A REMODEL FOR

Gaddamraja & Jayaraman

3283 GENEVA AVE, SANTA CLARA, CA 95051

REVISIONS	BY
Wednesday, June 15, 2022	

MM HOME DESIGNS
18488 Prospect Rd. Suite 15, Saratoga, CA 95070
MMHOMEDESIGNS@GMAIL.COM - 408.396.0951

NOTE TO CONTRACTOR

THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT occur ON THE DRAWINGS AND/OR A DIMENSION ERROR IS FOUND ON THE DRAWINGS. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS WILL NOTIFY THE OFFICE OF MM HOME DESIGNS . AND REQUIRES ASSISTANCE AS SOON AS POSSIBLE. IF ANY ERROR IS FOUND ON PLAN OF ANY KIND NOTIFY MM HOME DESIGNS THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES AND OMISSIONS WHICH THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILED TO NOTIFY THE OFFICE OF MM HOME DESIGNS. PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK. NO DEVIATION FROM THE PLANS IN ANY WAY SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF MM HOME DESIGNS . APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR OTHER DOCUMENTS PROVIDED BY THE OFFICE OF MM HOME DESIGNS .

GENERAL NOTES

ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF MICHELLE MINER DESIGN PRIOR TO COMMENCING.

VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT SITE PRIOR TO CONSTRUCTION AND BIDDING.

CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR METHOD AND MANNER OF CONSTRUCTION AND FOR ALL JOB SITE SAFETY DURING CONSTRUCTION.

SLOPE ALL FINISH GRADES IN 5% 10'-0" AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE @ LANDSCAPED AREA & SLOPE GRADE 2% MIN. @ PAVED AREAS.

ALL WORK APPLIANCES AND EQUIPMENT SHALL COMPLY WITH C.E.C. TITLE 24 RESIDENTIAL ENERGY STANDARDS.

NO CONSTRUCTION EQUIPMENT OR PRIVATE VEHICLES SHALL PARK OR BE STORED WITHIN THE DRIPLINE OF ANY ORDINANCE PROTECTED TREES ON SITE.

ADDRESS NUMBERS ON BUILDING SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. MIN. 4" HIGH X 1" WIDE PER CRC R319.

DUCT OPENINGS, TO BE COVERED AND PROTECTION OF MECHANICAL EQUIPMENT TO BE PROVIDED DURING CONSTRUCTION

VOC COMPLIANCE - CAULKS, SEALANTS, ADHESIVES, SHALL BE COMPLIANT WITH MIR LIMITS FOR ROC AND OTHER COMPOUNDS (TABLE 4.504.1)

PAINTS AND COATINGS COMPLIANT WITH VOC LIMITS (TABLE 4.504.3)

AEROSOLS AND COATINGS SHALL BE COMPLIANT WITH MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS

VERIFICATION AND DOCUMENTATION OF VOC LIMITS AND FINISH MATERIALS

VOC COMPLIANCE - CARPET & CARPET SYSTEMS

80% FLOOR AREA RECEIVING RESILIENT FLOORING MEET VOC-EMISSION LIMITS PER CHPS

PARTICLEBOARD, MDF, HARDWOOD PLYWOOD COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. (TABLE 4.504.5)

MOISTURE CONTENT OF FLOORS AND WALLS CHECKED BEFORE ENCLOSURE

BATHROOM EXHAUST FANS SHALL TERMINATE OUTSIDE BUILDING AND CONTROLLED BY HUMIDITY CONTROL

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

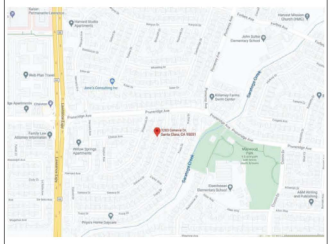
CONSTRUCTION WASTE MANAGEMENT.
RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION
WASTE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. COMPLY WITH A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE; OR
2. A CONSTRUCTION WASTE MANAGEMENT PLAN, PER SECTION 4.408.2; OR
3. A WASTE MANAGEMENT COMPANY, PER SECTION 4.408.3; OR
4.THE WASTE STREAM REDUCTION ALTERNATIVE, PER SECTION

OPERATION AND MAINTENANCE MANUAL
AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.

SPECIAL NOTES

BEFORE YOU START CONSTRUCTION REVIEW ALL SHEETS CAREFULLY. READ THE GREEN CHECKLIST SHEETS AND THE TITLE 24 SHEETS FOR REQUIREMENTS AS RULES HAVE CHANGED AND THERE MAY BE THINGSD YOU ARE NOT EXPECTING

VICINITY MAP



PARCEL MAP

SCOPE OF WORK

ADDITION OF 515 TO THE LOWER FLOOR, CONVERTION OF 40 SQFT OF GARAGE TO BECOME LIVING, ADD 50 SQFT PORCH, ADD 1520 SQFT UPPER AND REMOVE ENTIRE ROOF TO BUILD WALLS ON LOWER UP TO NEW 9'-6" TOTAL PLATE HEIGHT. UPDATE ELECTRICAL AND PLUMBING THROUGHOUT

APPLICABLE CODE

ALL CONSTRUCTION SHALL COMPLY WITH:

2016	CALIF. FIRE CODE
2016	CALIF. BLDG CODE
2016	CALIF. RESIDENTIAL CODE
2016	CALIF. MECH. CODE
2016	CALIF. PLUMB'G CODE
2016	CALIF. ELEC. CODE
2016	CALIF. ENERGY CODES
2016	CALIF. GREEN BUILDING CODES

ANY OTHER APPLICABLE LOCAL & STATE LAWS & REGULATIONS.

PERSONAE

OWNER
Gaddamraja & Jayaraman
3283 GENEVA AVE
SANTA CLARA, CA 95051

Bhuvaneshwari Jayaraman

DESIGNER
MM HOME DESIGNS
MEGAN MINER
18488 PROSPECT RD. #15
SARATOGA, CA 95070
(408) 396-0951

ANALYSIS

ASSESSOR'S PARCEL #	296-03-031	
LOT AREA:	6,012	S.F.
ZONING:	R1-6L	
TYPE OF CONSTRUCTION:	V-B	
OCCUPANCY RATING:	R-3, U	
EXISTING USE:	SINGLE FAMILY RES.	
SLOPE OF LOT	FLAT LOT	
EXISTING		
EXISTING LIVING:	1390	S.F.
EXISTING GARAGE:	450	S.F.
TOTAL EXISTING	1840	S.F.
PROPOSED		
LOWER LIVING ADDITION	515	S.F.
UPPER LIVING ADDITION	1,500	S.F.
GARAGE COVERTED TO LIVING	40	S.F.
COVERED PORCH ADDITION	50	S.F.
TOTAL SQUARE FOOTAGE	3,945	S.F.
LOT COVERAGE		
PROPOSED LOWER LIVING TOTAL	1,905	S.F.
GARAGE COVERTED TO LIVING	40	S.F.
PROPOSED GARAGE TOTAL	410	S.F.
PROPOSED PORCH TOTAL	50	S.F.
TOTAL FOOTPRINT SQUARE FOOTAGE 40%	2,405	S.F.
ALLOWABLE LOT COVERAGE	40%	
UPPER TO LOWER - 63%		
PROPOSED LOWER LIVING TOTAL	1,945	S.F.
GARAGE TOTAL	410	S.F.
COVERED PORCH ADDITION	50	S.F.
TOTAL SQUARE FOOTAGE	2,405	S.F.
UPPER LIVING ADDITION	1,520	S.F.

DRAWING SCHEDULE

DEFERRED SUBMITTALS

FIRE SPRINKLERS REQUIRED

1. FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS - NOTE THAT PER CRC 313.3.7. A SIGN OR VALVE TAG SHALL BE INSTALLED AT THE MAIN SHUT OFF VALVE TO THE TO THE WATER DISTRIBUTION SYSTEM STATING THE FOLLOWING: " WARNING, THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO FIGHT A FIRE . DEVISES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS, AND AUTOMATIC SHUT OFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN."

2. CONSTRUCTION WASTE MANAGEMENT PLAN IN ACCORDANCE WITH CALGREEN 4.408.2

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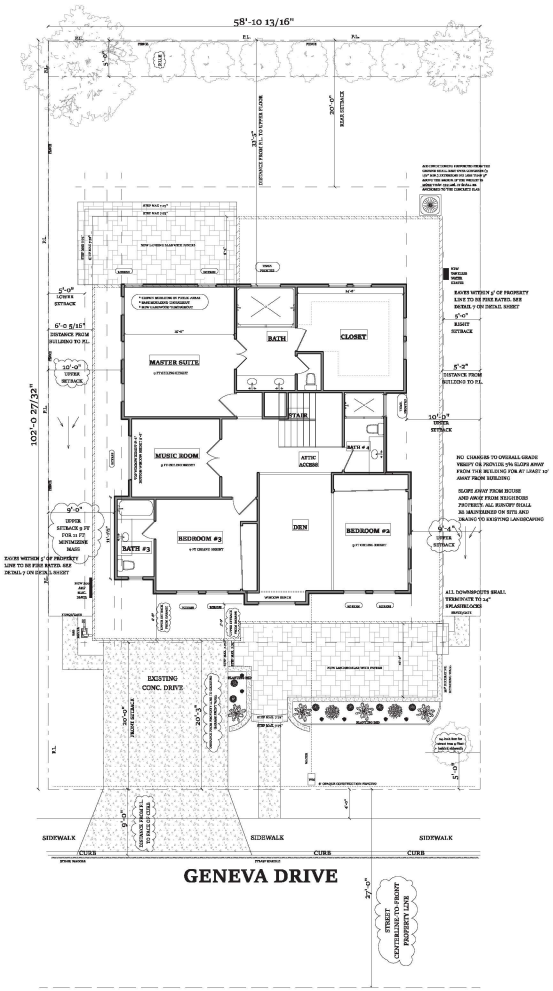
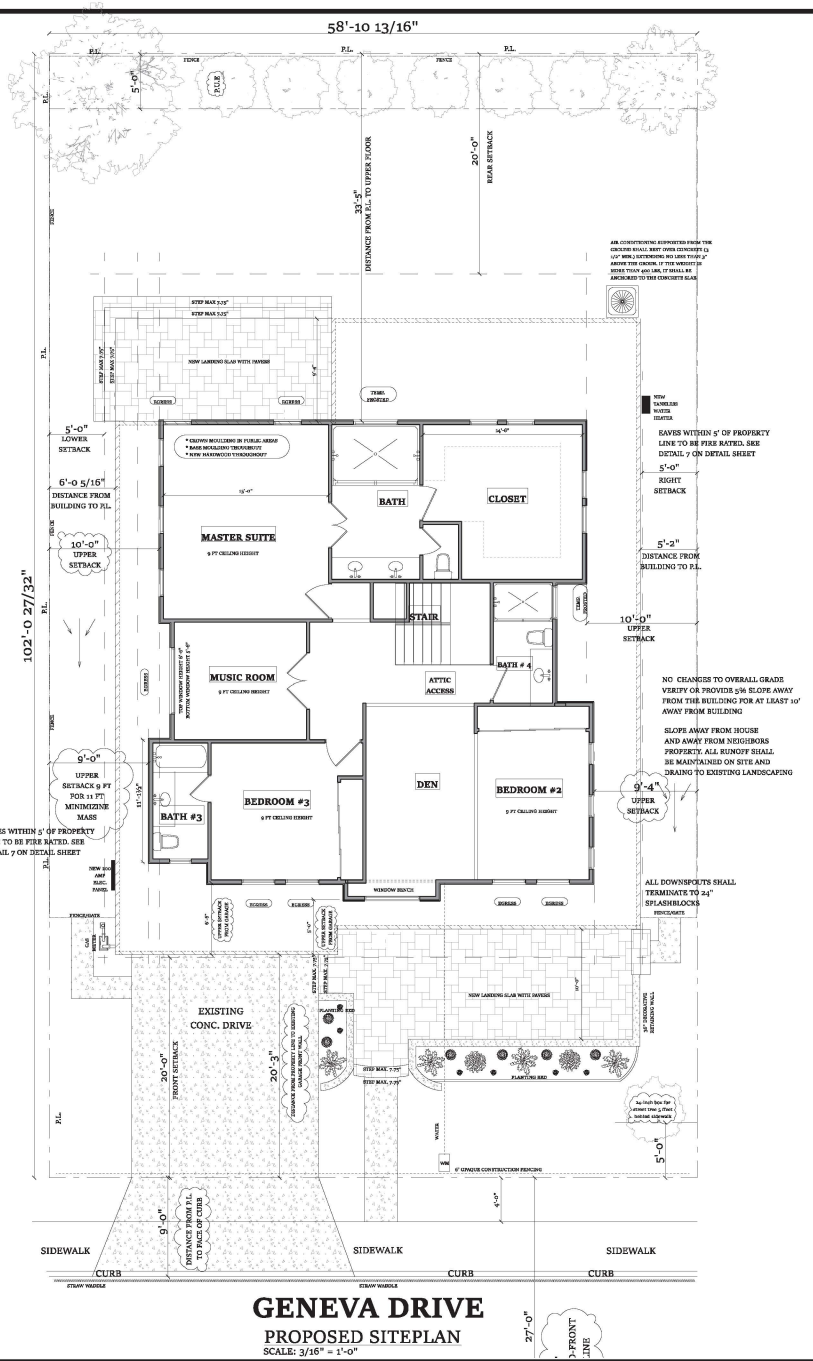
COVERSHEET



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



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

NEW UPPER FLOOR
NEW LOWER LIVING
NEW GARAGE
NEW ENCLOSED PORCH
NEW ACCESSORY STRUCTURE

PROPERTY LINE
SETBACK LINE
FENCE
SITE DRAINAGE PATTERN

SITE PLAN NOTES

SITE GRADING AND PAVING WILL MANAGE SURFACE WATER AWAY FROM BUILDINGS

EXISTING PUBLIC RIGHT OF WAY - ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO THE COMMENCEMENT OF THIS WORK . THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.

WATER METER - CONTRACTOR TO COORDINATE (N) METER WITH LOCAL WATER COMPANY, IF REQUIRED BY INCREASED FIXTURE LOAD.

ELECTRICAL METER LOCATION - CONTRACTOR TO COORDINATE WITH PG&E FOR UPGRADE TO (E) ELECTRICAL SERVICE IF APPLICABLE .

UFER GROUND CONNECTION PER CEC 250-52 IF APPLICABLE.

(E) TREE(S) TO REMAIN - PROTECTED AS REQUIRED DURING CONSTRUCTION - DO NOT LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME. SEE ARBORTS REPORTS (IF PROVIDED) FOR ADDITIONAL INFORMATION.

HARDSCAPE SLOPE AWAY FROM HOUSE AT 2% MIN.

(N) 36" MIN. DEEP LEVEL LANDING PER CRC 311.3 W STEPS (MAX 7.75 RISER) - PROVIDE EQUAL RISERS IF MORE THAN ONE STEP.

(N) A/C UNIT CONDENSER PAD(S) PROVIDE ELECTRICAL TO THIS LOCATION AS REQUIRED, VERIFY SIZE AND QUANTITY WITH HVAC CONTRACTOR. A/C UNITS TO COMPLY WITH JURISDICTION'S NOISE ORDINANCE. IF APPLICABLE

CURB CUT PER LOCAL JURISDICTION STANDARDS DETAIL IF APPLICABLE

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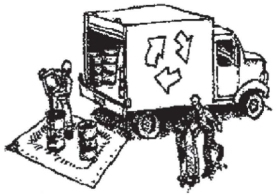
SITE PLAN

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ❑ Use (but don't overuse) reclaimed water for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

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

Waste Management

- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ❑ Keep site free of litter (e.g. lunch items, cigarette butts).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

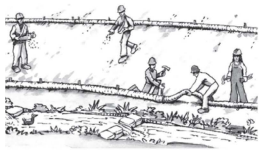
Maintenance and Parking

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

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ❑ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazrd to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

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

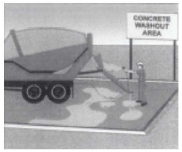
Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not distrurbed by construction activities.

Landscaping

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

Concrete Management and Dewatering



Concrete Management

- ❑ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

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

Paving/Asphalt Work

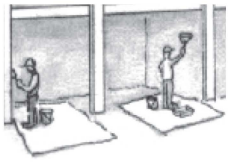
Paving

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

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ If saw cut slurry enters a catch basin, clean it up immediately.
- ❑ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

Painting & Paint Removal



Painting Cleanup and Removal

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

Santa Clara Valley
Urban Runoff
Pollution Prevention Program

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

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2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

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 tricloroethylene), 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 testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage ™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

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 comply with one or more of the following:

1. Products compliant with 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 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet 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 1.1, February 2010 (also known as Specification 01350).

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.

REVISIONS BY

Wednesday, June 15, 2022

MM HOME DESIGNS
18488 Prospect Rd. Suite 15, Saratoga, CA 95070
MMHOMEDESIGNS@GMAIL.COM - 408.396.0951

A Project for:
Gaddamraja & Jayaraman
3283 GENEVA AVE SANTA CLARA, CA 95051
Bhuvaneshwari Jayaraman & Seshasayee Gaddamraja

DRAWN: MM
CHECKED: MM
DATE: Wednesday, June 15, 2022
SCALE: AS SHOWN
JOB NO.

A = ARCHITECT
C = CONTRACTOR

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
NA = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTION ETC.)

Y	NA	RESPON. PARTY
		CHAPTER 3
		GREEN BUILDING
		SECTION 301 GENERAL
Y		**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.
		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
		ABBREVIATION DEFINITIONS:
		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.
		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
		DIVISION 4.1 PLANNING AND DESIGN
		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.
Y		**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)
Y		**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.
Y		**4.106.4 Electric vehicle (EV) charging for new construction.** New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.
		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 commercial power supply.
		1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
		2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.
NA		**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 minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
		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".
NA		**4.106.4.2 New multifamily dwellings.** If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.
		Notes:
		1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
		2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.
		4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.
Y		**4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS)** When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:
		1. The EV 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.
		2. The EV 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 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.
		Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B
Y		**4.106.4.2.2 Electric vehicle charging space (EV space) dimensions.** The EV space shall be designed to comply with the following:
		1. The minimum length of each EV space shall be 18 feet (5486 mm).
		2. The minimum width of each EV space shall be 9 feet (2743 mm).
		3. One in every 25 EV spaces, but not less than one EV space, shall 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 EV space is 12 feet (3658 mm).
		a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.
Y		**4.106.4.2.3 Single EV space required.** Install a listed raceway capable of accommodating a 208/240-volt dedicated 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 enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
Y		**4.106.4.2.4 Multiple EV spaces required.** Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.
Y		**4.106.4.2.5 Identification.** The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.
NA		**4.106.4.3 New hotels and motels.** All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.
		Notes:
		1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
		2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.
		4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

Y	NA	RESPON. PARTY
Y		**4.106.4.3.2 Electric vehicle charging space (EV space) dimensions.** The EV spaces shall be designed to comply with the following:
		1. The minimum length of each EV space shall be 18 feet (5486mm).
		2. The minimum width of each EV space shall be 9 feet (2743mm)
Y		**4.106.4.3.3 Single EV space required.** When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.
Y		**4.106.4.3.4 Multiple EV spaces required.** When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.
Y		**4.106.4.3.5 Identification.** The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.
Y		**4.106.4.3.6 Accessible EV spaces.** In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.
		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 60 psi.
		Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
		4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

Y	NA	RESPON. PARTY
		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 exterior/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.
Y		**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.
Y		**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.
Y		**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.
Y		**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
Y		**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:
Y		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.
Y		**4.410.2 RECYCLING BY OCCUPANTS.** Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.
		Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
		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.

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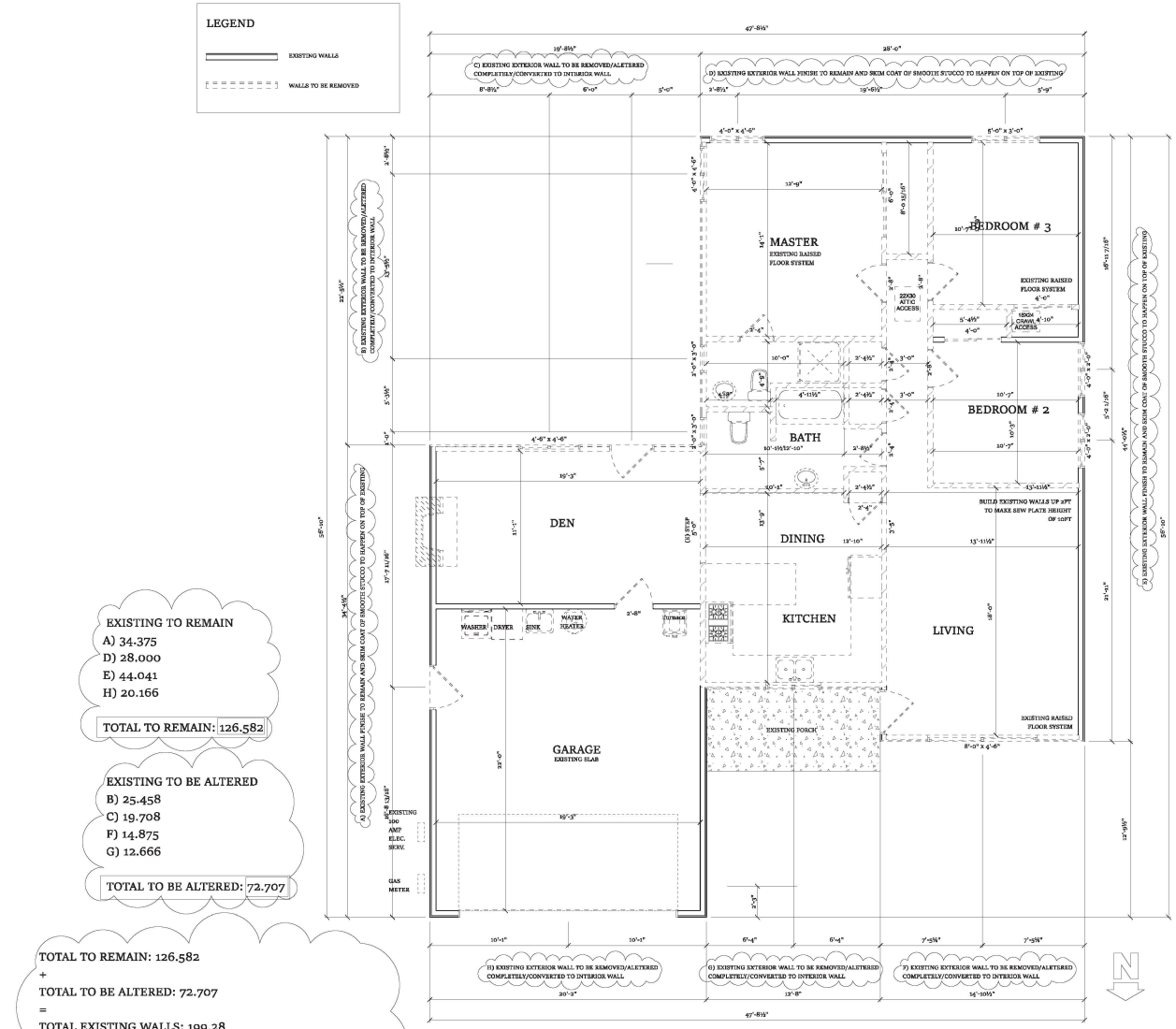
Bhuvaneshwari Jayaraman & Seshasayee Gaddamraja

DRAWN	MM
CHECKED	MM
DATE	Wednesday, June 15, 2022
SCALE	AS SHOWN
JOB NO.	



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

EXISTING TO REMAIN
A) 34.375
D) 28.000
E) 44.041
H) 20.166

TOTAL TO REMAIN: 126.582

EXISTING TO BE ALTERED
B) 25.458
C) 19.708
F) 14.875
G) 12.666

TOTAL TO BE ALTERED: 72.707

TOTAL TO REMAIN: 126.582
+
TOTAL TO BE ALTERED: 72.707
=
TOTAL EXISTING WALLS: 199.28

126.582 / 199.28 = 64% OF EXISTING WALLS TO REMAIN

72.707 / 199.28 = 36% OF EXISTING WALLS TO BE ALTERED

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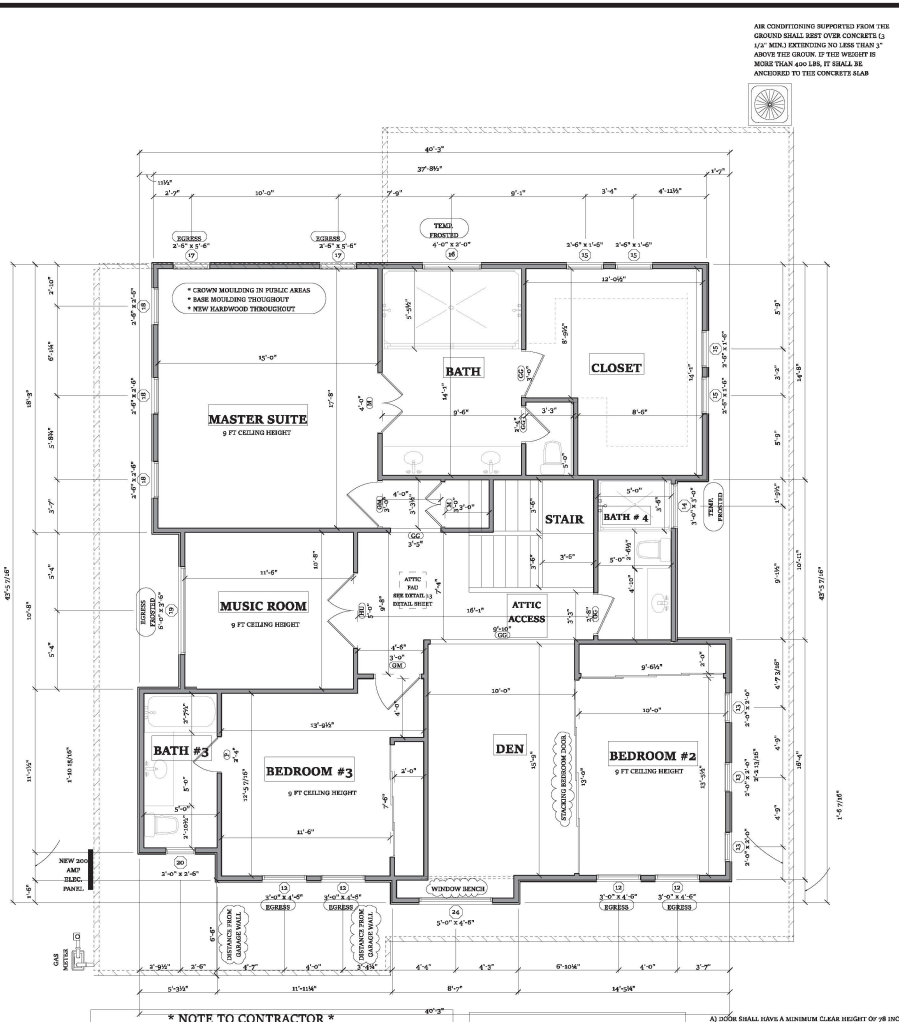
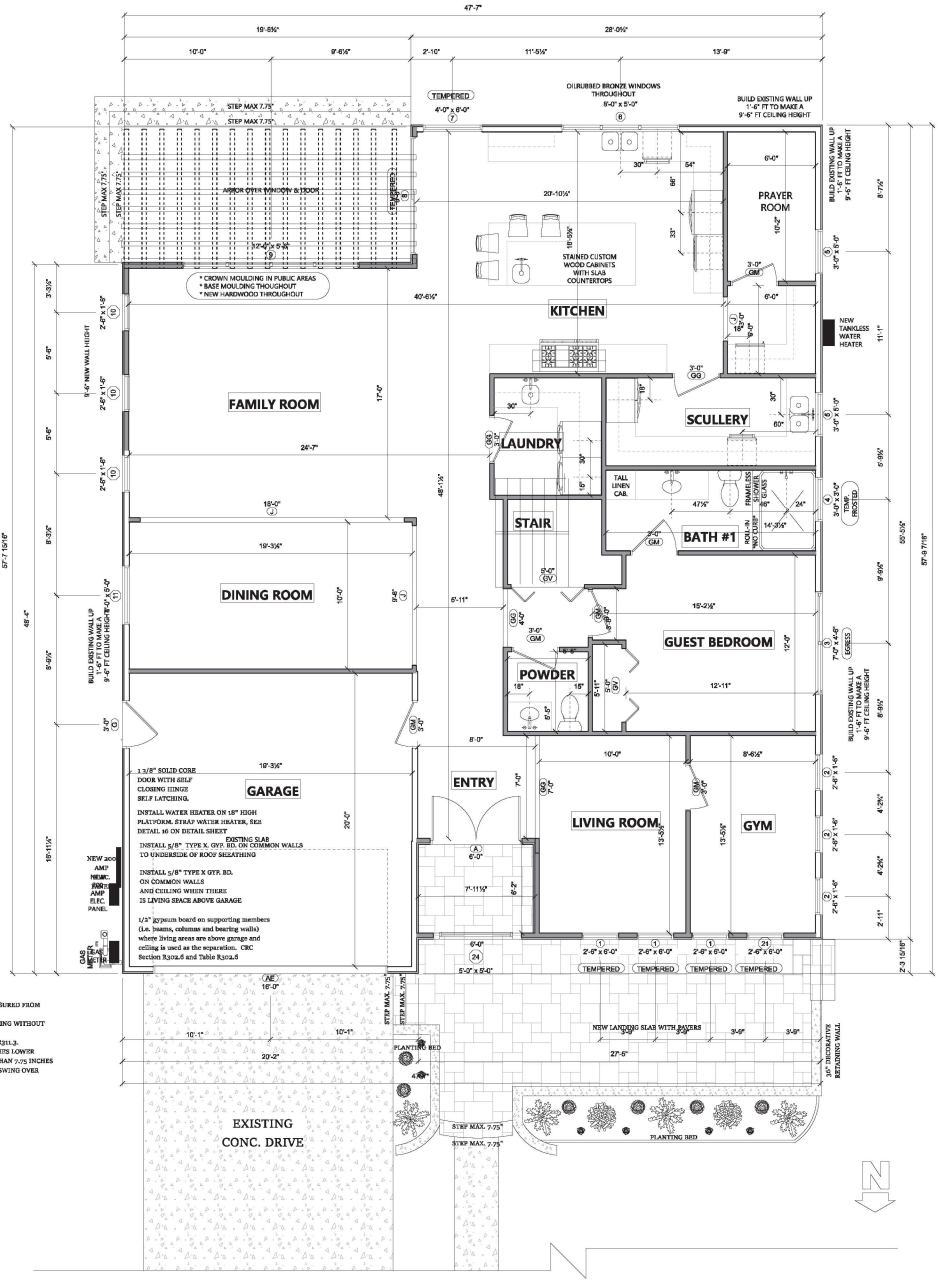
EXISTING FLOORPLAN





* NOTE TO CONTRACTOR *

THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT OCCUR ON THE DRAWINGS AND/OR A DIMENSION ERROR IS FOUND ON THE DRAWINGS, THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS WILL NOTIFY THE OFFICE OF MEGAN MINER DESIGN. AND REQUIRES ASSISTANCE AS SOON AS POSSIBLE. IF ANY ERRORS IS FOUND ON PLAN OF ANY KIND NOTIFY MICHELLE MINER DESIGN THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES AND OMISSIONS WHICH THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILED TO NOTIFY THE OFFICE OF MICHELLE MINER DESIGN. PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK. NO DEVIATION FROM THE PLANS IN ANY WAY SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF MEGAN MINER DESIGN. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR OTHER DOCUMENTS PROVIDED BY THE OFFICE OF MEGAN MINER DESIGN. ALL SETBACKS TO BE VERIFIED AND MAINTAINED ABOVE ALL PLANS AND DIMENSIONS.

LEGEND

EXISTING WALLS

NEW WALLS

NEW OPENINGS SHOWN DIMENSIONED

A) DOOR SHALL HAVE A MINIMUM CLEAR HEIGHT OF 78 INCHES, MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP
B) DOOR SHALL BE READILY OPENABLE FROM THE INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
C) A SLOPE AT THE EXTERIOR LANDING SHALL NOT EXCEED 2%. CRC R311.3.
D) LANDING AT THE EGRESS DOOR SHALL NOT BE MORE THAN ½ INCHES LOWER THAN THE TOP OF THE THRESHOLD. LANDING SHALL NOT BE MORE THAN 7.75 INCHES LOWER THAN THE TOP OF THE THRESHOLD WHERE DOOR DOES NOT SWING OVER THE LANDING. CRC R311.3.1

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

PROPOSED LOWER 6-21
SCALE: 1/4" = 1'-0"

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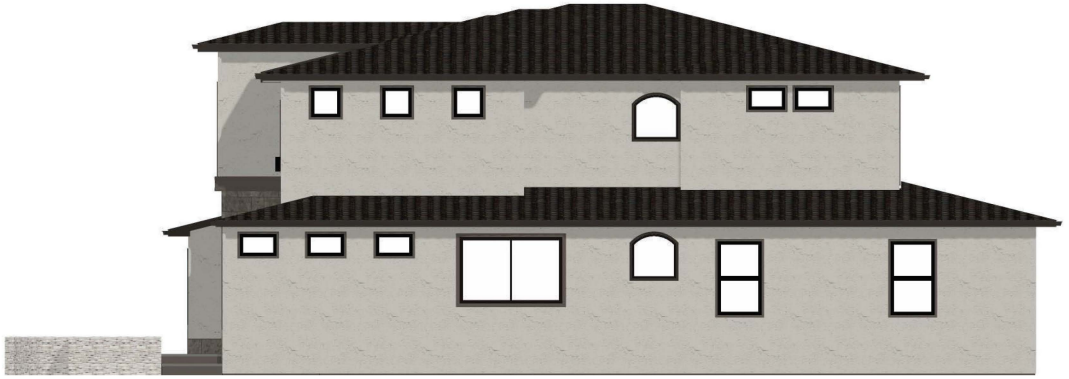
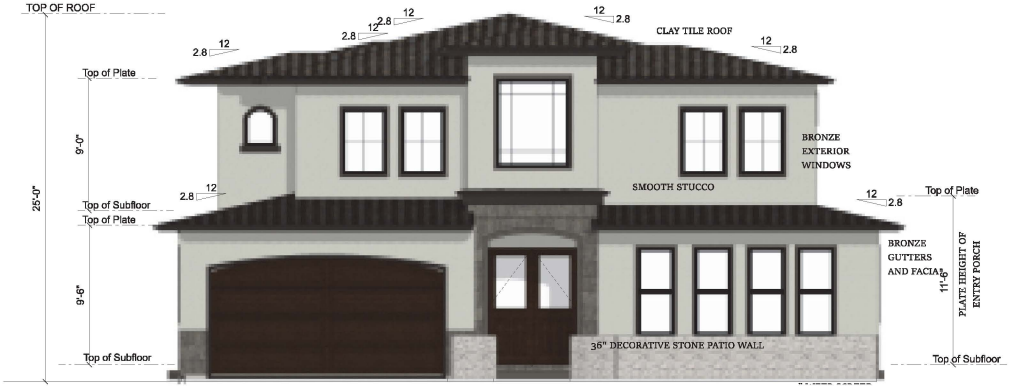
PROPOSED FLOORPLANS



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

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

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



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

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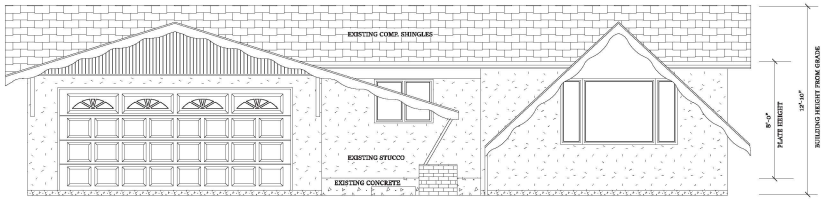
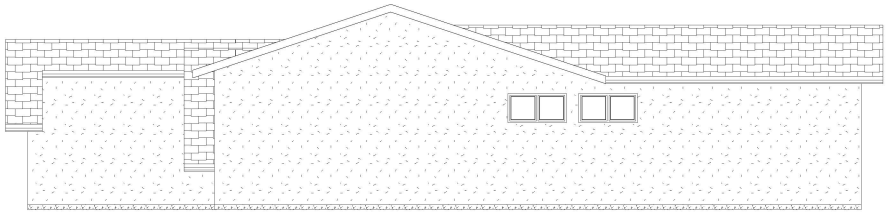
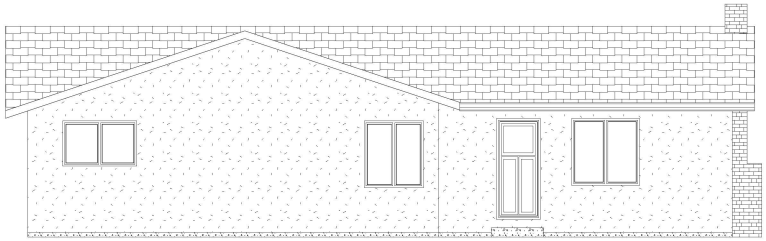
EXTERIOR ELEVATIONS



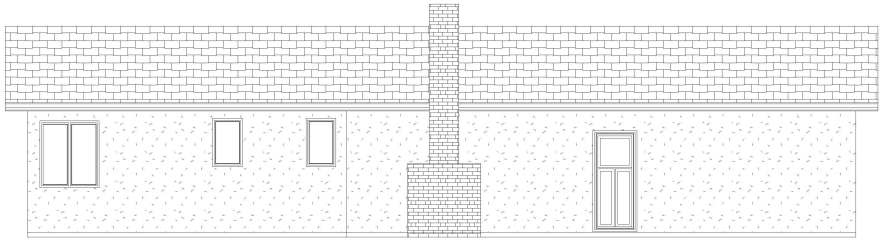
EXISTING FRONT



EXISTING RIGHT



EXISTING REAR



EXISTING LEFT

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

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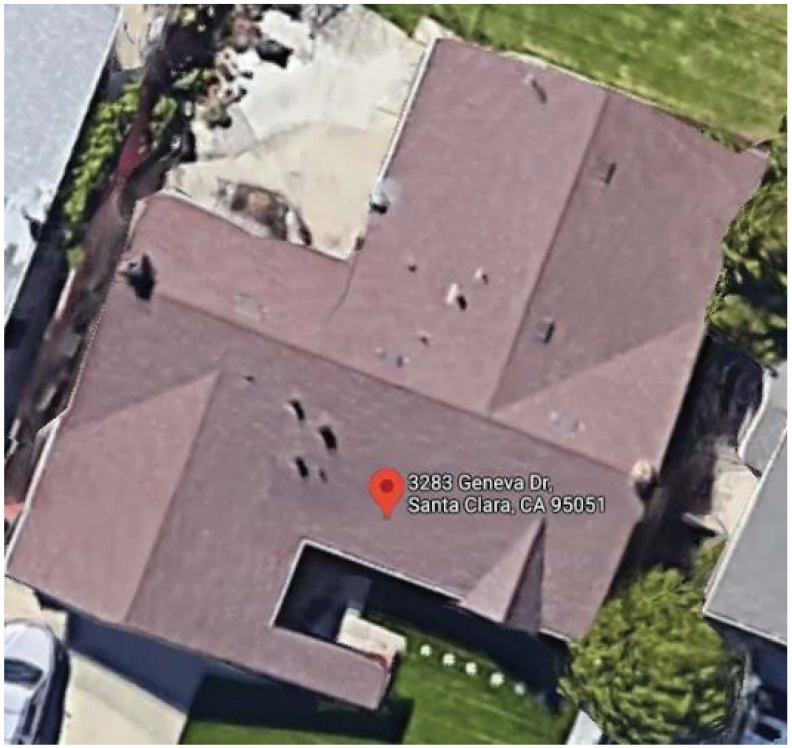
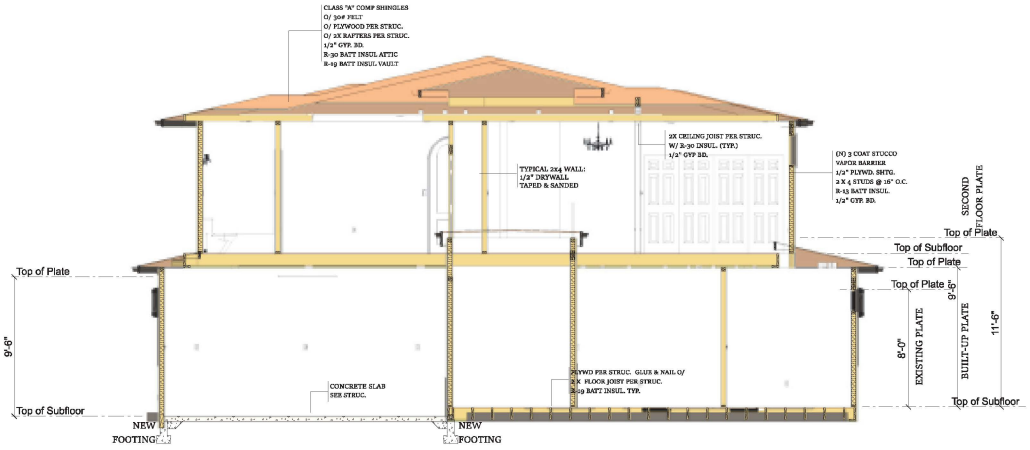
EXISTING ELEVATIONS



EXISTING ROOF TO BE REMOVED ENTIRELY



A 11/10 CROSS SECTION A
SCALE: 1/4" = 1'-0"

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

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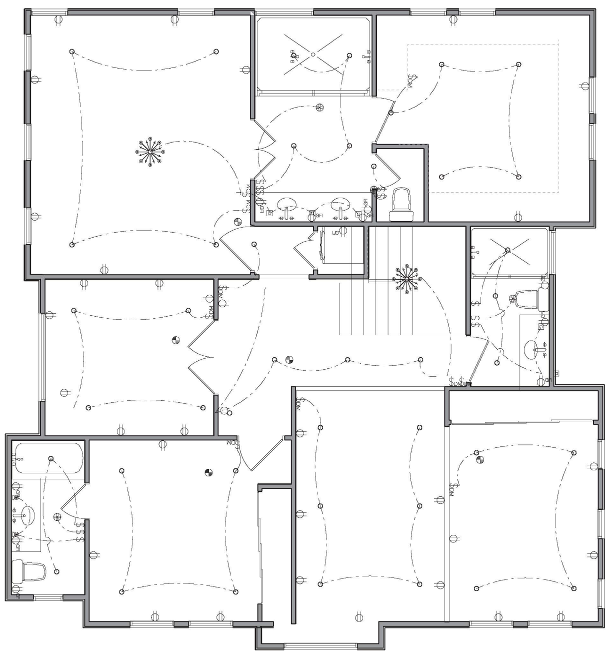
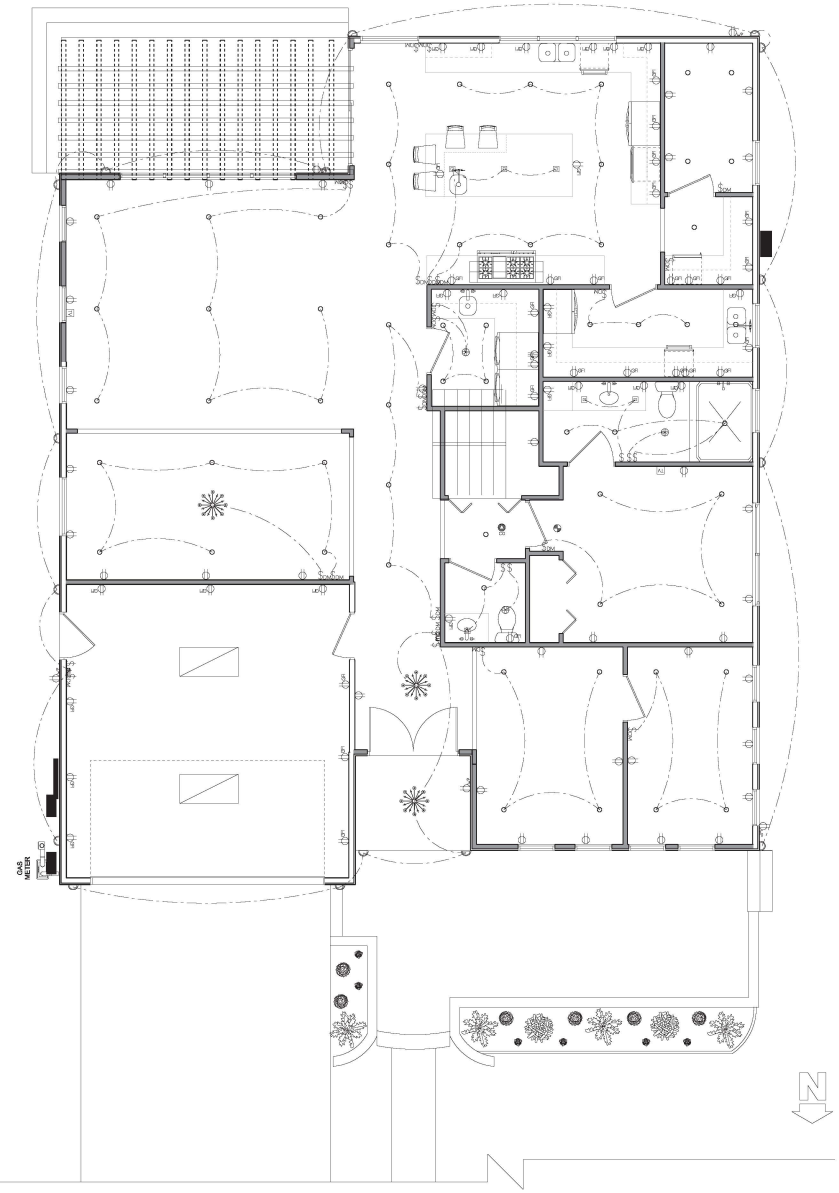
EXISTING & NEW ROOF PLAN



UPPER ELECTRICAL

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

ELECTRICAL LEGEND UPPER		
ELECTRICAL	COUNT	SYMBOL
can light 4inch	42	○
ceiling classic	2	
pendant cube	5	
dimmer switch	10	$DM
fan	4	
outlet	33	
outlet gfi	11	GFI
smoke detector	5	
switch	11	$
eglito 1	2	



LOWER ELECTRICAL

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

ELECTRICAL LEGEND LOWER		
ELECTRICAL	COUNT	SYMBOL
motionPhoto switch	2	$ mp
can light 4inch	59	○
ceiling classic	3	
fluorescent light 2 x 4	2	
pendant cube	6	
avatar metro OW1310	16	
cable tv outlet	2	TV
co detector	1	CO
dimmer switch	22	$DM
fan	3	
outlet	36	
outlet 220v	1	
outlet gfi	49	GFI
outlet wp	5	WP
smoke detector	1	
switch	5	$

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Megan Miner

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ELECTRICAL PLAN

GENERAL NOTES

1. GARAGE SEPARATION REQUIREMENTS
A. OPENINGS SHALL COMPLY WITH THE FOLLOWING IN ACCORDANCE WITH THE CITY MUNICIPAL CODE SECTION 15.48.060:
I. DOOR BETWEEN THE GARAGE AND DWELLING TO BE EQUIPPED WITH DEAD BOLT LOCKS. STRIKE PLATES SHALL BE SECURED TO WOODEN JAMBS WITH AT LEAST TWO AND ONE-HALF INCH WOOD SCREWS.
II. EXTERIOR DOORS AND DOORS LEADING FROM THE GARAGE AREA SHALL BE SOLID CORE WITH A MINIMUM THICKNESS OF 1-3/4". GARAGE DOOR TO HAVE SELF CLOSING HINGE.
III. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. CRC R302.5.2.
B. WALLS SEPARATING THE DWELLING AND ATTIC FROM THE GARAGE SHALL BE PROVIDED WITH ½" MINIMUM GYPSUM BOARD APPLIED ON THE GARAGE SIDE.
C. WHERE HABITABLE ROOMS OCCUR ABOVE THE GARAGE, SPECIFY THE FOLLOWING:
I. 5/8" MINIMUM TYPE X GYPSUM BOARD ON THE CEILING.
II. ½" MINIMUM GYPSUM BOARD ON ALL STRUCTURES SUPPORTING THE FLOOR/CEILING ASSEMBLIES.
2. INSTALL 1/2" GYP BOARD FROM FOUNDATION TO ROOF SHEATHING ON GARAGE SIDE OF WALLS COMMON TO LIVING SPACE AND 5/8"TYPE "X" GYP. ONE - HOUR FIRE-RESISTIVE CONSTRUCTION TO BEPROVIDED ON THE GARAGE CEILING WHEN LIVING SPACE IS ABOVE THE GARAGE. APPLY TO WALLS, POST AND BEAMS OF GARAGEADJACENT TO AND SUPPORTING THE RESIDENCE. APPLIED VENT.OR HORIZONTALLY. NAIL W/6D COOLER OR WALLBOARD NAILS @ 7" OCW/ END JOINTS O/ NAILING MEMBERS. STAGGER JOINTS EA. SIDE.
3. NO DIRECT OPENINGS BETWEEN THE GARAGE AND SLEEPING ROOMS
4. ALL DUCTS IN GARAGE THAT PASS THRU LIVING/GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER
5. EXTERIOR STUD WALLS TO BE 2 X 4 STUDS 6" O.C. W/BATT INSULATION. (UNLESS OTHER WISE NOTED - CHECK FLOORPLANS.)
6. ALL DIMENSIONS ARE TO THE FACE OF STUDS.
7. CEILING HEIGHT OF ALL ROOMS TO INCLUDE FLOOR FINISH.
8. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM WALL BOARD EXCEPT OTHERWISE NOTED.
9. GYPSUM WALL BOARD SHALL BE INSTALLED PER CURRENT U.B.C.
10. PROVIDE 2 X SOLID BACKING FOR RAILINGS, CABINETS, SHELVING, ACCESSORIES, ETC. AS NEEDED.
11. EXTERIOR DOORS SHALL BE 1-3/4" THICK SOLID CORE. EXCEPTIONS: EXTERIOR DOORS 1-3/4" THICK WITH SOLID WOOD PANELS NOT LESS THAN 9/16" THICK ARE A SATISfACTORY ALTERNATIVE TO A SOLID CORE DOORS
12. INSTALL ALL WINDOWS AND DOOR AS PER MANUFACTURER. SPECIFICATIONS
13. ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOOR, GLASS SUBJECT TO HUMAN IMPACT, ETC SHALL BE SAFETY TEMPERED
14. WINDOWS MARKED AS "EGRESS" MUST MEET U.B.C. MINIMUM REQUIREMENTS. OF MAX 44" HIGH SILL & MINIMUM. NET CLEAR OPENINGS OF 20" IN WIDTH & 24" IN HEIGHT W/ MINIMUM. CLEAR OPENING OF 5.7 SQ. FEET
15. WINDOWS AND DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MRG. SPECIFICATIONS. MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIERS AND OR OWNERs SPECIFICATIONS. WINDOWS TO BE DUAL-PANED (U.N.O.)
16. FLASH ALL EXTERIOR OPENINGS WITH SHEET METAL TO EXTEND 6" UNDER BUILDING PAPER BEHIND WALL OPENING.
17. INSTALL 5/8" TYPE "X" GYP. BD. ON WALLS AND CEILING@ USABLE UNDER STAIR CLOSET, WHERE APPLICABLE.
18. PROVIDE WATER RESISTANT GYP. BD. ON ALL "WET" AREAS
19. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3' FROM ANY OPENINGS INTO THE BUILDING (I.E., DRYERS, BATH & UTILITY FANS, ETC., MUST BE 3' AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS). CMC 504.5
20. WATER-RESISTANT GYPSUM BACKING BOARD LIMITATIONS (CBC 2509.3) SHALL NOT BE USED IN THE FOLLOWING LOCATIONS:
A. OVER A VAPOR RETARDENT IN SHOWER OR BATHROOM COMPARTMENT.
B. WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY SUCH AS STEAM OR SAUNA ROOMS
C. ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES ON CENTER FOR ½" THICK WATER-RESISTANT GYPSUM BOARD OR MORE THAN 16 INCHES ON CENTER FOR 5/8" THICK WATER RESISTANT GYPSUM BOARD.
21. OPENINGS AROUND GAS VENTS, DUCTS & PIPING @ EACH FLOOR SHALL BE FIRE STOPPED
22. DRAFTSTOPPING SHALL BE INSTALLED IN ALL ATTIC SPACES AND CONCEALED ROOF SPACES SUCH THAT NO HORIZONTAL AREA EXCEEDS 3,000 S.F.
23. ATTIC ACCESS TO BE 30"X 22" MIN.
24. ATTICS WITH A VERTICAL HEIGHT OF 30" OR MORE REQUIRES ACCESS. ALL ATTICS ACCESS ARE A 1/2" PLYWOOD PANEL FINISHED WITH A GRADE SIDE TO THE OCCUPIED SPACE. PAINT TO MATCH THE CEILING TO THE PLYWOOD PANEL.
25. ACCESSIBLE UNDER-FLOOR AREA SHALL BE PROVIDED WITH A MIN. 18" X 24" OPENING.
26. UNDER-FLOOR AREA SHALL BE VENTILATED BY OPENINGS OF A NET AREA OF NOT LESS THAN 1/150 OF UNDER-FLOOR AREA. VENTILATED OPENINGS SHALL BE PROTECTED BY METAL MESH WITH A 1/4" MAX. OPENING.
27. FIREPLACE INSTALLATION AND USE SHALL BE IN ACCORDANCE WITH THEIR LISTING & LOCAL CODES AND INSTALLED PER MANUFACTURER. SPECIFICATIONS.
28. PROVIDE FIRE STOPS IN OPENINGS @ FLOOR CEILINGS OF ALL FIREPLACES
29. INTERIOR HANDRAILS & GAURD RAILS TO BE WOOD.
30. EXTERIOR HANDRAILS & GUARDRAILS TO BE W.I. UNLESS OTHERWISE NOTED.
31. CABINET MANUFACTURER SHALL PROVIDE SHOP DRAWINGS FOR CONTRACTOR, OWNER, OR HIS AGENTS APPROVAL FOR ALL CABINET SIZES AND FINISHES, MATERIAL ETC. SHOP DRAWING SUPERCEDE ALL INTERIOR ELEVATIONS.
32. CONTRACTOR SHALL PROVIDE GALVANIZED SHEET METAL PAN UNDER ALL CLOTHES WASHER, WHEN LOCATED ON AN UPPER FLOOR.
33. LANDINGS SHALL HAVE A WIDTH NOT LESS THAN A WIDTH OF THE DOOR OR A STAIRWAY.
34. STAIRWAYS: 36" MINIMUM WIDTH, 7 3/4" MAX. RISE, 10" MIN. RUN AND 6'-8"MIN. HEAD ROOM.
35. PROVIDE COMBUSTION AIR FOR SOLID FUEL BURNING APPLIANCES

WATER EFFICIENT PLUMBING FIXTURES

ALL SHOWER HEADS TO BE LESS THAN 2 GALLONS PER MINUTE (GPM) @ 80 PSI
LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM @ 60 psi.
KITCHEN AND UTILITY FAUCETS LESS THAN 1.8 GALLONS PER MINUTE
TOILETS TO BE LESS THAN 1.28 GALLONS PER FLUSH
WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW OF ALL SHOWER HEADS AND OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME 4.303.1.3.2

T24 ENERGY REQUIREMENTS (2016 CALIFORNIA ENERGY CODE AND ASHRAE 62.2)

1. LIGHTING REQUIREMENTS:
2. OCCUPANCY SENSOR MUST BE MANUAL ON/OFF AND AUTOMATIC OFF. THE MAXIMUM TIME DELAY TO TURN OFF IS 30 MINUTES AFTER THE LAST DETECTED MOTION. SENSORS CANNOT HAVE AN OVERRIDE ALLOWING THE LIGHT FIXTURE TO BE CONTINUOSLY ON.
3. EXHAUST FANS WITH INTEGRAL LIGHTING SYSTEM SHALL BE SWITCHES SEPARATELY FROM LIGHTING SYSTEM OR HAVE A LIGHTING SYSTEM THAT CAN BE MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR LIGHTING SYSTEM THAT CAN BE MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME. LIGHTING INTEGRAL TO AN EXHAUST FAN MUST BE HIGH-EFFICACY.
4. PERMANENTLY INSTALLED NIGHT LIGHT MUST BE HIGH EFFICACY LIGHTING OR THE NIGHT LIGHT IS RATED TO CONSUME NO MORE THAN 5 WATTS OF POWER AND DOES NOT CONTAIN A MEDIUM SCREW-BASE SOCKET.
5. ALL LIGHTING SHALL BE HIGH EFFICACY SUCH AS FLUORESCENT. LED LIGHTING SYSTEMS AND GU24 LAMP HOLDER SHAL BE LISTED BY ENERGY COMMISSION AND SHALL MEET THE REQUIREMENT OF TABLE 150-C

WATTS

5 OR LESS	LUMENTS/WATTS
>5 TO 15	
>15 TO 40	30
OVER 40	40
	50
	60

GENERAL ELECTRIC

1. ALL OUTLETS WITHIN 6'-0" OF ANY SINK OR WET LOCATION TO BE GFI PROTECTED
2. AT LEAST ONE RECEPTACLE MUST BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING UNIT, AND BE LISTED AS WEATHER TYPE RECEPTACLE.
3. AT LEAST ONE GENERAL PURPOSE RECEPTACLE MUST BE INSTALLED WITHIN EACH BASEMENT, ATTACHED GARAGE, DETACHED GARAGE WITH ELECTRICAL POWER AND HALLWAYS 10' OR MORE IN LENGTH. ALL GARAGE OUTLETS TO BE GFI
4. OWNER TO SELECT ALL ELECTRICAL FIXTURES, EQUIPMENT AND DEVICES, INCLUDING SWITCHES AND OUTLETS NOT OTHERWISE SPECIFIED.
5. FIELD VERIFY LOCATION OF ALL OUTLETS, LIGHTS, TELEPHONE, CABLE JACKS AND ELECTRICAL EQUIPMENT WITH OWNER.
6. GENERAL LIGHTING MUST BE HIGH EFFICACY AND ON A DIMMER OR MANUAL ON-OCCUPANCY SENSOR.
7. LIGHTING AT NEW CLOSETS UNDER 70 SF IS EXEMPT FROM THIS REQUIREMENT.
8. NEW OUTDOOR LIGHTING ATTACHED TO BUILDINGS SHALL BE HIGH EFFICACY OR CONTROLLED BY BOTH A MOTION SENSOR AND PHOTO CONTROL.
Low efficacy outdoor lights must be controlled by a motion sensor and either a photocontrol, astronomical time clock or an Energy Management Control System (CEnc 150.0(k)(3)).
9. LIGHTING NOT ATTACHED TO THE BUILDING (I.E. LANDSCAPE LIGHTING IS EXEMPT FROM THIS REQUIREMENT
10. NEW EXTERIOR ELECTRICAL FIXTURES TO BE SUITABLE FOR WET LOCATIONS
11. ALL CAN LIGHTS TO BE IC & AT RATED.
12. ALL NEW EXTERIOR OUTLETS TO BE GFI PROTECTED AND INSTALLED IN A WEATHER PROOF BOX
13. REQUIRED NEW EXTERIOR OUTLETS TO BE WITHIN 6'-6" OF FINISH GRADE
14. ALL REQ. 15/20 AMP RECEPTACLES LISTED IN SECTION 210.52, SHALL BE LISTED TAMPER RESISTANT RECEPTACLES PER CEC 406.11
15. ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER. CEC 210.12
16. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS OVER 6' FROM THE RECEPTACLE. THIS ALLOWS FOR A MAX OF 12' BETWEEN RECEPTACLES ON THE SAME WALL AND ON ANY WALL SPACE 2' OR MORE.
17. GARAGE AND LAUNDRY ROOM LIGHTS ARE HIGH EFFICACY LUMINARIES AND CONTROLLED BY A VACANCY SENOR (MANUAL - ON OCCUPANCY SENOR AND MOTION SENSOR THAT COMPLIES WITH CEC SECTION 110.9(B) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINARIES TO BE ALWAYS ON).
18. SMOKE DETECTORS TO BE AC/DC WITH A BATTERY BACK UP AND LOCATED WITHIN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED OUTSIDE EACH SLEEPING ROOM, ON EACH FLOOR OF THE DWELLING INCLUDING BASEMENTS
19. ALL FLOOR LEVELS SHALL HAVE A SMOKE DETECTOR AND SHALL BE INTERCONNECTED, UL LISTED & CALIF. STATE FIRE MARSHALL APPROVED.
20. CARBON MONOXIDE DETECTORS SHALL BE LOCATED AT A POINT CENTRALLY LOCATED OUTSIDE EACH SLEEPING ROOM AND ON EACH LEVEL OF THE DWELLING, INCLUDING BASEMENTS
21. AN APPROVED, INDEPENDENT MEANS OF DISCONNECT FOR THE ELECTRICAL SUPPLY TO
22. EA. PIECE OF EQUIPMENT SHALL BE PROVIDED WITHIN SIGHT OF THE EQUIPMENT SERVED WHEN
23. THE SUPPLY VOLTAGE EXCEEDS 50 VOLTS. (CMC 308, CEC 422.31(B), CEC 422.33(A))
24. A DEDICATED CIRCUIT SHALL BE PROVIDED FOR THE FURNACE. (CEC 422.12)
25. A 120 VOLT SERVICE RECEPTACLE SHALL BE LOCATED WITHIN 25 FEET OF, AND ON THE
26. SAME LEVEL AS, THE EQUIPMENT FOR MAINTENANCE. THE SERVICE RECEPTACLE SHALL NOT BE
27. CONNECTED ON THE LOAD SIDE OF THE REQUIRED MEANS OF DISCONNECT. (CMC 308)
28. A PERMANENT SWITCH CONTROLLED LIGHTING FIXTURE SHALL BE INSTALLED FOR MAINTENANCE
29. OF EQUIPMENT AND SHALL BE ACCESSIBLE. SUCH FIXTURE SHALL PROVIDE SUFFICIENT
30. ILLUMINATION TO SAFELY APPROACH THE EQUIPMENT AND PERFORM THE TASKS FOR WHICH
31. THE ACCESS IS PROVIDED. CONTROL OF THE LIGHTING SHALL BE PROVIDE AT THE ACCESS
32. ENTRANCE. (CMC 904.11.5, CEC 210.70) MEASURING 12" AROUND. AND 3' DEEP). (CPC AND CMC 307.1)
33. THE FURNACE SHALL BE PROPERLY ANCHORED AND SUPPORTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED IN THE CALIFORNIA BUILDING CODE (CPC & CMC. 303.4)
34. NEW LIGHTING FIXTURES IN CLOSETS TO HAVE THE FOLLOWING CLEARANCE TO COMBUSTIBLE SHELVES:
A) SURFACE MOUNTED INCANDESCENT FIXTURES SHALL HAVE 12" CLEAR AND ENCLOSED LAMP
B) FLUORESCENT & RECESSED FIXTURES TO HAVE MIN. 6" CLEARANCE
35.ALL 15- AND 20- AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

FINISHES

A. USE LOW-VOC INTERIOR WALLS/CEILING PAINTS (<50 GRAMS PER LETTER (GPL) VOCS REGARDLESS OF SHEEN)
B. USE LOW-VOC COATINGS THAT MEET SCAQMD RULE 1113
C. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMNTS OF ONE OF THE FOLLOWING:
1. CARPET AND RUG INDUSTRIES'S GREEN LABEL PLUS PROGRAM
2. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD OF TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS." VERSION 1.1, FEB 201 (AKA SPEC 01350)
3. NSF/ANSI 140 AT THE GOLD LEVEL
4. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD.

D. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
1. COC EMISSION LIGHTS DEFINES IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS HIGH PERFORMANCE PRODUCTS DATABASE.
2. PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREEN GUARD CHILDREN & SCHOOLS PROGRAM
3. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE FLOOR SCORE PROTRAM
4. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH , "STANDARD METHOD OF TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS." VERSION 1.1, FEB 201 (AKA SPEC 01350)
E. HARDWOOD PLYWOOD, PARTICAL BOARD AND MDF COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED ON 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 ON TABLE 4.504.5
F. ALL CARPET ADHESIVES SHALL MET THE REQUIREMENTS OF TABLE 4.504.1

GENERAL RESIDENTIAL RECEPTACLE REQUIREMENTS

1. THIS DOCUMENT APPLIES TO ALL DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, BEDROOMS, RECREATION ROOMS, OR SIMILAR ROOMS.
2. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS OVER 6 FEET FROM THE RECEPTACLE. THIS ALLOWS FOR A MAXIMUM OF 12 FEET BETWEEN RECEPTACLES ON THE SAME WALL.
3. RECEPTACLES INSTALLED IN THE FLOOR MUST BE WITHIN 18 INCHES OF THE WALL TO BE INCLUDED AS A REQUIRE RECEPTACLE
4. ANY RECEPTACLE INSTALLED FOR A SPECIFIC APPLIANCE MUST BE LOCATED WITHIN 6 FEET OF THE APPLIANCE (
5. AT LEAST ONE RECEPTACLE MUST BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING UNIT, AND BE LISTED AS WEATHER RESISTANT TYPE RECEPTACLE.
6. AT LEAST ONE GENERAL-PURPOSE RECEPTACLE MUST BE INSTALL WITHIN EACH BASEMENT, ATTACHED GARAGE, DETACHED GARAGE WITH ELECTRICAL POWER, AND HALLWAYS 10 FEET OR MORE IN LENGTH.
7. WALL SPACE INCLUDES THE FOLLOWING:
A) ANY SPACE 2 FOOT OR MORE (INCLUDING SPACE MEASURED AROUND CORNERS) AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, FIREPLACES, AND SIMILAR OPENING;
B) THE SPACE OCCUPIED BY FIXED DOOR PANELS AND
C) THE SPACE AFFORDED BY FIXED ROOM DIVIDERS SUCH AS BAR COUNTERS OR RAILINGS

LAUNDRY

AT LEAST ONE RECEPATACLE REQUIRED FOR LAUNDRY

PROVIDE A MIN OF ONE 20 AMP LAUNDRY BRANCH CIRCUIT, SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS (CEC 210-23(A))

VENT DRYER SHALL TERMINATE TO THE OUTSIDE OF THE BUILDING, 3 FEET FROM THE PROPERTY LINE W/ MIN. 4" RND BY 14' MAXIMUM LENGTH DUCT INCLUDING NO MORE THAN 2-90 DEGREE ELBOWS AND EQUIPED W/ BACK DRAFT DAMPER

GENERAL PLUMBING

1. NO REQUIRED UNDERFLOOR CLEAN-OUT SHALL BE MORE THAN 20' FROM AN ACCESS DOOR (CPC 707.10)
2. PROVIDE WALL CLEANOUTS FOR ALL NEW SINKS
3. NEW HOSE BIBBS SHALL BE PROVIDED W/ ANTI SIPHON VALVES
4. GAS SHUT OFF VALVE FOR FIREPLACE TO BE INSTALLED OUTSIDE OF THE HEARTH AREA. MIN. 36" AND MAX OF 48" FROM GAS SUPPLY VALVE.
5. COMBUSTION AIR MUST BE MAINTAINED (CMC CHAPTER 7)
6. THE CLEAR SPACE AND DISTANCE TO COMBUSTIBLE MATERIALS AROUND THE FURNACE UNIT SHALL
7. COMPLY WITH THE MANFUFACTURER. INSTALLATION INSTRUCTIONS. (CMC 904.2)
8. A SEDIMENT TRAP SHALL BE INSTALLED ON THE GAS LINE DOWNSTREAM OF THE
9. APPLIANCE SHUT-OFF VALVE AND AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL (CPC 1212.7)
10. APPLIANCES GENERATING A GLOW, SPARK, OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS MAY BE INSTALLED IN A GARAGE PROVIDED THE PILOTS, BURNERS OR HEATING ELEMENTS AND SWITCHES ARE A MIN. OF 18" ABOVE THE FLOOR LEVEL. (CMC 307.1) EXCEPTION: SEALED COMBUSTION SYSTEM APPLIANCES MAY BE INSTALLED AT FLOOR LEVEL WHEN LOCATED IN A GARAGE AND SUBJECT TO VEHICULAR DAMAGE, ADEQUATE BARRIERS MUST BE INSTALLED (E.G. 4" DIAM. STEEL PIPE FILLED WITH CONCRETE INSTALLED IN A FOOTING

TANKLESS WATER HEATER

1. MOST TWHS ARE INSTALLED IN GARAGES, BASEMENTS, OR ON EXTERIOR WALLS OF GARAGES OR STRUCTURES. THWS MAY BE INSTALLED IN BEDROOM OR BATHROOM CLOSETS ONLY IF THEY ARE OF THE DIRECT-VENT TYPE OR THEY ARE IN A CLOSET DEDICATED SOLELY TO THE THW, WITH SELF-CLOSING GASKETED DOORS AND ALL COMBUSTION AIR FROM THE EXTERIOR
2. A TWH MAY BE LOCATED IN AN ATTIC WHEN ALL REQUIREMENTS FOR A CODE COMPLIANT INSTALLATION ARE MET INCLUDING REQUIRED ACCESS, CLEARANCE TO COMBUSTIBLES, LIGHTING WITH A SWITCH NEAR THE ATTIC ENTRY, AND AN ADJACENT RECEPTACLE
3. A TWH SHALL NOT BE INSTALLED IN LOCATIONS WHERE DAMAGE TO THE SUPPORTING STRUCTURE WOULD OCCUR FROM AN UNDETECTED LEAK UNLESS A WATER TIGHT CORROSION RESISTANT PAN IS INSTALLED BENEATH THE TWH WITH A MINIMUM ¾ INCH DIAMETER DRAIN LINE DISCHARGING TO AN APPROVED LOCATION
4. IF LISTED FOR EXTERIOR INSTALLATION, A TWH MAY BE LOCATED AT A SIDE OR BACK WALL IF NOT OTHERWISE RESTRICTED BY PLANNED DEVELOPMENT REQUIREMENTS, CC&R'S, OR THE PLANNING DIVISION OF THE CITY OF SANTA CLARA.
5. TANKLESS WATER HEATER VENTING AND INSTALLATION:
A. MOST TWHS USE POSITIVE PRESSURE (FORCED) VENTS. SUCH VENTS SHALL COMPLY WITH THE VENT MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR CATEGORY III AND IV APPLIANCES. MOST ARE STAINLESS STEEL DUE TO THE SLIGHTLY ACIDIC CONTENT OF THE CONDENSATE. MOST DO NOT ALLOW COMMON VENT WITH OTHER APPLIANCES. ALL POSITIVE PRESSURE VENT PIPES SHALL BE SEALED AIR TIGHT AT EACH JOINT FROM FLUE COLLAR TO TERMINATION. TYPE B VENTING MATERIAL IS NOT ACCEPTABLE FOR POSITIVE PRESSURE VENTS.
B. LISTED PRESSURE-ONLY RELIEF VALVES (PRVS) SHALL BE INSTALLED AS REQUIRED BY THE MANUFACTURER.
C. CPVC PIPING USED WITH ANY TWH SHALL BE INSTALLED WITH RESTRICTIONS AS REQUIRED BY TWH OR CPVC MANUFACTURER, WHICHEVER IS MOST RESTRICTIVE.
D. CONDENSATE DRAINS NEED NOT COMPLY WITH THE SAME REQUIREMENTS AS FOR AC CONDENSATE, AND ARE ALLOWED TO DISCHARGE ONTO SOIL. THEY SHOULD NOT DISCHARGE OVER HARDSCAPED (CONCRETE) SURFACES OR WALKWAYS.
6. TANKLESS WATER HEATER ELECTRICAL:
A.GAS-FIRED TWH UNITS USUALLY REQUIRE A 120-VOLT RECEPTACLE FOR OPERATION OF THE THERMOSTATICS CONTROLS WHEN INSTALLED IN A GARAGE, THE POWER FOR THESE GAS-FIRED UNITS MAY BE PROVIDED BY AN ADJACENT GFCI-PROTECTED RECEPTACLE
B. WHEN INSTALLED OUTDOORS, THE RECEPTACLE MUST BE GFCI PROTECTED AND LISTED WEATHER-RESISTIVE (WR) WITH A WEATHERPROOF "BUBBLE COVER" OR BE HARD WIRED WITH A DISCONNECT SWITCH IN SIGHT OF THE UNIT
C. CORDS ON OUTDOOR THWS MUST BE LISTED AS SUITABLE FOR A WET LOCATION AND FOR SUNLIGHT RESISTANCE. IF THE LAST LETTER OF THE LETTER CODE PRINTED ON THE CORD IS A "W" THE CORD IS COMPLIANT.
D. ATTIC OR BASEMENT INSTALLATIONS WILL REQUIRE A 120-VOLT RECEPTACLE AND SWITCHED LUMINARIES AT OR NEAR THE TWH. THE SWITCH FOR THE LUMINARIES MUST BE LOCATED ADJACENT TO THE ATTIC OR BASEMENT ACCESS
E. ALL NEW ELECTRICAL WORK REQUIRES AN ELECTRIC PERMIT
7. GAS PIPING
A. A TWH GENERALLY REQUIRES A SIGNIFICANTLY GREATER QUANTITY OF GAS THAN A STORAGE TANK HEATER. TYPICALLY, A DEDICATED GAS LINE MUST BE INSTALLED FROM THE GAS METER TO THE TWH AND A LARGER GAS METER MAY BE REQUIRED. TO PROPERLY SIZE GAS PIPING USE THE APPROPRIATE TABLE IN CHAPTER 12 OF THE CURRENT CPC.
B. ALL NEW AND ALTERED GAS PIPING SYSTEMS MUST BE PRESSURE TESTED AS PRESCRIBED BY CODE
8. COMBUSTION AIR:
A. TWH INSTALLATIONS SHALL COMPLY WITH MANUFACTURER'S REQUIREMENTS AND CURRENT CPC AND CMC REQUIREMENTS FOR COMBUSTION AND MAKE-UP AIR OR BE THE DIRECT-VENT TYPE. PROPERLY SIZED COMBUSTION AIR VENTS ARE TO BE LOCATED COMMENCING WITHIN THE UPPER 12" OF AN ENCLOSURE AND COMMENCING WITHIN THE LOWER 12" FROM THE BOTTOM OF AN ENCLOSURE
B. F.A.U. & WATER HEATER INSTALLED ON 18" HIGH WOOD F.A.U. & WATER HEATER INSTALLED ON 18" HIGH WOOD PLATFORM W/ 1 1/8" PLYWOOD TOP SURFACE.
C. INSTALL SEISMIC STRAP ON ALL WATER HEATERS WATER HEATERS AND FURNACES TO BE CEC CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE STRAPS TO BE INSTALLED AT POINTS WITHIN UPPER 1/3AND LOWER 1/3 OF ITS VERTICAL DIMENSIONS. AT LOWER POINT, A 4" CLEARANCE SHALL BE MAINTAINED ABOVE CONTROLS, WHEN LOCATED IN GARAGE. SEE DETAIL SHEET EM
INSTALLING CONTRACTOR TO DESIGN & BUILD COMPETE AND FUNCTION SYSTEMS.
9. ATTIC FURNACE:
A. MINIMUM OF 5' IN HEIGHT OF CLEAR SPACE. A CONTINUOUS ACCESSIBLE OPENING AND PASSAGEWAY WITH A MIN. OF 22' X 30" IN SIZE OR AS LARGER AS THE SMALLEST PIECE OF EQUIPMENT. MAX. 20 FEET TRAVEL PATH AND 24" WIDE W/ SOLID FLOOR PASSAGEWAY. MIN. 30" X 30" WORKING PLATFORM IN FRONT OF THE ENTIRE FIREBOX. A PERMANENT ELECTRICAL OUTLET AND LIGHTING FIXTURE. SEE DETAIL SHEET EM

KITCHEN NOTES

1. PROVIDE DEDICATED CIRCUITS FOR: DISHWASHER, GARBAGE DISPOSAL, TRASH COMPACTOR AND BUILT IN MICROWAVE
2. PROVIDE COUNTER TOP OUTLETS AT 48" OC MAX
3. NO DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER WITHOUT THE USE OF AN APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISH-WASHING MACHINE
4. PROVIDE GAS SHUT-OFF @ STOVE IN AN ACCESSIBLE LOCATION
5. RANGE HOOD MUST EXTEND FULL WIDTH OF RANGE. INSTALL PER MANUF. SPECIFICATIONS.
6. RANGE HOOD MUST TERMINATE A MIN. OF 3' FROM ANY AIR INTAKE OR OPENING INTO THE BUILDING
7. KITCHEN LIGHTING MUST BE HIGH EFFICACY AND BE ON A DIMMER SWITCH
8. LIGHTING INTERNAL TO CABINET TO BE HIGH EFFICACY
9. TWO OR MORE 20-AMP SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE RECEPTACLE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHER, OR MICROWAVES ONLY THE REQUIRED COUNTERTOP/WALL OUTLETS INCLUDING THE REFRIGERATOR.
10. WALL COUNTER SPACES
A. A RECEPTACLE SHALL BE INSTALLED FOR ANY COUNTER THAT IS 12 INCHES WIDE OR GREATER; AND,
B. NO POINT ON THE KITCHEN COUNTER, MEASURED AT THE WALL MAY BE MORE THAT 24 INCHES AWAY FROM A RECEPTACLE

BATHROOM NOTES

1. WALL COVERING SHALL BE CEMENT BACKER BOARD, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.
2. SHOWER LINING REQUIRED IN PERMANENT BUILT IN SHOWER SEATS UP THE WALL 3" AND PITCHED 1/4" PER FT.
3. SHOWER COMPARTMENTS SHALL BE A MIN OF 1024 S.I. AND SHALL BE CAPABLE OF ENCOMPASSING A 30" CIRCLE.
4. TOILETS TO HAVE MIN. 30" SIDE X 24" DEEP CLEARANCE IN FRONT OF TOILET AND A MIN. 15" CLEAR FROM CENTERLINE OF TOILET TO EACH SIDE.
5. MOTORS SHALL BE UL LISTED FOR HYDRO MASSAGE USE AND A REMOVABLE PANEL OF SUFFICIENT.
6. DIMENSION SHALL BE INSTALLED TO ACCESS PUMP.
7. ALL BATHROOMS REQUIRE A VENT FAN WITH MIN. 50 CFM.
8. ALL VENT TERMINATIONS MUST BE 10' AWAY OR 3' ABOVE ANY OPENING. TYP.
9. EACH BATHROOM IS REQUIRED TO HAVE A 50 CFM. MINIMUM EXHAUST FAN DUCTED TO THE OUTSIDE. BATHROOM IS ANY ROOM WITH A BATHTUB, SHOWER, SPA OR SIMILAR SOURCES OF MOISTURE. TOILET ROOM IS NOT CONSIDERED A BATHROOM
10. THE DUCTING FOR THE EXHAUST FAN SHALL BE SIZED ACCORDANCE TO ASHRAE STANDARD 62.2, TABLE 7.1.
11. WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS, INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
12. GYPSUM BOARD IN SHOWERS AND WATER CLOSETS (CBC 2509.2), CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.
13. EXHAUST FANS TO BE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN ROOMS SUCH AS: BATHROOMS, WATER CLOSETS COMPARTMENTS, AND SIMILAR ROOMS. (MIN. 50 CFM INTERMITTENT) OR (MIN. 20 CFM FOR CONTINUOUSLY)
14. INSTALL AIRSCAPE 4.4E WHF WHOLE HOUSE FAN @ (57 CFM MIN.) AS PER MANUF SPECS OR APPROVED EQ.

BATHROOM PLUMBING

1. SHOWER DRAIN & TRAP 2 INCHES MINIMUM. (CPC TABLE 7-3)
2. PROVIDE PRESSURE BALANCE VALVES FOR ALL SHOWERS AND SHOWER/TUB.
3. LAVATORY FAUCETS TO BE LESS THAN 1.5 GPM @ 60 PSI
4. WATER CLOSETS SHALL HAVE MAX 1.28 GALLON/FLUSH, SHOWER HEAD TO HAVE MAX FLOW OF 2.0 GPM @ 80 PSI PER 2016 CPC SECTION 402.1.1, TABLE 4.303.2 OF 2016 CGBC.
5. ON SITE SHOWER PAN (RECEPTOR) ON GROUND TYPE, SHALL BE WATER TIGHT, CONSTRUCTED WITH APPROVED MATERIAL, ADEQUATELY REINFORCED AND WITH AN APPROVED FLANGE FLOOR DRAIN. LINING TO BE PITCHED ¼" PER FOOT TO WEEP HOLES IN DRAIN. (CPC 411.8 (1) ABOVE GROUND TYPE, WATER TIGHT LINING WITH MINIMUM OF 3 INCHES ABOVE FINISHED DAM, CURB OR THRESHOLD HEIGHT. IN NO CASE SHALL ANY DAM OR THRESHOLD BE LESS THAN 2 INCHES OR MORE THAN 9 INCHES IN DEPTH WHEN MEASURED FROM THE TOP OF THE DAM OR THRESHOLD TO THE TOP OF THE DRAIN. (CPC 411.5 AND CPC 411.6)
6. SHOWER AND TUB-SHOWER CONTROL VALVES - SHOWER AND TUB-SHOWER CONTROL VALVES CONTROL VALVES SHALL BE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION OF PRESSURE BALANCE/THERMOSTATIC MIXING VALVES. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER THE MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 OF. (CPC
7. THE MANDATORY MEASURES, SECTION 150-(O) IS NEW FOR THE 2016 CAL ENERGY CODE. THESE MANDATORY MEASURES REQUIRED THAT LOW-RISE RESIDENTIAL BUILDINGS MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2 FOR "INDOOR AIRQUALITY AND MECHANICAL VENTILATION". THIS IS A HEALTH AND SAFETY MEASURE DEVELOPED BY ASHRAE TO ENSURE THAT DWELLING UNITS HAVE ACCEPTABLE INDOOR AIR QUALITY.
8. SHOWER COMPARTMENTS
A) MINIMUM INTERIOR OF 1024 SQUARE INCHES.
B) MINIMUM DIMENSIONS SO A 30-INCH CIRCLE WILL FIT IN THE COMPARTMENT.
C) MINIMUM HEIGHT ABOVE FLOOR DRAIN IS 70 INCHES.
D) SHOWER DOORS SHALL OPEN TO PROVIDE A MINIMUM OF 22 INCHES UNOBSTRUCTED EGRESS OPENING
9. ALL SHOWER HEADS TO BE LESS THAN 2 GALLONS PER MINUTE (GPM) @ 80 PSI
WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW OF ALL SHOWER HEADS AND OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME 4.303.1.3.2
10. KITCHEN AND UTILITY FAUCETS LESS THAN 1.8 GALLONS PER MINUTE
11. RECEPATABLE REQUIRMENTS FOR ISLAND AND PENINSULAR COUNTER SPACES
A. AT LEAST ONE RECEPTACLE IS REQUIRED FOR AN ISLAND OR PENINSULAR COUNTER WITH DIMENSIONS OF AT LEAST 24 INCHES BY 12 INCHES
B. AN ISLAND COUNTER WITH A RANGETOP OR SINK INSTALLED WHERE THE DIMENSION BEHIND THE RANGETOP OR SINK TO HE EDGE OF THE COUNTER IS LESS THAN 12 INCHES IS CONSIDERED AS TWO SEPARATE ISLAND COUNTERTOPS; AND,
C. A PENINSULAR COUNTERTOP IS MEASURED FROM THE CONNECTING EDGE.
13. RECEPTACLE INSTALLATION;
A. MAXIMUM OF 20 INCHES ABOVE COUNTERTOP;
B. ISLAND OR PENINSULAR COUNTERTOPS MAY NOT EXTEND MORE THAN 6 INCHES BEYOND THE CABINET HOUSING THE RECEPTACLE; AND,
C. RECEPTACLE MAY NOT BE INSTALLED FACE-UP IN THE COUNTERTOP.
14. COUNTERTOPS SEPARATED BY SINKS, RANGES, OR REFRIGERATORS SHALL BE TREATED AS SEPARATE SPACES. THE WALL BEHIND THE SINK OR COOK TOP IS NOT TO BE TREATED AS WALL SPACE UNLESS THE DISTANCE EXCEEDS 12 INCHES TO THE WALL OR 18 INCHES TO A CORNER.
15. GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION IS REQUIRED FOR ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS, AS WELL AS PANTRIES, BREAKFAST ROOMS, DINING ROOMS AND SIMILAR AREAS.
17. RANGE HOOD, VENT TO OUTSIDE AS PER (CEC SECTION 150(0)
18. KITCHEN HOOD SHALL HAVE A MIN 100 CFM EXHASUT RATE, AND HOOD TO HAVE BACKDRAFT DAMPER, IF HOOD IS PART OF INTERMITTENT WHOLE HOUSE FAN VENTILATION SYSTER PER ASHRAE 62.2 MAX. SOUND RATING OF 3-SONES IS ALLOWED @ 100 CFM. PER ASHRAE 62.2 & 2016 ENERGY CODE.
19. KITCHEN FAUCETS NOT TO EXCEED 1.8 GPM @ 60 PSI, MIN 0.8 GPM AS PER 2016 CPC SECTION 402.1.2, TABLE 4.303.2 OF 2016 CGBC

BATHROOM ELECTRICAL

1. ALL BATHROOM LIGHTING TO BE HIGH EFFICACY (SEE WATTS AND LUMEN REQUIREMENTS IN GENERAL NOTES) AND CONTROLLED BY A VACANCY SENOR (MANUAL-ON OCCUPANCY SENOR OR DIMMER THAT COMPILES WITH CEC SECTION 110.9(B) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE ALWAYS ON.) 2016 CA ENERGY CODE SECTION 150(K) FOR LIGHTING.
2. LIGHTS OVER SHOWER AND TUBS MUST BE WATERPROOF.
3. A SEPARATE CIRCUIT IS REQUIRED FOR HYDROMASAGE BATHTUBS AND GFI PROTECTED AND BONDED.
4. AT LEAST ONE RECEPTACLE MUST BE INSTALLED WITHIN A RESIDENTIAL BATHROOM WITHIN 3 FEET OF THE SINK AND ON THE WALL ADJACENT TO THE SINK AND ON THE SIDE OR FACE OF THE SINK CABINET.
5. BATHROOM RECEPTACLES SHALL BE INSTALLED ON A 20-AMPERE BRANCH CIRCUIT THAT IS DEDICATED TO ONLY BATHROOM RECEPTACLES, OR DEDICATED TO THE RECEPTACLES AND LIGHTING WITHIN A SINGLE BATHROOM ONLY.
6. GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION IS REQUIRED FOR ALL BATHROOM RECEPTACLES.
7. RECEPTACLES MAY NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL

REVISIONS	BY
Wednesday, June 15, 2022	

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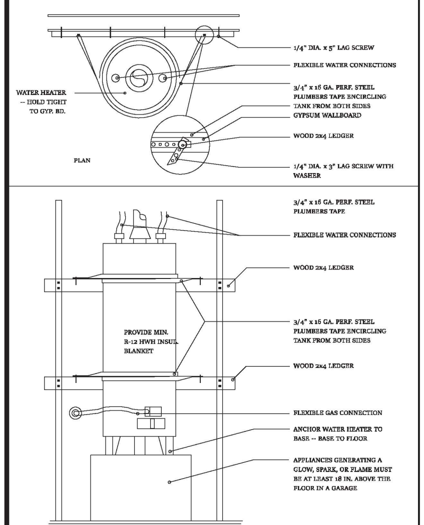
A Project for:
Gaddamraja & Jayaraman
3283 GENEVA AVE SANTA CLARA, CA 95051
Bhuvaneshwari Jayaraman & Seshasayee Gaddamraja

DRAWN: MM
CHECKED: MM
DATE: Wednesday, June 15, 2022
SCALE: AS SHOWN
JOB NO.

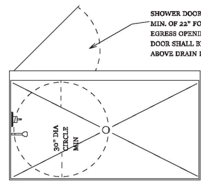
NOTES


1/4" DIA. x 5" LAG SCREW
FLEXIBLE WATER CONNECTIONS
3/4" x 16 GA. PERF. STEEL PLUMBERS TAPE ENCIRCLING TANK FROM BOTH SIDES
GYPSUM WALLBOARD
WOOD 2x4 LEDGER
1/4" DIA. x 3" LAG SCREW WITH WASHER
WATER HEATER -- HOLD TIGHT TO GYP. BD.
PLAN
3/4" x 16 GA. PERF. STEEL PLUMBERS TAPE
FLEXIBLE WATER CONNECTIONS
WOOD 2x4 LEDGER
PROVIDE MIN. R-12 HWH INSUL. BLANKET
3/4" x 16 GA. PERF. STEEL PLUMBERS TAPE ENCIRCLING TANK FROM BOTH SIDES
WOOD 2x4 LEDGER
FLEXIBLE GAS CONNECTION
ANCHOR WATER HEATER TO BASE -- BASE TO FLOOR
APPLIANCES GENERATING A GLOW, SPARK, OR FLAME MUST BE AT LEAST 18 IN. ABOVE THE FLOOR IN A GARAGE

PROVIDE COMBUSTION AIR OPENINGS WITHIN 12 IN. OF FLOOR AND CEILING FOR GAS BURNING EQUIPMENT.

WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE HAVING A FULL-SIZED DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2 FT. OR LESS THAN 6 IN. ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING THREADED.

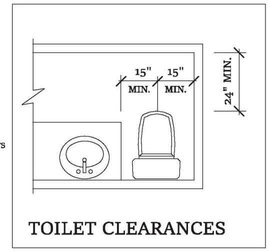
12 WATER HEATER SUPPORT & STRAPS



SHOWER DOORS TO OPEN AT LEAST A MIN. OF 22" FOR AN UNOBSTRUCTED EGRESS OPENING.
DOOR SHALL BE TEMPERED 6' MIN. ABOVE DRAIN INLET.

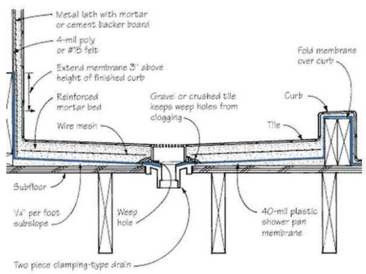
SHOWER COMPARTMENTS SHALL HAVE A MIN. FINISHED INTERIOR OF 1024 S.I. AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30" CIRCLE

SHOWER AND/OR TUB/SHOWER WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE (E.G., CERAMIC TILE, FIBERGLASS, ETC.) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G., WATER RESISTANT GYPSUM BOARD, GREEN BOARD, ETC.) TO A HEIGHT OF 72" ABOVE THE FLOOR/DRAIN INLET. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT. SHOWER LINING REQUIRED IN PERMANENT BUILT IN SHOWER SEATS UP THE WALL 3" AND PITCHED 1/4" PER FT. PROVIDE TEMPERATURE MIXING AND PRESSURE BALANCE VALVE AT ALL SHOWERS



TOILET CLEARANCES

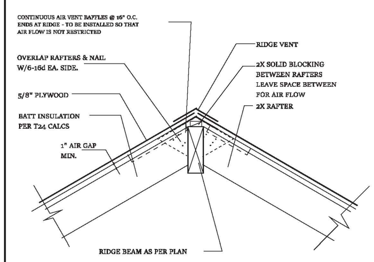
Clear space around a toilet shall measure a minimum 15" from centerline of toilet to wall or barrier on each side, and a minimum 24" in front of the toilet. CPC 402.5


Metal lath with mortar or cement backer board
4-mil poly or #15 felt
Extend membrane 3" above height of finished curb
Reinforced mortar bed
Wire mesh
Gravel or crushed tile keeps weep holes from clogging
Fold membrane over curb
Curb
Tile
Subfloor
1/4" per foot subslope
Weep hole
40-mil plastic shower pan membrane
Two piece clamping-type drain

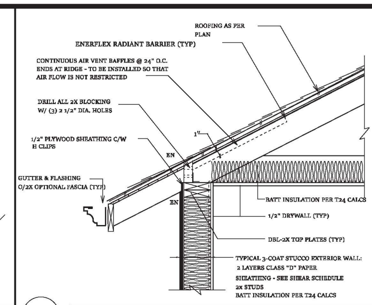
TYP. SHOWER DETAIL

Water Conserving Plumbing Fixtures, Indoor water use 20% reduction
Water closets shall not exceed 1.28 gallons per flush
Urinals shall not exceed 0.5 gallons per flush
Single showerhead shall have maximum flow of 2.0 gpm (gal/min) at 80 psi
Multiple showerheads shall have a combined flow rate of 2.0 gpm at 80 psi
Lavatory faucets shall not exceed 1.2 gpm at 60 psi
Kitchen faucets shall not exceed 1.8 gpm at 60 psi

9 BATHROOM DETAILS


CONTINUOUS AIR VENT BAFFLES @ 16" O.C. ENDS AT RIDGE - TO BE INSTALLED SO THAT AIR FLOW IS NOT RESTRICTED
OVERLAP RAFTERS & NAIL W/6-16d EA. SIDE.
5/8" PLYWOOD
BATT INSULATION PER T24 CALCS
1" AIR GAP MIN.
RIDGE VENT
2X SOLID BLOCKING BETWEEN RAFTERS LEAVE SPACE BETWEEN FOR AIR FLOW
2X RAFTER
RIDGE BEAM AS PER PLAN

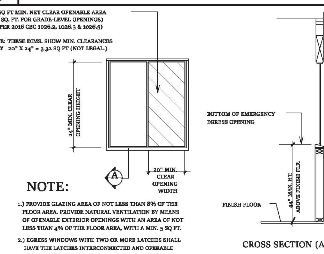
5 RIDGE VENTILATION @ VAULTED ROOF


ROOFING AS PER PLAN
ENERFLEX RADIANT BARRIER (TYP)
CONTINUOUS AIR VENT BAFFLES @ 24" O.C. ENDS AT RIDGE - TO BE INSTALLED SO THAT AIR FLOW IS NOT RESTRICTED
DRILL ALL 2X BLOCKING W/ (3) 2 1/2" DIA. HOLES
1/2" PLYWOOD SHEATHING C/W H CLIPS
1"
EN
GUTTER & FLASHING O/2X OPTIONAL FASCIA (TYP)
BATT INSULATION PER T24 CALCS
1/2" DRYWALL (TYP)
DBL-2X TOP PLATES (TYP)
TYPICAL 3-COAT STUCCO EXTERIOR WALL:
2 LAYERS CLASS "D" PAPER
SHEATHING - SEE SHEAR SCHEDULE
2x STUDS
BATT INSULATION PER T24 CALCS

1 EAVE DETAIL

5.7 SQ FT MIN. NET CLEAR OPENABLE AREA (5.0 SQ. FT. FOR GRADE-LEVEL OPENINGS) (AS PER 2016 CBC 1026.2, 1026.3 & 1026.5)

NOTE: THESE DIMS. SHOW MIN. CLEARANCES ONLY . 20" X 24" = 3.32 SQ FT (NOT LEGAL.)



NOTE:

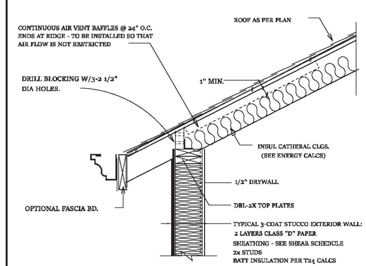
1.) PROVIDE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA. PROVIDE NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA OF NOT LESS THAN 4% OF THE FLOOR AREA, WITH A MIN. 5 SQ FT.

2.) EGRESS WINDOWS WITH TWO OR MORE LATCHES SHALL HAVE THE LATCHES INTERCONNECTED AND OPERABLE FROM THE LOWEST LATCH.

Minimum Width/Height Requirements for Emergency Escape and Rescue Windows (inches)

Width	20	20.5	21	21.5	22	22.5	23	23.5	24	24.5	25	25.5	26	26.5	27
Height	41	40	39.1	38.2	37.3	36.5	35.7	34.9	34.2	33.5	32.8	32.2	31.6	31	30.4
Width	27.5	28	28.5	29	29.5	30	30.5	31	31.5	32	32.5	33	33.5	34	34.2
Height	29.8	29.3	28.8	28.3	27.8	27.4	26.9	26.5	26.1	25.7	25.3	24.9	24.5	24.1	24

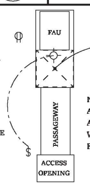
6 WINDOW EGRESS


CONTINUOUS AIR VENT BAFFLES @ 24" O.C. ENDS AT RIDGE - TO BE INSTALLED SO THAT AIR FLOW IS NOT RESTRICTED
ROOF AS PER PLAN
DRILL BLOCKING W/3-2 1/2" DIA HOLES.
1" MIN.
INSUL CATHERAL CLGS. (SEE ENERGY CALCS)
1/2" DRYWALL
DBL-2X TOP PLATES
OPTIONAL FASCIA BD.
TYPICAL 3-COAT STUCCO EXTERIOR WALL:
2 LAYERS CLASS "D" PAPER
SHEATHING - SEE SHEAR SCHEDULE
2x STUDS
BATT INSULATION PER T24 CALCS

2 VAULTED ROOF INSUL.

FURNACE:

AN APPROVED, INDEPENDANT MEANS OF DISCONNECT FOR THE ELECTRICAL SUPPLY TO EA. PIECE OF EQUIPMENT SHALL BE PROVIDED WITHIN SIGHT OF THE EQUIPMENT SERVED WHEN THE SUPPLY VOLTAGE EXCEEDS 50 VOLTS. (CMC 308, CEC 422.31(B), CEC 422.33(A))
A DEDICATED CIRCUIT SHALL BE PROVIDED FOR THE FURNACE. (CEC 422.12)
A 120 VOLT SERVICE RECEPTIACLE SHALL BE LOCATED WITHIN 25 FEET OF, AND ON THE SAME LEVEL AS, THE EQUIPMENT FOR MAINTENANCE. THE SERVICE RECEPTACLE SHALL NOT BE CONNECTED ON THE LOAD SIDE OF THE REQUIRED MEANS OF DISCONNECT. (CMC 308)
A PERMANENT SWITCH CONTROLLED LIGHTING FIXTURE SHALL BE INSTALLED FOR MAINTANENCE OF EQUIPMENT AND SHALL BE ACCESSIBLE. SUCH FIXTURE SHALL PROVIDE SUFFICIENT ILLUMINATION TO SAFELY APPROACH THE EQUIPMENTAND PERFORM THE TASKS FOR WHICH THE ACCESS IS PROVIDED. CONTROL OF THE LIGHTING SHALL BE PROVIDE AT THE ACCESS ENTRANCE. (CMC 904.11.5, CEC 210.70)
COMBUSTION AIR MUST BE MAINTAINED (CMC CHAPTER 7)
THE CLEAR SPACE AND DISTANCE TO COMBUSTABLE MATERIALS AROUND THE FURNACE UNIT SHALL COMPLY WITH THE MANUF. INSTALLATION INSTRUCTIONS. (CMC 904.2)
A SEDIMENT TRAP SHALL BE INTSTALLED ON THE GAS LINE DOWNSTREAM OF THE APPLIANCE SHUT-OFF VALVE AND AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL (CPC 1212.7)
APPLIANCES GENERATING A GLOW, SPARK, OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS MAY BE INSTALLED IN A GARAGE PROVIDED THE PILOTS, BURNERS OR HEATING ELEMENTS AND SWITCHES ARE A MIN. OF 18" ABOVE THE FLOOR LEVEL. (CMC 307.1)
EXCEPTION: SEALED COMBUSTION SYSTEM APPLIANCES MAY BE INSTALLED AT FLOOR LEVEL
WHEN LOCATED IN A GARAGE AND SUBJECT TO VEHICULAR DAMAGE, ADEQUATE BARRIERS MUST BE INSTALLED (E,G, 4" DIAM. STEEL PIPE FILLED WITH CONCRETE INSTALLED IN A FOOTING MEASUREING 12" RND. AND 3' DEEP). (CPC AND CMC 307.1)
THE FURNACE SHALL BE PROPERLY ANCHORED AND SUPPORTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED IN THE CALIFORNIA BUILDING CODE (CPC & CMC. 303.4)



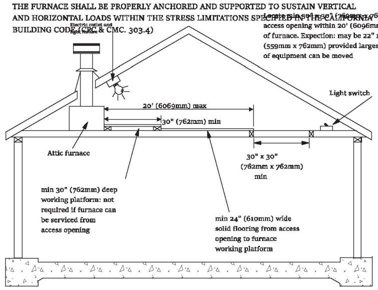
PROVIDE PLATFORM FOR MIN 30" DEEP X 30" WIDE X 30" HIGH WORK SPACE AT SERVICE SIDE (S) OF UNIT (NOT REQ. IF FURNACE CAN BE SERVICED FROM ACCESS OPENING)

NOTE:
ACCESS OPENING AND PASSAGEWAY TO BE AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE F.A.U. AND NO LESS THAN 22" X 30" W/ MIN. 24" WIDE SOLID FLOORING AT PASSAGEWAY. THE DISTANCE FROM THE PASSAGEWAY ACCESS TO THE F.A.U SHALL NOT EXCEED 20'

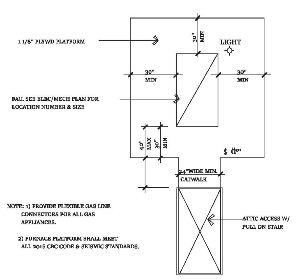
FURNACE ACCESS DIAGRAM

NOTE:
ACCESS OPENING AND PASSAGEWAY TO BE AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE F.A.U. AND NO LESS THAN 22" X 30" W/ MIN. 24" WIDE SOLID FLOORING AT PASSAGEWAY. THE DISTANCE FROM THE PASSAGEWAY ACCESS TO THE F.A.U SHALL NOT EXCEED 20'

PROVIDE DEDICATED CIRCUIT FOR FURNACE (CEC 422.12)
PROVIDE AN APPROVED INDEPENDENT MEANS OF DISCONNECT FOR THE ELEC. SUPPLY TO EACH PIECE OF EQUIPMENT SERVED WHEN THE SUPPLY VOLATAGE EXCEEDS 50 VOLTS. (CMC 308, CEC, 422.31(B), CEC 422.33 (A))
PROVIDE 120-VOLT SERVICE RECEPTICLE WITHIN 25' OF, AND ON SAME LEVEL AS, THE EQUIPMENT FOR MAINTENANCE. THE SERVICE RECEPTICLE SHALL NOT BE CONNECTED ON THE LOAD SIDE OF THE REQUIRED MEANS OF DISCONNECT. (CMC 308)

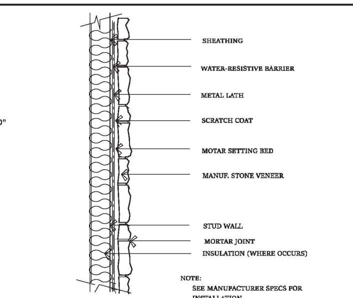

Locate min 30" x 30" (762mm x 762mm) access opening within 20' (6096mm) of furnace. Expection: may be 22" x 30" (559mm x 762mm) provided largest piece of equipment can be moved
Light switch
20' (6069mm) max
30" (762mm) min
Attic furnace
30" x 30" (762mm x 762mm) min
min 30" (762mm) deep working platform: not required if furnace can be serviced from access opening
min 24" (610mm) wide solid flooring from access opening to furnace working platform

13 ATTIC FURNACE



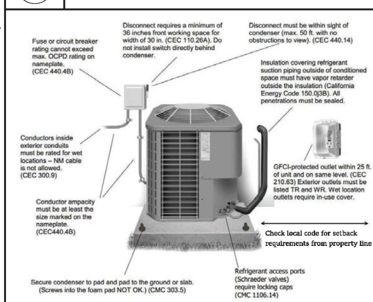
NOTE: 1) PROVIDE FLEXIBLE GAS LINE CONNECTORS FOR ALL GAS APPLIANCES.

2) FURNACE PLATFORM SHALL MEET ALL 2016 CBC CODE & SEISMIC STANDARDS.

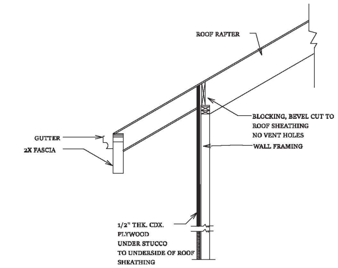


NOTE:
SEE MANUFACTURER SPECS FOR INSTALLATION.

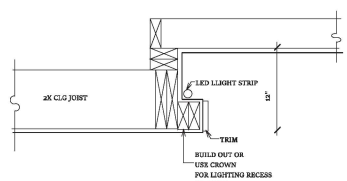
10 STONE VENEER OVER SHEATHING


Fuse or circuit breaker rating cannot exceed max. OCPD rating on nameplate. (CEC 440.4B)
Disconnect requires a minimum of 36 inches front working space for width of 30 in. (CEC 110.26A). Do not install switch directly behind condenser.
Disconnect must be within sight of condenser (max. 50 ft. with no obstructions to view). (CEC 440.14)
Insulation covering refrigerant suction piping outside of conditioned space must have vapor retarder outside the insulation (California Energy Code 150.0j3B). All penetrations must be sealed.
Conductors inside exterior conduits must be rated for wet locations – NM cable is not allowed. (CEC 300.9)
GFCI-protected outlet within 25 ft. of unit and on same level. (CEC 210.63) Exterior outlets must be listed TR and WR. Wet location outlets require in-use cover.
Conductor ampacity must be at least the size marked on the nameplate. (CEC440.4B)
Check local code for setback requirements from property line
Secure condenser to pad and pad to the ground or slab. (Screws into the foam pad NOT OK.) (CMC 303.5)
Refrigerant access ports (Schraeder valves) require locking caps (CMC 1106.14)

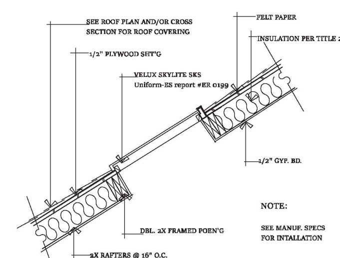
11 AIR CONDITIONING



7 ONE-HOUR FIRE RATED EAVE

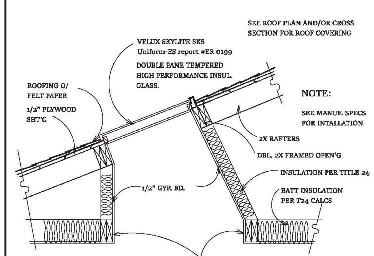


8 STRINGER @ HEADER



NOTE:
SEE MANUF. SPECS FOR INTALLATION

3 SKYLIGHT IN VAULT TYP.


SEE ROOF PLAN AND/OR CROSS SECTION FOR ROOF COVERING
VELUX SKYLITE SKS Uniform-ES report #ER 0199
DOUBLE PANE TEMPERED HIGH PERFORMANCE INSUL. GLASS.
ROOFING O/ FELT PAPER
1/2" PLYWOOD SHT'G
2X RAFTERS
DBL. 2X FRAMED OPEN'G
INSULATION PER TITLE 24
1/2" GYP. BD.
BATT INSULATION PER T24 CALCS
DBL. 2X FRAMED OPEN'G

NOTE:
SEE MANUF. SPECS FOR INTALLATION

4 SKYLIGHT TYP.

REVISIONS	BY
Wednesday, June 15, 2022	

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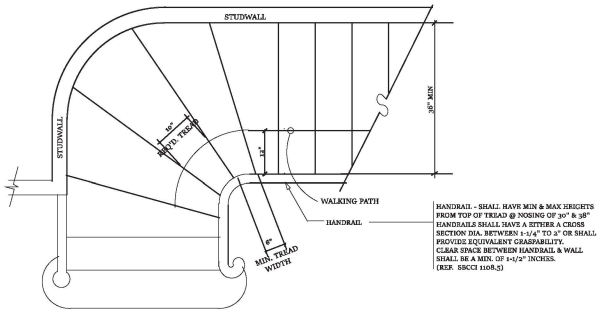
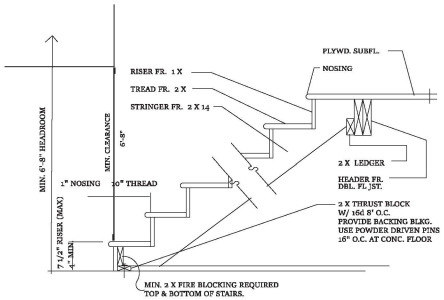
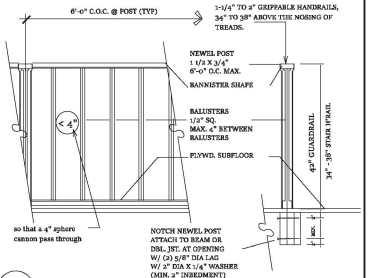
DETAILS



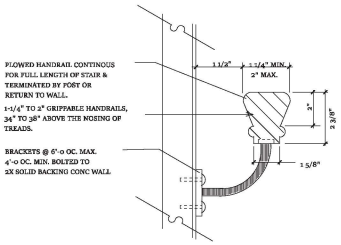
WINDING STAIR TREAD



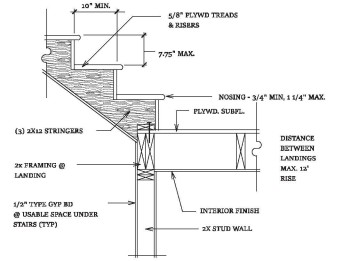
5 STAIR DETAIL



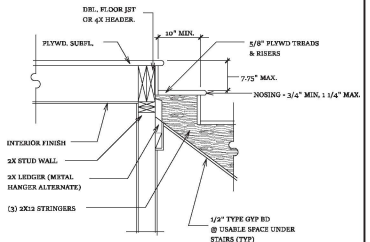
1 GUARDRAIL BALUSTRADE



2 HANDRAIL



3 STRINGER @ LANDING



4 STRINGER @ HEADER

REVISIONS	BY
Wednesday, June 15, 2022	

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Bhuvaneshwari Jayaraman & Seshasayee Gaddamraja

DRAWN	MM
CHECKED	MM
DATE	Wednesday, June 15, 2022
SCALE	AS SHOWN
JOB NO.	

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DETAIL SHEET 2