

General Notes:

- CONTRACTOR SHALL FIELD INSPECT JOB SITE PRIOR TO COMMENCEMENT OF WORK AND SHALL ADHERE TO ALL RULES GOVERNING CONSTRUCTION, SAFETY, BUILDING ACCESS, AND THE USE OF FACILITIES AS SET BY THE BUILDING OWNER, BUILDING DEPARTMENT, FIRE DEPARTMENT AND STATE AUTHORITIES.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- ALL MECHANICAL, ELECTRICAL, PLUMBING WORK AND ENGINEERING IS DESIGNATED TO BE "DESIGN BUILD" AND IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS ASSIGNED DESIGN BUILD SUB-CONTRACTORS. THEY ARE THEREBY IN SOLE CHARGE OF DESIGN ENGINEERING, PERMITS, FEES, CALCULATIONS, REPORTS, DRAWINGS, ETC. REQUIRED BY LOCAL AND ALL OTHER GOVERNING AGENCIES FOR THE WORK SO DESIGNATED.
- THE CONTRACTOR AND ALL SUB-CONTRACTORS AGREES TO DEFEND, INDEMNIFY AND HOLD THIS DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF ALL WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
- CONTRACTOR SHALL NOTIFY DESIGN PROFESSIONAL OF ANY DISCREPANCIES ENCOUNTERED ON THE DRAWINGS. SUCH DISCREPANCIES SHALL BE RESOLVED TO THE SATISFACTION OF THE DESIGN PROFESSIONAL PRIOR TO THE START OF THE AFFECTED WORK.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION ALL SUB-CONTRACTORS TO ENSURE A TIMELY COMPLETION OF THE JOB. NO ALLOWANCE SHALL BE MADE FOR INCREASED COSTS INCURRED DUE TO LACK OF PROPER COORDINATION.
- GENERAL AND ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR INSPECTING THE PREMISES DURING ANY BIDDING/CONTRACT NEGOTIATIONS TO ASCERTAIN EXISTING CONDITIONS WHICH MIGHT AFFECT THE COST OR SCHEDULE OF CONSTRUCTION. DISCREPANCIES AND/OR CONFLICTS SHALL BE REPORTED TO THE OWNER AND THE DESIGN PROFESSIONAL BEFORE SUBMITTING BIDS OR CONCLUSION OF ANY CONTRACT NEGOTIATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND/OR DEMOLITION.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR CONSTRUCTION RESULTING FROM WORK PERFORMED BY CONTRACTOR AND/OR SUB-CONTRACTORS, AND SHALL REPAIR ALL SUCH DAMAGE TO ORIGINAL CONDITION AT NO ADDITIONAL COST.
- GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR EXECUTION OF WORK IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS. BIDDING ON DOCUMENTS IS CONSIDERED ACCEPTANCE OF ALL NOTES AND INFORMATION HEREIN.
- THESE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND/OR WORKMANSHIP THROUGHOUT. THE GENERAL CONTRACTOR, IN ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, SHALL COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES, AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
- ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE WITH MANUFACTURER'S REQUIREMENTS.
- THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUESTED FOR FABRICATED ITEMS TO THE DESIGN PROFESSIONAL FOR APPROVAL PRIOR TO INSTALLATION.
- GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL CONFINE OPERATIONS TO AREAS AND TIMES OF OPERATION PERMITTED PERMITTED BY LAW, ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIAL AND/OR EQUIPMENT.

Joseph Residence ADU

OWNER:
Niv Joseph & Alyssa Hoehn
3849 De La Cruz Blvd
Santa Clara, CA 95040

CONTACT:
nivjoseph@gmail.com
ahoehn@ucdavis.edu

PROJECT DESCRIPTION:
Construct 366 sq. ft. attached ADU addition at rear of home.
New construction to be V-B.

SHEET INDEX:

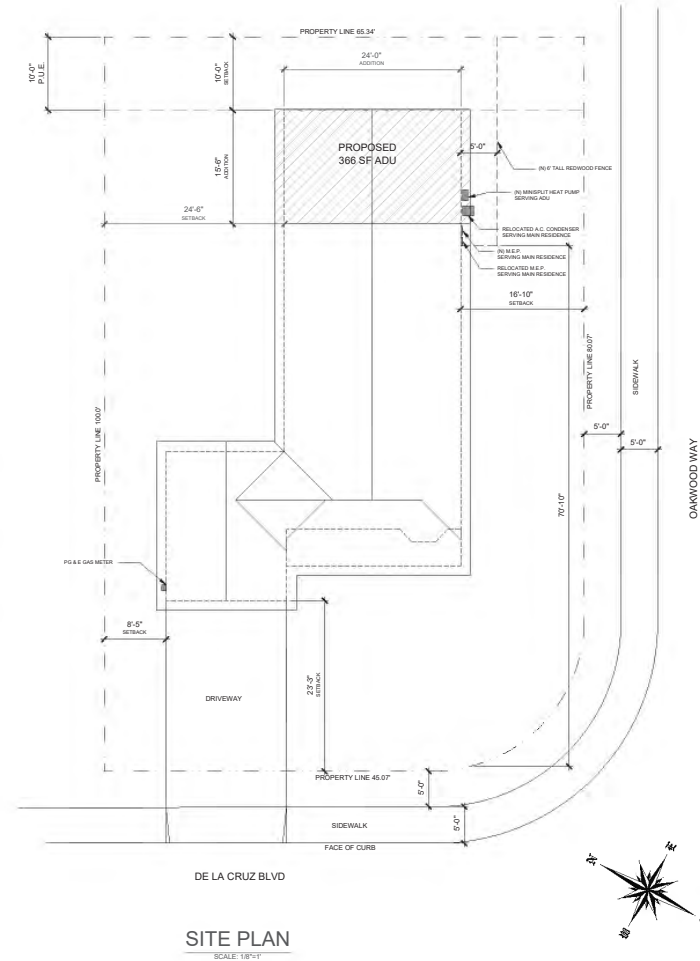
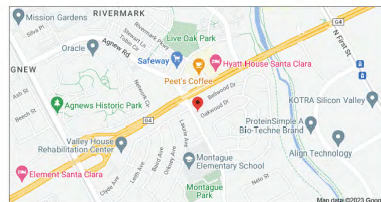
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Property Data			
Address: 3849 De La Cruz, Santa Clara, CA 95054		APN: 101-25-006	
Zoning: R-1-6L	Lot Area: 6,442 SQ. FT.	Occupancy: R-3	Construction Type: V-B
	Lot Width: 65.3 FT.	Lot Depth: 100.0 FT.	Non-sprinklered
Development Standards			
Standard	Existing	Proposed	Required
Setbacks:	First Floor	First Floor	First Floor
	Second Floor	Second Floor	Second Floor
Front	23.35 FT	23.23 FT	20 FT
Rear	25.5 FT	N/A	10.0 FT
Side (Left)	8.4 FT	8.4 FT	N/A
Side (Right)	16.9 FT	N/A	15 FT
Lot Coverage	1,352.2 SF	1,691.2 SF	MAX. 2,400 SF
FAR	22%	29%	MAX. 40%
Square Footage:			
Main Residence Living Area	998.4 SF	998.4 SF	
Garage	326.8 SF	326.8 SF	
Addition		366 SF	
Accessory Buildings	NONE	NONE	NONE

CODE COMPLIANCE:

2022 CBC, CRC, CMC, CPC, CFC, and CEC, CALIFORNIA ENERGY CODE, AND CALGREEN BUILDING STANDARDS CODE AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTIONS ARE APPLICABLE TO THIS PROJECT.

VICINITY MAP



REVISION	DATE

Contractor:

JOSEPH RESIDENCE ADU
3849 DE LA CRUZ BLVD, SANTA CLARA, CA 95054

TITLE SHEET
SITE PLAN



PROJECT

DATE: 2/24/23

SHEET: A 0.0

General Notes:

- The General Contractor shall be responsible for determining location of all utilities prior to excavation and/or demolition.
- The General Contractor shall notify design professionals of any discrepancies encountered on the drawings. Such discrepancies shall be resolved to the satisfaction of the design professionals prior to the commencement of affected work.
- General contractor shall carefully coordinate demolition and removal with notes and dimensions indicating the extent and nature of new construction shown elsewhere in these plans.
- General contractor is responsible for securely shoring in place all overhead structures prior to the removal of any existing support structures.
- The General Contractor shall field inspect the job site prior to commencement of work and shall adhere to all rules governing construction, safety, building access, and the use of facilities as set by the building owner, and local ordinances.

Floor Plan Notes:

1. Smoke alarms shall be operational and be located in all sleeping rooms, outside each separate sleeping area in the immediate vicinity of the bedrooms, and at each story, including basements.
2. Safety glazing (tempered) required in the following locations: Any portion of a wall enclosing a shower or bathtub enclosure where the bottom exposed edge of the glazing is less than 60" above a standing surface. Door enclosures for hot tubs, whirlpools, saunas, bathtubs and showers.
3. Each bathroom shall be mechanically ventilated. Fans shall be ENERGY STAR compliant and terminate outside the building (3 feet from operable windows). Unless functioning as a whole house system, fans must be controlled by a humidity control capable of a relative humidity range of <50% to a maximum of 80%. Control may be adjusted manually or automatic.
4. A ducted kitchen exhaust hood is required. Only a metal, smooth interior surface duct on vent hood or down draft exhaust vent is permissible. Aluminum flex duct not approved. Provide back draft damper.
5. Interior step to be max. 7 3/4" below top of threshold. Rise and run to be max. 7 3/4" step height, min. 11" step depth.
6. The existing vapor/moisture barrier consists of Polycoat 5000 with Westcoat Epoxy top coat. Seal cut-outs in slab with matching or equivalent. Verify compatibility before applying any adhesives or coatings which may compromise the performance of this required moisture/vapor barrier.

Plumbing Notes:

1. Additions, alterations or improvements now require all non-compliant plumbing fixtures within the residence be replaced with water-conserving plumbing fixtures.
2. Plumbing fixtures shall comply with the following conservation measures: All water closets to be 1.28 gpm max. All shower heads to be 1.8 gpm max. All Lavatory faucets to be 1.2 gpm max. All kitchen faucets to be 1.8 gpm max.
3. Showers and tub/shower combinations shall be provided with individual control valves of the pressure balance or thermostatic mixing valve type. The maximum hot water temperature discharging from the filler spout shall be limited to 120 degrees. The water heater thermostat shall not be considered a control for this purpose.
4. Each water closet stool shall be located in a clear space not less than 30" in width and have a clear space in front of not less than 24".
5. Shower walls shall be finished with a non-absorbant surface consisting of tile, cement plaster or approved equal to a height of not less than 72" above the drain inlet. Cement board or cement plaster shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas.
6. Min. shower size to be 1,024 sq. inches and 30" diameter min. clear to the centerline of the curb.
7. Nail plates shall be installed when plastic or copper is less than 1" from face of plate or stud, and min. 1 1/2" beyond the pipe or tubing.
8. Vents shall be 6" above the flood rim of the fixture before offsetting horizontally.
9. All pipes passing through concrete shall be protected from breakage and corrosion. (Galvanized steel must be kept a min. 6" above ground and is not allowed for burial as DWV.)
10. Cast iron DWV shall be supported within 18" of all bands.
11. Plumbing vents shall be 10' away from, or 3' above any operable opening including skylights, air intake, or vent shaft and shall terminate a min. of 3' from property line.

WALL LEGEND:

- = EXISTING 2 X 4 STUD/WALL TO REMAIN
- = NEW 2 X 4 STUD/WALL
- - - = EXISTING 2 X 4 STUD/WALL TO BE REMOVED
- = LOCATION OF ALTERED STUD/WALL

EXISTING/ DEMO PLAN
SCALE: 1/4" = 1'

PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'

REVISION	DATE

Contractor:

JOSEPH RESIDENCE ADU
3849 DE LA CRUZ BLVD, SANTA CLARA, CA 95054

DEMO PLAN
PROPOSED FLOOR PLAN



PROJECT

DATE 2/24/23

SHEET

A 1.0

ELECTRICAL LEGEND	
	SWITCH
	DIMMER SWITCH
	3-WAY SWITCH/3-WAY WITH DIMMER
	VACANCY SENSOR SWITCH
	DUPLEX RECEPTACLE
	220 VOLT RECEPTACLE
	GROUND FAULT INTERRUPTER
	SPLIT RECEPTACLE
	LED RECESSED CAN LIGHT
	RECESSED CAN LIGHT RATED FOR WET LOCATIONS
	LED UNDER CABINET LIGHTING
	CABINET LIGHT
	WALL SCONCE LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	SURFACE MOUNTED CEILING FIXTURE
	EXIT GRADE HIGH EFFICIENCY WALL SCONCE WITH MOTION SENSOR AND PHOTO CONTROL, OR TIME CLOCK PROGRAMMED TO TURN OFF THE LIGHTING DURING DAYLIGHT HOURS
	EXHAUST FAN
	COMBINATION EXHAUST FAN LIGHT FIXTURE
	SMOKE DETECTOR/CARBON MONOXIDE DETECTOR
	ELECTRIC METER BASE
	ELECTRIC PANEL

Bathroom Exhaust Fan Requirements:

Min. CFM: 50
Duct Type: Flex
Duct Size: 4"
Max. Duct Length: 56 ft.
Max. Sones: 3

Kitchen Exhaust Fan Requirements:

Min. CFM: 100
Duct Type: Smooth
Duct Size: 7"
Max. Duct Length: No Limit
Max. Sones: 3

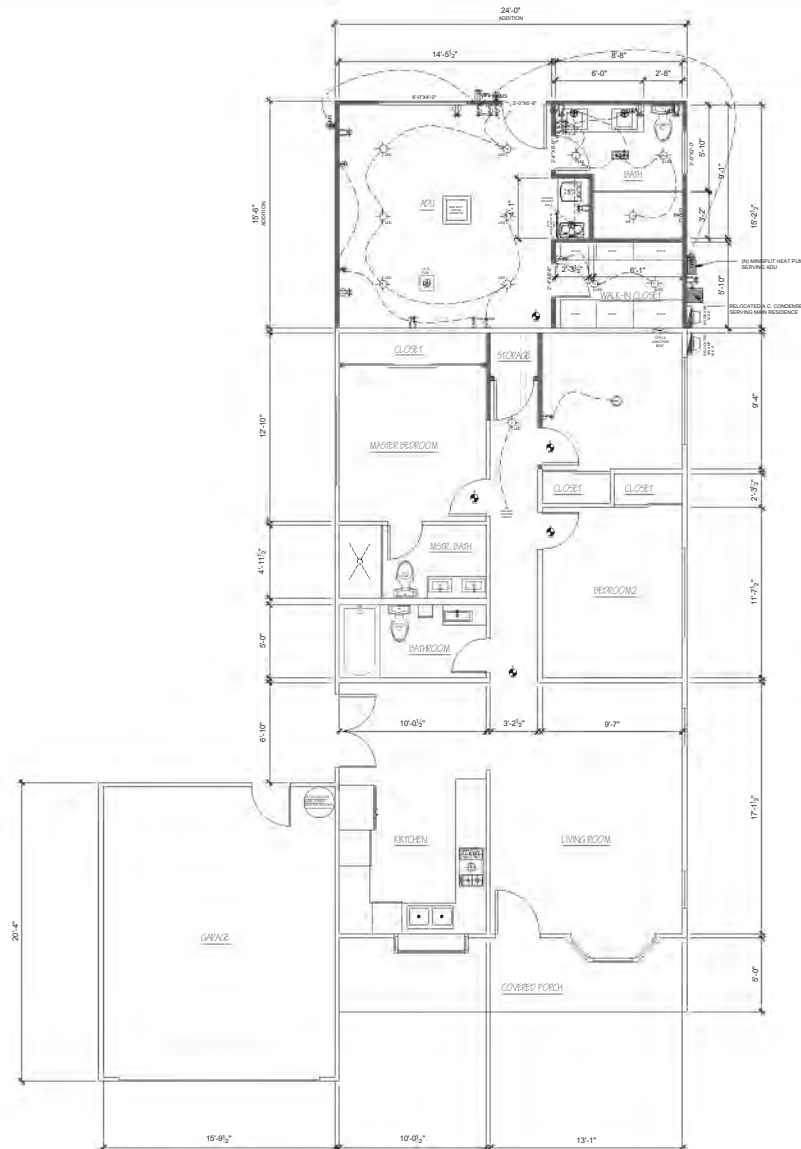
I.A.Q. Fan Requirements:

CFM: 45
Duct Type: Smooth
Duct Size: 4"
Max. Duct Length: 70'
Max. Sones: 1

This exhaust fan is intended to operate continuously to ensure indoor air quality. The fan may be controlled by a standard on/off switch, but a label must be provided on the switch that reads: "This fan is to be left on to ensure indoor air quality."

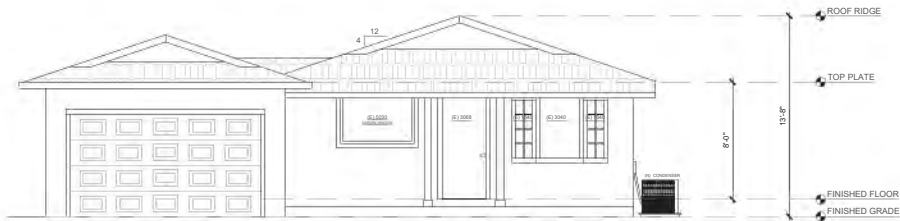
Electrical Notes:

- Provide bonding to the water piping, gas and metal building systems (min. #4 for 200 amp service).
- New circuits require AFCI protection for the entire branch circuit if they supply any outlets in the following locations: 15 and 20 amp kitchen circuits, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. New wiring for hard-wired smoke and CO alarms also require AFCI circuit breaker.
- All general purpose and countertop receptacles must be tamper-resistant.
- Provide hard-wired smoke alarms, alarms in all bedrooms, outside each sleeping area in the immediate vicinity of bedrooms, and on each story.
- Smoke detectors in JADU and Main Residence shall be interconnected.
- Smoke alarms shall be installed on the ceiling or wall between 4" and 12" of the ceiling. Carbon monoxide alarms shall be installed on the ceiling or wall above the door header.
- Individual (dedicated) circuits are required for refrigerator, garbage disposals, microwaves, compactors, and dishwashers.
- Receptacles shall be located so appliances are no further than 24" from any plug (48" maximum distance between receptacles). Counter top surfaces wider than 12" require receptacles. Receptacles shall be no higher than 18" above the counter surface.
- All light fixtures shall be high efficacy. All interior switches shall be dimmer or vacancy sensor type.
- Provide one dedicated 20 amp circuit to serve the required bathroom outlets only and one dedicated 20 amp circuit to serve the laundry outlets (no other outlets, fans, lighting, etc. allowed on this circuit).
- At least one light in each bathroom and laundry room shall be controlled by a vacancy sensor (a manual-on, automatic-off occupancy sensor).
- Light fixtures located in wet location shall be listed for wet location and require water resistant trims.
- Bathroom exhaust fans must be controlled by a humidistat and must also be switched separate from lighting, with the exception that lighting integral to an exhaust fan can be on the same switch if the fan is controlled by a humidistat that continues its operation after the light is off.
- Receptacles for ranges and clothes dryers shall be a 3-pole w/ground type. 4-wire grounding type flexible cords are required for connection of ranges and clothes dryers. The bonding jumper shall not be connected between the neutral terminal and the frame of the appliance.
- Provide air-tight IC rated recessed light fixtures in insulated ceilings.
- Receptacle outlets shall be installed so that no point along the floor line in any wall space is more than 6' measured horizontally from an outlet in that space, including any wall space 2' or more in width.
- Standard electrical wall receptacles are to be mounted vertically at +12" and light switches at 3'-6" above finished floor U.N.O.
- Installation instructions for all listed equipment shall be provided to the field inspector at the time of inspection.
- Outdoor lighting permanently mounted to a dwelling or other buildings on the same parcel shall be high efficacy and be controlled by a manual on/off switch with a motion sensor and photocontrol, or a time switch and photocontrol, or a time clock programmed to turn off the lighting during daylight hours.



ELECTRICAL PLAN
SCALE: 1/4" = 1'

REVISION	DATE
Contractor:	
JOSEPH RESIDENCE ADU 3849 DE LA CRUZ BLVD, SANTA CLARA, CA 95054	
ELECTRICAL PLAN	
 J. Watson Electrical Drafting and Design 1825 Alvar Drive, Santa Clara, CA 95050 408-695-0646 jwatson@jwdesign.com	
PROJECT	
DATE	2/24/23
SHEET	A 2.0

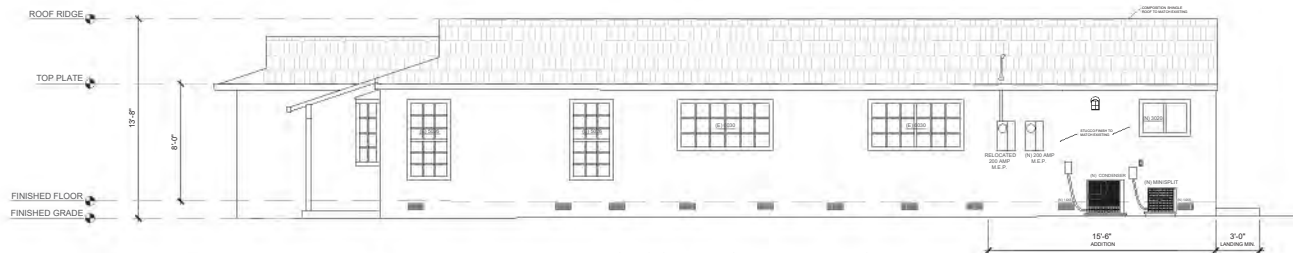


PROPOSED FRONT ELEVATION

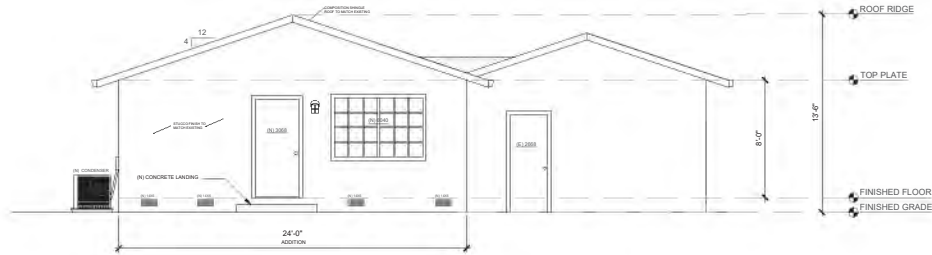
*Not less than 40 percent and not more than 50 percent of the required ventilating area shall be provided by ventilators located in the upper portion of the attic or rafter space.
Ventilation openings in walls shall resist the intrusion of flame and embers into the structure or shall be screened with a corrosion resistant, noncombustible wire mesh, opening shall be a minimum of 1/16" not to exceed 1/8" openings. These vents must be state approved. CRC R337.6.2

ADU ATTIC VENTILATION CALCULATIONS	
372 S.F. (ROOF-ATTIC AREA / 300) = 1.24 S.F. OF VENT OPENING REQUIRED*	
TYPE	OPENING
UPPER VENT: 15.5 L.F. RIDGE VENT @ 12.5 SQ. IN. PER L.F.	= 1.3 S.F.
LOWER VENT: 6-15X5.5 SOFFIT VENT @ 43 SQ. IN. EA.	= 1.7 S.F.
TOTAL :	= 3.0 S.F.

SUB-FLOOR VENT CALCULATIONS	
372 S.F. (SUBFLOOR AREA / 150) = 2.48 S.F. OF VENT OPENING REQUIRED	
8 (N) 14"x8" (58 S.F. EA.) VENTS PER PLAN = 4.6 S.F.	



PROPOSED RIGHT ELEVATION



PROPOSED REAR ELEVATION

ELEVATION NOTES:

1. New addition roofing to be composition shingle to match existing.
2. New stucco work: weather resistive barriers shall include two layers of grade "D" paper and shall be applied horizontally with the upper layer lapped over the lower layer no less than 2" vertically and 6" horizontally.
3. Lath fasteners shall be spaced no less than 6" vertically and 16" horizontally. Staples shall be spaced 8" O.C. when used with self-furring lath only.
4. Metal lath shall be lapped not less than 1/2" at sides and 1" at the ends. Wire lath shall be lapped not less than one mesh at sides and ends, but not less than 1". Overlap around corners 12".
5. All exterior penetrations shall be made water-tight.



PROPOSED LEFT ELEVATION

REVISION	DATE

Contractor:

JOSEPH RESIDENCE ADU
3849 DE LA CRUZ BLVD, SANTA CLARA, CA 95054

ELEVATIONS

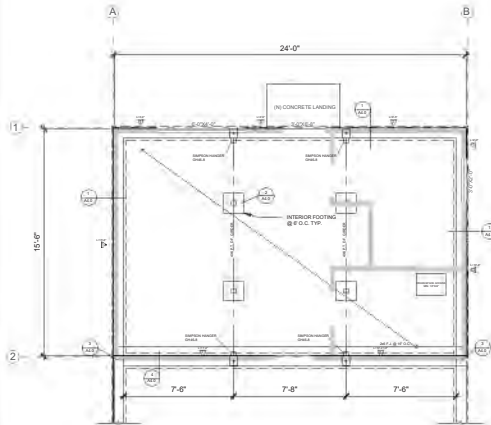
James Wilson
Residential Drafting and Design
1155 Niles Drive, Santa Clara, CA 95050
408-698-0646 jwilson@jwilsondrafting.com

PROJECT

DATE 2/24/23

SHEET

A 3.0



FOUNDATION/BRACED WALL PLAN
SCALE: 1/4" = 1'

SUB-FLOOR VENT CALCULATIONS

372 S.F. (SUBFLOOR AREA / 150) = 2.485 F. OF VENT OPENING REQUIRED
8 1/4"X9" (58 S.F. EA.) VENTS PER PLAN = 4.6 S.F.

FOUNDATION CONSTRUCTION NOTES:

- Concrete shall be consolidated by suitable means during placement and shall be worked around embedded items and reinforcement and into corners of forms.
- Forms shall be made of wood, steel, aluminum, plastic, a composite of cement and foam insulation, a composite of cement and wood chips, or other approved material suitable for supporting and containing concrete. Forms shall provide sufficient strength to contain concrete during the concrete placement operation.
- Anchor bolts shall have a 4" minimum and a 12" maximum clearance to the end of the sill plate.
- Anchor bolts shall not be spaced more than 48" on center with a minimum of (2) bolts for each piece of sill plate. Sill plate washer size shall be a minimum of 0.229"x3"x3".
- Vertical and horizontal reinforcement shall be the longest lengths practical. Where splices are necessary in reinforcement, the length of lap splice shall be in accordance with CRC Table R608.5.4.1.
- Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8" from the exposed ground shall be naturally durable wood or pressure treated.
- Fasteners for pressure treated wood and fire-retardant-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper.
- Access shall be provided to all under-floor spaces and shall be a minimum of 18"x24".
- The minimum net area of under-floor ventilation openings shall not be less than 1 square foot of each 150 square feet of under-floor area with one ventilation opening within 3 feet of each corner of the building. Openings for under floor ventilation shall be not less than 1-1/2 square feet for each 25 linear feet of exterior wall.
- Floor joists, ceiling joists, and roof rafters shall be laterally supported at ends and at each support with solid blocking, except when the ends are nailed to a header, rim joist, or by other approved methods.

FOUNDATION DESIGN CRITERIA:

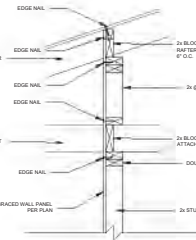
DEAD LOAD	= 10 PSF
LIVE LOAD	= 40 PSF
ROOF LIVE LOAD	= 20 PSF
SOIL BEARING PRESSURE	= 1500 PSF
LUMBER:	DOUG FIR #2 GRADE
COMPRESSIVE STRENGTH OF CONCRETE	= 2500 PSI
REINFORCEMENT BARS:	40 GRADE MIN.

SHEAR WALL SCHEDULE

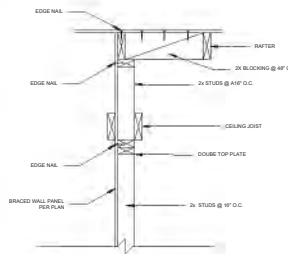
MARK	SIZE	MATERIAL	NAILING	FRAMING CONNECTION
1	CS-WSP	3/8" F.W.P. CDX	8" COMMON 6" O.C. EDGE 12" O.C. FIELD	SOLID BLOCKING BETWEEN RAFTERS' NAIL W/8 @ 6" O.C.

LEGEND:

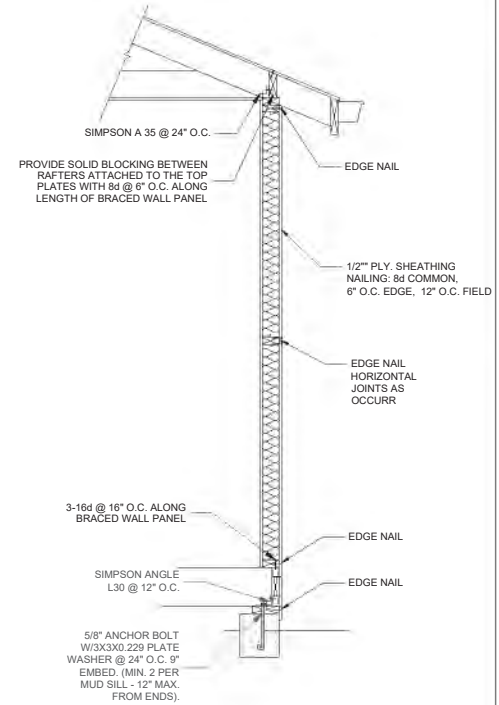
- BRACED WALL PANEL LOCATION
- BRACED WALL LINE
- BRACED WALL PANEL TYPE



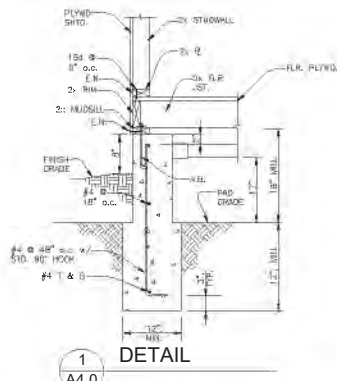
FULL HEIGHT INT. SHEARWALL
PERPENDICULAR TO RAFTERS
N.T.S.



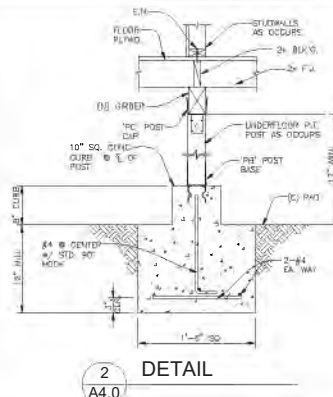
FULL HEIGHT INT. SHEARWALL
PARALLEL TO RAFTERS
N.T.S.



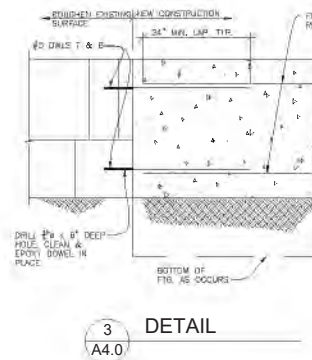
TYP. BRACED WALL PANEL/WSP
N.T.S.



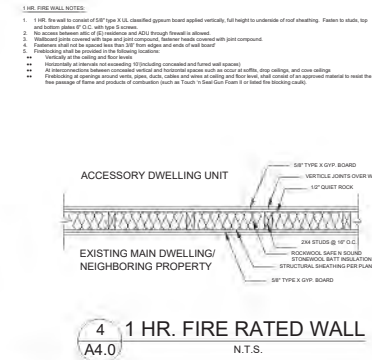
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2
A4.0



3
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4
A4.0

REVISION	DATE

Contractor: _____

PROJECT: JOSEPH RESIDENCE ADU
3849 DE LA CRUZ BLVD, SANTA CLARA, CA 95054
FOUNDATION PLAN, BRACED WALL PLAN, DETAILS

DATE: 2/24/23
SHEET: A 4.0



Not less than 40 percent and not more than 50 percent of the required ventilating area shall be provided by ventilators located in the upper portion of the attic or rafter space.

Ventilation openings in walls shall resist the intrusion of flame and embers into the structure or shall be screened with a corrosion resistant noncombustible wire mesh, opening shall be a minimum of 1/16" not to exceed 1/8" openings. These vents must be state approved. CRC R337.6.2



REVISION	DATE

Contractor:

JOSEPH RESIDENCE ADU
3849 DE LA CRUZ BLVD, SANTA CLARA, CA 95054
ROOF FRAMING PLAN, SECTIONS, DETAILS

James Watson
Residential Drafting and Design

PROJECT	
DATE	2/24/23

SHEET

A 5.0

Cal Green Mandatory Measures:

- 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.
 - Retention basins of sufficient size shall be utilized to retain storm water on the site.
 - 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, waffle or other method approved by the enforcing agency.
 - Compliance with a lawfully enacted storm water man-agement ordinance.
- Water conserving plumbing fixtures and fittings.** Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:
 - 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 Water Sense 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.
 - 4.303.1.3.1 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 Water Sense Specification for Showerheads.
 - 4.303.1.3.2 Multiple showerheads serving one shower.** When a shower is served by more than one shower head, the combined flow rate of all shower-heads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a shower head.
 - 4.303.1.4.1 Residential lavatory faucets.** The maxi-mum 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.
 - 4.303.1.4.4 Kitchen faucets.** The maximum flow rated kitchen faucets shall not exceed 1.8 gallons per min-ute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2gallons per minute at 60 psi, and must default to a max-flow rate of 1.8 gallons per minute at 60 psi

Note: Where complying faucets are unavailable, aera-tors 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.
- Outdoor potable water use in landscape areas.** After December 1, 2015, new residential developments with an aggregate landscape area equal to or greater than 500square feet shall comply with one of the following options:
 - A local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent; or
 - Projects with aggregate landscape areas less than 2,500square feet may comply with the MWELO's Appendix D Prescriptive Compliance Option.
- Rodent proofing.** Annular spaces around pipes, elec-tric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, con-crete masonry or a similar method acceptable to the enforcing agency.
- Construction waste management.** Recycle and/or salvage for reuse a minimum of 65 percent of the non hazard-ous 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:

 - Excavated soil and land-clearing debris
 - Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the job site.
 - The enforcing agency may make exceptions to the requirements of this section when isolated jobs sites are located in areas beyond the haul boundaries of the diversion facility
- 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.
 - 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.
 - Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
 - Identify diversion facilities where the construction and demolition waste material will be taken.
 - Identify construction methods employed to reduce the amount of construction and demolition waste generated.
 - Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
- 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.
- Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65 percent construction waste reduction requirement in Section 4.408.1
- 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-percent construction waste reduction requirement in Section 4.408.1
- 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
- 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.
 - Directions to the owner or occupant that the manual shall remain with the building throughout the lifecycle of the structure.
 - Operation and maintenance instructions for the following:
 - 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.
 - Roof and yard drainage, including gutters and down-spouts.
 - Space conditioning systems, including condensers and air filters.
 - Landscape irrigation systems.
 - Water reuse systems.
 - Information from local utility, water and waste recov-ery providers on methods to further reduce resource consumption, including recycle programs and loca-tions.
 - Public transportation and/or carpool options available in the area.
 - 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.
 - Information about water-conserving landscape and irrigation design and controllers which conserve water.
 - Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
 - Information on required routine maintenance mea-sures, including, but not limited to, caulking, painting, grading around the building, etc.
 - Information about state solar energy and incentive programs available.
- Any installed gas fireplace shall be a direct vent sealed-combustion type.** Any installed wood stove 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. Wood stoves, pellet stoves and fire places shall also comply with applicable local ordinances.
- Covering of duct openings and protection of mechanical equipment during construction.** At the time of rough installation, during storage on the construction site and until final start up 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 and debris, which may enter the system.

14. Finish material pollutant control.

Finish materials shall comply with this section.

Adhesives, sealants and caulks. Adhesives, sealants 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:

- 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, ethylenedichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
- 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.
- 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, Non-flat or Non-flat-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 Con-trol Measure, and the corresponding Flat, Non flat or Non-flat-high Gloss VOC limit in Table 4.504.3 shall apply.
- 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 Dis-trict additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.
- Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
 - Manufacturer's product specification.
 - Field verification of on-site product containers.
- Carpet systems.** All carpet installed in the building interior shall meet the testing and product requirements of one of the following:
 - Carpet and Rug Institute's Green Label Plus Program.
 - 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, Febru-ary 2010 (also known as Specification 01350.)
 - NSF/ANSI 140 at the Gold level.
- Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.
- Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 4.504.1
- Resilient flooring systems.** Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall comply with one or more of the following:
 - 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 Specifica-tion 01350), certified as a CHPS Low-Emitting Mate-rial in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
 - Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools pro-gram).
 - Certification under the Resilient Floor Covering Inst-tute (RFCI) Floor Score program.
 - 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).
- Composite wood products.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5.

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

- Product certifications and specifications.
 - Chain of custody certifications.
 - Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
 - Exterior grade products marked as meeting the PS-I or PS-2 standards of the Engineered Wood Associa-tion, the Australian AS/NZS 2269, European EN 3333, and Canadian CSA O121, CSA O151, CSA O153 and CSA O325 standards.
 - Other methods acceptable to the enforcing agency.
- Concrete slab foundations.** Concrete slab foundations required to have a vapor retarder by the 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.

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

 - A 4-inch-thick (101.6 mm) base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute ACI 302.2R-06.
 - Other equivalent methods approved by the enforcing agency.
 - A slab design specified by a licensed design professional.
- 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:
 - 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.
 - Moisture readings shall be taken at a point 2 feet (610mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified.
 - 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.
- Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the following:
 - Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
 - Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
 - Humidity controls shall be capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent. A humidity control may utilize manual or automatic means of adjustment.
 - A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

Notes:

 - For the purposes of this section, a bathroom is a room which contains a bathtub, shower, or tub/shower combination.
 - Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.
- Heating and air-conditioning system design.** Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods:
 - 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.
 - Duct systems are sized according to ANSI/ACCA 1 Manual D—2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
 - 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 systems function are acceptable.

REVISION	DATE

Contractor:

JOSEPH RESIDENCE ADU
3849 DE LA CRUZ BLVD, SANTA CLARA, CA 95054
CAL GREEN REQUIREMENTS



PROJECT

DATE

2/24/23

SHEET

CG 1

	39	Glassing Percentage (%)	17.00%
CalCERTS, Inc.			
MEMBERS PROVIDER			
to field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.			
Performance Plan Index			

Efficiency Conversion	0	176.12	0	176.00	0	0.00
Plate voltage						
Battery						
Modality						

* New Airflow is less than 25 ft. high
 * Variable capacity Heat pump compliance option (per Fusion results from VCP Staff report, Appendix H, and S&S)

HOME FEATURE SUMMARY

The following is a summary of the features that will be incorporated into the new home. The features are listed in the order of their importance to the computer analysis. Additional input is provided to the building software before the analysis. The features and their values are listed in the table below.

Feature	Value
Interior air quality ventilation	0.5
Shade zone load	0.5
Verified Refrigerant Charge	0.5

Left Wall 1	Median Inverse	8-12 Wt/ft	120	140	160	50	None	Existing	7
Right Wall 1	Median Inverse	8-12 Wt/ft	150	170	190	50	None	Existing	7
Left Wall 2	ADU	8-12 Wt/ft	120	140	160	50	Exclusion	New	7
Right Wall 2	ADU	8-12 Wt/ft	120	140	160	50	None	New	7
Right Wall 3	ADU	8-12 Wt/ft	120	140	160	50	Exclusion	New	7
Interior Surfaces	ADU=Median Inverse	8-12 Wt/ft	40	40	100	170	40	New	7

[illegible]

Door 4	Insulator Surface	17.6	0.5	None	NA		
OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Finishing	Total Coeff. U-value	U-factor	Assembly Layers	
							Location: Exterior (Indicate on Map)

[illegible]

Name	Forming Method	Sample Type	# of Cables	Tank Vol. Gall.	Estimated Efficiency %	Efficiency	Rated Input Type	Insulation Rating or Plot	Inactivation S-value (mSv/hr)	Access or Respiratory GP	Cable Sealing or Flow Rate	Tank Location	Status
DMS reactor 1	Gel	Semi-Gel	2	50	75		None	Good	0		n/a		Existing

HERS PROVIDER

E1	E2	E3	E4	E5	E6	E7

Control gas source	5	APU-60			
CalCERTS, Inc.					
Industry subject	2010-01-01 EPA/NOX/CO/CH4	2010-01-01 CO/NOX/CH4	Industry Controlled	High-speed Compressor	PM10 Verification

[illegible]

CalCERTS, Inc.
HERS PROVIDER

I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Completion.	
I certify that the energy features and performance specifications identified on this Certificate of Completion conform to the requirements of Title 24, Part 1 and Title 24 of the California Code of Regulations.	
The building description or system design features identified on this Certificate of Completion are consistent with the information provided on each applicable schematic document, verification calculations, and any specifications adopted by the building owner and agreed upon with the building design professional.	
Responsible Designer Name: Adam Bailey	Responsible Designer Signature: 
Company: FRI Energy Consultants, LLC	Date Signed: 2023-03-17 14:39:31



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