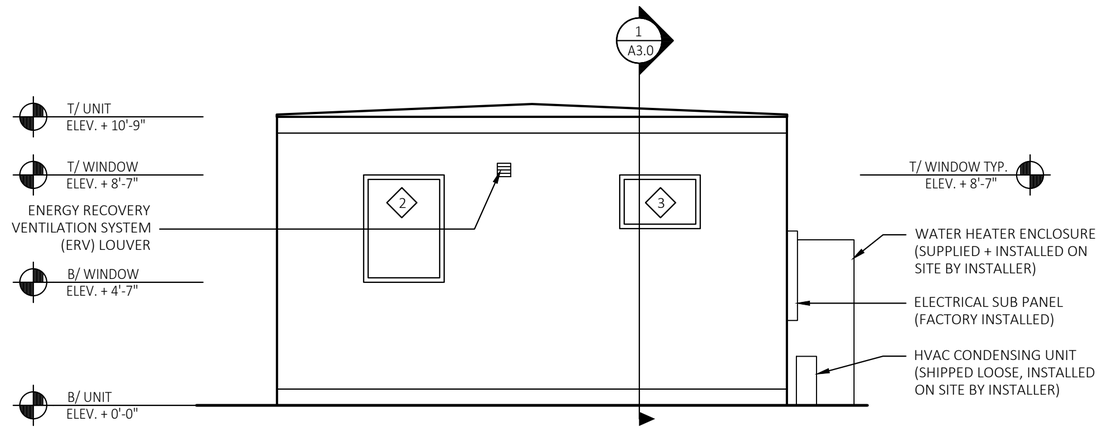
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EXTERIOR FINISHES:
24 GAUGE METAL PANEL
INSTALLED BY MANUFACTURER

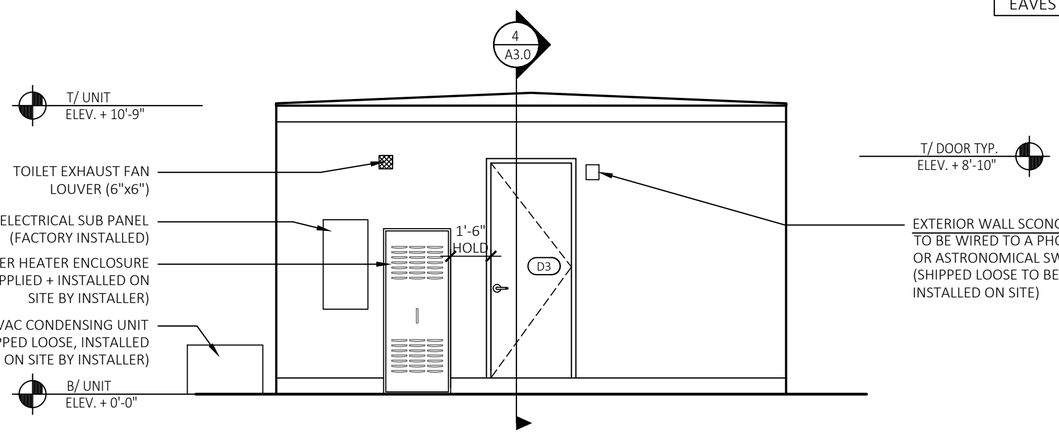


1 A2.0 FRONT ELEVATION — *OPENING PERCENTAGE = 20.56%*
SCALE: 1/4" = 1'-0"

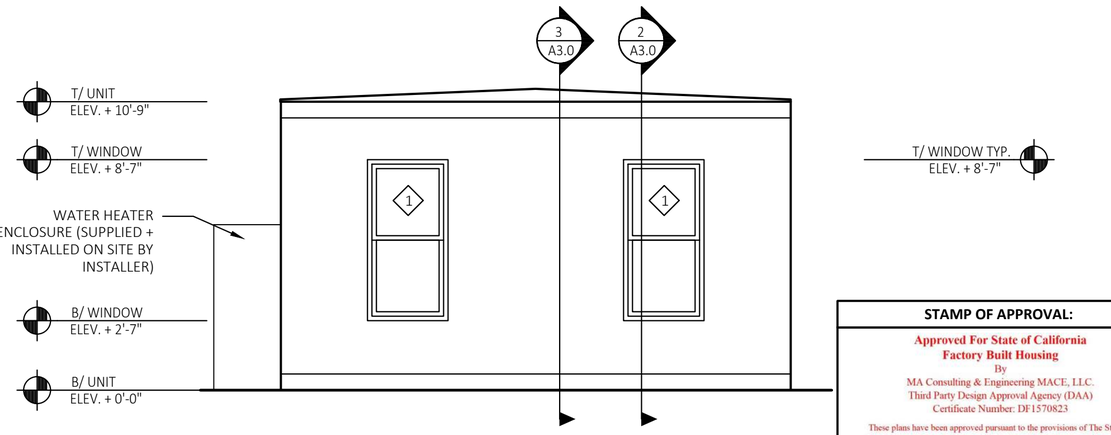


2 A2.0 RIGHT ELEVATION — *OPENING PERCENTAGE = 8.81%*
SCALE: 1/4" = 1'-0"

IF UNIT IS INSTALLED IN A WILDLIFE-URBAN INTERFACE AREA, INSTALLER MUST PROVIDE AND INSTALL WUI COMPLIANT ROOFING, FASCIA, EAVES AND SOFFIT MATERIAL



3 A2.0 REAR ELEVATION — *OPENING PERCENTAGE = 11.75%*
SCALE: 1/4" = 1'-0"



4 A2.0 LEFT ELEVATION — *OPENING PERCENTAGE = 17.62%*
SCALE: 1/4" = 1'-0"

MAXIMUM AREA OF EXT. WALL OPENINGS AND FIRE SEPARATION DISTANCE / DEGREE OF OPENING PROTECTION

BASED OFF IRC TABLE R302.1 (1) EXT. WALLS

FIRE SEPARATION DISTANCE (FEET)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
0 TO LESS THAN 3	UNPROTECTED, NONSPRINKLERED	NOT PERMITTED
3 TO LESS THAN 5	UNPROTECTED, NONSPRINKLERED	NOT PERMITTED
5 TO LESS THAN 10	UNPROTECTED, NONSPRINKLERED	10%
10 TO LESS THAN 15	UNPROTECTED, NONSPRINKLERED	15%
15 TO LESS THAN 20	UNPROTECTED, NONSPRINKLERED	25%

NOTE:
ALL INTAKES, GRILLES, + LOUVERS TO BE PROTECTED W/CORROSION RESISTANT SCREENS NOT LESS THAN 1/4" & NOT MORE THAN 1/2" IN SIZE (FACTORY INSTALLED)

NOTE:
AS PART OF THE INSTALLATION PROCESS OUTLINED IN THE APPROVED INSTALLATION MANUAL, APPROVAL # MAC-FBH-10121, THE INSTALLATION CONTRACTOR SHALL FIELD INSTALL WEATHER BARRIER FLASHING TAPE TO ALL PANEL SEAMS. REFER TO MANUFACTURER'S INSTALLATION MANUAL FOR DETAILS AND RECOMMENDATIONS

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EXTERIOR ELEVATIONS - FOAM WEDGE ROOF

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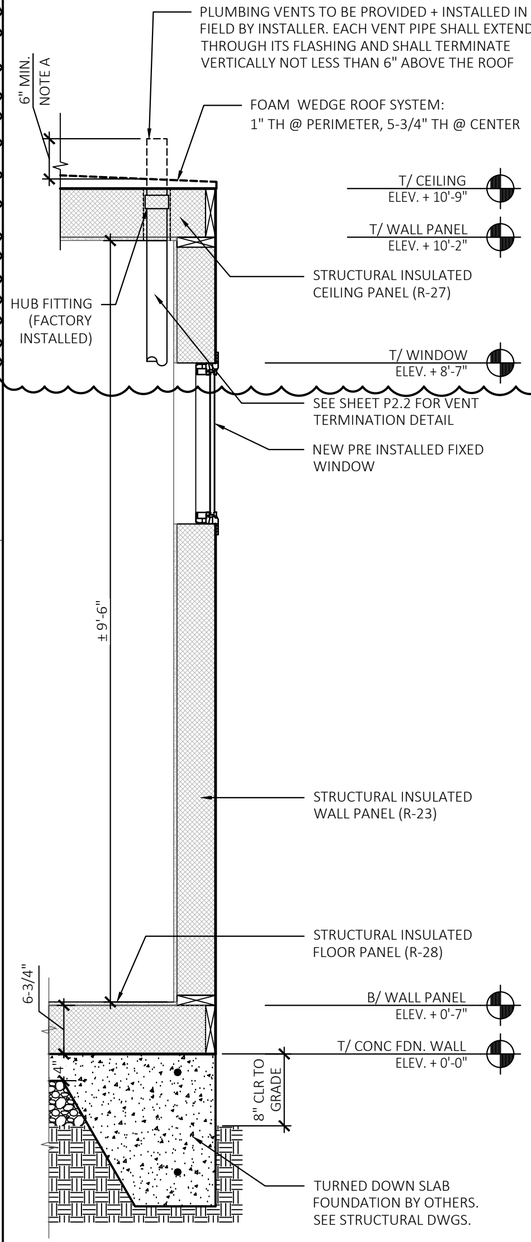
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TYPICAL ROOF COVERING (LOW SLOPE ROOF):

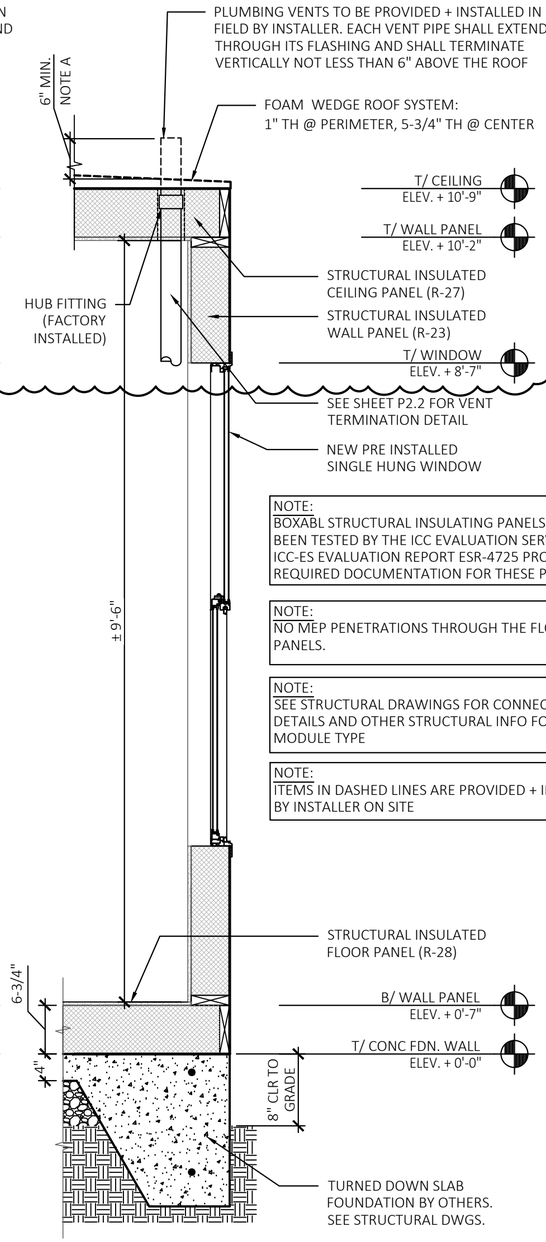
GAF TPO FULLY ADHERED SINGLE PLY MEMBRANE OR APPROVED ADHERE EPDM ROOFING MEMBRANE WITH ALL REQUIRED FLASHINGS, AND ACCESSORIES AS NECESSARY FOR A COMPLETE AND WATERTIGHT INSTALLATION. BASE INSULATION: 1" TH @ ROOF EDGES, 5-3/4" TH @ CENTER (1/2: 12 SLOPE) (FOAM WEDGE ROOF). ROOFS TO BE INSTALLED + INSPECTED ON SITE.

STANDARD WALL CONSTRUCTION TYPES

TYPICAL STRUCTURAL INSULATED WALL PANEL 1/4" MGO BOARD ADHERED TO 5 3/4" EPS FOAM INSULATION W/ 24 GAUGE METAL PANEL AS OUTSIDE FINISH.
TYPICAL STRUCTURAL INSULATED ROOF PANEL 1/4" MGO BOARD ADHERED TO 6 3/4" EPS FOAM INSULATION W/ TPO ROOFING MEMBRANE AS OUTSIDE FINISH
TYPICAL STRUCTURAL INSULATED FLOOR PANEL 1/4" MGO BOARD ADHERED TO 6 3/4" EPS FOAM INSULATION W/ 24 GAUGE METAL PANEL AS OUTSIDE FINISH.



1 A3.0 WALL SECTION
SCALE: 3/4" = 1'-0"



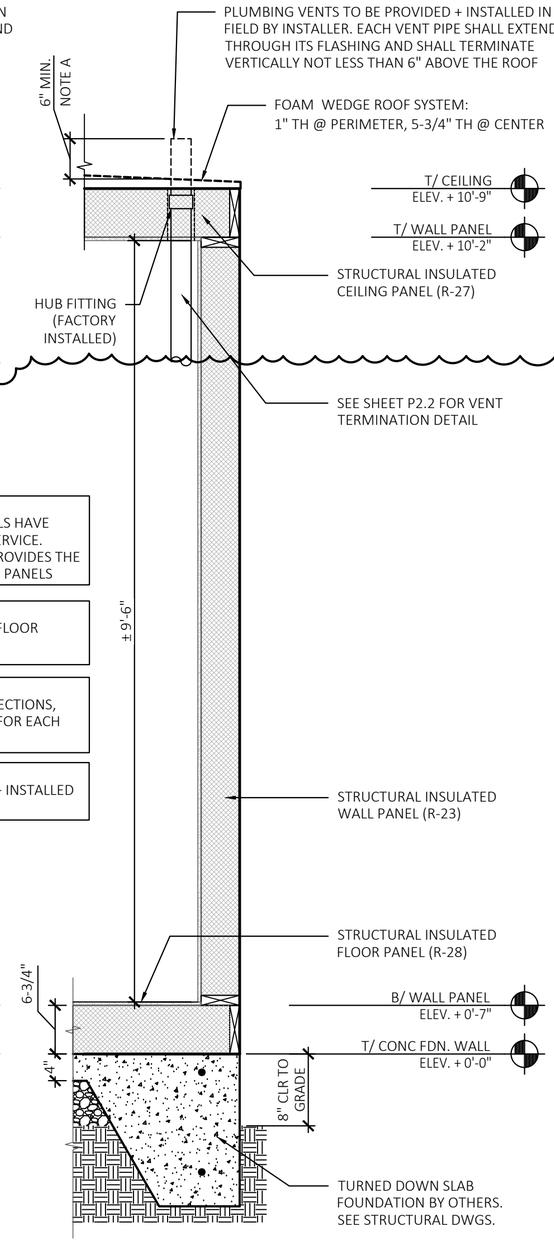
2 A3.0 WALL SECTION
SCALE: 3/4" = 1'-0"

NOTE:
BOXABL STRUCTURAL INSULATING PANELS HAVE BEEN TESTED BY THE ICC EVALUATION SERVICE. ICC-ES EVALUATION REPORT ESR-4725 PROVIDES THE REQUIRED DOCUMENTATION FOR THESE PANELS

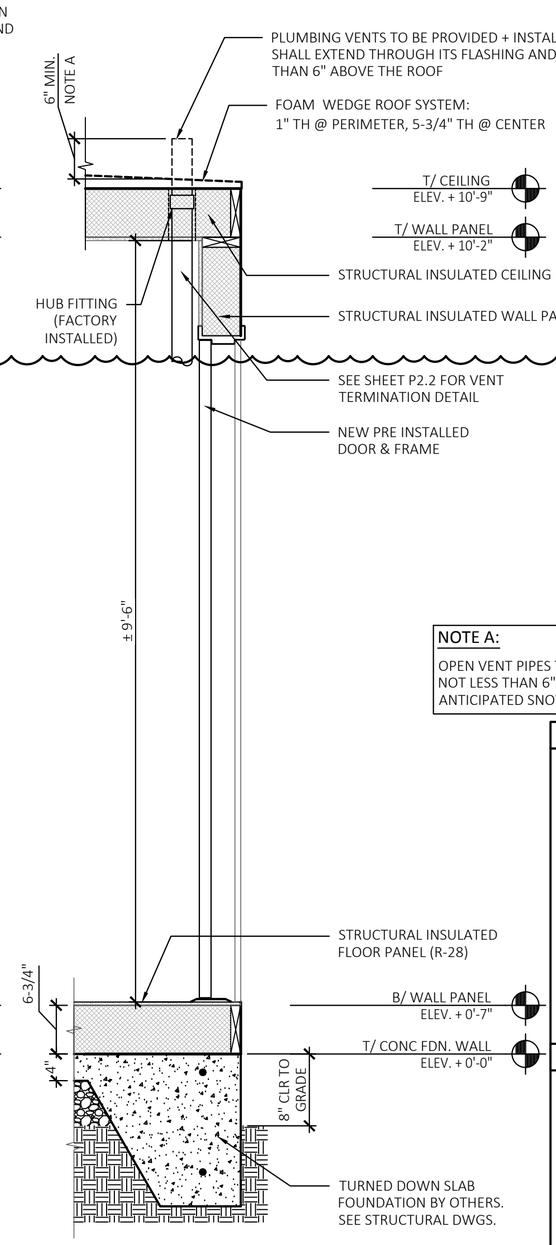
NOTE:
NO MEP PENETRATIONS THROUGH THE FLOOR PANELS.

NOTE:
SEE STRUCTURAL DRAWINGS FOR CONNECTIONS, DETAILS AND OTHER STRUCTURAL INFO FOR EACH MODULE TYPE

NOTE:
ITEMS IN DASHED LINES ARE PROVIDED + INSTALLED BY INSTALLER ON SITE



3 A3.0 WALL SECTION
SCALE: 3/4" = 1'-0"



4 A3.0 WALL SECTION
SCALE: 3/4" = 1'-0"

WALL SECTIONS

NOTE:
SEE SHEET G1.3 FOR EXTENT OF WORK TO BE DONE ON SITE.

NOTE A:
OPEN VENT PIPES THAT EXTEND THRU A ROOF SHALL TERMINATE NOT LESS THAN 6" ABOVE THE ROOF OR 6" ABOVE THE ANTICIPATED SNOW ACCUMULATION, WHICHEVER IS GREATER.

STAMP OF APPROVAL:

Approved For State of California
Factory Built Housing
By
MA Consulting & Engineering MACE, LLC.
Third Party Design Approval Agency (DAA)
Certificate Number: DF1570823

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Generic Foundation Design Approved

Occupancy	Roof LL	Wind	Exp	Seismic Cat
R3	20	115	C	E

Plan Approval No. MAC-FBH 10153
By: Mohsen Anis
Approval Date: 10/5/2026
Expiration Date: 1/11/2028

PROFESSIONAL SEAL:

9/22/26
LICENSED ARCHITECT
JOSEPH A. DEFILIPPIS
C-28852
10-31-27
Renewal Date
STATE OF CALIFORNIA

DATE:	REV:	DESCRIPTION:
02-19-25	1	CLIENT REVISIONS
03-05-25	2	CLIENT REVISIONS
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Corporate Office:
3025 Highland Parkway | Suite 850
Downers Grove, IL 60515

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SHEET MANAGEMENT	
SHEET FORMAT:	ARCH C
SHEET SCALE:	1:3
CREATED BY:	KD
RELEASE DATE:	7/12/2024

MODEL: BXB-000012
2 DOOR CASITA
(CALIFORNIA)

SHEET: A3.0

BOXABL INC.
5345 EAST NORTH BELT ROAD
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GENERAL

1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL AUTHORITIES HAVING JURISDICTION AND SUBJECT TO INSPECTION.

2. HOOK-UP CHARGES, PERMITS AND ALL OTHER EXPENSES RELATED TO A COMPLETE AND FUNCTIONING PLUMBING SYSTEM ARE INCLUDED AS PART OF THE PLUMBING WORK.

3. ALL AUTHORITIES HAVING JURISDICTION SHALL BE NOTIFIED AT LEAST THREE WORKING DAYS PRIOR TO COMMENCEMENT OF WORK.

4. THE WORK INCLUDED PROVIDING THE PLUMBING SYSTEM AND PROVIDING NEW MATERIALS, FITTINGS AND ACCESSORIES NECESSARY FOR A COMPLETE FUNCTIONING PLUMBING SYSTEM.

5. THE INTENT OF THE DRAWINGS IS TO INDICATE THE GENERAL EXTENT OF WORK REQUIRED FOR THE PROJECT. THE DRAWINGS FOR PLUMBING WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, FIXTURE AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. REFER TO MANUFACTURER'S STANDARD ROUGH-IN DRAWINGS FOR PLUMBING FIXTURES FOR EXACT LOCATIONS.

BASIC MATERIALS AND METHODS

1. MATERIALS SHALL BEAR UNDERWRITER LABEL WHERE SUCH STANDARDS HAVE BEEN ESTABLISHED AND LISTED BY UNDERWRITER LABORATORIES, INC. MATERIALS, EQUIPMENT AND APPLIANCES SHALL CONFORM TO THE LATEST STANDARDS OF:
   ANSI -AMERICAN NATIONAL STANDARDS INSTITUTE
   ASHRAE -AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS
   ASME -AMERICAN SOCIETY OF MECHANICAL ENGINEERS
   ASTM -AMERICAN SOCIETY FOR TESTING ENGINEERS
   NEMA NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION

COORDINATION

1. COORDINATE WITH THE WORK OF OTHER TRADES.

2. REFER TO ARCHITECTURAL DRAWINGS OR CONSULT ARCHITECT FOR EXACT LOCATION OF FIXTURES, EQUIPMENT, ETC., AND FINAL FINISHED ELEVATIONS PRIOR TO ANY INSTALLATION WORK.

3. COORDINATE WITH GENERAL CONTRACTOR WHO SHALL CONSULT WITH THE OWNER FOR ALLOWABLE DAYS THAT WORK CAN BE PERFORMED AND TO SCHEDULE SYSTEM SHUT DOWNS AS REQUIRED FOR RELOCATION OF RISERS, ETC.

INSTALLATION - GENERAL

1. LISTED AND APPROVED THROUGH PENETRATION SYSTEM SHALL BE USED ON ALL PLUMBING PENETRATIONS OF FIRE RATED ASSEMBLIES.

2. EXPOSED PIPING IN FINISHED AREA SHALL BE WITH CHROME PLATED ESCUTCHEON AT PIPE ENTRY TO FINISHED AREA.

3. ALL PIPING SHALL BE CONCEALED IN CABINETS AND FIXED FURNISHINGS UNLESS OTHERWISE INDICATED.

4. CUT AND PATCH EXISTING FLOOR, WALL OR CEILING CONSTRUCTION AS REQUIRED FOR THE INSTALLATION WORK.

5. SLEEVE OR CORE-DRILL FLOOR SLABS, WALLS, ETC. AS REQUIRED FOR PIPING AND FIRE STOP OPENING AROUND PIPE. VERIFY LOCATION OF STRUCTURAL BEAMS, JOIST, ETC. BEFORE DRILLING.

6. WHEREVER FOUNDATION WALLS, OUTSIDE WALLS, ROOF, ETC. ARE PENETRATED FOR INSTALLATION OF SYSTEMS, THEY SHALL BE PATCHED TO MATCH EXISTING CONSTRUCTION AND SEALED WEATHER TIGHT. WORK SHALL BE PERFORMED BY CRAFTSMAN SKILLED IN THEIR RESPECTIVE TRADES.

7. ALL PIPING SHALL BE RUN PARALLEL TO BUILDING LINES AND SUPPORTED AND ANCHORED AS REQUIRED TO FACILITATE EXPANSION AND CONTRACTION. ALL PIPING SHALL BE CONCEALED EXCEPT IN UNFINISHED SPACES. INSTALL AS REQUIRED TO MEET ALL CONSTRUCTION CONDITIONS AND TO ALLOW FOR INSTALLATION OF OTHER WORK INCLUDING DUCTS AND ELECTRICAL CONDUIT. AT ALL CONNECTIONS BETWEEN FERROUS PIPING AND NONFERROUS PIPING, PROVIDE AN ISOLATING DIELECTRIC UNION.

8. PROVIDE ALL FITTINGS, ACCESSORIES, OFFSETS AND MATERIALS NECESSARY TO FACILITATE THE PLUMBING SYSTEMS FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT INDICATED.

9. PIPING ROUTED IN EXTERIOR WALLS SHALL BE ROUTED ON THE INTERIOR SIDE OF BUILDING WALL INSULATION.

10. ACCESS PANELS SHALL BE PROVIDED WHERE CONCEALED CONTROL DEVICES, VALVES, CLEANOUTS, ETC. ARE CONCEALED WITHIN CEILINGS AND WALLS. WHERE ACCESS FOR ADJUSTMENT AND MAINTENANCE IS POSSIBLE THRU LAY-IN SUSPENDED CEILINGS, ACCESS PANELS ARE NOT REQUIRED.

11. THOROUGHLY CLEAN ITEMS BEFORE INSTALLATION, CAP PIPE OPENINGS TO EXCLUDE DIRT UNTIL FIXTURES ARE INSTALLED AND FINAL CONNECTIONS HAVE BEEN MADE. SET FIXTURES LEVEL AND IN PROPER ALIGNMENT. INSTALL SUPPLIES IN PROPER ALIGNMENT WITH FIXTURES. INSTALL SILICONE SEALANT BETWEEN FIXTURES AND ADJACENT MATERIAL FOR SANITARY JOINT.

DOMESTIC WATER PIPING

1. PROVIDE PRESSURE REDUCING VALVE ON PLUMBING SYSTEMS WHERE THE INCOMING WATER SERVICE PRESSURE IS IN EXCESS OF 80 PSI.

2. HOT AND COLD WATER PIPING SHALL BE PEX TUBING. PROVIDE WATER HAMMER ARRESTORS PER DRAWINGS.

3. PROVIDE ISOLATION VALVES FOR EACH BRANCH OFF MAIN SUPPLY.

4. SHUT-OFF VALVES WITH UNIONS SHALL BE PROVIDED FOR SERVICE TO EACH PLUMBING FIXTURE OR OTHER EQUIPMENT ITEM TO FACILITATE ISOLATION FOR REPAIR OR REPLACEMENT.

5. VALVE LOCATION TAGS REQUIRED ON ALL SHUT-OFFS AND LOCATION CHART REQUIRED.

6. THE DOMESTIC WATER SYSTEM SHALL BE FLUSHED, PRESSURE TESTED AND PURIFIED. TEST WATER UNDER 80-100 PSIG HYDROSTATIC PRESSURE FOR 15 MINUTES MINIMUM. WHEN TESTING INDICATES MATERIALS OR WORKMANSHIP IS DEFICIENT, REPLACE OR REPAIR AS REQUIRED, AND REPEAT UNTIL STANDARDS ARE ACHIEVED. ALL PIPING SYSTEMS SHALL BE SUBJECTED TO A DISINFECTION PROCEDURE PER THE RULES AND REGULATIONS OF THE LOCAL AUTHORITIES.

7. HOT WATER PIPING SHALL BE INSULATED AND HAVE A MINIMUM WALL THICKNESS OF NOT LESS THAN THE DIAMETER OF THE PIPE PER 2025 CPC 609.12.2. (5)

8. HEAT PUMP WATER HEATER WATER PIPING CONNECTIONS ARE ROUTED TO THE EXTERIOR FROM THE FACTORY. CONNECT TO WATER HEATER ON-SITE WITH EXTERIOR RATED PIPING.

SANITARY SEWER, STORM SEWER, AND VENT PIPING

1. ALL OPENINGS IN DRAINAGE AND/OR VENT SYSTEMS AS A RESULT OF DEMOLITION OR INSTALLATION ROUGH-IN SHALL BE PROTECTED WITH A TEST PLUG THAT IS SECURELY LOCKED IN PLACE UNTIL FINAL FINISHED CONNECTIONS ARE INSTALLED.

2. PROVIDE A COMPLETE SYSTEM OF PVC VENT PIPING.

3. CONDENSATE AND INDIRECT DRAIN PIPING SHALL BE TYPE PVC OR CLEAR VINYL TUBING UP TO 1" ID.

4. DRAINAGE PIPING UNDERGROUND AND OUTSIDE THE BUILDING SHALL BE PVC PIPE AND FITTINGS. (ALTERNATE MATERIALS MAY BE ALLOWED IF APPROVED BY LOCAL CODE AUTHORITIES.)

5. DRAINAGE PIPING INSIDE THE BUILDING SHALL BE PVC PIPE AND FITTINGS WITH SCHEDULE 40 PVC VENTS TO A VENT THRU THE ROOF.

6. PROVIDE CLEANOUTS AT THE END OF EACH HORIZONTAL RUN, AND AT THE BASE OF ALL VERTICAL WASTE AND DRAIN PIPES. CLEANOUTS SHALL BE OF THE SAME SIZE AS THE PIPES THEY SERVE. FIELD VERIFY LOCATION OF ALL EXISTING CLEANOUTS AND ADJUST TO NEW FINISHED FLOOR ELEVATIONS AND PROVIDE ACCESS PANELS FOR ALL WALLS AND CEILINGS.

7. ALL DRAINAGE PIPING SHALL BE UNIFORMLY PITCHED, 1/4" PER FOOT UNLESS OTHERWISE REQUIRED BY EXISTING CONDITIONS, MINIMUM SLOPE SHALL BE PER CODE.

8. ALL FLOOR DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.

9. THE DRAINAGE SYSTEMS SHALL BE FLUSHED AND PRESSURE TESTED.

10. CONNECT CONDENSATE, T&P, AND PAN DRAIN PIPING FOR WATER HEATER ON-SITE WITH EXTERIOR RATED MATERIAL.

SUBSTITUTIONS

1. THE NAMING OF MANUFACTURER'S IN THE SPECIFICATIONS SHALL NOT BE CONSTRUED AS ELIMINATING THE MATERIALS, PRODUCTS OR SERVICES OF OTHER MANUFACTURER'S AND SUPPLIERS HAVING EQUIVALENT ITEMS. ANY SUBSTITUTED ITEMS MUST BE EQUAL TO THOSE SPECIFIED, PROVIDE COST SAVINGS AND BE AVAILABLE TO MEET THE CONSTRUCTION SCHEDULE.

PLUMBING SYMBOLS

— CWS —	COLD WATER SUPPLY PIPING
— HWS —	HOT WATER SUPPLY PIPING
— SAN —	SANITARY WASTE PIPING
– – – V – – –	SANITARY VENT PIPING
—— – ——	COLD WATER SUPPLY PIPING
—— – – ——	HOT WATER SUPPLY PIPING
– – – – – – –	SANITARY VENT PIPING
BFP	BACKFLOW PREVENTER
CO	CLEANOUT
CP	CHROME PLATED
DN	DOWN
DW	DISHWASHER
ET	EXPANSION TANK
FD	FLOOR DRAIN
GALV	GALVANIZED
INV. EL.	INVERT ELEVATION
IM	ICE MAKER
LAV	LAVATORY
NC	NEW CONNECTION
PRV	PRESSURE REDUCING VALVE
PSIG	POUNDS PER SQUARE INCH
S	SANITARY
SHR	SHOWER
SK	SINK
TMV	THERMOSTATIC MIXING VALVE
V	VENT
VTR	VENT THRU ROOF
W	WASTE
WC	WATER CLOSET
WH	WATER HEATER
	LINE SIZE BALL GATE VALVE
	LINE SIZE BALANCING VALVE
	LINE SIZE BALL VALVE (2" & SMALLER) OR LINE SIZE BUTTERFLY VALVE (2-1/2" & LARGER)
	LINE SIZE CHECK VALVE
	LINE SIZE UNION
	PRESSURE REDUCING VALVE
	PRESSURE RELIEF VALVE
	REDUCER
	THERMOMETER

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LICENSED PROFESSIONAL ENGINEER
JOSEPH G. THOMAS
M 31400
Exp 6/30/2028
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PLUMBING NOTES, SYMBOLS & ABBREVIATIONS

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SHEET MANAGEMENT	
SHEET FORMAT:	ARCH C
SHEET SCALE:	1:3
CREATED BY:	KD
RELEASE DATE:	7/12/2024

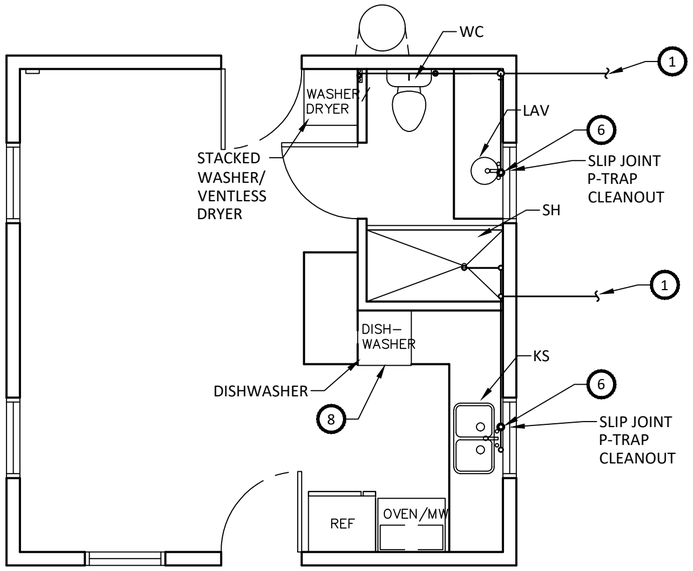
MODEL: BXB-000012
2 DOOR CASITA
(CALIFORNIA)

SHEET: P1.0

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NORTH LAS VEGAS, NV 89115, USA
+1(702) 500-9000 HELLO@BOXABL.COM

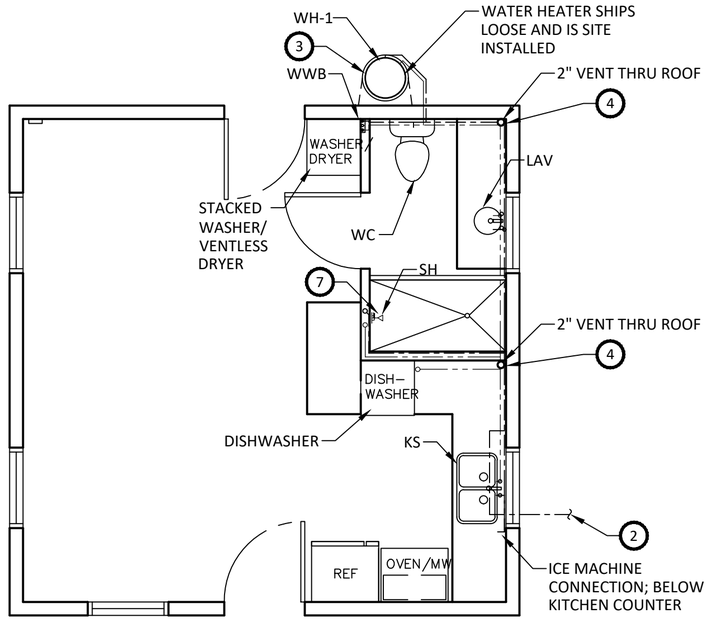
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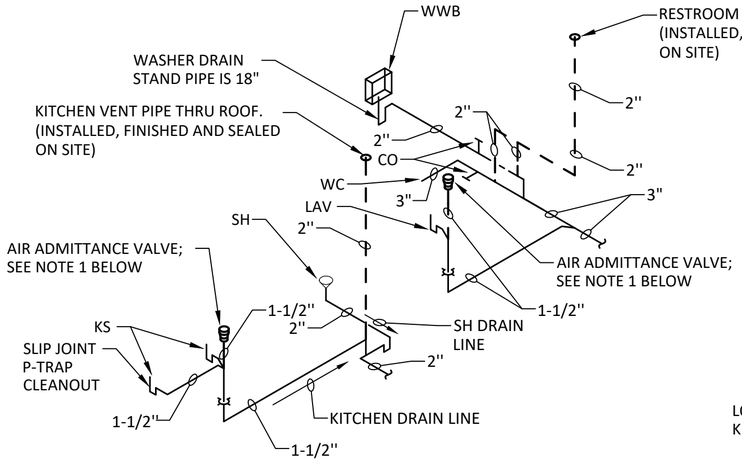
1 PLUMBING SANITARY PLAN

1/4" = 1'-0"



2 PLUMBING DOMESTIC WATER PLAN

1/4" = 1'-0"

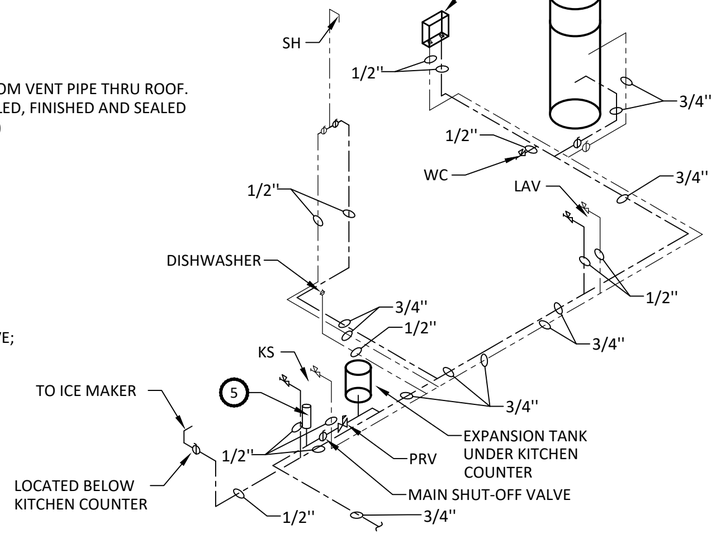


NOTES:

1. AIR ADMITTANCE VALVE SHALL BE ACCESSIBLE AND WITH ACCESS OF AIR MOVEMENT, SEE PLAN NOTE 6 FOR VALVE SPECIFICATION.

3 PLUMBING SANITARY ISOMETRIC

NOT TO SCALE



NOTE:

1. ALL HOT WATER PIPES SHALL BE WRAPPED WITH INSULATION WITH A MINIMUM R-3 INSULATING VALUE.

4 PLUMBING DOMESTIC WATER ISOMETRIC

NOT TO SCALE

PLAN NOTES

1	PROVIDE 2" & 3" SANITARY PIPING TO THE NEW BOXABL HOUSE. COORDINATE WITH CIVIL DRAWINGS THE EXACT LOCATION OF THE NEW SANITARY PIPING.
2	PROVIDE 3/4" DOMESTIC COLD WATER TO NEW BOXABL HOUSE. COORDINATE WITH CIVIL DRAWINGS THE EXACT LOCATION OF THE NEW DOMESTIC COLD WATER PIPING.
3	TANK WATER HEATER LOCATED IN A SHED, SEE ARCHITECTURAL DRAWINGS FOR SHED . PROVIDE SHUT-OFF VALVE IN BOTH HOT AND COLD WATER PIPING TO WATER HEATER
4	2" VENT THRU ROOF, SEE PIPING ISOMETRICS FOR ALL VENT PIPING. 2" COUPLING HUB AT EXTERIOR ROOF PANEL FOR ROOF VENT CONNECTION ON SITE. VENT SHALL BE 10' ABOVE BOTTOM OF FLOOR OF UNIT.
5	WHOLE HOUSE WATER HAMMER ARRESTOR MIFAB MODEL CL-A-NPB. WATER HAMMER ARRESTOR TO BE MAUFACTURED BY MIFAB OR AN APPROVED EQUIVALENT.
6	AIR ADMITTANCE VALVE FOR ENGINEERED VENT SYSTEM. OATEY SURE-VENT AIR ADMITTANCE VALVE, 1.5" x 2" PVC SCHEDULE 40 ADAPTER. VALVE SHALL BE RATED FOR 24 STACK DFU'S AND 160 BRANCH DFU'S. VALVE SHALL BE LISTED PER ANSI/ASSE 1050 AND 1051, IPC, AND IRC. SEE ICC#ESR-1664 FOR EVALUATION REPORT. SEE DRAINAGE FIXTURE UNIT CALCULATION TABLE ON P3.0.
7	CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY.
8	EXTEND 5/8" HOSE FROM DISHWASHER TO PRE-INSTALLED AIR GAP DEVICE LOCATED IN THE THE KITCHEN SINK TAILPIECE ABOVE THE 'P' TRAP.

NO PLUMBING PIPES/LINES SHALL RUN WITHIN THE WALL/FLOOR/ROOF PANELS.

PLUMBING PLANS

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SHEET MANAGEMENT	
SHEET FORMAT:	ARCH C
SHEET SCALE:	1:3
CREATED BY:	KD
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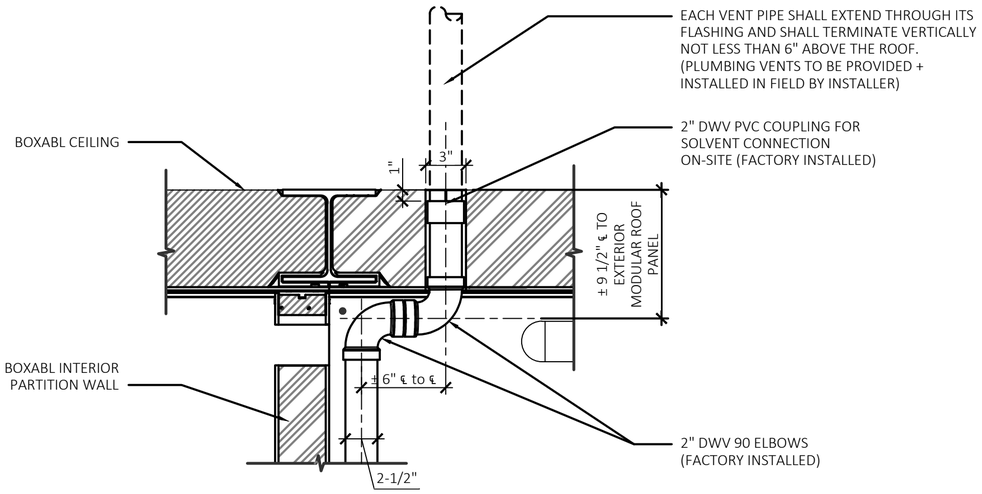
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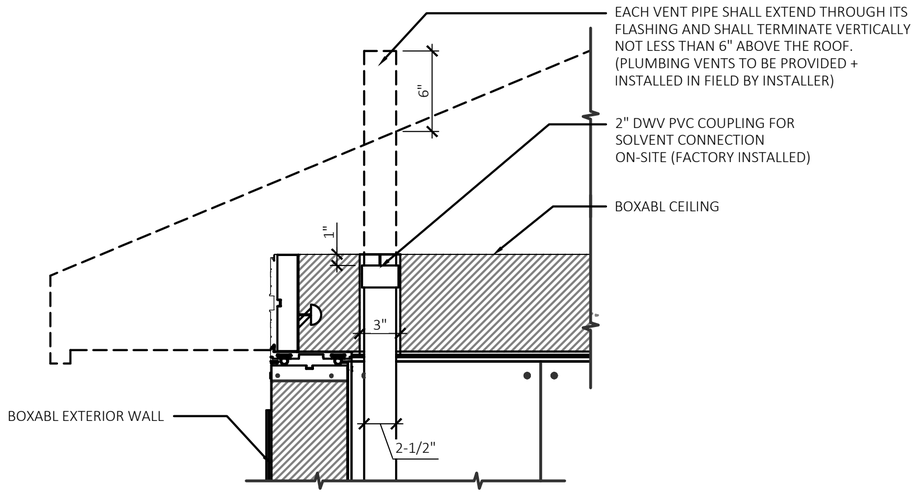
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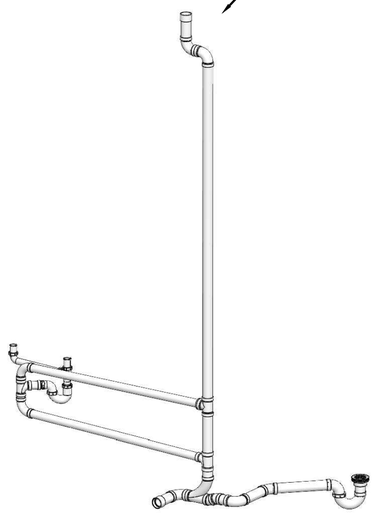
1 KITCHEN VENT TERMINATION DETAIL

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



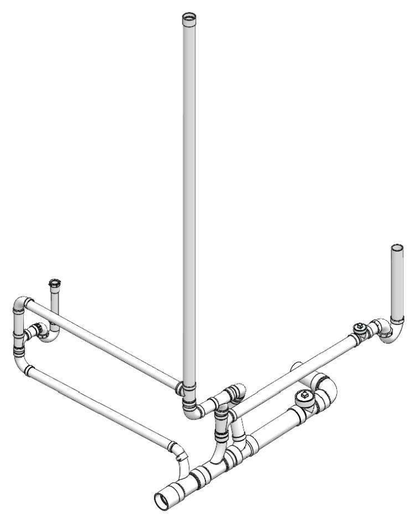
2 BATHROOM VENT TERMINATION DETAIL

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



KITCHEN + SHOWER PIPING DIAGRAM

NOT TO SCALE



BATHROOM PIPING DIAGRAM

NOT TO SCALE

PLUMBING VENT PLANS

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5345 EAST NORTH BELT ROAD
NORTH LAS VEGAS, NV 89115, USA
+1(702) 500-9000 HELLO@BOXABL.COM

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FIXTURE SCHEDULES

FIXTURE	TYPE	MFG'R.	MODEL NO.	COLOR	FAUCET	TRAP	TRIM	SUPPLY FITTING	REMARKS	BOXABL PART NUMBER
WC	WATER CLOSET	SANIFLO	083 & 005	WHITE	N/A	INTERGRAL P-TRAP	N/A	3/8"	1.28 GALLONS/FLUSH	PLU-000178/PLU-000181
LAV	LAVATORY	BEELEE	BL6790BH	MATTE BLACK	1.2 GPM	N/A	MATTE BLACK	3/8"		PLU-000510
KS	KITCHEN FAUCET	MOEN	5925BL	MATTE BLACK	1.5 GPM	N/A	MATTE BLACK	3/8"		PLU-000291
SH	SHOWER	MOEN	T2472EPBL	MATTE BLACK	1.75 GPM	N/A	MATTE BLACK	1/2"		PLU-000141/PLU-000172
WWB-1	WASHER WALL BOX	SIOUX CHIEF	688-G10	WHITE	N/A	N/A	N/A	2 @1/2"		PLU-000158

NOTE: FIXTURES TO BE PROVIDE BY MANUFACTURER AS SCHEDULED OR AN APPROVED EQUIVALENT.

CA FIXTURE FLOW REQUIREMENTS

WC - WATER CLOSETS	1.28 GALLONS/FLUSH
LAV - LAVATORIES	1.2 GPM @ 60 PSI
KITCHEN SINK	1.8 GPM @ 60 PSI
SHOWER	1.8 GPM @ 80 PSI

HEAT PUMP WATER HEATER SCHEDULE

DESIG'N.	TYPE	MFG'R.	MODEL NO.	NOMINAL GALLON CAPACITY	FIRST HOUR RATING GALLONS	ELECTRICAL			RECOVERY AT 90°F RISE	TANK LINING	WARRANTY	UEF	REMARKS	BOXABL PART NUMBER
						KW	VOLTAGE	PHASE						
WH-1	TANK	RHEEM	PROPH40 T2 RH375-30 700470	40	60	4.5	240	SINGLE	27	YES	YES	3.83	WATER HEATER TO BE C.E.C. LISTED.	APP-000050

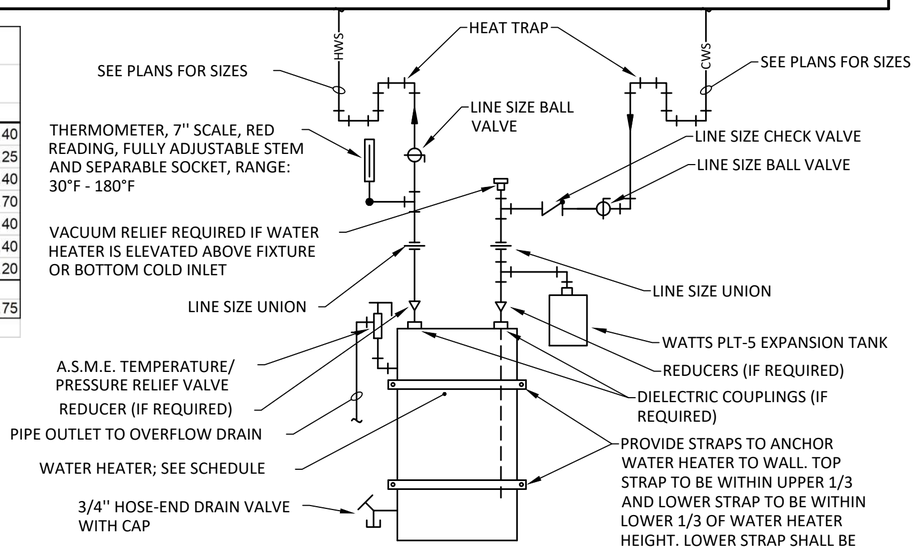
NOTE: WATER HEATER TO BE MANUFACTURED BY RHEEM OR AN APPROVED EQUAL.
WATER HEATER IS UNVENTED TYPE AND IS NOT PROVIDED WITH A FLUE COLLAR. WATER HEATER DOES NOT HAVE A VENT CONNECTION PER MANUFACTURER INSTALLATION MANUAL. WATER HEATER IS LISTED TO UL 174 WHICH DOES NOT STATE ANY REQUIREMENT FOR ELECTRIC WATER HEATER VENTILATION. PER CPC SECTION 509.2.1, VENTING IS NOT REQUIRED.

WATER SUPPLY FIXTURE UNITS

Quantity	Fixture Tag	Fixture	Occupancy	Type of Supply Control	Load Values in water supply fixture units (wsfu)			Total Load Values in water supply fixture units (wsfu)		
					Cold	Hot	Total	Cold	Hot	Total
1	DW	Dishwashing machine	Private	Automatic	0.00	1.40	1.40	0.00	1.40	1.40
1	IM	Ice Macine	Private	3/8" valve	0.25	0.00	0.25	0.25	0.00	0.25
1	KS	Kitchen sink	Private	Faucet	1.00	1.00	1.40	1.00	1.00	1.40
1	LAV	Lavatory	Private	Faucet	0.50	0.50	0.70	0.50	0.50	0.70
1	SH	Shower head	Private	Mixing valve	1.00	1.00	1.40	1.00	1.00	1.40
1	WM	Washing machine (8 lb)	Private	Automatic	1.00	1.00	1.40	1.00	1.00	1.40
1	WC	Water closet	Private	Flush tank	2.20	0.00	2.20	2.20	0.00	2.20
				Total WSFU				5.95	4.90	8.75

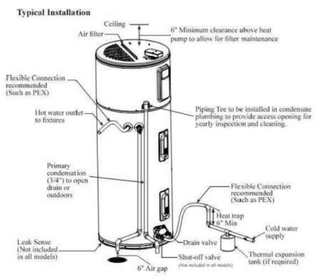
DRAINAGE FIXTURE UNITS

Quantity	Fixture Tag	Fixture Type	Drainage Fixture Unit Value As Load Factors	Minimum Size of Trap (inches)	Total Drainage Fixture Unit Value As Load Factors
1	WM	Automatic clothes washers, residential	2.00	2.00	2.00
1	DW	Dishwashing machine, domestic	2.00	1.50	2.00
1	KS	Kitchen sink, domestic	2.00	1.50	2.00
1	LAV	Lavatory	1.00	1.25	1.00
1	SH1	Shower Flow Rate 5.7 gpm or less	2.00	1.50	2.00
1	WC	Water closet, private (1.6 gpf)	3.00		3.00
		Total DFU's			12.00



DOMESTIC WATER HEATER PIPING DETAIL - ELECTRIC

NOT TO SCALE



Professional *Prestige*® ProTerra Hybrid Electric Heat Pump Specifications

DESCRIPTION					ENERGY INFO	FEATURES						SHIPPING WEIGHTS	
NOMINAL GALLON CAPACITY	RATED GALLON CAPACITY	MODEL NUMBER	MODEL VARIANT	ELECTRIC BREAKER SIZE	UNIFORM ENERGY FACTOR (UEF)	COMPRESSOR BTU/H	UEF FIRST HR. RATING G.P.H.	RECOVERY IN G.P.H 90° F RISE	ELEMENT WATTAGE	TOTAL UNIT WATTAGE	MAX AMPS	UNIT WT. (LBS)	APPROX. SHIP WT. (LBS.)
ProTerra 30 Amp													
40	36	PROPH40 T2 RH375-30	700470	30	3.83	4,200	60	27	4,500	5,000	21	157	174

DESCRIPTION		DIMENSIONS (SHOWN IN INCHES)									
NOMINAL GALLON CAPACITY	MODEL NUMBER	A	B	C	D	E	F	G	H	I	J
40	PROPH40	62-5/16	20-1/4	47	3-5/8	39-5/8	25-3/8	20-1/2	78-7/8	22-3/8	21-3/4

DOMESTIC WATER HEATER TECHNICAL INFORMATION

NOT TO SCALE

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Third Party Design Approval Agency (DAA)
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R3	20	115	C	E

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Approval Date: **10/5/2026**
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LICENSED PROFESSIONAL ENGINEER
JOSEPH G. THOMAS
M 31400
Exp. 6/30/2028
MECHANICAL
STATE OF CALIFORNIA

WCW Engineers, Inc.
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Wood Dale, Illinois 60191
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SHEET MANAGEMENT	
SHEET FORMAT:	ARCH C
SHEET SCALE:	1:3
CREATED BY:	KD
RELEASE DATE:	7/12/2024

MODEL: BXB-000012
2 DOOR CASITA
(CALIFORNIA)

SHEET: P3.0

BOXABL INC.
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GENERAL

1. MECHANICAL SYSTEMS SHALL BE INSTALL IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.

2. DRAWINGS FOR MECHANICAL WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. REFER TO MANUFACTURERS STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS AS REQUIRED. FURNISH AND INSTALL DUCTWORK, CONNECTIONS, ACCESSORIES, OFFSETS AND MATERIALS NECESSARY TO FACILITATE THE SYSTEMS FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT INDICATED. THE WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES AND SUBJECT TO INSPECTION.

3. THE MECHANICAL SYSTEMS SHALL BE COMPLETE WITH ALL NECESSARY APPURTENANCES FOR A COMPLETE OPERATING SYSTEM.

4. THE CONTRACTOR SHALL WARRANTEE ALL MATERIAL AND GUARANTEE ALL WORKMANSHIP FOR ONE YEAR FROM SUBSTANTIAL COMPLETION.

BASIC MATERIALS AND METHODS

1. MATERIALS SHALL BEAR UNDERWRITERS LABEL OR OTHER CERTIFIED LISTING AGENCIES WHERE SUCH STANDARDS HAVE BEEN ESTABLISHED AND LISTED BY UNDERWRITER'S LABORATORIES, INC. MATERIALS, EQUIPMENT AND APPLIANCES SHALL CONFORM TO THE LATEST STANDARDS OF:

AMCA	-AIR MOVING AND CONDITIONING ASSOCIATIONS, INC.
SMACNA	-SHEET METAL AND AIR CONDITIONING CONTRACTOR NATIONAL ASSOCIATION, INC.
ASHRAE	-AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS
ASME	-AMERICAN SOCIETY OF MECHANICAL ENGINEERS
ASTM	-AMERICAN SOCIETY FOR TESTING MATERIALS
NEMA	-NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
ARI	-AIR CONDITIONING AND REFRIGERATION INSTITUTE
ANSI	-AMERICAN NATIONAL STANDARDS INSTITUTE
IAPMO	-INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS

COORDINATION

1. COORDINATE WITH GENERAL CONTRACTOR FOR ALLOWABLE DAYS OF WEEK AND TIMES OF DAY FOR SYSTEMS SHUT DOWNS AS REQUIRED FOR THE CONSTRUCTION WORK.

2. THE MECHANICAL CONTRACTOR SHALL COORDINATE DUCTWORK INSTALLATION WITH ARCHITECTS/OWNERS REPRESENTATIVE IN FIELD AND OTHER TRADES.

3. THE MECHANICAL CONTRACTOR SHALL COORDINATE VOLTAGE OF ALL EQUIPMENT WITH ELECTRICAL PRIOR TO ORDERING EQUIPMENT.

INSTALLATION

1. CORE-DRILL OR SAW-CUT FLOOR, WALL, ROOF, ETC. AS REQUIRED FOR PIPING OR DUCTWORK AND FIRE-STOP OPENING AROUND PIPE OR DUCTWORK. VERIFY LOCATION OF STRUCTURAL BEAMS, JOISTS, ETC. BEFORE DRILLING OR CUTTING. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

2. WHEREVER FOUNDATION WALLS, OUTSIDE WALLS, ROOFS, ETC. ARE CUT FOR INSTALLATION OF SYSTEMS, THEY SHALL BE PATCHED TO MATCH EXISTING CONSTRUCTION AND SEALED WEATHER-TIGHT. WORK SHALL BE PERFORMED BY CRAFTSMEN SKILLED IN THEIR RESPECTIVE TRADES.

3. ALL PIPING THAT IS EXPOSED TO VIEW SHALL BE ROUTED AS HIGH AS POSSIBLE AND TIGHT TO THE UNDERSIDE OF THE STRUCTURAL ABOVE.

4. ALL OUTSIDE AIR INTAKES SHALL BE A MINIMUM OF 10'-0" AWAY FROM EXHAUST DISCHARGE OPENINGS AND PLUMBING VENT STACKS.

EQUIPMENT

1. THE MECHANICAL CONTRACTOR SHALL INSTALL MECHANICAL SYSTEMS AS SHOWN, NOTED AND SPECIFIED. EQUIPMENT MAY NOT BE SUBSTITUTED UNLESS WRITTEN APPROVAL BY THE ARCHITECT, ENGINEER OR OWNER'S REPRESENTATIVE IS OBTAINED. ANY CHANGES TO THE DUCTWORK LAYOUT WILL NECESSITATE SUBMISSION OF SHEET METAL SHOP DRAWINGS FOR ENGINEER'S REVIEW. ANY UNAUTHORIZED CHANGES WILL BE REMOVED AT CONTRACTOR'S EXPENSE, IF DEEMED NECESSARY BY ARCHITECT, ENGINEER, OR OWNER'S REPRESENTATIVE.

2. UPON SELECTION OF THE MECHANICAL APPLIANCES, SUBMIT THE MANUFACTURER'S INSTALLATION INSTRUCTIONS TO THE BUILDING DEPARTMENT, INCLUDING LISTING FOR OUTSIDE INSTALLATION WHERE APPLICABLE.

AIR DISTRIBUTION

1. ALL DUCTWORK SHALL BE FABRICATED ACCORDING TO THE SMACNA LOW VELOCITY DUCT MANUAL, ASHRAE HANDBOOK VOLUME "HVAC SYSTEMS AND EQUIPMENT", AND TYPICAL DUCTWORK DETAILS SHOWN IN THESE DRAWINGS. ALL ELBOWS SHALL HAVE PROPER RADIUS. SIZES SHOW ON PLAN ARE INSIDE FREE AREA.

2. ALL FLEXIBLE DUCTWORK SHALL FACTORY ASSEMBLED CLASS 1 AIR DUCT (UL 181) WITH FIBERGLASS INSULATION AND REINFORCED OUTER PROTECTIVE COVER/VAPOR BARRIER. FLEX DUCT SHALL MEET NFPA 90A WITH FLAME SPREAD UNDER 25, SMOKE DEVELOPED UNDER 50, AND SHALL BE RATED FOR 2" W.C. PRESSURE AND 0 TO 250 DEGREE TEMPERATURE. MAXIMUM STRETCHED OUT LENGTH SHALL BE AS PER CODES.

3. PROVIDE UL APPROVED FIRE DAMPERS FOR ALL PENETRATIONS THROUGH FIRE RATED WALLS, PARTITIONS, CEILINGS, AND FLOORS. INSTALL FIRE DAMPERS AS PER MANUFACTURER'S DIRECTIONS AND PER UL GUIDELINES. PROVIDE ACCESS AS REQUIRED FOR SERVICING OF FIRE DAMPERS.

4. ALL CONTRACTOR FABRICATED AND MANUFACTURER FABRICATED COMPONENTS OF THE OUTSIDE AIR, SUPPLY AIR, RETURN AIR AND EXHAUST SYSTEMS SHALL BE CONSTRUCTED AND INSTALLED AIR-TIGHT. THE INSTALLED SYSTEMS SHALL BE PRESSURE TESTED AS SPECIFIED. PIPE OPENINGS IN SYSTEM COMPONENTS SHALL HAVE SHEET METAL BAFFLES, SET IN SEALANT, TO PREVENT LEAKAGE.

AUTOMATIC TEMPERATURE CONTROLS

1. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONTROL WIRING AS REQUIRED. THERMOSTATS SHALL BE AS SPECIFIED OR AS FURNISHED WITH THE EQUIPMENT. PROVIDE TRANSFORMERS AS REQUIRED.

TESTING AND BALANCING

1. BALANCING CONTRACTOR SHALL BALANCE SYSTEMS TO AIR QUANTITIES SHOWN ON PLAN. BALANCING CONTRACTOR SHALL USE DUCT MOUNTED MANUAL DAMPERS FOR AIR SYSTEM BALANCING. USE OF A TERMINAL DAMPER IS NOT ACCEPTABLE.
2. TESTING AND BALANCING CONTRACTOR SHALL TEST ALL HVAC EQUIPMENT TO ENSURE PROPER OPERATION, TEST ALL CONTROLS TO ENSURE PROPER OPERATION, CALIBRATION AND ADJUSTMENT OF CONTROLS, AND TEST ECONOMIZERS TO ENSURE PROPER OPERATION.

3. THE ARCHITECT AND/OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED 48 HOURS OR MORE PRIOR TO FINAL TESTING AND BALANCING WORK SO THAT THEY AND/OR THE ENGINEER MAY BE PRESENT TO OBSERVE THIS WORK. THE BALANCING CONTRACTOR SHALL SUBMIT WRITTEN REPORTS OF ALL AIR FLOW READINGS, STATIC PRESSURES, GPM RATES, PRESSURE READINGS, TEMPERATURE READINGS, MOTOR AMPERAGE, ETC., TO DOCUMENT PROPERLY OPERATING AND BALANCED MECHANICAL SYSTEMS IN ALL AREAS. A COPY OF THE TEST AND BALANCE REPORT SHALL BE SUBMITTED TO THE AUTHORITIES HAVING JURISDICTION PRIOR TO FINAL INSPECTION AND REQUESTING OCCUPANCY.

CLOSEOUT DOCUMENTATION

1. THE CONTRACTOR SHALL FURNISH TO THE BUILDING OWNER WITHIN 90 DAYS OF DATE OF RECEIPT OF THE CERTIFICATE OF OCCUPANCY THE FOLLOWING;
   A. OPERATING AND MAINTENANCE MANUAL. MANUAL SHALL CONSIST OF MANUFACTURER'S RECOMMENDATIONS, PROGRAMMING PROCEDURES AND DATA POINTS, NARRATIVE AND OTHER MEANS OF ILLUSTRATING TO THE OWNER HOW THE BUILDING, EQUIPMENT AND SYSTEMS ARE INTENDED TO BE INSTALLED, MAINTAINED AND OPERATED.
   B. AS-BUILT HVAC DRAWINGS.
   C. BALANCE REPORT OF HVAC SYSTEMS.

MECHANICAL ABBREVIATIONS

A.D.	ACCESS DOOR
A.F.F.	ABOVE FINISHED FLOOR
ACCU	AIR COOLED CONDENSING UNIT
CC	COOLING COIL
CV	CONTROL VALVE
EF	EXHAUST AIR FAN
F.C.U	FAN COIL UNIT
N.T.S.	NOT TO SCALE
S.C.D.	SEE CONSTRUCTION DRAWINGS
S.S.	STAINLESS STEEL
T	THERMOSTAT
U.N.O.	UNLESS NOTED OTHERWISE
ARCH	ARCHITECT OR ARCHITECTURAL
BLD'G	BUILDING
BOT.	BOTTOM
CL'G.	CEILING
CONC.	CONCRETE
DET.	DETAIL
DN.	DOWN
DWG.	DRAWING
E.A.T.	ENTERING AIR TEMPERATURE
GA.	GAUGE
H/AC	HEATING AND AIR CONDITIONING
L.A.T.	LEAVING AIR TEMPERATURE
MT'D	MOUNTED
S.S.T.	SATURATED SUCTION TEMPERATURE
T.S.P.	TOTAL STATIC PRESSURE
W/	WITH
Ø	DIAMETER/ROUND
0'-0''	ELEVATION FROM FINISH FLOOR

MECHANICAL SYMBOLS

T DEVICE	THERMOSTAT WITH DEVICE CONTROLLED.
CD	CONDENSATE DRAINAGE PIPING
L	REFRIGERANT LIQUID PIPING
S	REFRIGERANT SUCTION PIPING
	LINE SIZE GATE VALVE
	LINE SIZE BALL VALVE (2'' & SMALLER) OR LINE SIZE BUTTERFLY VALVE (2-1/2'' & LARGER)
	LINE SIZE BALANCING VALVE
	LINE SIZE CHECK VALVE
	LINE SIZE UNION

Mandatory Measures

1. THERMOSTAT PROVIDED SHALL BE A SET-BACK TYPE, CAPABLE OF ALLOWING THE OCCUPANT TO PROGRAM SET POINTS FOR AT LEAST FOUR PERIODS WITH-IN 24 HOUR TIME SPAN.

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Factory Built Housing
By
MA Consulting & Engineering MACE, LLC.
Third Party Design Approval Agency (DAA)
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Occupancy	Roof LL	Wind	Exp	Seismic Cat
R3	20	115	C	E

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M 31400
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STATE OF CALIFORNIA

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Fax 630/595-8818
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MECHANICAL NOTES SYMBOLS & ABBREVIATIONS

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INTEGRITY | RESPECT | TEAMWORK | EXCELLENCE | CHARITY

SHEET MANAGEMENT	
SHEET FORMAT:	ARCH C
SHEET SCALE:	1:3
CREATED BY:	KD
RELEASE DATE:	7/12/2024

MODEL: BXB-000012
2 DOOR CASITA
(CALIFORNIA)

SHEET: M1.0

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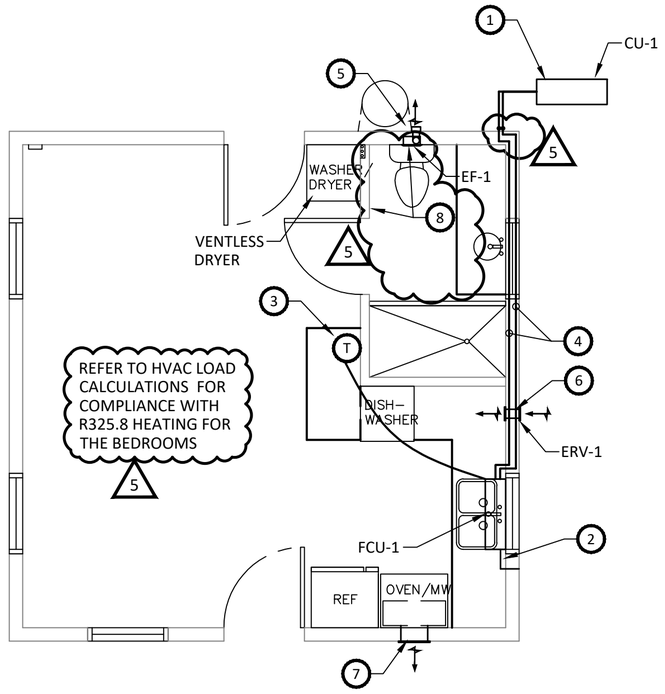
WHOLE HOUSE VENTILATION SYSTEM SHALL BE COMPRISED OF AN ERV AT 47 CFM . VENTILATION RATE OF 20 CFM IS BASED ON EQUATION 15-1 USING 361 SQUARE FEET AND ONE BEDROOM. PER THIS CAPACITY THE ERV'S WILL OPERATE 43% OF EACH 4 HOUR SEGMENT.

5

PLAN NOTES

1	NEW CONDENSING UNIT, CU-1. PROVIDE CONCRETE PAD TO HAVE THE CONDENSING UNIT ON A LEVEL SURFACE. COORDINATE EXACT LOCATION WITH ARCHITECT AND BUILDING OWNER.
2	TERMINATE CONDENSATE DRAIN FROM FCU-1 TO EXTERIOR. PROVIDE SPLASH BLOCK ON GRADE. COORDINATE EXACT LOCATION WITH ARCHITECT AND BUILDING OWNER.
3	PROVIDE THERMOSTAT, LG MODEL PREMTBVC3. MOUNT TOP OF THERMOSTAT 48" AFF MAXIMUM.
4	REFRIGERANT PIPING ROUTED IN WALL, SEE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR SIZING.
5	PROVIDE WUI COMPLIANT EXTERIOR WALL VENT
6	ERV-1 FOR WHOLE HOUSE VENTILATION SYSTEM. SEE SCHEDULE ON M3.0. INTAKE TO BE LOCATED ABOVE UPPER CABINETS. PROVIDE WUI COMPLIANT EXTERIOR WALL VENT.
7	EXHAUST DISCHARGE FROM EXHAUST FAN THAT IS INTEGRAL TO THE MICROWAVE. EXHAUST CAPACITY SHALL BE 300 CFM AND BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST FAN TO HAVE MANUAL SWITCH FOR CONTROL. PROVIDE WUI COMPLIANT EXTERIOR WALL VENT.
8	TOILET ROOM EXHAUST FAN EF-1 IS PROVIDED WITH AN INTEGRAL HUMIDITY SENSOR THAT REPLACES THE EXHAUST FAN TIMER SWITCH. REFER TO DRAWING M3.1.

5



1 MECHANICAL PLAN

1/4" = 1'-0"

MECHANICAL PLAN

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INTEGRITY | RESPECT | TEAMWORK | EXCELLENCE | CHARITY

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SHEET FORMAT:	ARCH C
SHEET SCALE:	1:3
CREATED BY:	KD
RELEASE DATE:	7/12/2024

MODEL: BXB-000012
2 DOOR CASITA
(CALIFORNIA)

SHEET: M2.0

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BOXABL

FAN COIL UNIT SCHEDULE

DESIG'N.	MFG'R.	MODEL NO.	AIR QUANTITY (CFM)	COOLING					HEATING			ELECTRICAL				COMPRESSOR	TYPE OF MOUNTING	HSPF2	SEER2	BOXABL PART NUMBER
				E.A.T. DB °F/WB °F	L.A.T. DB °F/WB °F	TOTAL CAPACITY (BTU/HR)	REFRIGERANT	REFRIGERANT CHARGE	E.A.T. (°F)	L.A.T. (°F)	TOTAL CAPACITY @ 47°F	VOLTAGE	PHASE (Ø)	MCA	MOCP					
CU-1	LG	KUSAE121A										230	1	10	15	ROTORY INVERTER	ON GRADE			HVC-000019
FCU-1	LG	KNSAE121A	459	75.0/62.3	55.0/53.4	11,000	R32	24.7 OZ	60.0	88.2	12,000						WALL HUNG	8.50	18.00	HVC-000003

NOTE: UNITS TO BE MANUFACTURER BY LG OR AN APPROVED EQUIVALENT UNIT.

5 Table 120.3-A-2 Residential Space-Cooling systems Pipe Insulation (thickness in inches) (Refrigerant)

Fluid Operating Temperature Range °F	Insulation Conduct. (Btu-in/h-ft²-°F)	Insulation Mean Rating Temperature (°F)	Pipe Diameter < 1"	REMARKS
40-60	0.21-0.27	75	0.75	

Note: Insulation used for refrigerant suction lines outside of a conditioned space, must include a Class I or Class II vapor retarded. The vapor retarded and insulation must be protected from physical damage, UV deterioration and moister with a covering that can be removed for equipment maintenance without destroying the insulation.

EXHAUST FAN SCHEDULE

5

DESIG'N	SERVICE	MFG'R	MODEL NO.	TYPE	CFM	STATIC PRESSURE ("W.C.)	DRIVE	ELECTRICAL			BACKDRAFT DAMPER	OPER. WEIGHT (LBS.)	ENERGY STAR COMPLIANT	EFFICIENCY RATING CFM/WATT	BOXABL PART NUMBER
								H.P. (WATTS)	PHASE (Ø)	VOLTAGE					
EF-1	RESTROOM	DELTA	GBR80H	WALL	80	0.100	DIRECT	(11.0)	1	115	GRAVITY	8	YES	7.2	HVC-000160

NOTE: UNITS TO BE MANUFACTURED BY ADDVENT, DELTA, OR AN APPROVED EQUIVALENT UNIT.
UNITS PROVIDED WITH ADJUSTABLE INTEGRAL HUMIDITY SENSOR
CALIFORNIA TITLE 24 COMPLIANT

Table 4-6: Minimum Cooling Efficiencies for Central Air Conditioners and Heat Pumps for Heat Pumps

Applicance	Type	SEER2 Required	EER2 Required	SEER2 Specified	5	REMARKS
Central air source heat	Split System	14.3	NR	18.0		

Table 4-3: Minimum Heating Efficiency for Heat Pumps

Equipment Type	Reference	Configuration/Size	Minimum Heating Efficiency	Heating efficiency Specified	5	REMARKS
Single-phase air source heat pumps (NAECA)	Table C-3	< 65,000 Bth/h cooling	Split 7.5 HSPF2	8.5 HSPF2		

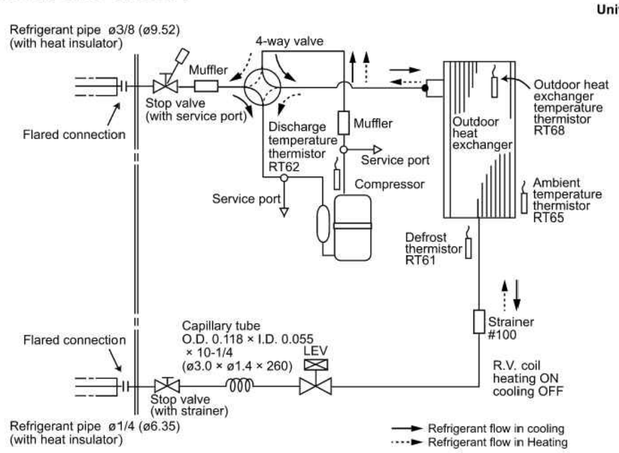
ENERGY RECOVERY VENTILATOR SCHEDULE

DESIG'N	MANUFACTURER MODEL NO.	CFM	REGENERATION EFFICIENCY %	ELECTRICAL	
				POWER (WATTS)	CURRENT (A)
ERV-1	ECO PAIR PLUS AV-TTW5-W	47.0	97	7	0.05

NOTE: UNIT TO BE MANUFACTURED BY ECO PAIR PLUS OR AN APPROVED EQUIVALENT UNIT.

MUZ-WR09NA MUZ-WR12NA

Unit: Inch (mm)



REFRIGERATION PIPING SYSTEM SCHEMATIC DETAIL

NOT TO SCALE

STAMP OF APPROVAL:

Approved For State of California
Factory Built Housing
By
MA Consulting & Engineering MACE, LLC.
Third Party Design Approval Agency (DAA)
Certificate Number: DF1570823

These plans have been approved pursuant to the provisions of The State of California Health and Safety Code, Division 13, Part 6 and California Code of Regulations, Title 25, Chapter 3, Subchapter 1
Approval herein does not authorize or approve any omission or deviation from State laws or valid local ordinances nor it is applicable to movement of units over highways, county roads or city streets.

Generic Foundation Design Approved

Occupancy	Roof LL	Wind	Exp	Seismic Cat
R3	20	115	C	E

Plan Approval No. MAC-FBH 10153
By: Mohsen Anis
Approval Date: 10/5/2026
Expiration Date: 1/11/2028

PROFESSIONAL SEAL:

LICENSED PROFESSIONAL ENGINEER
JOSEPH G. THOMAS
M 31400
Exp. 6/30/2028
MECHANICAL
STATE OF CALIFORNIA

WCW Engineers, Inc.
760 Creel Drive
Wood Dale, Illinois 60191
Tel. 630/595-8800
Fax 630/595-8818
www.WCWengineers.com

MECHANICAL DETAILS

DATE:	REV:	DESCRIPTION:
02-19-25	1	CLIENT REVISIONS
03-05-25	2	CLIENT REVISIONS
04-18-25	3	CLIENT REVISIONS
07-11-25	4	CLIENT REVISIONS
09-22-26	5	CLIENT REVISIONS

PROFESSIONAL SEAL:

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE CODES AND ORDIANCES FOR PREFABRICATED DWELLING UNITS.

sevan
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info@sevan.com
www.sevan.com

INTEGRITY | RESPECT | TEAMWORK | EXCELLENCE | CHARITY

SHEET MANAGEMENT	
SHEET FORMAT:	ARCH C
SHEET SCALE:	1:3
CREATED BY:	KD
RELEASE DATE:	7/12/2024

MODEL: BXB-000012
2 DOOR CASITA
(CALIFORNIA)

SHEET: M3.0

BOXABL INC.
5345 EAST NORTH BELT ROAD
NORTH LAS VEGAS, NV 89115, USA
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ELECTRICAL SPECIFICATIONS:

E1. A QUALIFIED ELECTRICIAN SHALL FURNISH AND INSTALL ALL LABOR, TOOLS, MATERIAL, EQUIPMENT, SERVICES, AND RELATED ACCESSORIES NECESSARY FOR THE COMPLETE INSTALLATION OF ELECTRICAL WORK SHOWN ON THE DRAWINGS, SPECIFIED IN THE NOTES, AND REQUIRED BY LOCAL CODE AUTHORITIES.

E2. ALL WORK SHALL COMPLY WITH THE 2025 CEC AND 2025 CALIFORNIA RESIDENTIAL CODE.

E3. OBTAIN AND PAY FOR ALL PERMITS AND FEES RELATING TO ELECTRICAL SYSTEM.

E4. IT IS INTENDED THAT ALL ITEMS OF WORK AND SYSTEMS BE COMPLETE AND WIRED COMPLETE IN ALL DETAILS, READY FOR SATISFACTORY OPERATION AND SERVICE. APPARATUS REQUIRED SHALL BE FURNISHED, EVEN THOUGH NOT SPECIFICALLY MENTIONED HEREIN, OR SHOWN ON THE DRAWINGS.

E5. PROVIDE GROUNDING OF ELECTRICAL WORK IN STRICT ACCORDANCE WITH THE APPLICABLE CODES AND THEIR AUTHORITIES.

E6. COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO ANY INSTALLATION.

E7. PROVIDE CODE APPROVED CLEARANCES AROUND ELECTRICAL EQUIPMENT.

E8. MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL CONFORM TO THE NEMA STANDARDS, CALIFORNIA ELECTRICAL CODE (CEC) IN EVERY CASE, WHERE SUCH STANDARDS HAVE BEEN ESTABLISHED. ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES, FITTINGS AND OTHER EQUIPMENT SHALL BE LISTED AND LABELED BY A QUALIFIED TESTING AGENCY AND SHALL BE CONNECTED IN AN APPROVED MANNER WHEN INSTALLED.

E9. TESTING - AFTER WIRES ARE IN PLACE AND CONNECTED TO DEVICES AND EQUIPMENT, THE SYSTEM SHALL BE TESTED FOR SHORTS AND GROUNDS. ALL HOT WIRES, IF SHORTED OR GROUNDED, SHALL BE REMOVED AND REPLACED.

E10. ALL METERS, INSTRUMENTS, CABLE CONNECTION, EQUIPMENT, OR APPARATUS NECESSARY FOR MAKING ALL TESTS, SHALL BE FURNISHED BY THIS CONTRACTOR AT HIS OWN EXPENSE.

E11. AFTER THE COMPLETION OF THE INSTALLATION, THE ENTIRE SYSTEM SHALL BE THOROUGHLY CLEANED. CLEAN ALL FOREIGN MATTER, PAINT, OIL, DIRT, UNREQUIRED LABELS, GREASE, AND STICKERS FROM FIXTURES AND EQUIPMENT. REMOVE FROM THE PREMISES ALL RUBBISH, DEBRIS, ETC. ACCUMULATED BY THE ELECTRICAL INSTALLATION.

E12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EQUIPMENT AND SYSTEMS AGAINST HARMFUL EXPOSURE, OR ACCUMULATION OF DUST/MOISTURE, FLOODING, CORROSION, OR OTHER FORMS OF DAMAGE. CLEAN AND RESTORE DAMAGED FINISHES AND EQUIPMENT TO PLACE INSTALLATION IN A LIKE-NEW CONDITION.

E13. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL INTERIOR WIRING SHALL BE NM-B CABLE. ELECTRICIAN SHALL PROVIDE EXTENSION OF ALL CABLE FROM JUNCTION BOX TO ELECTRICAL PANEL. PROVIDE CODE COMPLIANT RACEWAY AND WIRING FROM INTERIOR JUNCTION BOX TO EXTERIOR PANEL. SEAL OPENING WEATHERTIGHT. PROVIDE INTERCONNECTION OF CABLES BETWEEN THE WALLS AND ROOF PANELS. THERE MAY BE SEVERAL CIRCUITS IN EACH PANEL. EACH IS LABELED WITH CIRCUIT NAME, CONNECT CIRCUITS OF LIKE NAMES.

E14. DISCONNECT SWITCHES SHALL BE QUICK-MAKE, QUICK-BREAK TYPE IN NEMA ENCLOSURE TO MATCH LOCATION AND USE. SWITCHES SHALL BE LISTED FOR THEIR USE.

E15. PANEL/LOAD CENTER SHALL BE AS SHOWN ON THE DRAWINGS WITH 100A-2P MAIN BREAKER, 225A BUSSING AND BRANCH BREAKERS AS SCHEDULED. UNIT IS PROVIDED IN A NEMA 3R ENCLOSURE FOR EXTERIOR MOUNTING. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALL BREAKERS AS REQUIRED. PANEL/LOAD CENTERS SHALL BE SQUARE D QO SERIES WITH QO BREAKERS OR EATON, SEIMENS OR GENERAL ELECTRIC EQUIVALENT. TERMINATE ALL CABLING AND WIRING AT PANEL/LOAD CENTER IN ACCORDANCE WITH CEC REQUIREMENTS.

E16. INSTALL COMBINATION WASHER/DRYER BACKBOX WIRING AND PLUG IN WALL.

E17. ASSEMBLE AND INSTALL PENDANT LIGHT FURNISHED WITH UNIT. PENDANT LIGHT SHALL BE LISTED PER 410.10(D).

E18. INSTALL SMOKE DETECTOR FURNISHED WITH UNIT.

E19. ASSEMBLE AND INSTALL EXTERIOR SCONCE LIGHT FURNISHED WITH UNIT BY FRONT AND BACK DOORS. SEAL LIGHT TO EXTERIOR WALL TO BE WEATHER TIGHT.

E20. ALL EQUIPMENT LOCATED OUTDOORS SHALL BE WEATHERPROOF TYPE.

E21. FURNISH AND INSTALL A COMPLETE AND OPERABLE SYSTEM OF SERVICE AND DISTRIBUTION FROM THE UTILITY COMPANY TRANSFORMERS OR FROM FEED FROM ANOTHER STRUCTURE TO THE PANEL/LOAD CENTER AS REQUIRED. PROVIDE A 120/240V., 1PH., 3W. SERVICE OR FEEDER TO THE LOAD CENTER RATED AT 100 AMPERES WITH 225A MINIMUM BUSSING. MINIMUM FEEDER SIZE TO THE HOUSE SHALL BE 3 # 1 AWG COPPER CONDUCTORS. COORDINATE FINAL GROUNDING WITH METHOD OF FEEDING. SUGGESTED SERVICE GROUNDING DETAIL IS FOR UTILITY FED BUILDING.

E22. TWO SMALL APPLIANCE 20A BRANCH CIRCUITS HAVE BEEN PROVIDED PER CEC 210.11 (C)(1) SERVING ONLY ABOVE COUNTER RECEPTACLES.

E23. LAUNDRY AREA 20A BRANCH CIRCUITS HAS BEEN PROVIDED PER CEC 210.11 (C)(2) SERVING ONLY LAUNDRY AREA.

E24. INDIVIDUAL APPLIANCE BRANCH CIRCUITS HAVE BEEN PROVIDED SERVING DEDICATED APPLIANCES INCLUDING HEAT A/C UNIT, REFRIGERATOR, MICROWAVE,DISHWASHER AND ELECTRIC RANGE.

E25. BATHROOM RECEPTACLE 20A BRANCH CIRCUIT HAS BEEN PROVIDED PER CEC 210.11 (C)(3) SERVING ONLY BATHROOM RECEPTACLES.

E26. RECEPTACLE OUTLETS HAVE BEEN INSTALLED IN ACCORDANCE WITH CEC 210.52. ALL RECEPTACLES SHALL BE LISTED AND GROUNDED TYPE AND INSTALLED IN ACCORDANCE WITH CEC 406.4. ALL RECEPTACLES SHALL BE PROVIDED WITH AFCI PROTECTION. ALL 15A AND 20A KITCHEN, BATHROOM, LAUNDRY, AND OUTDOOR RECEPTACLES SHALL BE GFCI TYPE. ALL OUTDOOR RECEPTACLES SHALL BE WEATHER RESISTANT TYPE WITH WEATHERPROOF COVERS AND WEATHER SEALED TO BUILDING FRAME . ALL 15A AND 20A RECEPTACLES SHALL BE TAMPER RESISTANT TYPE PER CEC 406.12 TAMPER-RESISTANT RECEPTACLES. ALL 15- AND 20-AMPERE, 125- AND 250-VOLT NONLOCKING-TYPE RECEPTACLES IN THE AREAS SPECIFIED IN 406.12(1) THROUGH (7) SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
(1) DWELLING UNITS IN ALL AREAS SPECIFIED IN 210.52

E27. PROVIDE GROUNDING AND BONDING PER CEC 250.

E28. FITTINGS AND CONNECTORS THAT ARE INTENDED TO BE CONCEALED AT THE TIME OF ASSEMBLY SHALL BE LISTED AND IDENTIFIED FOR THE INTERCONNECTION OF BUILDING COMPONENTS. SUCH FITTING SHALL BE EQUAL TO THE WIRING METHOD EMPLOYED IN INSULATION, TEMPERATURE RISE, AND FAULT-CURRENT WITHSTANDING AND SHALL BE CAPABLE OF ENDURING THE VIBRATION AND SHOCK OCCURRING IN TRANSPORT.

E29. GROUNDING OF BOTH ELECTRICAL AND NON ELECTRICAL METAL PARTS SHALL BE THROUGH CONNECTION TO A GROUNDING BUS IN THE PANEL/LOAD CENTER AND SHALL BE CONNECTED THROUGH THE GREEN-COLORED INSULATED CONDUCTOR IN THE FEEDER WIRING TO THE GROUNDING BUS IN THE SERVICE ENTRANCE EQUIPMENT.

E30. THE INSTALLATION OF THE SERVICE EQUIPMENT SHALL COMPLY WITH ARTICLE 230. MEANS SHALL BE PROVIDED FOR THE CONNECTION OF A GROUNDING ELECTRODE CONDUCTOR TO THE SERVICE EQUIPMENT AND ROUTING IT OUTSIDE THE STRUCTURE. BONDING AND GROUNDING OF THE SERVICE SHALL BE IN ACCORDANCE WITH ARTICLE 250. THE MANUFACTURER SHALL INCLUDE IN ITS WRITTEN INSTALLATION INSTRUCTIONS ONE METHOD OF GROUNDING THE SERVICE EQUIPMENT AT THE INSTALLATION SITE. THE INSTRUCTIONS SHALL CLEARLY STATE THAT OTHER METHODS OF GROUNDING ARE FOUND IN ARTICLE 250. THE MINIMUM SIZE GROUNDING ELECTRODE CONDUCTOR SHALL BE # 8 AWG COPPER.

A WARNING LABEL SHALL BE MOUNTED ON OR ADJACENT TO THE SERVICE EQUIPMENT. THE LABEL SHALL STATE THE FOLLOWING:
"WARNING DO NOT PROVIDE ELECTRICAL POWER UNTIL THE GROUNDING ELECTRODE(S) IS INSTALLED AND CONNECTED (SEE INSTALLATION INSTRUCTIONS)."

WHERE THE SERVICE EQUIPMENT IS NOT INSTALLED IN OR ON THE UNIT, THE INSTALLATION SHALL COMPLY WITH THE OTHER PROVISIONS OF THE CEC.

E31. ALL LIGHTING SHALL BE CALIFORNIA TITLE 24 COMPLIANT.

E32. OUTDOOR LIGHTING SHALL LED LIGHT SOURCES. OUTDOOR LIGHTING IS CONTROLLED BY INTEGRAL PHOTOCELL OR ASTRONOMICAL TIMECLOCK PER 210.70(A)(2)(2) EXCEPTION.

E33. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

E34. THE INSTALLING CONTRACTOR SHALL PROVIDE EITHER ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED UP CAPACITY OF 60A AND A MINIMUM OF 4 ESS SUPPLIED BRANCH CIRCUITS OR A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS LISTED BELOW. ALL BRANCH CIRCUIT ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF THE ESS. THE TRADE SIZE OF THE RACEWAY SHALL NOT BE LESS THAN 1". THE PANEL BOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED UP LOAD CIRCUITS"

A MINIMUM OF 4 BRANCH CIRCUIT SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.

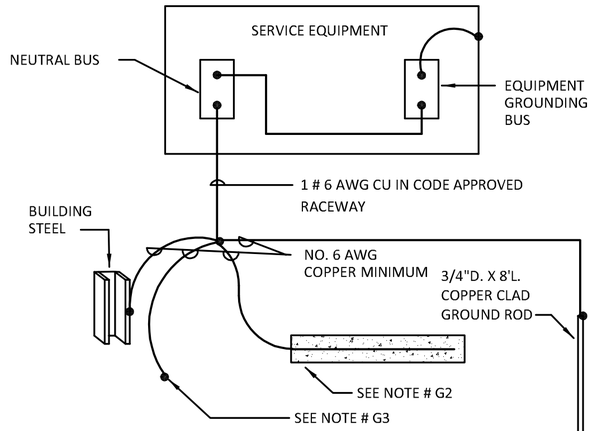
THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUS BAR RATING OF 225A.

SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT / TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF THE BACKUP POWER SOURCE.

E35. PER AGING IN PLACE REQUIREMENTS, ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES (1219.2 MM) MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.

SYMBOL LIST

SYMBOL	DESCRIPTION
J, J	JUNCTION BOX - WALL OR CEILING MOUNTED
	NON - FUSED DISCONNECT SWITCH
	FUSED DISCONNECT SWITCH
	MOTOR CONNECTION - H.P. AS NOTED ON DRAWINGS
	NM-B CABLE RUN CONCEALED IN CEILING OR WALLS. X DENOTES GROUND WIRE DENOTES NEUTRAL CONDUCTOR DENOTES HOT CONDUCTOR
	LOAD CENTER
	DUPLEX RECEPTACLE (NEMA 5-20R) (+18" AFF UNLESS NOTED OTHERWISE)
	DUPLEX RECEPTACLE (NEMA 5-20R) (MOUNTED 6" ABOVE COUNTER TOP UNLESS NOTED OTHERWISE)
	DUPLEX CONVENIENCE OUTLET (NEMA 5-15R)
	SPECIAL OUTLET. REFER TO POWER PLAN ON SHEET E1.0 FOR REQUIREMENTS
	SINGLE NEMA 5-20R RECEPTACLE
SD	CEILING MOUNTED COMINATION SMOKE/FIRE/CARBON MONOXIDE ALARM - USI ELECTRIC # MUC1509S HARDWIRED ALARM WITH 10 YEAR SEALED BATTERY OR EQUAL.
A.	DENOTES AMPERES
A.C.	DENOTES ABOVE COUNTER
A.F.F.	DENOTES ABOVE FINISHED FLOOR
AFCI	DENOTES ARC FAULT CIRCUIT INTERRUPTER
C.	DENOTES CONDUIT
GFCI	DENOTES GROUND FAULT CIRCUIT INTERRUPTER
GRD.	DENOTES GROUND
M.L.O.	DENOTES MAIN LUGS ONLY
WP	DENOTES WEATHERPROOF (NEMA 3R)



SUGGESTED SERVICE GROUND DETAIL

NO SCALE

NOTES:

G1. CONTRACTOR SHALL OBTAIN APPROVAL FROM LOCAL CODE AUTHORITIES BEFORE INSTALLING GROUNDING.

G2. CONCRETE ENCASED ELECTRODE ENCASED BY A MINIMUM OF 2" OF CONCRETE ON ALL SIDES LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOOTING OR FOUNDATION. ELECTRODE SHALL CONSIST OF A MINIMUM OF 20' OF BARE COPPER CONDUCTOR (# 4) WHERE APPLICABLE. (SEE CEC 250.52 (A) (3) (2))

G3. BOND TO REBAR STUBOUT IN FOUNDATION PER CEC 250 WHERE APPLICABLE (SEE CEC 250.52 (A) (3) (1))

STAMP OF APPROVAL:

Approved For State of California
Factory Built Housing
By
MA Consulting & Engineering MACE, LLC.
Third Party Design Approval Agency (DAA)
Certificate Number: DF1570823

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Generic Foundation Design Approved

Occupancy	Roof LL	Wind	Exp	Seismic Cat
R3	20	115	C	E

Plan Approval No. **MAC-FBH 10153**
By: Mohsen Anis
Approval Date: **10/5/2026**
Expiration Date: **1/11/2028**

PROFESSIONAL SEAL:

REGISTERED PROFESSIONAL ENGINEER
GREGORY L. DOFFIN
NO. 20783
ELECTRICAL
STATE OF CALIFORNIA

SIGNATURE
09/18/2025 09/30/2028
DATE EXPIRATION DATE

DATE:	REV:	DESCRIPTION:
02-19-25	1	CLIENT REVISIONS
03-05-25	2	CLIENT REVISIONS
04-18-25	3	CLIENT REVISIONS
07-11-25	4	CLIENT REVISIONS
09-22-26	5	CLIENT REVISIONS

PROFESSIONAL SEAL:

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DESIGN SOLUTIONS, P.C.
Corporate Office:
3025 Highland Parkway | Suite 850
Downers Grove, IL 60515
Contact Information:
info@sevan.com
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INTEGRITY | RESPECT | TEAMWORK | EXCELLENCE | CHARITY

SHEET MANAGEMENT	
SHEET FORMAT:	ARCH C
SHEET SCALE:	1:3
CREATED BY:	KD
RELEASE DATE:	7/12/2024

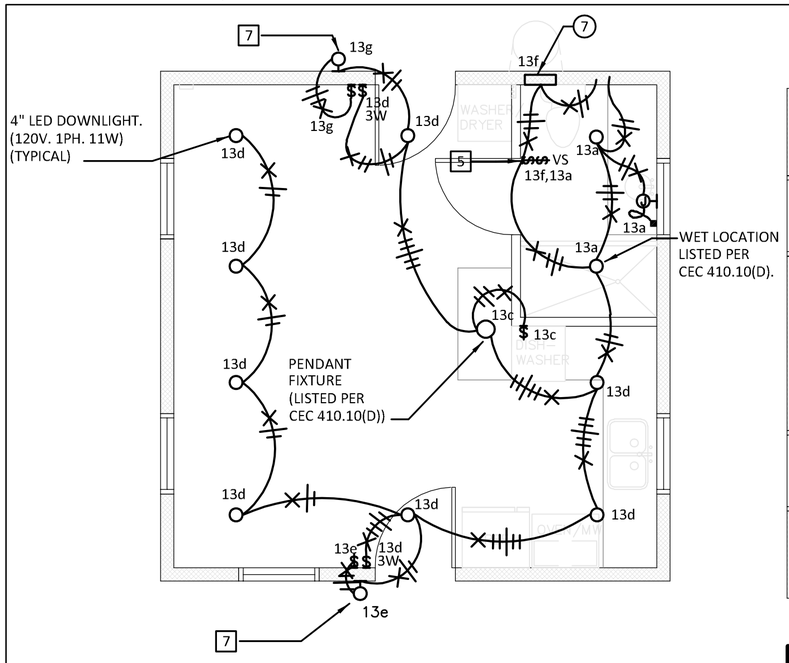
MODEL: BXB-000012
2 DOOR CASITA
(CALIFORNIA)

SHEET: E1.0

BOXABL INC.
5345 EAST NORTH BELT ROAD
NORTH LAS VEGAS, NV 89115, USA
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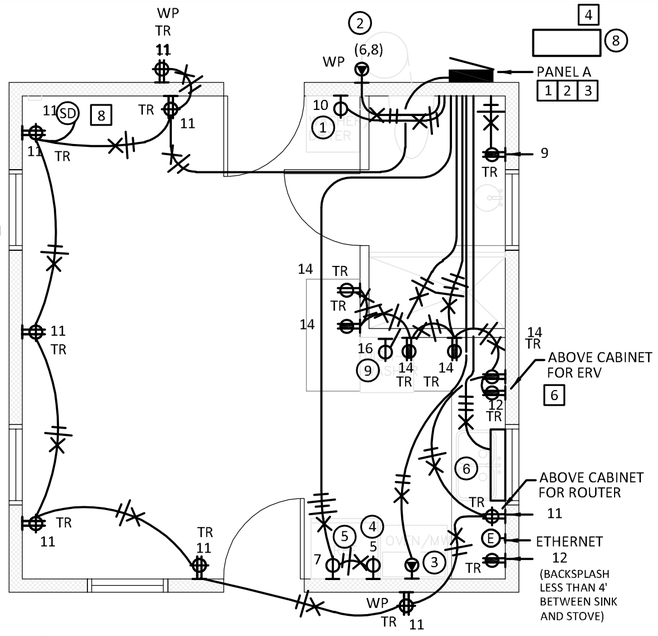
BOXABL



LIGHTING PLAN

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

0' 4' 8' 12' 16'



POWER PLAN

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

0' 4' 8' 12' 16'

POWER NOTES:

1. LOAD CENTER FULLY ASSEMBLED AND INSTALLED IN FACTORY WITH EMERGENCY SERVICE/ MAIN SERVICE DISCONNECT AS PART OF LOAD CENTER LABELED AS "EMERGENCY DISCONNECT/SERVICE DISCONNECT IN ACCORDANCE WITH NEC 230.85 (E).
2. ELECTRICIAN TO PROVIDE ELECTRICAL FEEDER/ELECTRICAL SERVICE FROM SITE TO LOAD CENTER.
3. ELECTRICIAN TO PROVIDE SERVICE GROUND/BUILDING GROUND PER CEC REQUIREMENTS.
4. ELECTRICIAN TO WIRE OUTDOOR CONDENSER UNIT EXTEND WIRING AND INTERCONNECT WIRING FROM INDOOR FAN COIL PER MANUFACTURERS DIRECTIONS. COORDINATE INSTALLATION WITH MECHANICAL CONTRACTOR AS TO NOT IMPEDE CODE REQUIRED CLEARANCE FOR ELECTRICAL PANELS/SERVICE DISCONNECTS. PROVIDE GFCI PROTECTION PER CEC 210.8 (F).
5. PROVIDE BATH FAN SWITCH WITH VENTILATION CONTROL. EXHAUST FAN HAS INTEGRAL HUMIDITY SENSOR. REFER TO MECHANICAL PLANS FOR DETAILS. PROVIDE BATHROOM VACANCY SENSOR WITH MANUAL ON AND AUTOMATIC OFF, TITLE 24 COMPLIANT, LUTRON # VS306U VACANCY SENSOR SWITCH OR EQUAL.
6. WHOLE HOUSE VENTILATION SYSTEM FAN 120V., 1PH., 7W. WIRE TO CIRCUIT 14.
7. OUTDOOR WALL LAMP WITH INTEGRAL PHOTOCELL OR WITH ASTRONOMICAL TIMECLOCK (FURNISHED WITH UNIT INSTALLED ON SITE)
8. COMBINATION SMOKE/FIRE/CARBON MONOXIDE ALARM WITH BATTERY BACKUP. UNIVERSAL SECURITY INSTRUMENTS # MIC1509S HARDWIRED 3 IN 1 SMART ALARM WITH 10 YEAR SEALED BATTERY OR EQUAL. DETECTOR SHALL BE LOCATED MINIMUM OF 20 FEET FROM COOKING APPLIANCE. SHIPPED LOOSE, INSTALLED AND TESTED ONSITE.

CIRCUIT PROTECTION NOTES:

- ARC FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED FOR ALL 15 AND 20A BRANCH CIRCUITS SUPPLYING OUTLETS AND DEVICES IN ACCORDANCE WITH CEC 210.12(A).
- GROUND FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED FOR ALL 15A AND 20A RECEPTACLES AND EQUIPMENT IN ACCORDANCE WITH CEC 210.8.

TR ADJACENT TO RECEPTACLE INDICATES TAMPER RESISTANT.
ALL 15A AND 20A RECEPTACLES SHALL BE TAMPER RESISTANT TYPE PER CEC 406.12 TAMPER-RESISTANT RECEPTACLES. ALL 15- AND 20-AMPERE, 125- AND 250-VOLT NONLOCKING-TYPE RECEPTACLES IN THE AREAS SPECIFIED IN 406.12(1) THROUGH (7) SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
(1) DWELLING UNITS IN ALL AREAS SPECIFIED IN 210.52

EQUIPMENT SCHEDULE

# MARK	EQUIPMENT DESCRIPTION	VOLTAGE	PHASE	AMPS	CIRCUIT DATA: RECEPTACLE TYPE	CIRCUIT NUMBER	CONDUCTORS: QTY.	SIZE	EQ. GND.	HEIGHT	BOXABL PART NUMBER
1	WASHER DRYER	120	1	10.0	5-20R	A-10	2	#12	#12	18" A.F.F.	APP-00013
2	HEAT PUMP WATER HEATER	240	1	21	HARDWIRED	A-(6,8)	2	# 10	#10	18" A.F.F.	APP-000050
3	RANGE	240	1	40.0	14-50R*	A-(2,4)	3	#6	#10	18" A.F.F.	APP-000011
4	REFRIGERATOR	120	1	12	5-20R	A-5	2	#12	#12	18" A.F.F.	APP-000008
5	MICROWAVE	120	1	12	5-20R	A-7	2	#12	#12	84" A.F.F.	APP-000005
6	FAN COIL UNIT FCU-1	240	1	1.0	-	WIRE TO CU-1	3	#14	#14	-	HVC-000003
7	EXHAUST FAN EF-1	120	1	11 WATTS	-	A-13f	2	#12	#12	-	HVC-000052
8	OUTDOOR CONDENSER CU-1	240	1	15.0	-	A-(15,17)	2	#10	#10	-	HVC-000019
9	DISHWASHER	120	1	12	5-20R	A-16	2	#12	#12		APP-000002

*14-50R IS A THREE PHASE RECEPTACLE ONLY TWO PHASES USED. COORDINATE PHASING.

ELECTRICAL CALCULATIONS (CEC)

17-Apr-2025

PROJECT: CALIFORNIA
JOB NUMBER: 24137
CALCULATION BY: SB

California Casita BXB-000012

PANEL DESIGNATION	A								
TOTAL AREA (SQ FT)	361	SERVICE:	120/240V., 1PH., 3W.						
GENERAL LIGHTING LOAD CALC	AREA	361	X			3	WT/SQ FT WT/SQ FT	1083	W GEN. LTG/REC
SMALL APPLIANCE		2	X	1	QTY OF UNITS	X	1500 WATTS	3000	W SM. APP.
LAUNDRY		1	X	1	QTY OF UNITS	X	1500 WATTS	1500	W LAUNDRY
					SUBTOTAL			6583	
DEMAND									
1ST 20 KW		AT	100%		5583		=	5,583	
WATER HEATER					5000	X	100% =	5,000	
DISHWASHER					900	X	100% =	900	
MISC					MISC	X	100% =	0	
MISC					0	X	100% =	0	
FAN COIL					240	X	100% =	240	
AC					2400	X	100% =	2,400	
ELECTRIC RANGE					9600	X	80% =	7,680	
LARGEST MOTOR					0	X	25% =	0	
TOTAL DEMAND:								21,803	WATTS
VOLTAGE:	240		1 PHASE					22	KW
AMPS:	90.8								
MINIMUM SERVICE SIZE:		91	AMPS						
SERVICE SIZE:		100	AMPS	PANEL MUST HAVE 225A BUSSING					

PANEL DATA SCHEDULE

PANEL NAME: A

LOCATION OUTDOOR
SERVICE 120/240V.,1PH.,3W.
MAIN BREAKER 100A-2P MINIMUM
MAIN LUGS ONLY
NEUTRAL BUS 225A
GROUND BUS YES
SHORT CIRCUIT RATING 10,000 RMS SYM AMPS
NOTES: NEMA 3R - SERVICE ENTRANCE RATED - MINIMUM OF 3 # 2 AWG SERVICE 225A MINIMUM BUSSING

	CONNECTED LOAD	
	CONNECTED LOAD	DEMAND LOAD
PHASE A	13.19 KVA	10.87 KVA
PHASE B	13.60 KVA	11.13 KVA
TOTAL	26.79 KVA	21.99 KVA
	112 AMPS	92 AMPS

DEMAND LOAD — FLUSH ☐ SURFACE ■

KEY:		
L:	LIGHTING	0.19 KVA
R:	RECEPTACLES	6.30 KVA
M:	MOTORS	7.40 KVA
P:	PANELS	0.00 KVA
T:	TRANSFORMERS	0.00 KVA
E:	EQUIPMENT	8.10 KVA
S & X:	SPARE & SPACE	0.00 KVA

CIRCUIT USE	CONNECTED LOAD A	CONNECTED LOAD B	CCT. NO.	CIRCUIT BREAKER	CIRCUIT BREAKER	CCT. NO.	CONNECTED LOAD A	CONNECTED LOAD B	CIRCUIT USE
R: WHOLE HOUSE	0		1	20A-2P	50A-2P GFCI	2	4,800		E: RANGE
R: SURGE PROTECTION DEVICE		0	3			4		4,800	E:
R: REFRIGERATOR	1,440		5	20A-1P AFGCI	30A-2P	6	2,500		M: WATER HEATER
R: MICROWAVE		1,440	7	20A-1P AFGCI	LOCKABLE HASP	8		2,500	M:
R: BATHROOM RECEPTACLE	360		9	20A-1P AFGCI	20A-1P AFGCI	10	1,200		E: WASHER/DRYER
R: LIVING ROOM/EXTERIOR RECEPTS.		1,260	11	20A-1P AFGCI	20A-1P AFGCI	12		1,500	R: ROUTER/KITCHEN SMALL APPL.
L: BATH/KITCHEN/LIVING ROOM LTS	192		13	15A-1P AFCI	20A-1P AFGCI	14	1,500		R: DINING/KITCHEN SMALL APPL./ERV
M: CU-1/FCU-1		1,200	15	15A-2P GFCI	20A-1P AFGCI	16		900	R: DISHWASHER
M:	1,200		17	LOCKABLE HASP	BLANKSPACE	18	0		X: BLANKSPACE
X: BLANKSPACE		0	19	BLANKSPACE	BLANKSPACE	20		0	X: BLANKSPACE
SUB TOTAL	3,192	3,900					10,000	9,700	SUB TOTAL

AFGCI DENOTES ARC FAULT PROTECTION AND GROUND FAULT PROTECTION TYPE CIRCUIT BREAKER
GFCI DENOTES GROUND FAULT PROTECTION TYPE CIRCUIT BREAKER

STAMP OF APPROVAL:

Approved For State of California
Factory Built Housing
By
MA Consulting & Engineering MACE, LLC.
Third Party Design Approval Agency (DAA)
Certificate Number: DF1570823

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Generic Foundation Design Approved

Occupancy	Roof LL	Wind	Exp	Seismic Cat
R3	20	115	C	E

Plan Approval No. MAC-FBH 10153
By: Mohsen Anis
Approval Date: 10/5/2026
Expiration Date: 1/11/2028

PROFESSIONAL SEAL:

REGISTERED PROFESSIONAL ENGINEER GREGORY L. DOFFING NO. 20783 ELECTRICAL STATE OF CALIFORNIA

SIGNATURE 09/18/2028 09/30/2028
DATE EXPIRATION DATE

DATE:	REV:	DESCRIPTION:
02-19-25	1	CLIENT REVISIONS
03-05-25	2	CLIENT REVISIONS
04-18-25	3	CLIENT REVISIONS
07-11-25	4	CLIENT REVISIONS
09-22-26	5	CLIENT REVISIONS

PROFESSIONAL SEAL:

sevan
DESIGN SOLUTIONS, P.C.
Corporate Office:
3025 Highland Parkway | Suite 850
Downers Grove, IL 60515
Contact Information:
info@sevan.com
www.sevan.com

INTEGRITY | RESPECT | TEAMWORK | EXCELLENCE | CHARITY

SHEET MANAGEMENT	
SHEET FORMAT:	ARCH C
SHEET SCALE:	1:3
CREATED BY:	KD
RELEASE DATE:	7/12/2024

MODEL: BXB-000012
2 DOOR CASITA
(CALIFORNIA)

SHEET: E2.0

BOXABL INC.
5345 EAST NORTH BELT ROAD
NORTH LAS VEGAS, NV 89115, USA
+1(702) 500-9000 HELLO@BOXABL.COM

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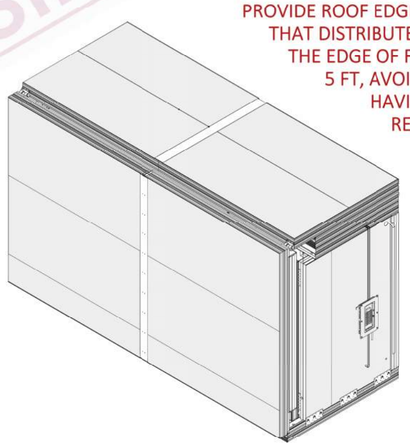
BOXABL

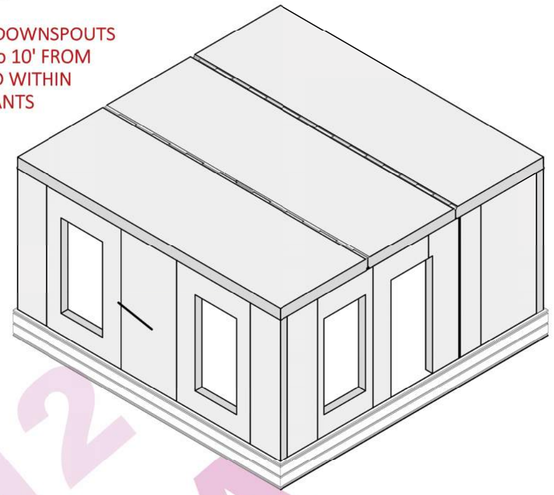
IN THE
FOLLOWING COUNTIES :

LOS ANGELES, SAN DIEGO,
ORANGE, SAN BERNARDINO, RIVERSIDE, PLACER, SAN FRANCISCO.

AND CITY OF CAMARILLO.

PROVIDE ROOF EDGE GUTTERS WITH DOWNSPOUTS THAT DISTRIBUTE RAIN WATER 6' to 10' FROM THE EDGE OF FOUNDATION, AND WITHIN 5 FT, AVOID GRASS AND PLANTS HAVING HIGH WATER REQUIREMENTS.





California Dept of Housing & Community Development

APPROVAL DRAWINGS

BOXABL

2-Door Studio Casita

Model # BXB-000012

STRUCTURAL DRAWINGS

DESIGN CRITERIA

CODE: 2025 CBC,
2025 CRC (FOUNDATION)

APPLIED LOADS

ROOF LIVE LOAD : 20 psf

MAX. ALLOWABLE
GROUND SNOW LOAD, *Pg* : 47 psf (ULTIMATE - PER ASCE 7-22)
Ce = 1 MAX (PER ASCE 7-22, TABLE 7.3-2)

ROOF DEAD LOAD :

SIP ROOF: 4 psf
SOLAR PANEL SYSTEM: 5 psf (MAX.)

FLOOR LIVE LOAD : 40 psf
FLOOR DEAD LOAD: 5 psf

MAX. ALLOWABLE
BASIC (ULTIMATE) WIND SPEED: 115 mph
EXPOSURE: C
Kzt = 1.00 MAX PER ASCE 7-22

SITE-SPECIFIC SEISMIC, WIND & SNOW CONDITIONS MUST BE VERIFIED (BY A CA LICENSED ENGINEER), IN WRITING TO BE WITHIN THE LIMITS INDICATED ABOVE, AND INCLUDED IN A PERMIT SUBMITTAL TO THE AUTHORITY HAVING JURISDICTION (AHJ).

SEISMIC FACTORS:

I = 1 MAX. ALLOWABLE S_{DS} = 2.30
S_{D1} = .87

SITE CLASS = D - DEFAULT

SEISMIC CATEGORY: E

BASIC SEISMIC FORCE
RESISTING SYSTEM
= LIGHT-FRAMED WALLS
w/ SHEAR PANELS
OF MGO & STEEL

R = 6.5 PER ICC-ESR #4725

ANALYSIS PROCEDURE:
EQUIV. LATERAL FORCE

BASE SHEAR : 3,220 lb

STATEMENT OF SPECIAL INSPECTIONS:

THE OWNER OR OWNER'S REPRESENTATIVE SHALL HIRE A SPECIAL INSPECTOR, APPROVED BY THE AUTHORITY HAVING JURISDICTION, TO **VERIFY THE EXISTENCE OF AN ENGINEER'S SITE-SUITABILITY LETTER** & TO PERFORM PERIODIC INSPECTION OF THE INSTALLATION OF THE TITEN HD ANCHORS SPECIFIED ON DETAIL A / S3 & A / S4.1. INSPECTION TO INCLUDE VERIFICATION OF THE ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANING PROCEDURE, CONCRETE TYPE, COMPRESSIVE STRENGTH, HOLE DIMENSION, ANCHOR SPACING, EDGE DISTANCE, INSTALLATION TORQUE, MAXIUMUM IMPACT WRENCH TORQUE RATING AND ADHERENCE TO SIMPSON'S PUBLISHED INSTALLATION INSTRUCTIONS.

SPECIAL INSPECTION AND QUALITY CONTROL/ASSURANCE REQ'TS OF THE STEEL BEAM, HINGE AND HINGE WELDING, FOUND IN THE BOXABL QUALITY CONTROL MANUAL, TO BE BASED ON THE REQ'TS OF IBC SECTION 1704 AND 1705.2.1 AND MODELED ON THE RELEVENT REQ'TS OF AISC 360-22 CHAPTER N. ALTERNATIVELY, (OR IN ADDITION) DESTRUCTIVE TESTING, OBSERVED BY AN INDEPENDENT, 3rd PARTY INSPECTOR, SHALL OCCUR AT REGULAR, ADJUSTABLE INTERVALS AS DETERMINED BY THE ENGINEER AND/OR THE CALIFORNIA DEPT. OF HOUSING & COMMUNITY DEVELOPMENT. ADDITIONAL SPECIAL INSPECTIONS WITH RESPECT TO IBC SECTION 1705.1.1 TO BE AT THE DISCRETION OF THE CALIFORNIA DEPT. OF HOUSING & COMMUNITY DEVELOPMENT.

WALL CLADDING OPTIONS:

1-COAT STUCCO OR OTHER WALL SIDING WILL REQUIRE A SITE-SPECIFIC ENGINEERED DESIGN BY THE ENGINEER IN THE TITLE BLOCK & APPROVAL AT THE LOCAL LEVEL BY THE AUTHORITY HAVING JURISDICTION.

ROOF NOTE:

NO ADDITIONAL ROOF SYSTEMS ARE ALLOWED THAT COULD INCREASE THE DEAD LOAD ABOVE WHAT IS CURRENTLY INDICATED UNDER THE DESIGN CRITERIA.

ROOFING IN A WILDLAND-URBAN INTERFACE (WUI) TO HAVE A CLASS "A" FIRE RATING PER ASTM E108 OR UL790. THIS WILL INCREASE THE ROOF WEIGHT AND SEISMIC MASS, REQUIRING A SITE SPECIFIC ANALYSIS BY THE ENGINEER IN THE TITLE BLOCK & APPROVAL AT THE LOCAL LEVEL BY THE AUTHORITY HAVING JURISDICTION.

FOUNDATIONS :

FOUNDATIONS SHOULD NOT BE LOCATED IN AREAS WHERE SOIL IS SUBJECT TO CORROSION, EXPANSION, LIQUIFACTION OR COLLAPSE. SOIL SUITABILITY, IF QUESTIONABLE, TO BE VERIFIED BY A GEOTECHNICAL ENGINEER.

THE FOUNDATION DESIGN SHOWN ON S3 & S4.1 IS INTENDED FOR NEAR LEVEL GROUND (2% MAX. SLOPE). FOR SLOPED GRADE CONDITIONS, FLOOD CONDITIONS, OR FOR OTHER FOUNDATION TYPES, CONTACT BOXABL OR THE ENGINEER BELOW.

SITE-SPECIFIC FOOTING DEPTH BELOW GRADE & ABSENCE OF FLOOD HAZARD CONDITIONS MUST BE VERIFIED IN WRITING BY A CA LICENSED ENGINEER & INCLUDED IN A PERMIT SUBMITTAL.

EXPIRATION:

THESE DRAWINGS EXPIRE ON AND MUST BE UPDATED & RE-SUBMITTED UPON CALIFORNIA'S ADOPTION OF THE NEXT IBC/IRC, OR THE ENGINEER'S LICENSE EXPIRATION DATE INDICATED BELOW:

EXPIRES 6-30-28

THESE DRAWINGS SHALL NOT BE USED FOR SITE-SPECIFIC INSTALLATION OR SUBMITTED TO ANY BUILDING DEPARTMENT FOR PERMIT UNLESS FIRST APPROVED BY THE CALIFORNIA DEPT. OF HOUSING & COMMUNITY DEVELOPMENT

CALIFORNIA STAMP OF APPROVAL:

Approved For State of California
Factory Built Housing
By
MA Consulting & Engineering MACE, LLC.
Third Party Design Approval Agency (DAA)
Certificate Number: DF1570823

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Generic Foundation Design Approved

Occupancy	Roof LL	Wind	Exp	Seismic Cat
R3	20	115	C	E

Plan Approval No. **MAC-FBH 10153**
By: Mohsen Anis
Approval Date: **10/5/2026**
Expiration Date: **1/11/2028**

THESE DRAWINGS REPRESENT THE UNDERSTANDING OF SIP ENGINEERING CONSULTANTS, LLC REGARDING THE CONSTRUCTION DETAILS USED BY BOXABL, INC. IN THEIR FACTORY. IF DISCREPANCIES ARE DISCOVERED BETWEEN THESE DRAWINGS AND ACTUAL CONSTRUCTION, THE ENGINEER SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO REVISE THE DRAWINGS AND ENGINEERING, IF REQUIRED. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH DISCREPANCIES, SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY OF SUCH FAILURE. ACTION TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ENGINEER & SIP ENGINEERING CONSULTANTS, LLC, IN CONTRADICTION TO THESE DRAWINGS OR THE RECOMMENDATIONS OF THE ENGINEER SHALL BECOME THE RESPONSIBILITY OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

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DATE:	REV:	DESCRIPTION:
9-23-26	7	2025 CBC & MISC. UPDATES, INCL. GRADE BEAM FOUND. OPTION

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REGISTERED PROFESSIONAL ENGINEER — MIKE J. NELSON — C 62770 — EXPIRES 6-30-28 — STATE OF NEVADA — 9-23-26

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SIP ENGINEERING CONSULTANTS, LLC
14845 SW MURRAY SCHOLLS DR.
SUITE 110 PMB 306 BEAVERTON, OR 97007
PHONE : 503-564-4178 Mike@SIPconsultants.com

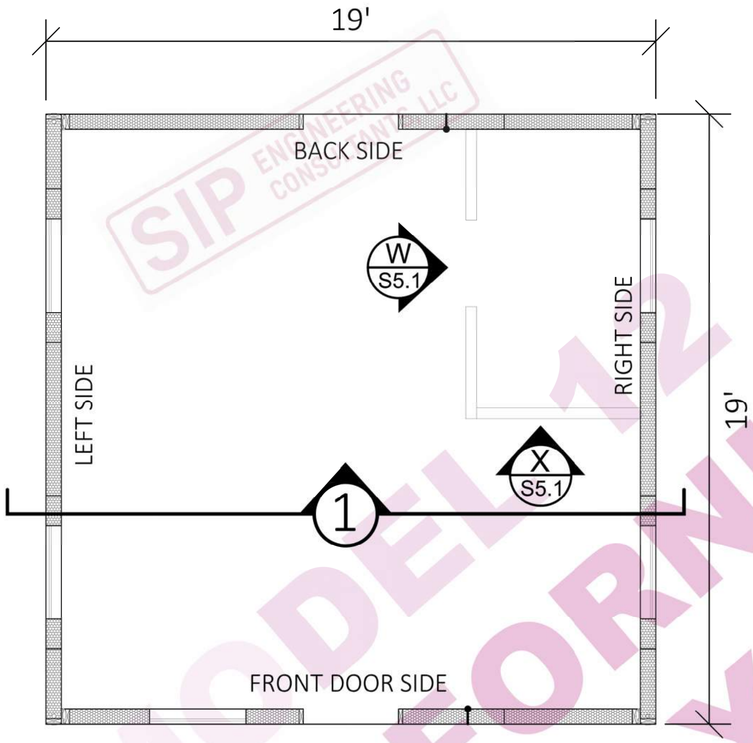
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SHEET FORMAT:	ARCH C
SHEET SCALE:	NONE
CREATED BY:	MN
RELEASE DATE:	9/15/2026
SHEET:	S1

2 DOOR CASITA
MODEL # BXB-000012

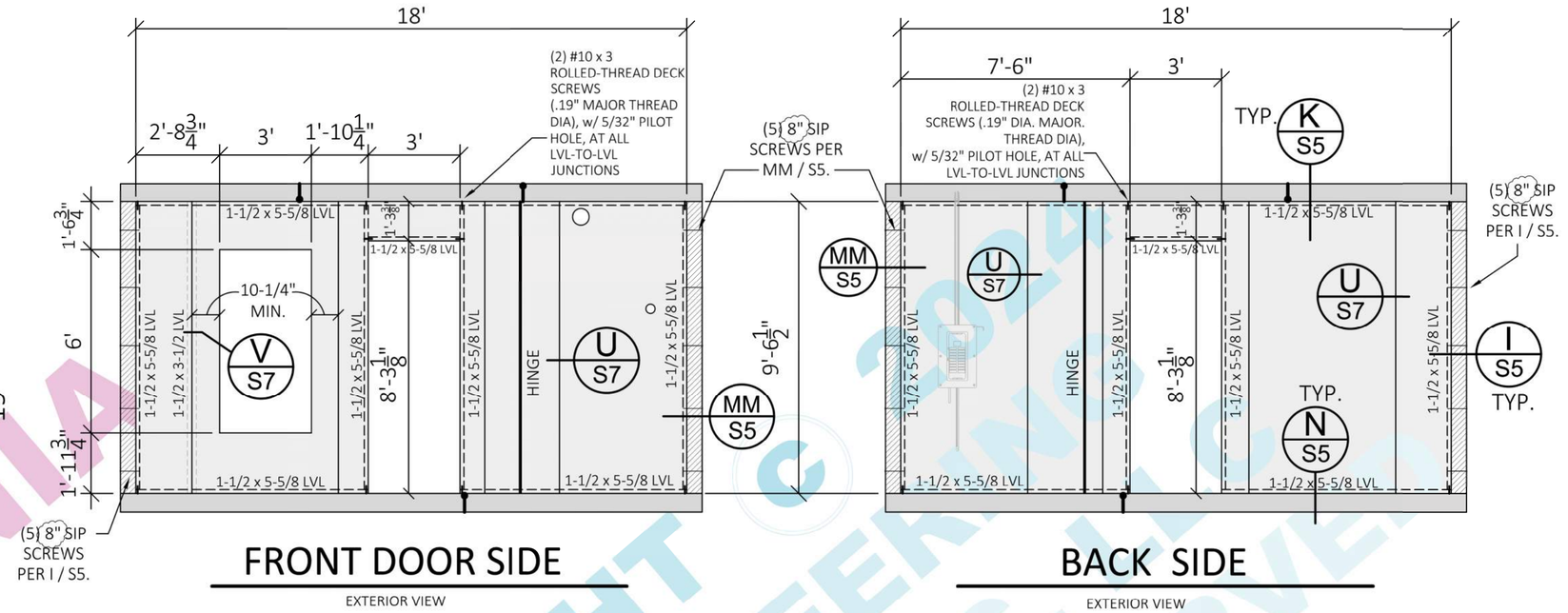
SHEET NAME: DESIGN CRITERIA & GENERAL NOTES

CLIENT: BOXABL INC.
5345 EAST NORTH BELT ROAD
NORTH LAS VEGAS, NV 89115, USA
+1(702) 500-9000 HELLO@BOXABL.COM

BOXABL



WALL PLAN

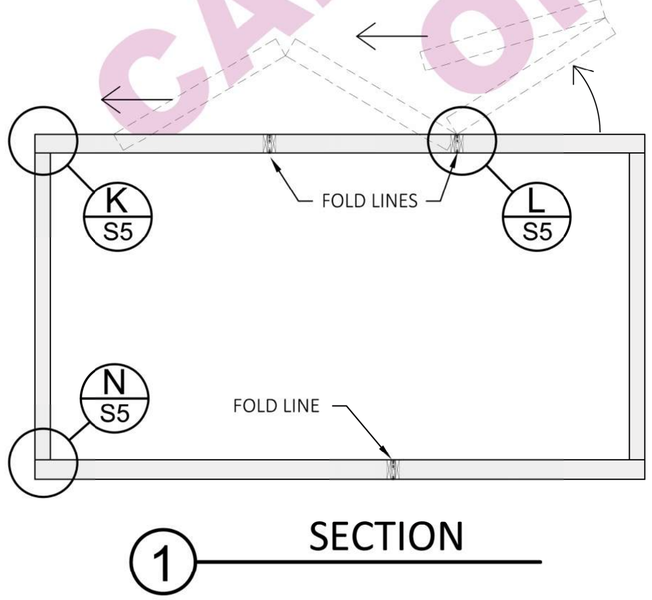


FRONT DOOR SIDE

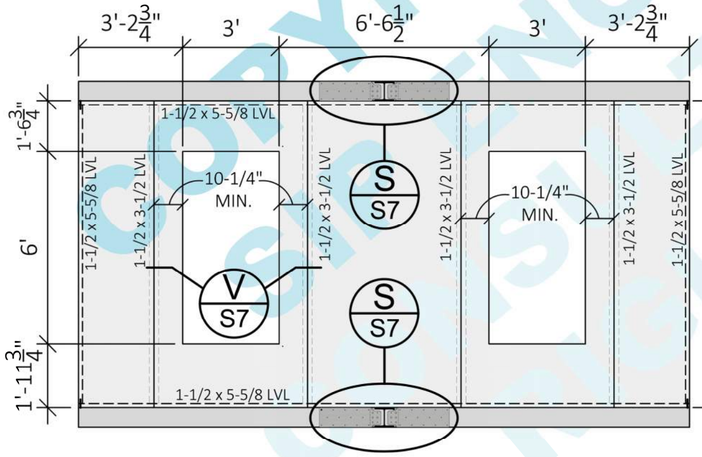
EXTERIOR VIEW

BACK SIDE

EXTERIOR VIEW

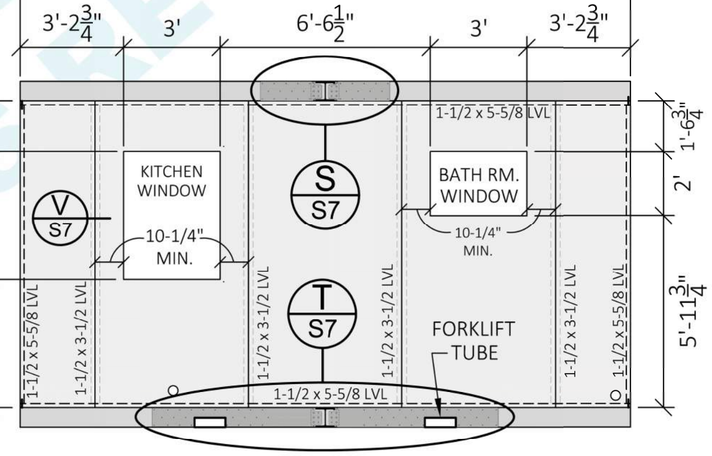


1 SECTION



LEFT SIDE

EXTERIOR VIEW



RIGHT SIDE

EXTERIOR VIEW

NOTES:
1. EXCEPT FOR THE 19' OVERALL DIMENSIONS, ALL OTHER'S HAVE A ¼" +/- TOLERANCE.
2. ROUND HOLES SHOWN ARE APPROX. IN SIZE AND LOCATION.
3. LVL TO HAVE A MIN. FLEXURAL STRENGTH, Fb = 2,800 psi, AND MIN. MODULUS OF ELASTICITY, E = 2,000,000 PSI

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Factory Built Housing
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PHONE : 503-564-4178 Mike@SIPconsultants.com

UNITS:	FT-IN
SHEET FORMAT:	ARCH C
SHEET SCALE:	NONE
CREATED BY:	MN
RELEASE DATE:	9/15/2026
SHEET:	S2

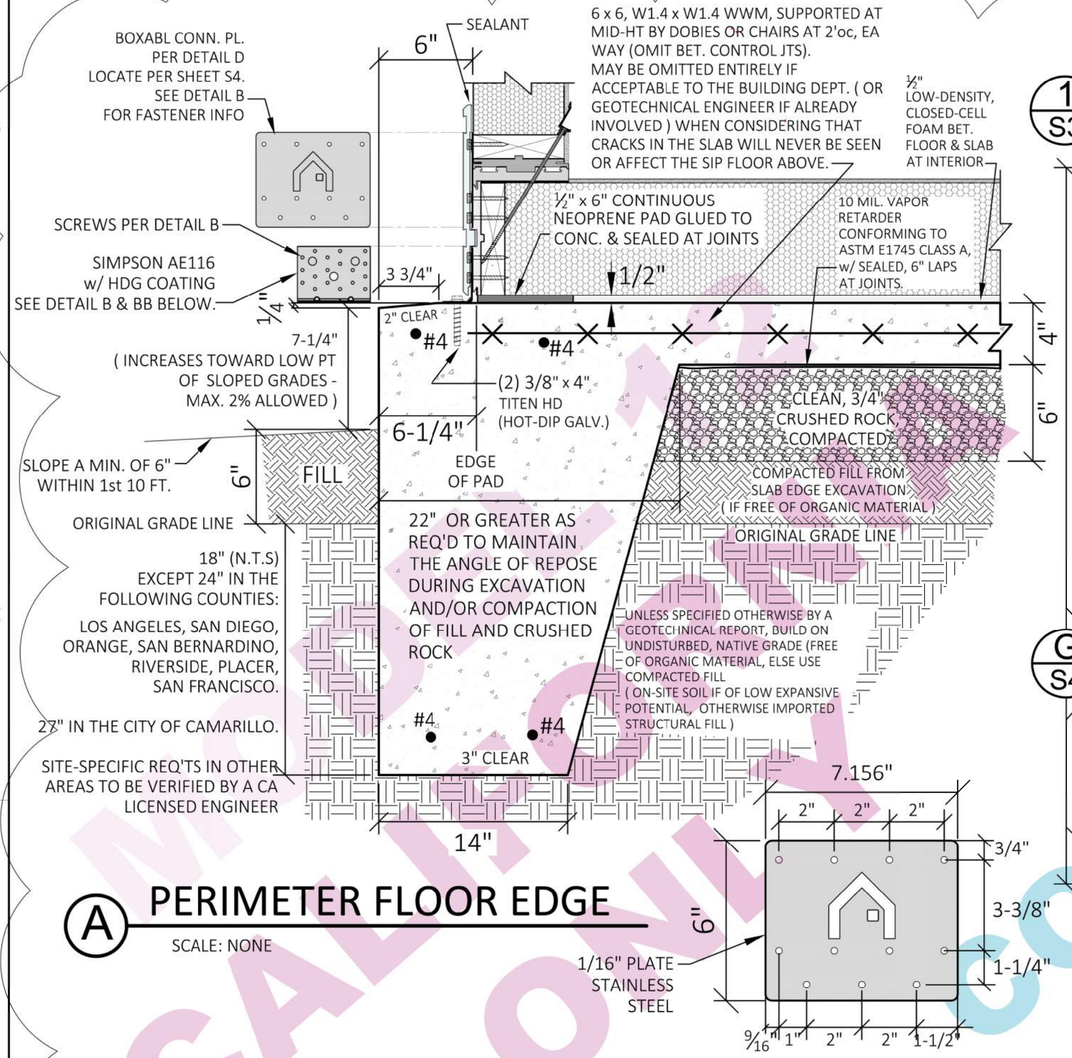
2 DOOR CASITA

MODEL # BXB-000012

CLIENT: BOXABL INC.
5345 EAST NORTH BELT ROAD
NORTH LAS VEGAS, NV 89115, USA
+1(702) 500-9000 HELLO@BOXABL.COM

SHEET NAME: WALL PLAN, ELEVATIONS & SECTION

BOXABL



A PERIMETER FLOOR EDGE

SCALE: NONE

D WALL-TO-FLOOR PLATE

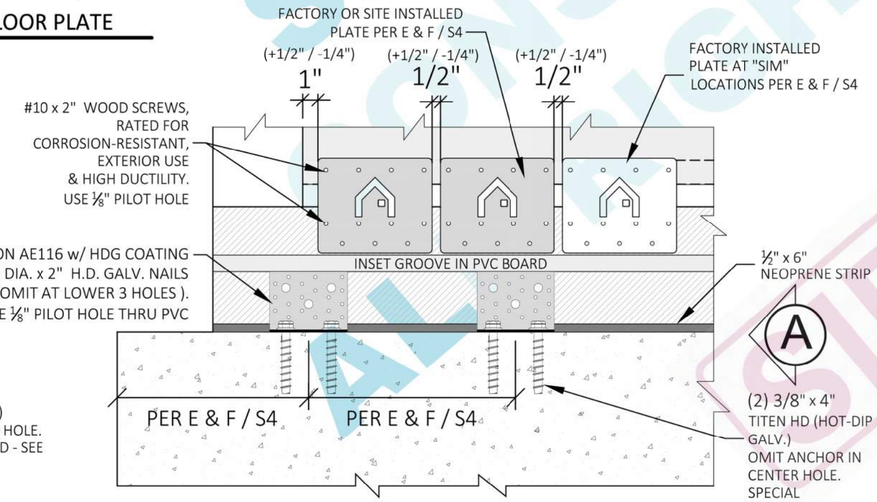
B HOLD-DOWNS AT LEFT & RIGHT WALL

SEE G & H / S4 FOR LOCATIONS

FOUNDATION PLAN

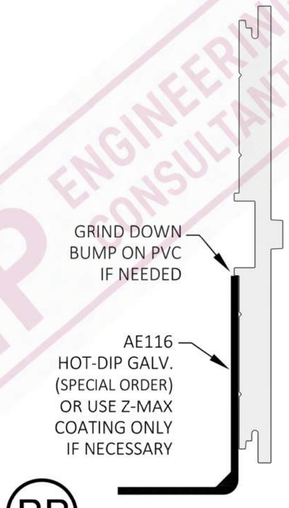
E S4

SEE S4.1 FOR ALTERNATE, GRADE BEAM FOUNDATION OPTION

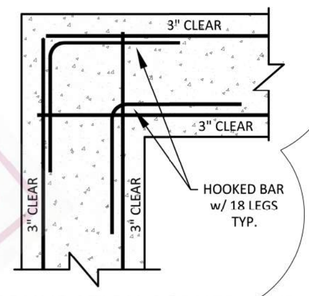


C HOLD-DOWNS AT FRONT & BACK WALL

SEE E & F / S4 FOR LOCATIONS



BB



1 FOUNDATION CORNER - TYP

NOTES:

TOP SURFACE OF PERIMETER CONCRETE SHALL BE FLAT AND LEVEL TO WITHIN ⅛" BETWEEN ANY TWO POINTS AROUND THE PERIMETER.

CONCRETE TO HAVE A MIN. 28 DAY COMPRESSIVE STRENGTH, f'c = 2,500 psi ONLY IN AREAS BELOW THE BLUE LINE ON SHEET S10 AND 4,000 psi ABOVE THE BLUE LINE (SPECIAL INSPECTION IS NOT REQ'D IN EITHER CASE).

CONTRACTOR MUST HAVE EXPERIENCE AND EXPERTISE IN PROPER CURING METHODS WHEN POURING IN HOT AND COLD WEATHER.

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USE TYPE V CEMENT UNLESS SOIL IS KNOWN TO NOT HAVE A HIGH SULFATE CONCENTRATION IN WHICH CASE TYPE II CAN BE USED.

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FIELD MEASURED SLUMP SHALL COMPLY WITH THE CONCRETE MIX DESIGN.

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Factory Built Housing
By
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Third Party Design Approval Agency (DAA)
Certificate Number: DF1570823

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Occupancy	Roof LL	Wind	Exp	Seismic Cat.
R3	20	115	C	E

Plan Approval No. **MAC-FBH 10153**
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14845 SW MURRAY SCHOLLS DR.
SUITE 110 PMB 306 BEAVERTON, OR 97007
PHONE : 503-564-4178 Mike@SIPconsultants.com

UNITS:	FT-IN
SHEET FORMAT:	ARCH C
SHEET SCALE:	NONE
CREATED BY:	MN
RELEASE DATE:	9/15/2026
SHEET:	S3

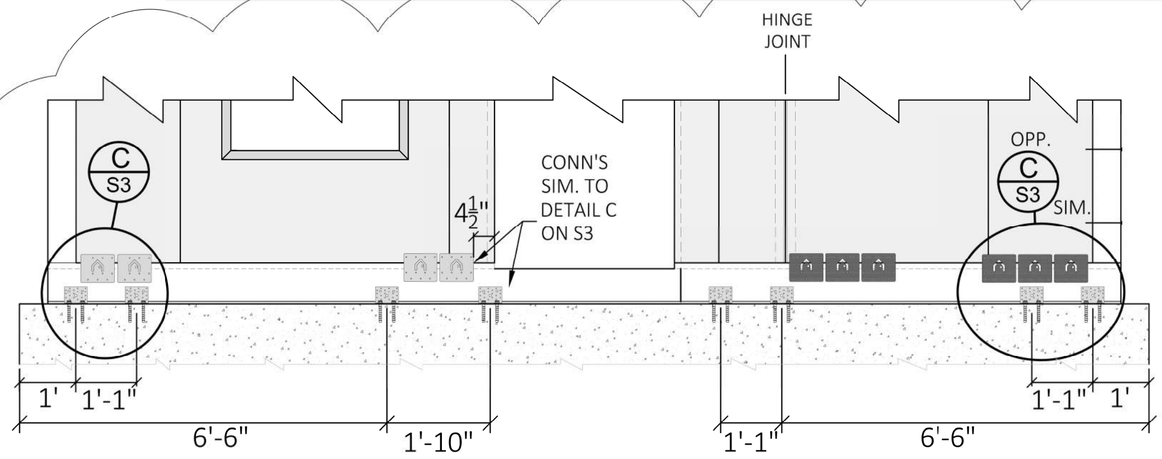
2 DOOR CASITA

MODEL # BXB-000012

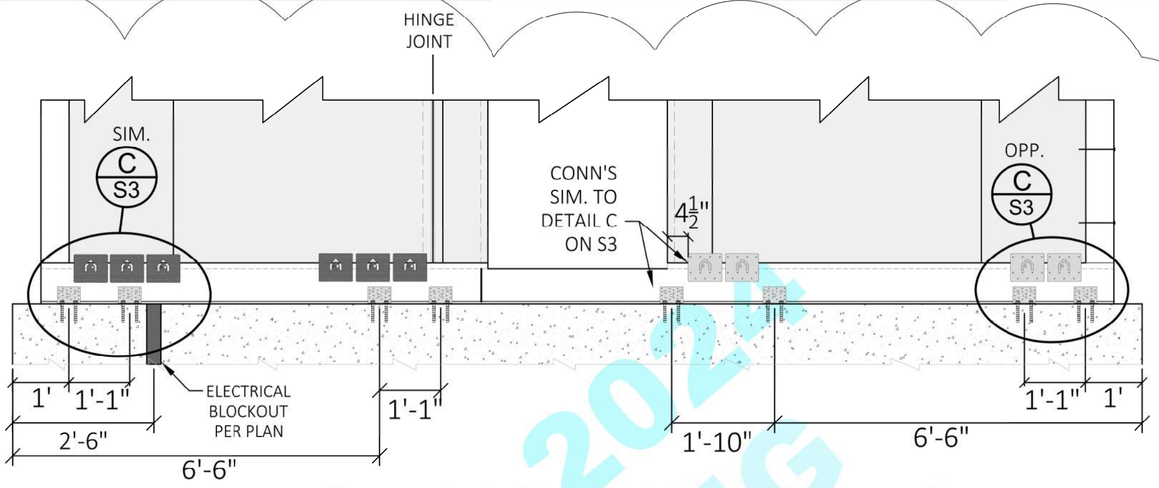
SHEET NAME: FOUNDATION PLAN & DETAILS

CLIENT: BOXABL INC.
5345 EAST NORTH BELT ROAD
NORTH LAS VEGAS, NV 89115, USA
+1(702) 500-9000 HELLO@BOXABL.COM

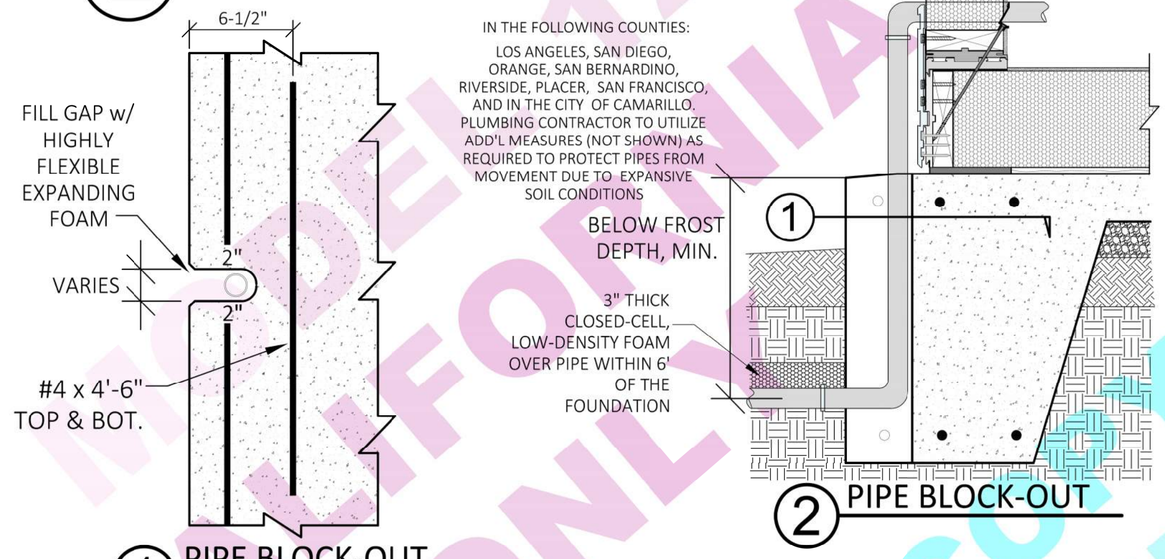
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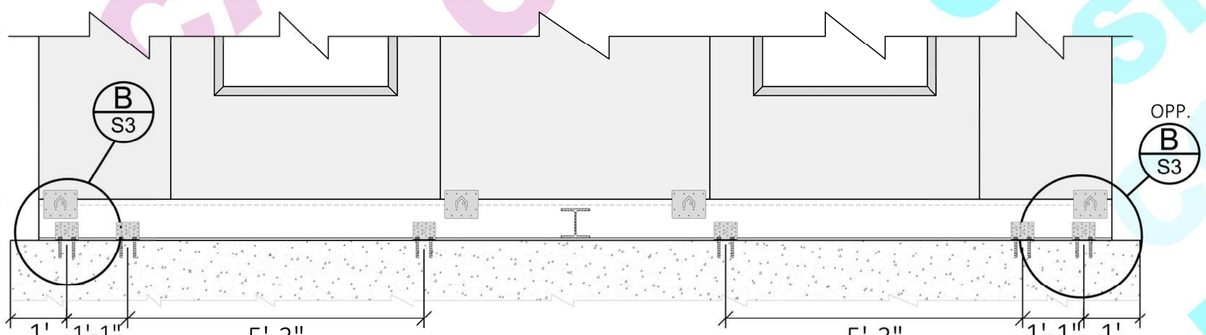


E FRONT WALL

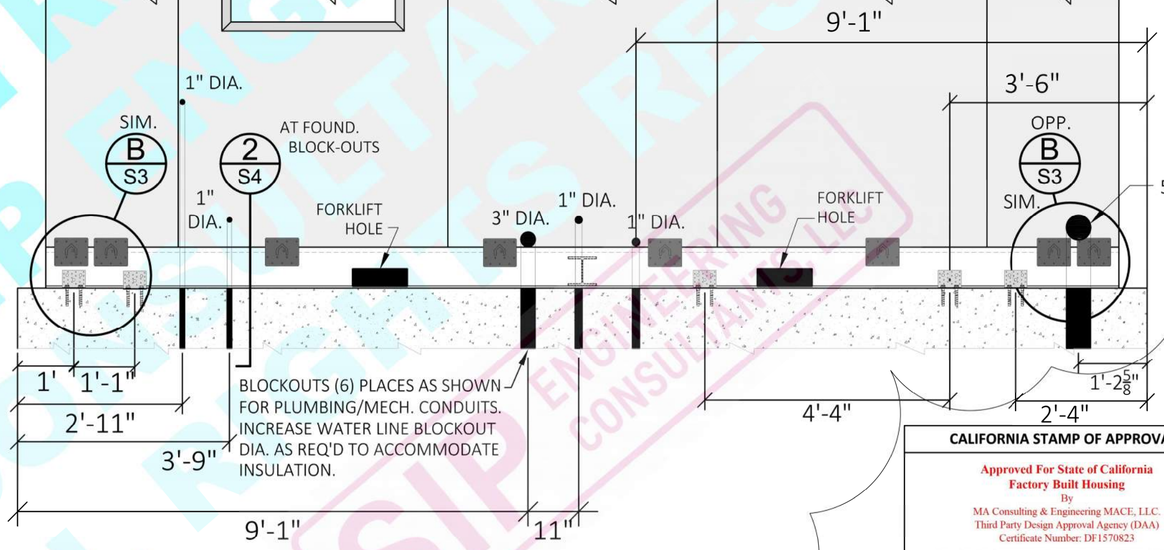


F BACK WALL





G LEFT WALL



H RIGHT WALL

KITCHEN SIDE

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SHEET SCALE:	NONE
CREATED BY:	MN
RELEASE DATE:	9/15/2026
SHEET:	S4

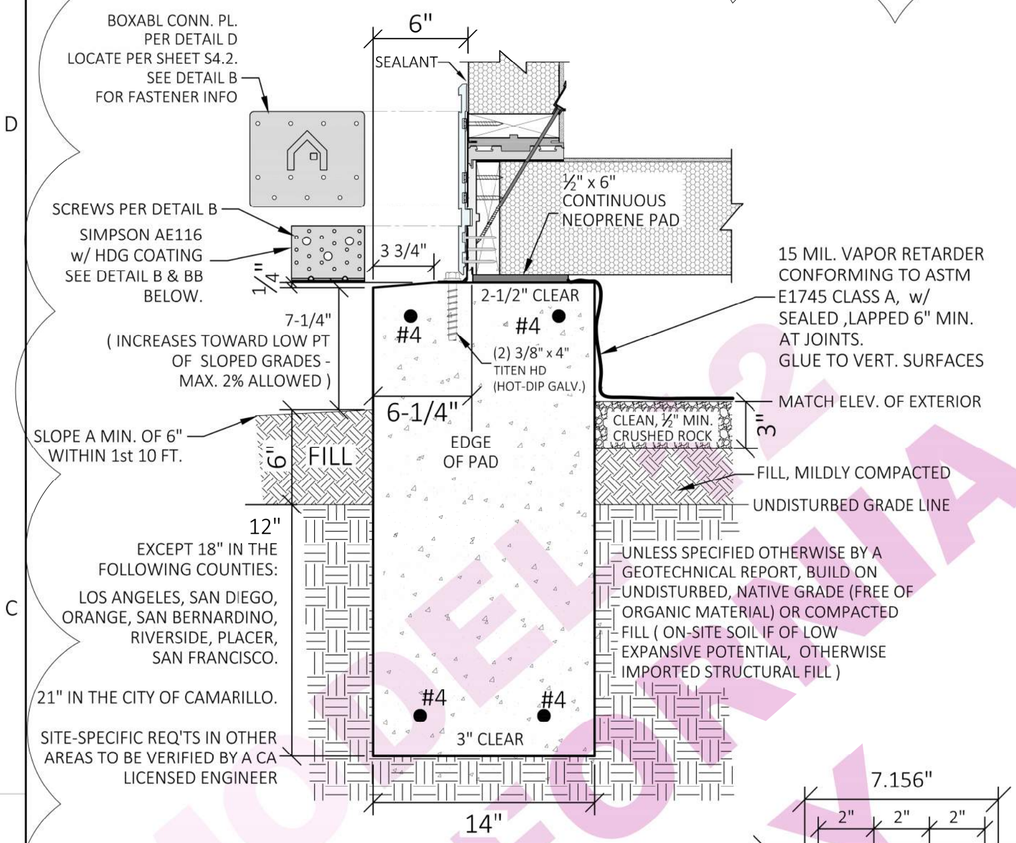
2 DOOR CASITA

MODEL # BXB-000012

SHEET NAME: FOUNDATION CONNECTION LAYOUT

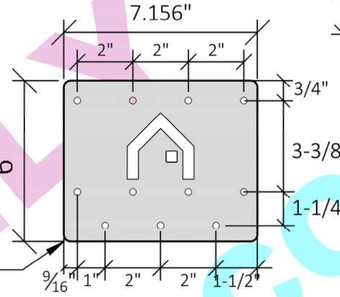
CLIENT: BOXABL INC.
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BOXABL

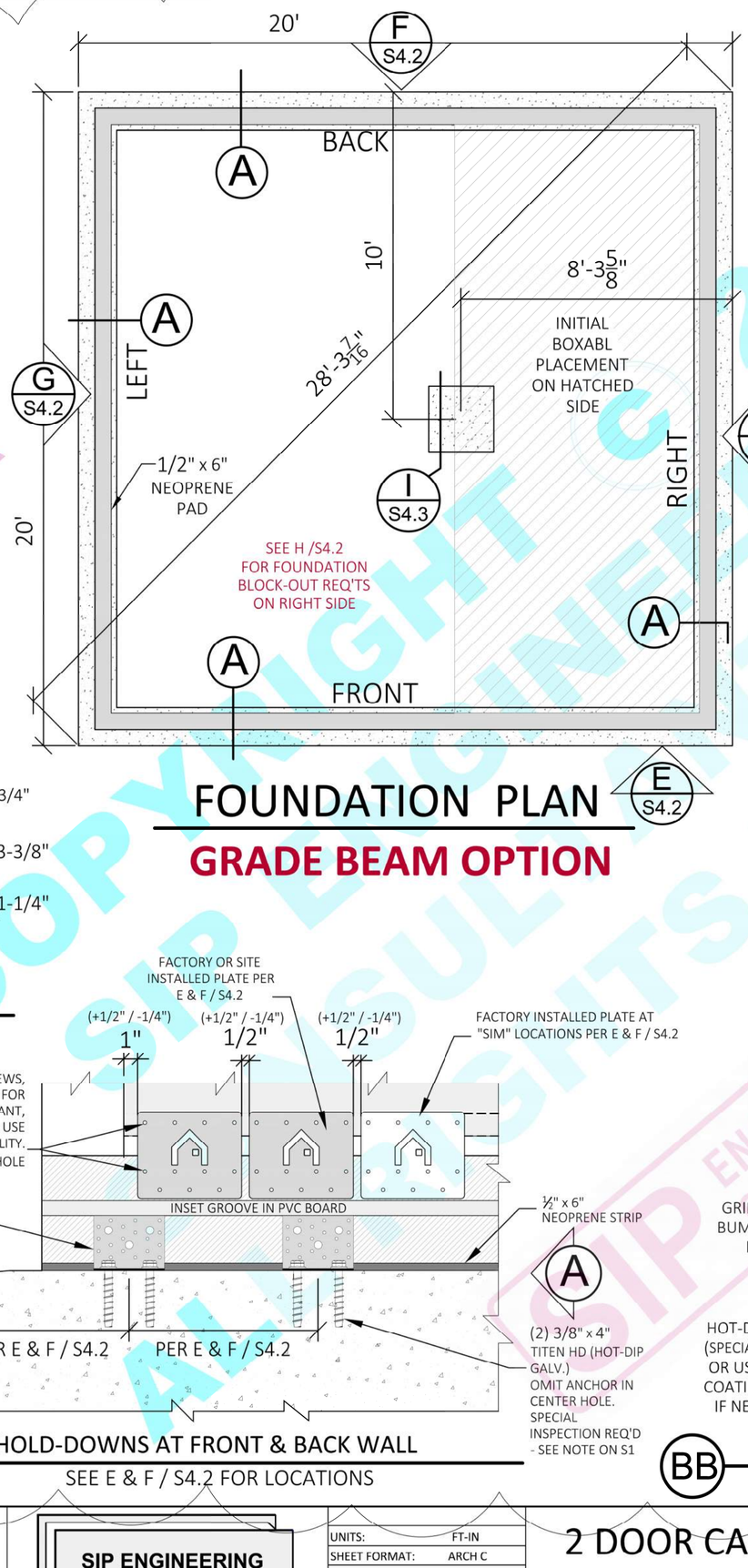


A PERIMETER GRADE BEAM

SCALE: NONE



D WALL-TO-FLOOR PLATE



FOUNDATION PLAN

E S4.2

GRADE BEAM OPTION

NOTES:

TOP SURFACE OF PERIMETER CONCRETE SHALL BE FLAT AND LEVEL TO WITHIN ⅛" BETWEEN ANY TWO POINTS AROUND THE PERIMETER.

CONCRETE TO HAVE A MIN. 28 DAY COMPRESSIVE STRENGTH, f'c = 2,500 psi ONLY IN AREAS BELOW THE BLUE LINE ON SHEET S10 AND 4,000 psi ABOVE THE BLUE LINE (SPECIAL INSPECTION IS NOT REQ'D IN EITHER CASE).

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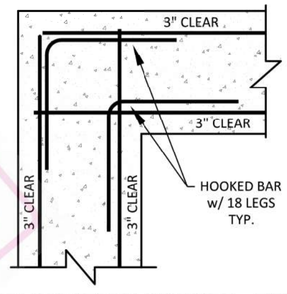
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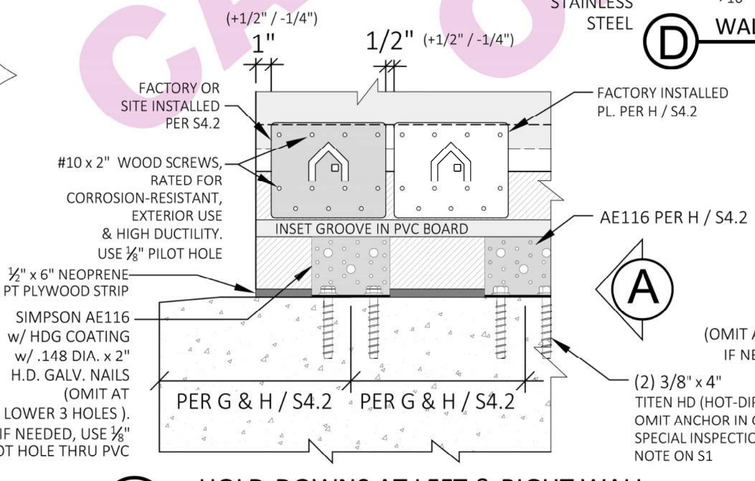
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1 FOUNDATION CORNER - TYP

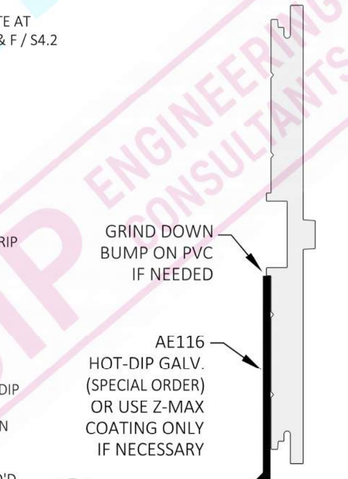


B HOLD-DOWNS AT LEFT & RIGHT WALL

SEE G & H / S4.2 FOR LOCATIONS

C HOLD-DOWNS AT FRONT & BACK WALL

SEE E & F / S4.2 FOR LOCATIONS



BB

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Factory Built Housing
By
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R3	20	115	C	E

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REGISTERED PROFESSIONAL ENGINEER
MIKE J. NELSON
C 62770
EXPIRES: 6-30-28
STATE OF TWELVE
MODEL
9-23-26

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SUITE 110 PMB 306 BEAVERTON, OR 97007
PHONE : 503-564-4178 Mike@SIPconsultants.com

UNITS:	FT-IN
SHEET FORMAT:	ARCH C
SHEET SCALE:	NONE
CREATED BY:	MN
RELEASE DATE:	9/15/2026
SHEET:	S4.1

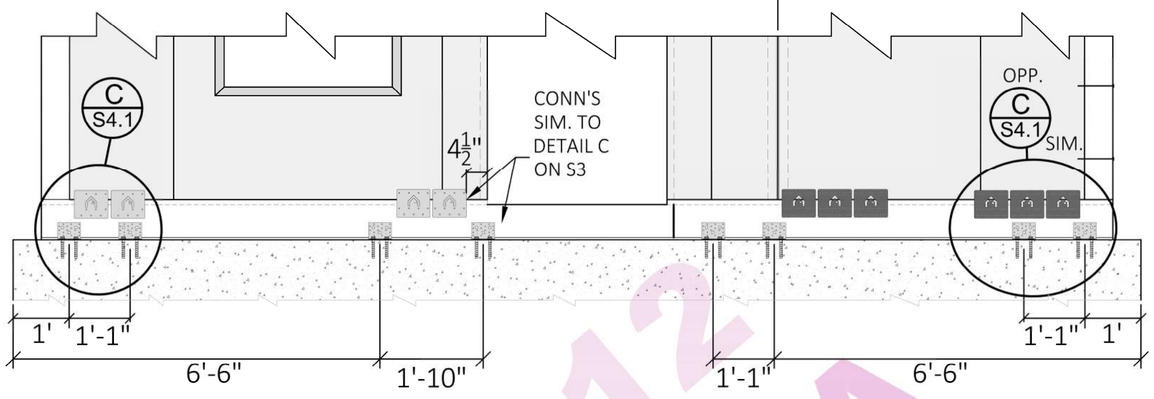
2 DOOR CASITA

MODEL # BXB-000012

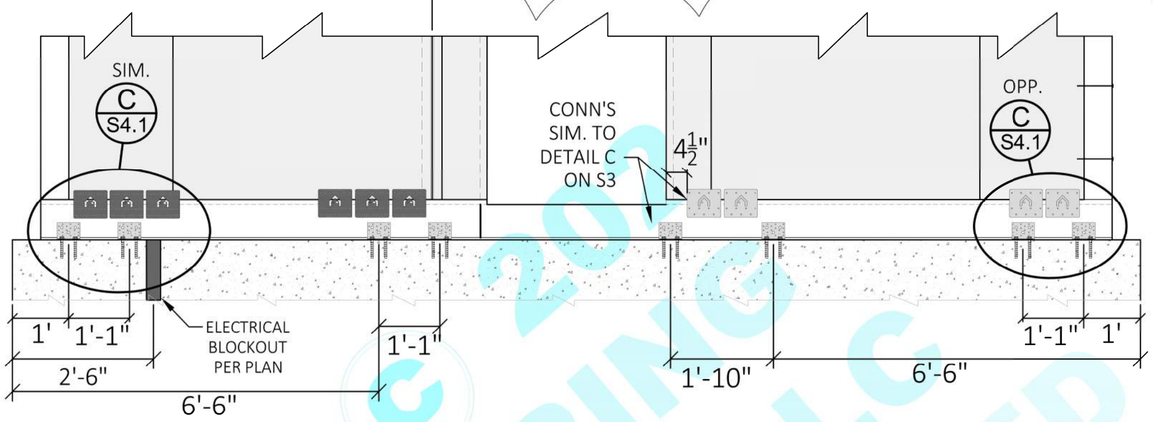
SHEET NAME: GRADE BEAM FOUND. PLAN & DETAILS

CLIENT: **BOXABL INC.**
5345 EAST NORTH BELT ROAD
NORTH LAS VEGAS, NV 89115, USA
+1(702) 500-9000 HELLO@BOXABL.COM

BOXABL



E FRONT WALL

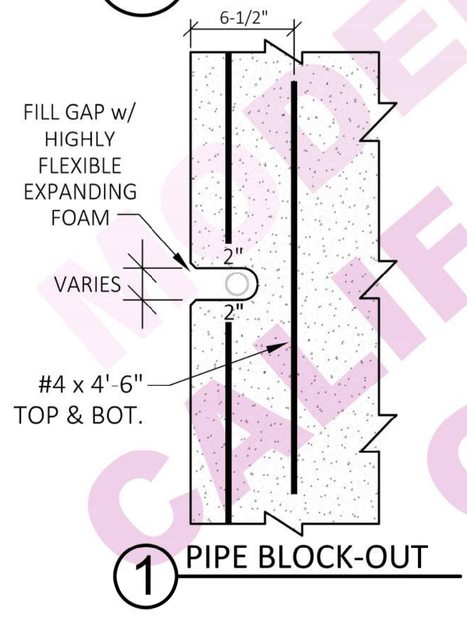


F BACK WALL

FACTORY INSTALLED BOXABL PLATES
(FIELD INSTALL IF ANY ARE MISSING)

FIELD INSTALLED BOXABL PLATES

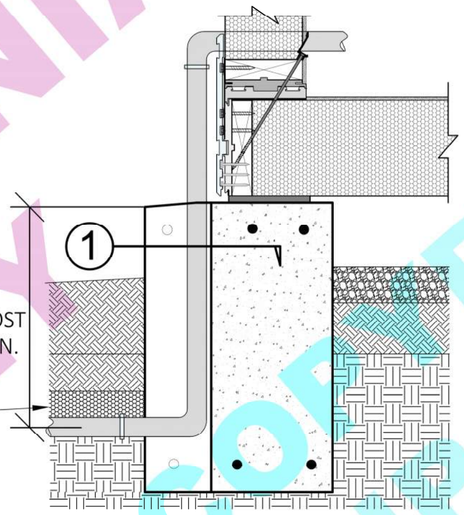
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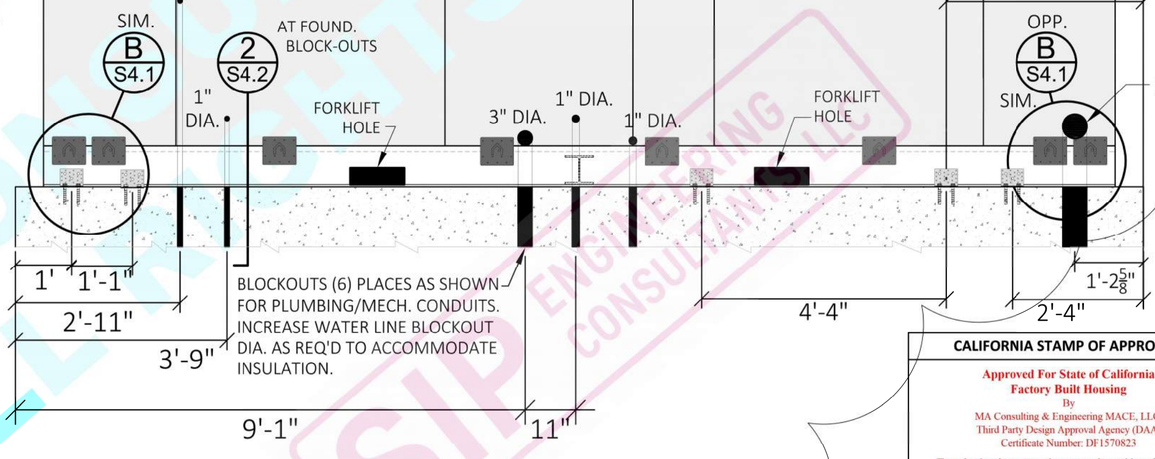
① PIPE BLOCK-OUT

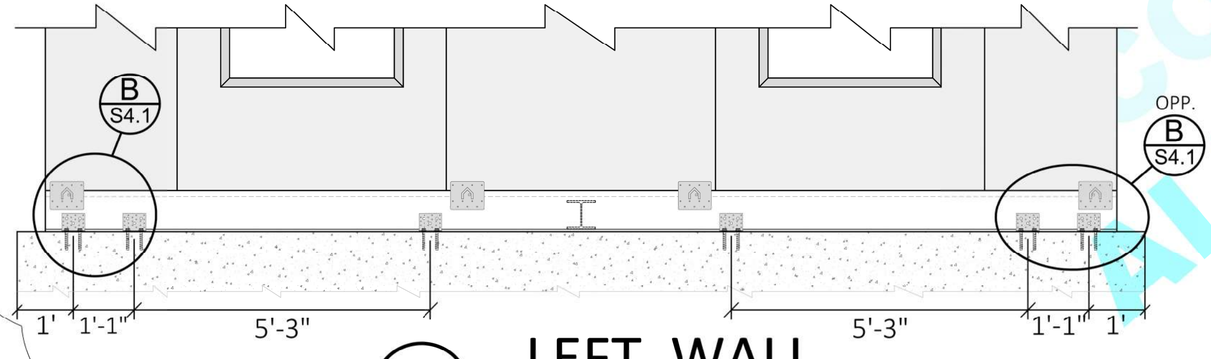
IN THE FOLLOWING COUNTIES:

LOS ANGELES, SAN DIEGO, ORANGE, SAN BERNARDINO, RIVERSIDE, PLACER, SAN FRANCISCO, AND IN THE CITY OF CAMARILLO. PLUMBING CONTRACTOR TO UTILIZE ADD'L MEASURES (NOT SHOWN) AS REQUIRED TO PROTECT PIPES FROM MOVEMENT DUE TO EXPANSIVE SOIL CONDITIONS



② PIPE BLOCK-OUT





G LEFT WALL

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RELEASE DATE:	9/15/2026
SHEET:	S4.2

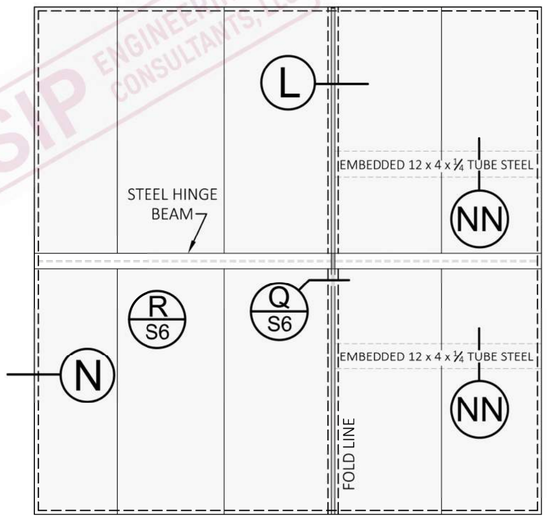
2 DOOR CASITA

MODEL # BXB-000012

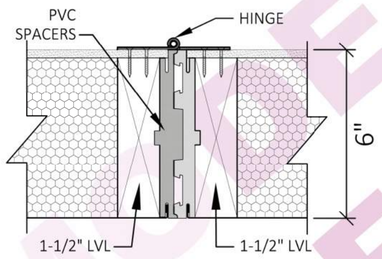
SHEET NAME: FOUNDATION CONNECTION LAYOUT

CLIENT: BOXABL INC.
5345 EAST NORTH BELT ROAD
NORTH LAS VEGAS, NV 89115, USA
+1(702) 500-9000 HELLO@BOXABL.COM

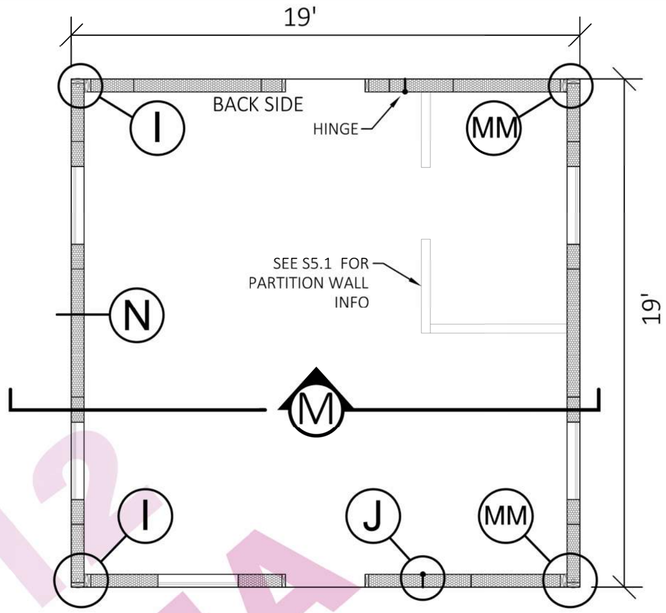
BOXABL



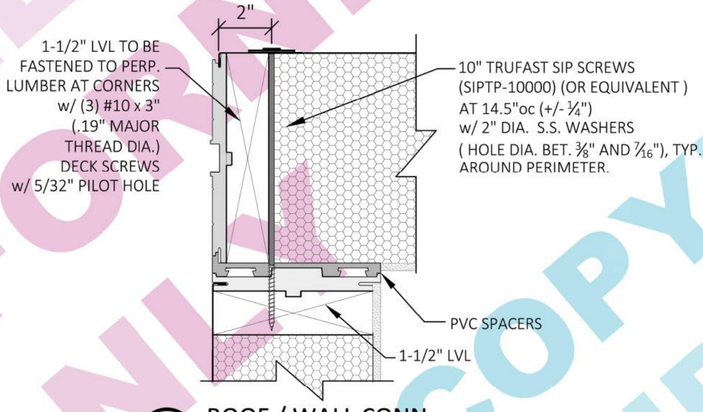
FLOOR PANEL LAYOUT



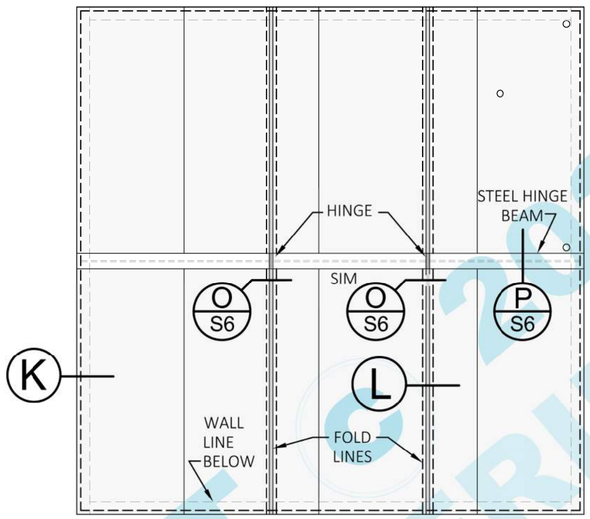
J WALL HINGE CONN.
SCALE: NONE



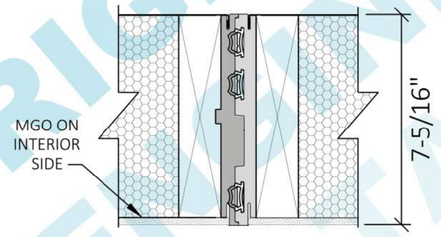
WALL PLAN



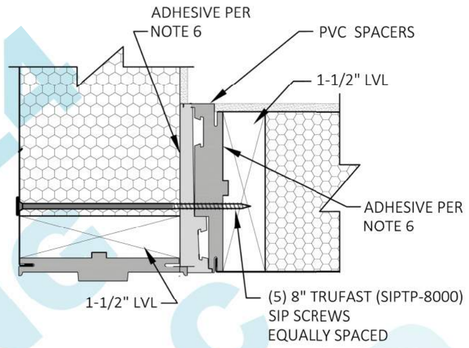
K ROOF / WALL CONN.
SCALE: NONE



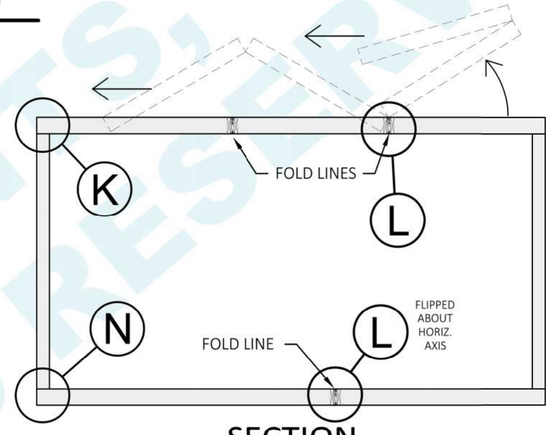
ROOF PANEL LAYOUT



L ROOF / FLOOR JOINT AT FOLD LINE
SCALE: NONE



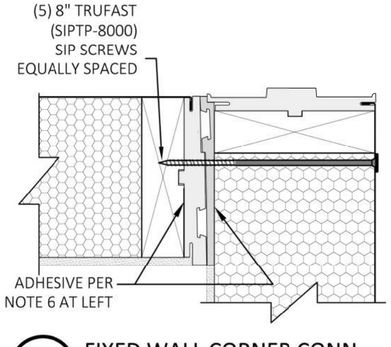
I CORNER CONN. SWING WALLS
SCALE: NONE



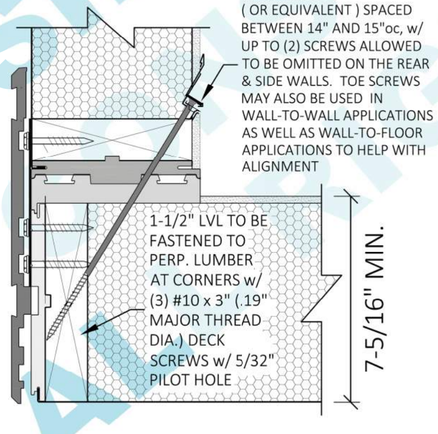
M SECTION

NOTES:

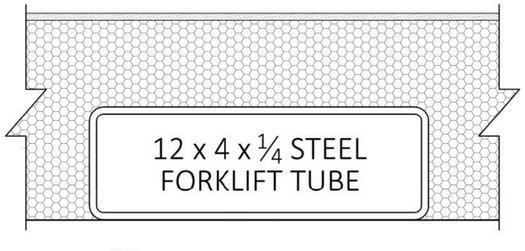
1. EMBEDED LUMBER TO BE LAMINATED VENEER LUMBER (LVL), GRADE 2.0E, Fb = 2,800 psf MIN.
2. 24 GA. STEEL OUTER SKIN: ASTM A1003 STRUCTURAL GRADE 33 (GRADE 230) TYPE H.
3. HSS TUBE STEEL TO COMPLY w/ ASTN A 500 , GRADE B OR ASTM A 1085.
4. EPS CORE: 1 pcf DENSITY
5. INNER SKIN: ¼" MGO (MADE w/o SOREL CEMENT)
6. THE FOLLOWING ADJOINING SURFACES TO BE COATED w/ ADHESIVE: PVC-TO-MGO, PVC-TO-WOOD, WOOD-TO-MGO, WOOD-TO-METAL SKIN, WOOD-TO-PVC, WOOD-TO-EPS, EPS-TO-METAL SKIN, EPS-TO-MGO. ADHESIVE TO COMPLY w/ TYPE II, CLASS 2 PERFORMANCE REQ'TS SET FORTH IN ICC-ES ACCEPTANCE CRITERIA FOR SANDWICH PANELS (ACO5).
7. ALL STRUCTURAL INSULATED PANELS TO BE TESTED ACCORDING TO THE APPROVED JUNE 2019 (EDITORIALLY REVISED DECEMBER 2020) VERSION OF ACCEPTANCE CRITERIA ICC-ES ACO4 INCLUDING, BUT NOT LIMITED TO: ASTM E72 ASTM E136-04 ASTM E331



MM FIXED WALL CORNER CONN.
SCALE: NONE



N FLOOR / WALL CONN.
SCALE: NONE



NN FLOOR / WALL CONN.
SCALE: NONE

CALIFORNIA STAMP OF APPROVAL:

Approved For State of California
Factory Built Housing
By
MA Consulting & Engineering MACE, LLC.
Third Party Design Approval Agency (DAA)
Certificate Number: DF1570823

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Generic Foundation Design Approved

Occupancy	Roof LL	Wind	Exp	Seismic Cat
R3	20	115	C	E

Plan Approval No. **MAC-FBH 10153**
By: Mohsen Anis
Approval Date: **10/5/2026**
Expiration Date: **1/11/2028**

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DATE:	REV:	DESCRIPTION:
9-23-26	7	2025 CBC & MISC. UPDATES, INCL. GRADE BEAM FOUND. OPTION

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REGISTERED PROFESSIONAL ENGINEER — MIKE J. NELSON — C 62770 — EXPIRES 6-30-28 — STATE OF NEVADA — 9-23-26

LIMITATION OF SEAL:
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SIP ENGINEERING CONSULTANTS, LLC
14845 SW MURRAY SCHOLLS DR.
SUITE 110 PMB 306 BEAVERTON, OR 97007
PHONE : 503-564-4178 Mike@SIPconsultants.com

UNITS:	FT-IN
SHEET FORMAT:	ARCH C
SHEET SCALE:	NONE
CREATED BY:	MN
RELEASE DATE:	9/15/2026
SHEET:	S5

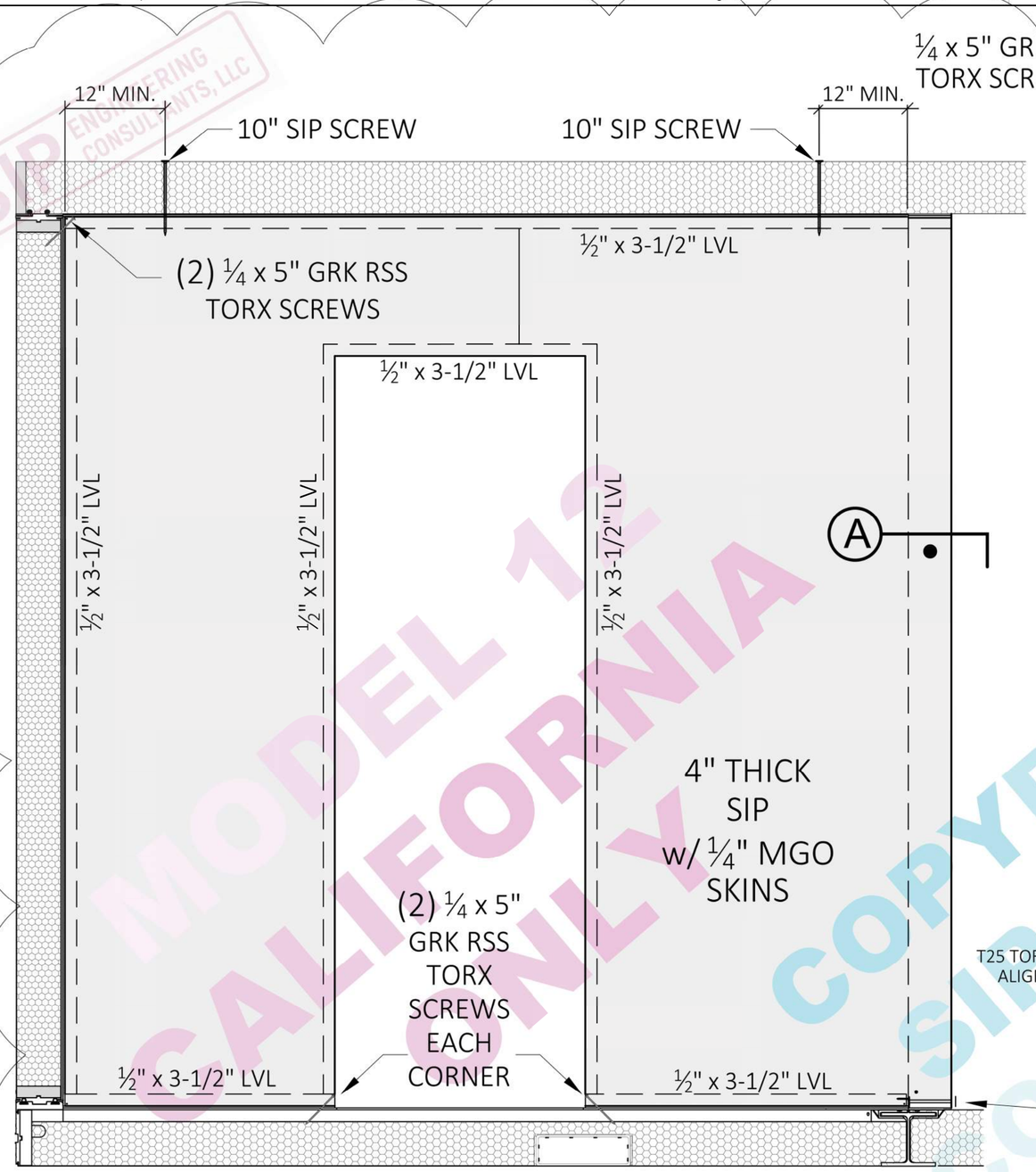
2 DOOR CASITA

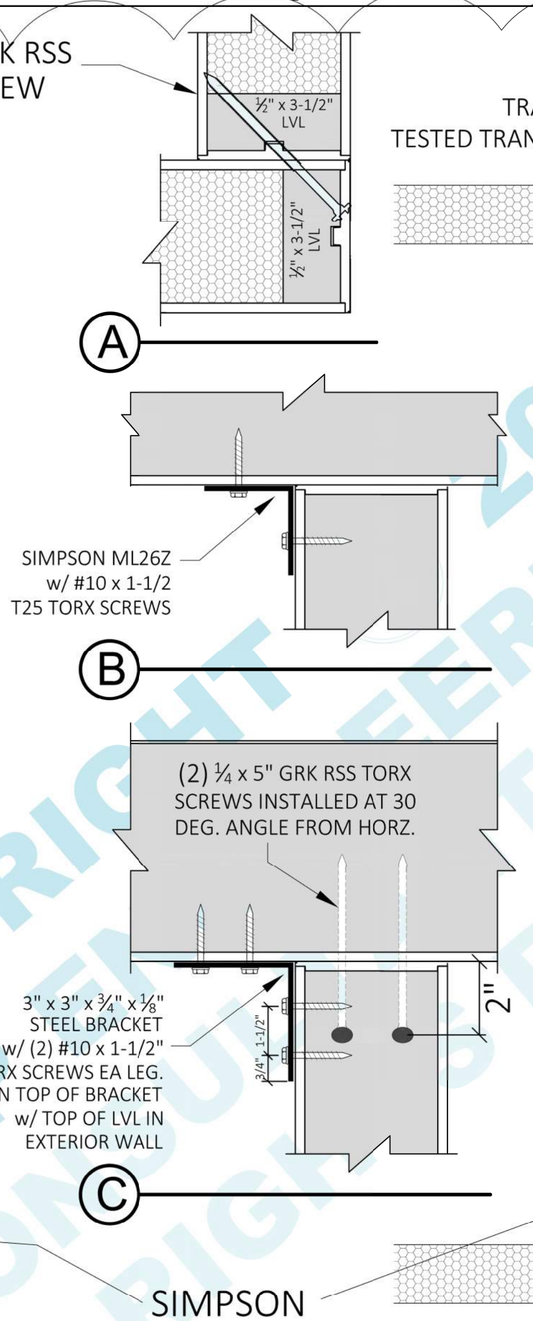
MODEL # BXB-000012

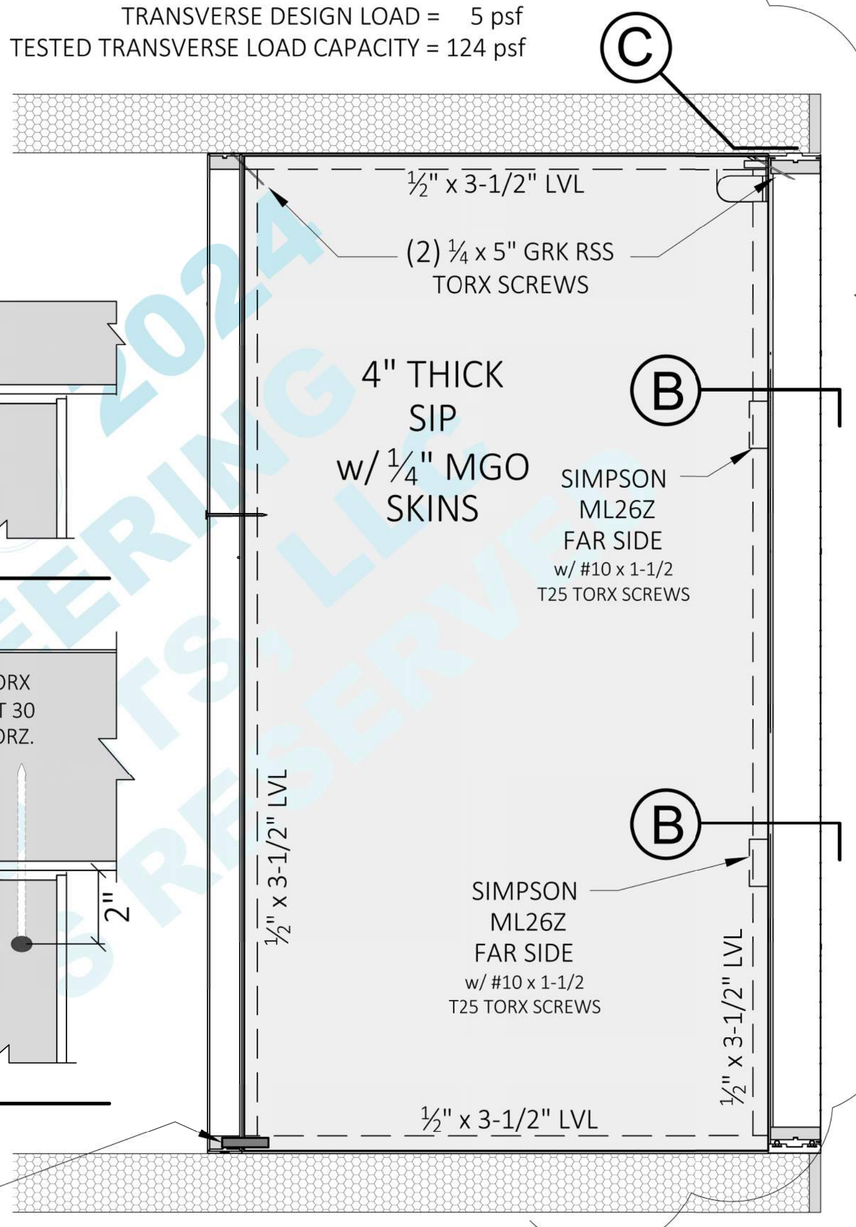
CLIENT: **BOXABL INC.**
5345 EAST NORTH BELT ROAD
NORTH LAS VEGAS, NV 89115, USA
+1(702) 500-9000 HELLO@BOXABL.COM

SHEET NAME: **FLOOR, WALL, & ROOF PLAN + DETAILS**

BOXABL







W PARTITION WALL

SCALE: NONE

X PARTITION WALL

SCALE: NONE

CALIFORNIA STAMP OF APPROVAL:

Approved For State of California
Factory Built Housing
By
MA Consulting & Engineering MACE, LLC.
Third Party Design Approval Agency (DAA)
Certificate Number: DF1570823

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Occupancy	Roof LL	Wind	Exp	Seismic Cat
R3	20	115	C	E

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By: Mohsen Anis
Approval Date: **10/5/2026**
Expiration Date: **1/11/2028**

DATE:	REV:	DESCRIPTION:
9-23-26	7	2025 CBC & MISC. UPDATES, INCL. GRADE BEAM FOUND. OPTION

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SIP ENGINEERING CONSULTANTS, LLC
14845 SW MURRAY SCHOLLS DR.
SUITE 110 PMB 306 BEAVERTON, OR 97007
PHONE : 503-564-4178 Mike@SIPconsultants.com

UNITS:	FT-IN
SHEET FORMAT:	ARCH C
SHEET SCALE:	NONE
CREATED BY:	MN
RELEASE DATE:	9/15/2026
SHEET:	S5.1

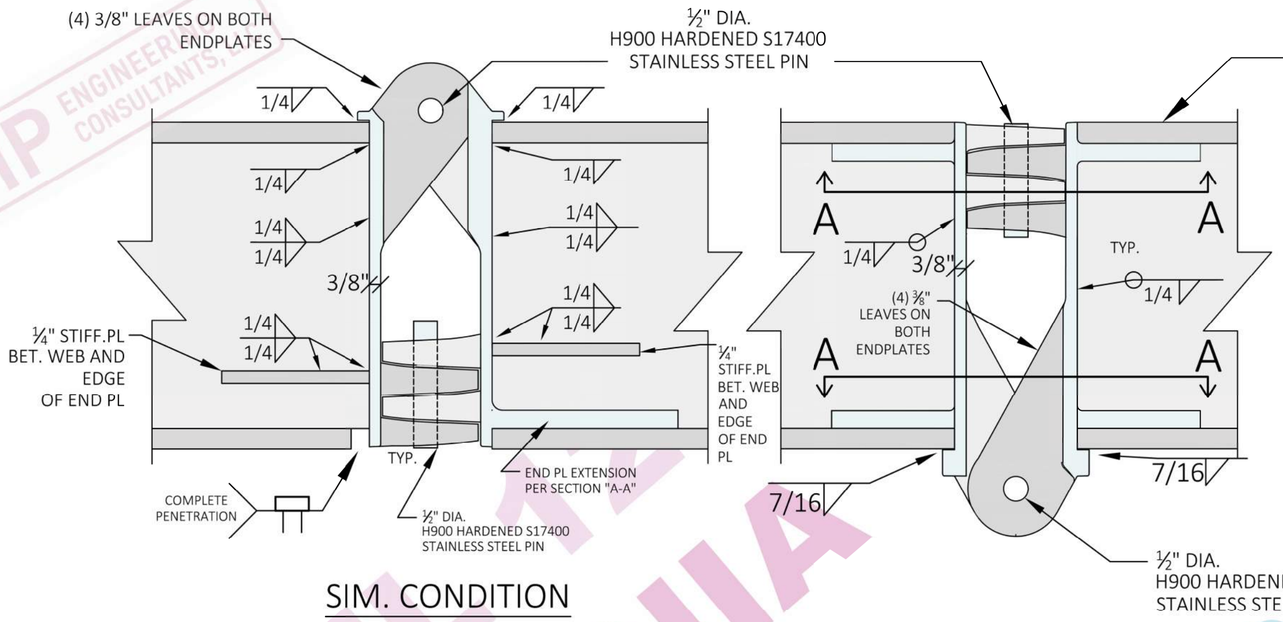
2 DOOR CASITA

MODEL # BXB-000012

SHEET NAME: INTERIOR PARTITION WALLS

CLIENT: BOXABL INC.
5345 EAST NORTH BELT ROAD
NORTH LAS VEGAS, NV 89115, USA
+1(702) 500-9000 HELLO@BOXABL.COM

BOXABL

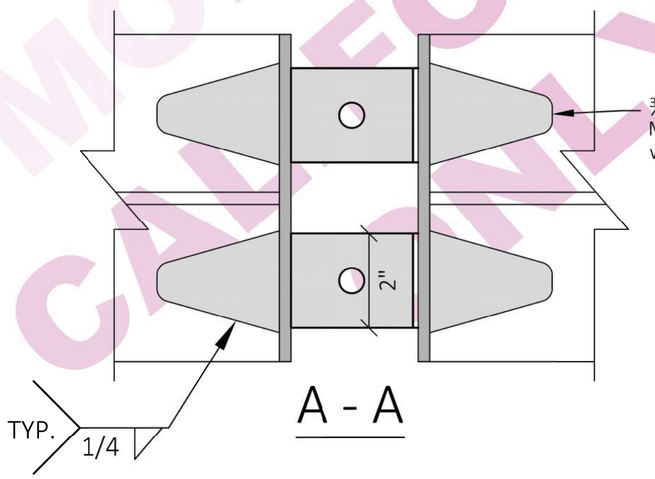


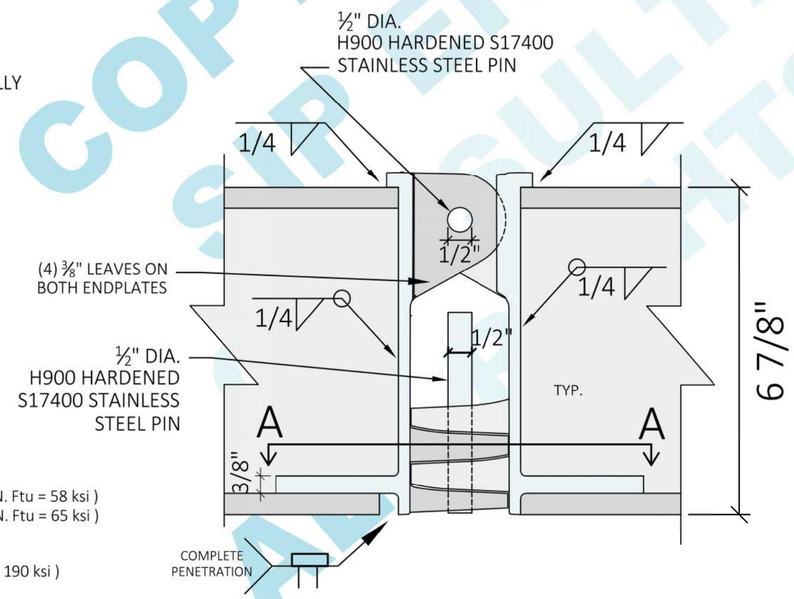
SIM. CONDITION

O ROOF BEAM HINGE CAST MONOLITHICALLY w/ END PLATES

P ROOF HINGE BEAM

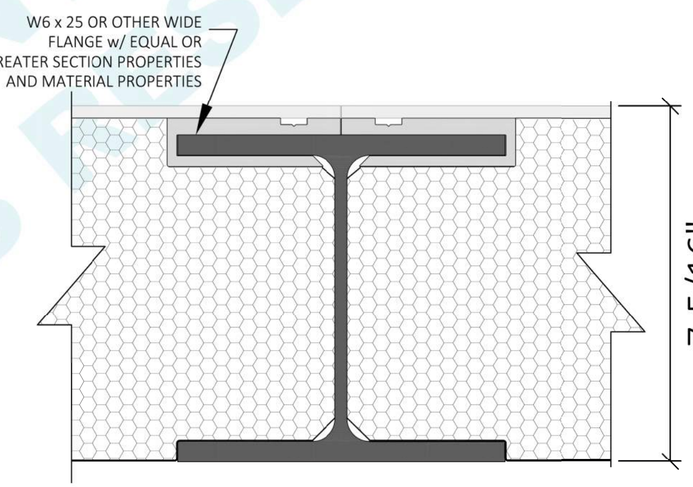
SCALE: NONE





Q FLOOR HINGE CAST MONOLITHICALLY

SCALE: NONE



R FLOOR HINGE BEAM

SCALE: NONE

STEEL ELECTRODE SHALL CONFORM TO AWS 5.1, E70XX.

ALL WELDED CONNECTION SHALL BE WELDED ACCORDING TO THE "STRUCTURAL WELDING CODE - STEEL", AWS-D1.1, LATEST EDITION. WELDNG SHALL BE PERFORMED BY WELDERS CERTIFIED FOR THE WELDS TO BE MADE.

MATERIALS TO BE SUPPLIED BY CERTIFIED FABRICATORS. SPECIAL INSPECTION OF WELDS IS REQUIRED

STEEL MATERIAL PROPERTIES:

HINGE BEAM: ASTM A36 (MIN. Fy = 36 ksi, MIN. Ftu = 58 ksi)
HINGE : ASTM A572 GR. 50 (MIN. Fy = 50 ksi, MIN. Ftu = 65 ksi)

HINGE BEAM PINS: H900 HARDENED S17400 S.S.
(MIN. Fy = 170 ksi, MIN. Ftu = 190 ksi)

CALIFORNIA STAMP OF APPROVAL:

Approved For State of California
Factory Built Housing
By
MA Consulting & Engineering MACE, LLC.
Third Party Design Approval Agency (DAA)
Certificate Number: DF1570823

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Occupancy	Roof LL	Wind	Exp	Seismic Cat
R3	20	115	C	E

Plan Approval No. **MAC-FBH 10153**
By: Mohsen Anis
Approval Date: **10/5/2026**
Expiration Date: **1/11/2028**

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DATE:	REV:	DESCRIPTION:
9-23-26	7	2025 CBC & MISC. UPDATES, INCL. GRADE BEAM FOUND. OPTION

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SIP ENGINEERING CONSULTANTS, LLC
14845 SW MURRAY SCHOLLS DR.
SUITE 110 PMB 306 BEAVERTON, OR 97007
PHONE : 503-564-4178 Mike@SIPconsultants.com

UNITS:	FT-IN
SHEET FORMAT:	ARCH C
SHEET SCALE:	NONE
CREATED BY:	MN
RELEASE DATE:	9/15/2026
SHEET:	S6

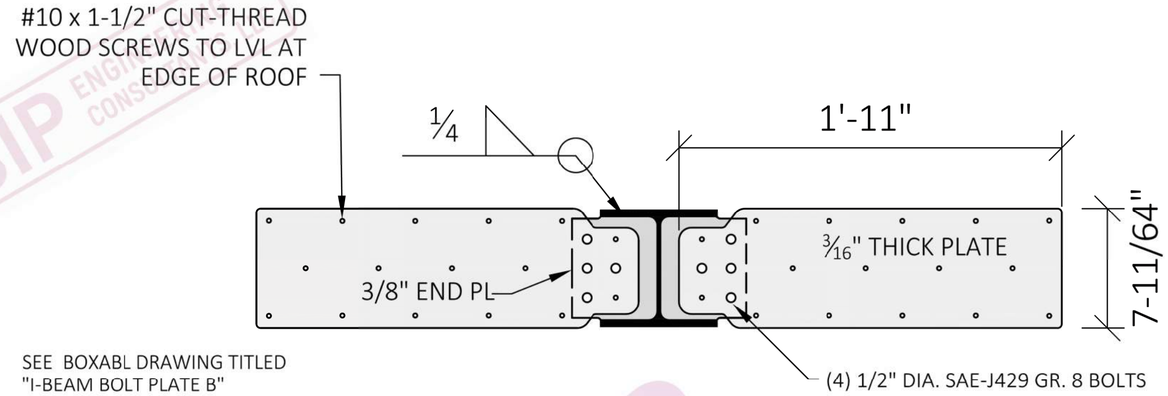
2 DOOR CASITA

MODEL # BXB-000012

SHEET NAME: STEEL BEAM HINGES

CLIENT: BOXABL INC.
5345 EAST NORTH BELT ROAD
NORTH LAS VEGAS, NV 89115, USA
+1(702) 500-9000 HELLO@BOXABL.COM

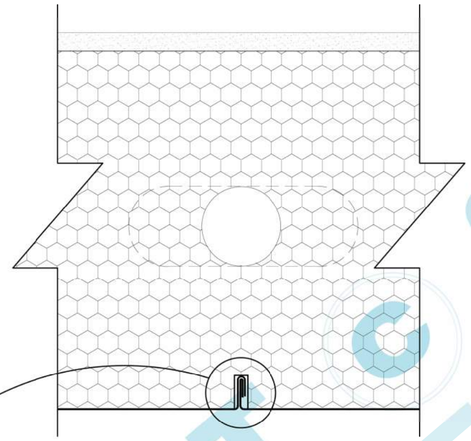
BOXABL



SEE BOXABL DRAWING TITLED
"I-BEAM BOLT PLATE B"
PART NO. P-STP-IBP-0005
FOR HOLE LOCATIION INFO.
PART NO. P-STP-IBP-0005

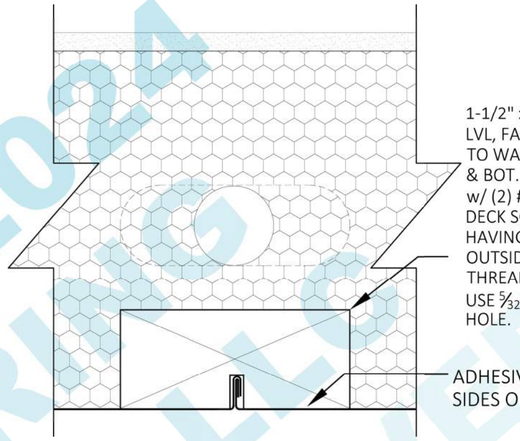
S HINGE BEAM END PLATE

SCALE: NONE



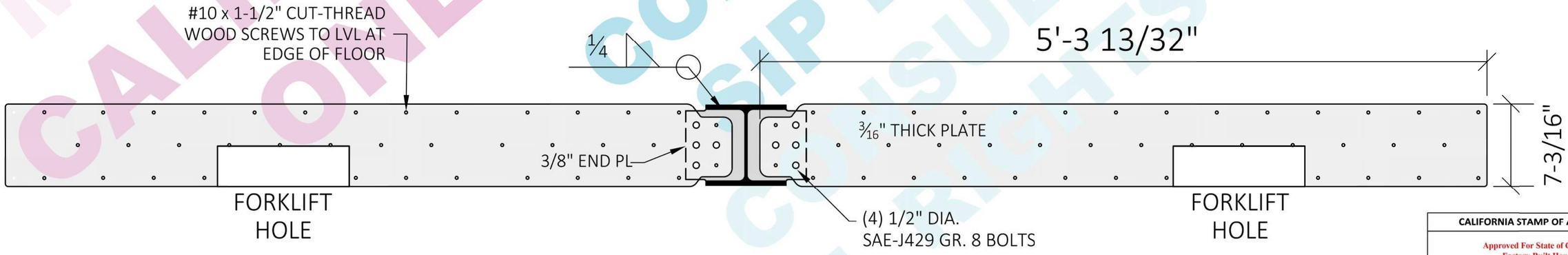
U STEEL SKIN SEAM NOT NEAR WINDOWS

SCALE: NONE



V STEEL SKIN SEAM NEAR SIDES OF WINDOWS

SCALE: NONE



SEE BOXABL DRAWING TITLED
"FORK TUBE PLATE A 1.2"
PART NO. P-STP-FTP-0003
FOR HOLE LOCATIION INFO.

T FLOOR HINGE BEAM END PLATES AT RIGHT SIDE

SCALE: NONE

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MIKE J. NELSON
C 62770
EXPIRES 6-30-28
STATE OF TWELVE
9-23-26

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14845 SW MURRAY SCHOLLS DR.
SUITE 110 PMB 306 BEAVERTON, OR 97007
PHONE : 503-564-4178 Mike@SIPconsultants.com

UNITS:	FT-IN
SHEET FORMAT:	ARCH C
SHEET SCALE:	NONE
CREATED BY:	MN
RELEASE DATE:	9/15/2026
SHEET:	S7

2 DOOR CASITA

MODEL # BXB-000012

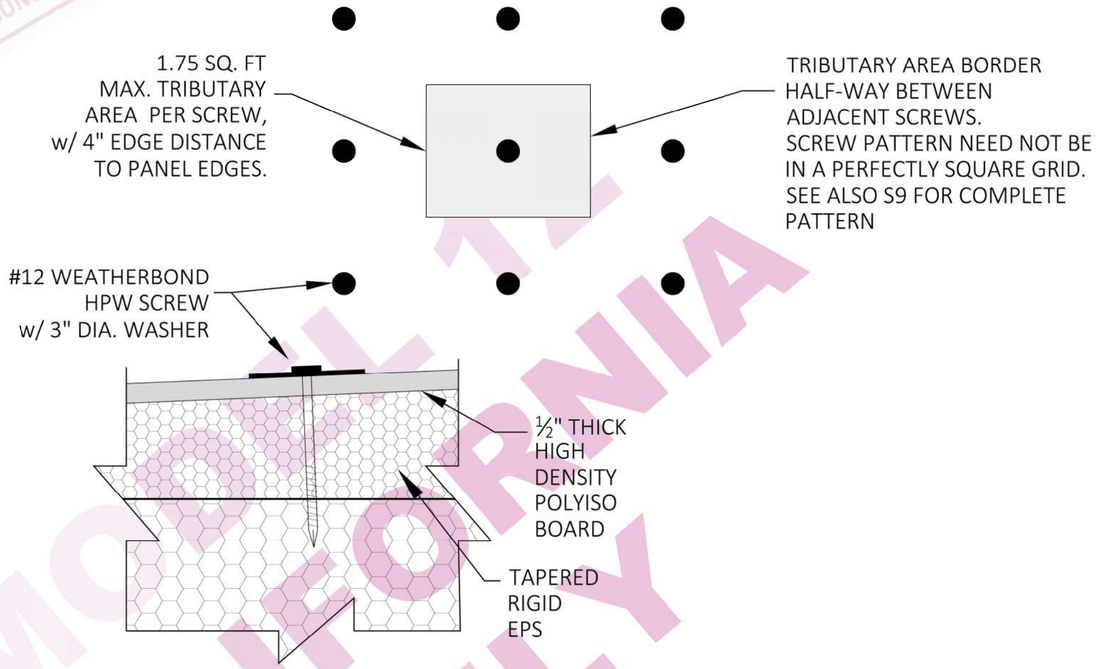
SHEET NAME: STEEL BEAM ENDPLATES

CLIENT: BOXABL INC.
5345 EAST NORTH BELT ROAD
NORTH LAS VEGAS, NV 89115, USA
+1(702) 500-9000 HELLO@BOXABL.COM

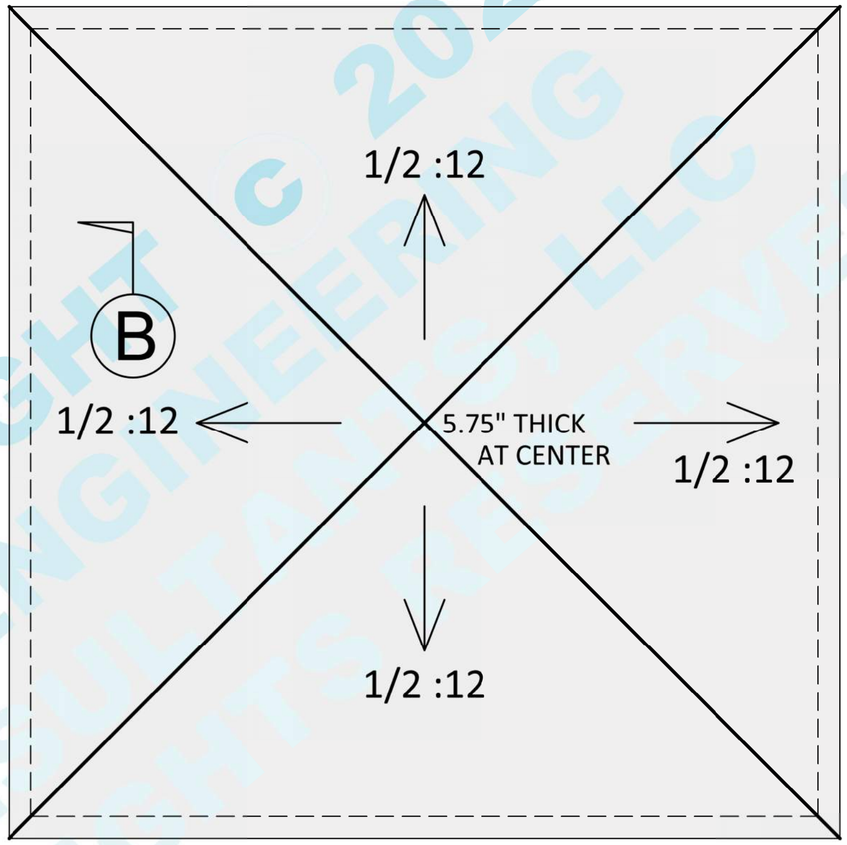
BOXABL

TAPERED INSUL. / EPDM

SEE SHEET S9 FOR ADD'L INFO.



B TAPERED INSULATION ANCHORS



MAXIMUM ALLOWED AVERAGE TAPERED INSULATION WEIGHT: 2.35 psf (EPS + ½" POLYISO BOARD) AND INCLUDES 1.73 psf ALLOTTED FOR A FULLY-ADHERED EPDM MEMBRANE

ROOF PLAN

SEE ARCHITECTURAL DRAWINGS FOR MORE INFO ON: ROOF SLOPE, TAPERED THICKNESS, DENSITY, AND COVERING MATERIALS.

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Generic Foundation Design Approved

Occupancy	Roof LL	Wind	Exp	Seismic Cat
R3	20	115	C	E

Plan Approval No. **MAC-FBH 10153**
By: Mohsen Anis
Approval Date: **10/5/2026**
Expiration Date: **1/11/2028**

DATE:	REV:	DESCRIPTION:
9-23-26	7	2025 CBC & MISC. UPDATES, INCL. GRADE BEAM FOUND. OPTION

*** CONFIDENTIAL**
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REGISTERED PROFESSIONAL ENGINEER — MIKE J. NELSON — C 62770 — EXPIRES 6-30-28 — STATE OF NEVADA — 9-23-26

LIMITATION OF SEAL:
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THESE DRAWINGS ARE VOID FOR SITE DEPLOYMENT WITHOUT THE SIGNED & SEALED LETTER FROM AN ENGINEER AS STATED ABOVE.

SIP ENGINEERING CONSULTANTS, LLC
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SUITE 110 PMB 306 BEAVERTON, OR 97007
PHONE : 503-564-4178 Mike@SIPconsultants.com

UNITS:	FT-IN
SHEET FORMAT:	ARCH C
SHEET SCALE:	NONE
CREATED BY:	MN
RELEASE DATE:	9/15/2026
SHEET:	S8

2 DOOR CASITA
MODEL # BXB-000012

CLIENT: BOXABL INC.
5345 EAST NORTH BELT ROAD
NORTH LAS VEGAS, NV 89115, USA
+1(702) 500-9000 HELLO@BOXABL.COM

SHEET NAME: TAPERED ROOF INSULATION PLAN & DETAIL

BOXABL

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ITEM NO.	PART NUMBER	DESCRIPTION	MATERIAL	QTY.	USE UOM
1	HRD-000136	3" ROUND INSULATION FASTENING PLATE 26GA GALVANIZED STEEL	.020 GALVANIZED STEEL	335	EA
2	HRD-000139	#12 X 6IN DRILL POINT ROOFING SCREW	STEEL	65	EA
3	HRD-000138	#12 X 4IN DRILL POINT ROOFING SCREW	STEEL	115	EA
4	HRD-000137	#12 X 2.25IN DRILL POINT ROOFING SCREW	STEEL	155	EA

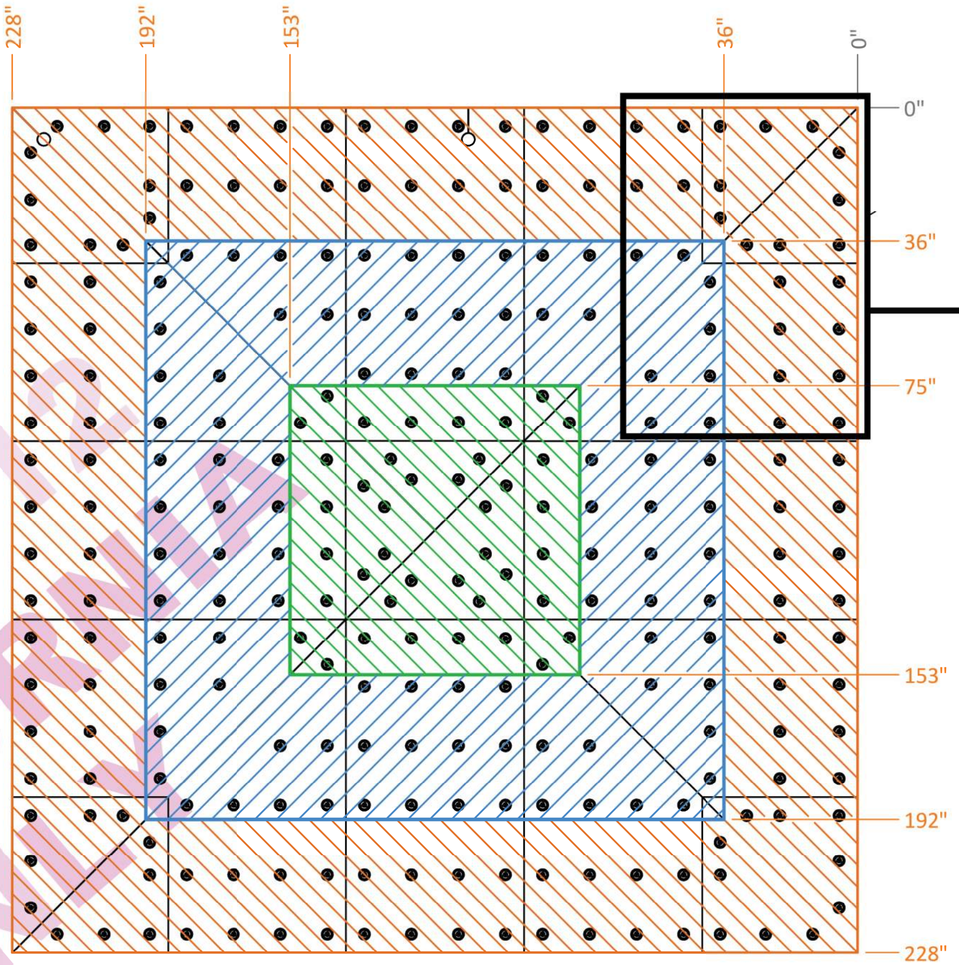
USE HRD-000139, 6" SCREW IN GREEN AREA
USE HRD-000138, 4" SCREW IN BLUE AREA
USE HRD-000137, 2.25" SCREW IN ORANGE AREA

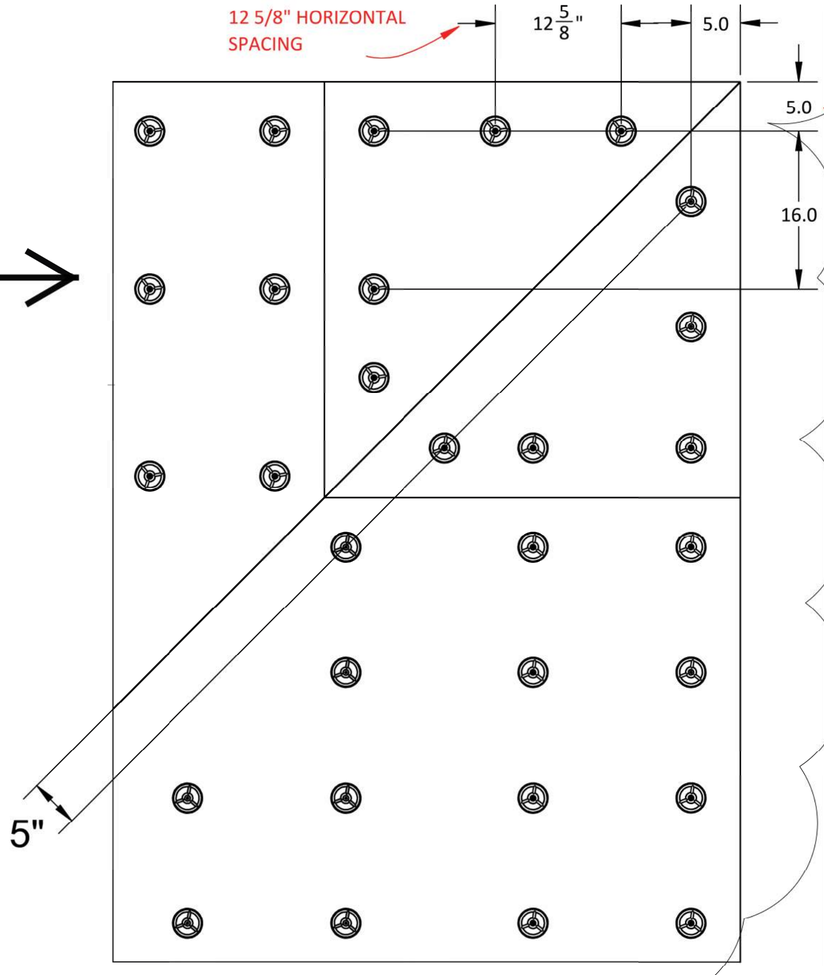
TYP #12 X 2.25 DRILL POINT ROOFING SCREW (HRD-000137)



TYP #12 X 3IN 36GA GALV STEEL INSULATION WASHER (HRD-000136)

BACK FIXED WALL





MODEL 1 CALIFORNIA ONLY

CALIFORNIA STAMP OF APPROVAL:

Approved For State of California
Factory Built Housing
By
MA Consulting & Engineering MACE, LLC.
Third Party Design Approval Agency (DAA)
Certificate Number: DF1570823

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REGISTERED PROFESSIONAL ENGINEER MIKE J. NELSON C 62770 EXPIRES: 6-30-28 STATE OF TWELVE

9-23-26

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PHONE : 503-564-4178 Mike@SIPconsultants.com

UNITS:	FT-IN
SHEET FORMAT:	ARCH C
SHEET SCALE:	NONE
CREATED BY:	MN
RELEASE DATE:	9/15/2026
SHEET:	S9

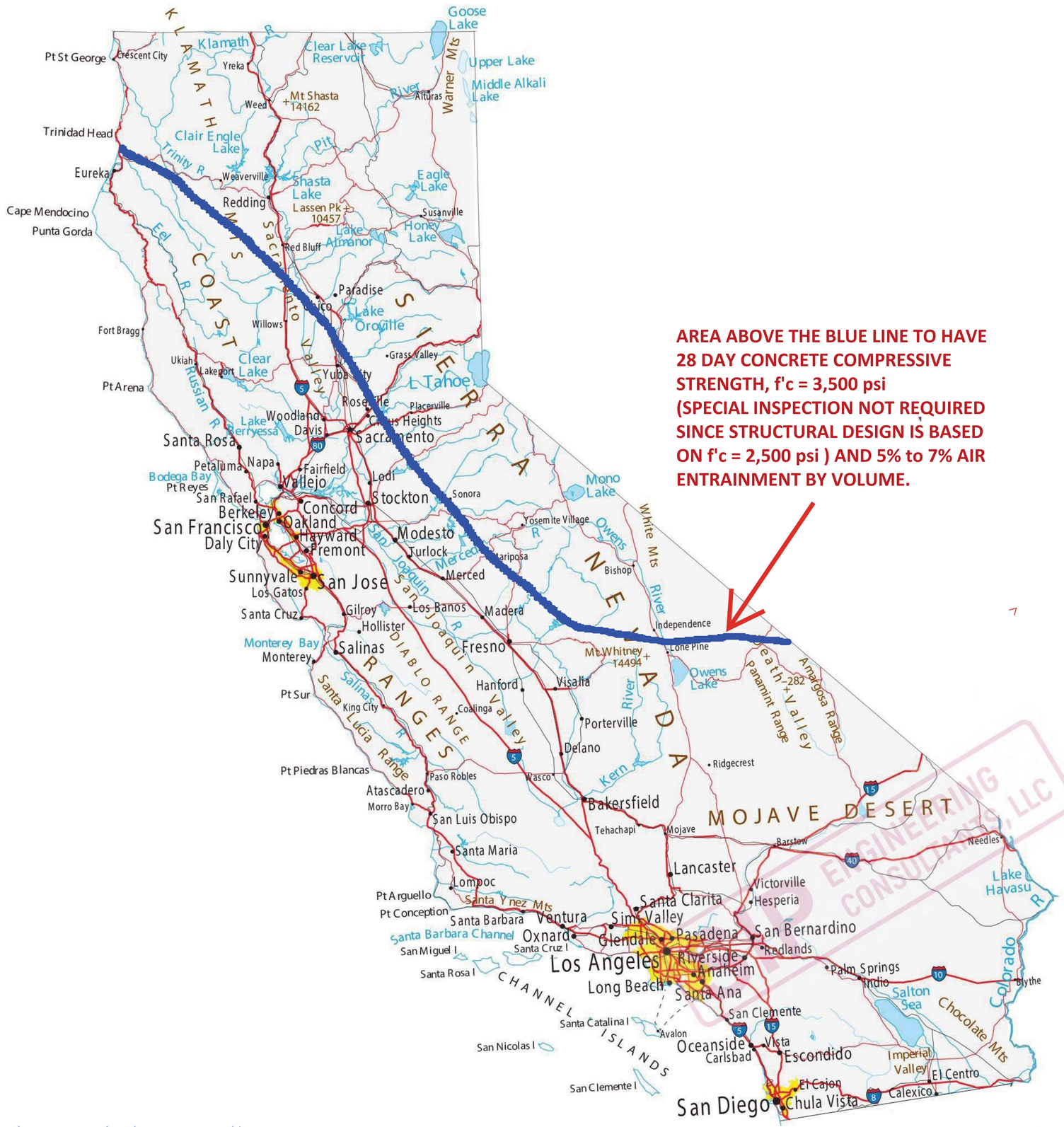
2 DOOR CASITA

MODEL # BXB-000012

SHEET NAME: TAPERED ROOF INSULATION ANCHOR LAYOUT

CLIENT: BOXABL INC.
5345 EAST NORTH BELT ROAD
NORTH LAS VEGAS, NV 89115, USA
+1(702) 500-9000 HELLO@BOXABL.COM

BOXABL



AREA ABOVE THE BLUE LINE TO HAVE 28 DAY CONCRETE COMPRESSIVE STRENGTH, f'c = 3,500 psi (SPECIAL INSPECTION NOT REQUIRED SINCE STRUCTURAL DESIGN IS BASED ON f'c = 2,500 psi) AND 5% to 7% AIR ENTRAINMENT BY VOLUME.

ENGINEERING CONSULTANTS, LLC

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Factory Built Housing
By
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UNITS:	FT-IN
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SHEET SCALE:	NONE
CREATED BY:	MN
RELEASE DATE:	9/15/2026
SHEET:	S10

2 DOOR CASITA

MODEL # BXB-000012

SHEET NAME: CONCRETE STRENGTH & AIR ENTRAINMENT REQ'TS BY GEOGRAPHIC LOCATION

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