

## GENERAL NOTES:

DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. IF A DISCREPANCY IS FOUND TO EXIST NOTIFY DESIGNER.  
DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND IS TO BE INCLUDED AS PART OF THE WORK.

DIMENSIONS ARE TAKEN FROM THE FACE OF THE ACTUAL STUD. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO STARTING ANY WORK.  
VERIFY FINDINGS, DIFFERENCES AND SUGGESTED MODIFICATIONS WITH DESIGNER PRIOR TO BEGINNING PROJECT.

ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRETT TO PROTECT THE INTERIOR WALL COVERING AND THAT EXTERIOR OPENINGS ARE TO BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHER PROOF.

TEMPERED GLAZING IS REQUIRED, CBC SECTION 2406.4, FOR: A. WINDOW ADJACENT TO HOT TUBS, SWIMMING POOLS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, STAIR ENCLOSURES AND WITHIN 60" OF A STEPPING SURFACE AREA OF A DECK. B. WINDOWS WITHIN 12" OF THE VERTICAL EDGE OF DOORS IN THE CLOSED POSITION AND WITHIN 60" OF FLOOR. C. WINDOWS WITHIN 18" OF A WALKING SURFACE.

GFCI OUTLETS ARE REQUIRED OUTDOORS, BATHROOMS, IN KITCHENS, WET BARS, IN GARAGES, IN CRAWL SPACES AND IN UNFINISHED BASEMENTS. NEC 210.8.

INSULATION PER PLANS AND TITLE 24.

DOORS AND WINDOWS ARE TO BE FULLY WEATHER-STRIPPED AT ALL JOINTS AND ALL PENETRATIONS ARE TO BE CAULKED AND SEALED. ALL NEW GLAZING SHALL BE INSTALLED WITH CERTIFYING LABEL ATTACHED SHOWING THE U-VALUE AND NEFRATION.

PROVIDE ALL NECESSARY BACKING AND FRAMING FOR ALL MOUNTED ITEMS, LIGHTS, FANS, AND OTHER ITEMS THAT REQUIRE SAME.

ALL NAILING SHALL BE INCOMPLIANCE WITH 2019 CBC. COMMON NAILS ONLY.

ALL RECEPTACLE OUTLET LOCATIONS SHALL COMPLY WITH 2019 CEC.

CONTRACTOR AND/OR SUBCONTRACTOR SHALL CAREFULLY STUDY AND COMPARE ALL DRAWINGS, DATA, DIMENSIONS, SPEC. & EXISTING SITE CONDITIONS BEFORE PROCEEDING WITH ANY WORK, AND REPORT TO THE DESIGNER AT ONCE ANY ERROR, INCONSISTENCY AND/OR OMISSION HE/SHE MAY DISCOVER.

ROUTER ALL EXISTING AC & WATER PIPING AS REQUIRED.

END JOINTS IN DOUBLE TOP PLATES SHALL BE LAPPED 48" MINIMUM.

ALL MEMBERS SHALL BE FRAMED, ANCHORED, TIED & BRACED SO AS TO DEVELOP THE STRENGTH & RIGIDITY NECESSARY FOR THE PURPOSES FOR WHICH THEY ARE TO BE USED.

ALL SPAVING & EDGE AND END DISTANCES SHALL BE SUCH AS TO AVOID SPLITTING OF THE WOOD. HOLES FOR NAILS, WHEN NECESSARY TO PREVENT SPLITTING, SHALL BE BORED TO A DIA. OF 70% OF THE NAIL DIA.

ALL OUTDOOR LIGHTING SHALL CONFORM TO THE GOVERNING CITY, COUNTY, OR STATE AUTHORITY.

PER 2019 CBC, THE APPROVAL AND/OR PERMITTING OF THE PLANS & SPECIFICATIONS CONTAINED HEREIN DOES NOT PERMIT THE VIOLATION OF ANY STATE, COUNTY OR CITY LAW.

PIPING WHETHER BURIED OR UNBURIED FOR RECIRCULATING SECTIONS OF DOMESTIC HOT WATER HEATING SYSTEMS SHALL BE INSULATED PER TITLE 24.

ALL WINDOWS SHALL BE RATED AND CERTIFIED FOR 20 LBS/SF OF WIND LOAD.

## DESIGNER STATEMENT

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications. Any changes made on them after prints are made will be done at the owner's and/ or builder's expense and responsibility. The contractor shall verify all dimensions, plans, and details on the enclosed drawing. Powell And Assoc, Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

## PROJECT DATA:

OWNER: SCOTT CARTER  
PHONE: 408-727-2388  
ADDRESS: 2336 Silvera Ct.  
SANTA CLARA, CA 95054

## BUILDING DATA:

OCCUPANCY: R-3/U  
TYPE OF CONSTRUCTION: V-B  
STORIES: 2  
APN: 104-05-112

## INDEX OF SHEETS:

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## APPLICABLE CODES:

THE CITY OF SANTA CLARA NOW ENFORCES THE FOLLOWING EDITIONS OF THE MODEL CODES:

2019 CALIFORNIA RESIDENTIAL CODE  
2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA ELECTRICAL CODE  
2019 ENERGY EFFICIENCY STANDARDS  
2019 CALIFORNIA GREEN BUILDING STANDARDS

ALL NEW WORK SHALL COMPLY WITH THE ABOVE LISTED EDITIONS OF THESE MODEL CODES

## SCOPE OF WORK:

REPAIR TO RESIDENCE:  
-REMOVE AND REPLACE DRYWALL THROUGHOUT RESIDENCE (TO MATCH EXISTING)  
-REMOVE AND REPLACE INSULATION THROUGHOUT RESIDENCE  
-REMOVE AND REPLACE WINDOWS THROUGHOUT RESIDENCE (TO MATCH EXISTING, UNLESS NOTED OTHERWISE)  
-REMOVE AND REPLACE DOORS THROUGHOUT RESIDENCE (TO MATCH EXISTING, UNLESS NOTED OTHERWISE)  
-REMOVE AND REPLACE ELECTRICAL THROUGHOUT RESIDENCE  
-REMOVE AND REPLACE CAVITIES, APPLIANCES, AND PLUMBING FIXTURES THROUGHOUT RESIDENCE  
-REMOVE AND REPLACE STAIR & HANDRAIL (PER PLAN)  
-REMOVE AND REPLACE WATER HEATER (PER PLAN)  
-REMOVE AND REPLACE FAU (PER PLAN)  
-REMOVE AND REPLACE GAU FIREPLACE INSERT (PER PLAN)  
-REMOVE AND REPLACE 2x4 WALLS (PER PLAN)  
-REMOVE AND REPLACE ROOF TRUSSES (PER PLAN)  
-REMOVE AND REPLACE ROOF SHEATHING (PER PLAN)  
-REMOVE AND REPLACE ROOF SHEATHING (PER PLAN)  
REMODEL/ADDITION:  
-NEW FOUNDATION & 2x4 STUD FRAMING @ ADDITION AREA  
-NEW TRUSS ROOF FRAMING (PER TRUSS MANUF. Specs)  
-NEW COMP ROOFING (TO MATCH EXISTING RESIDENCE)  
-NEW ROOF SHEATHING (PER PLAN)  
-REMOVE FRONT BALCONY

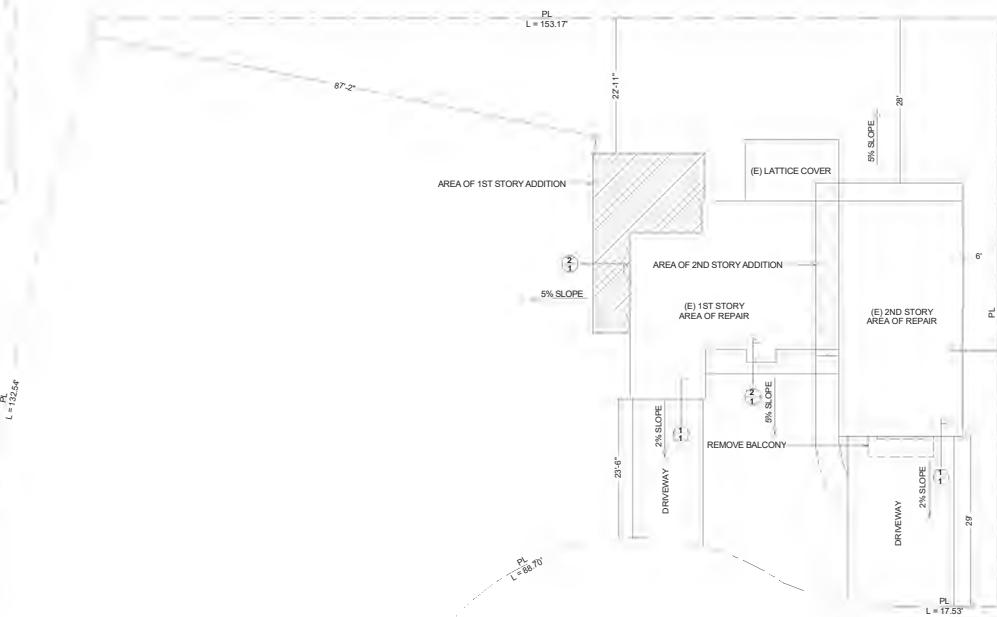


## VICINITY MAP:

SCALE: N.T.S.

NOTE:  
APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE, PER CRC R105.3.2

# REPAIR & ADDITION TO DAMAGED RESIDENCE



## LOT COVERAGE

EXISTING 1ST FLOOR	965 SQ. FT.
EXISTING GARAGE 1	462 SQ. FT.
EXISTING GARAGE 2	365 SQ. FT.
EXISTING 2ND FLOOR	903 SQ. FT.
EXISTING BALCONY (TO BE REMOVED)	38.5 SQ. FT.
EXISTING FRONT PATIO	81 SQ. FT.
PROPOSED 1ST FLOOR ADDITION	361 SQ. FT.
PROPOSED 2ND FLOOR ADDITION	118 SQ. FT.
TOTAL LIVING	2347 SQ. FT.
TOTAL FOOTPRINT	2234 SQ. FT.
LOT SIZE	18,866 SQ. FT.
COVERAGE	12%

## SITE DRAINAGE:

SCALE: N.T.S.

## SITE PLAN:

SCALE: 1" = 10'-0"

## SITE DRAINAGE:

SCALE: N.T.S.



NO.	DESCRIPTION	BY	DATE
1	1ST CORRECTIONS	THE	03-24-20

SHEET TITLE:	
PROJECT DATA & SITE PLAN	

PROJECT DESCRIPTION:	
REPAIR & ADDITION TO DAMAGED RESIDENCE	

DRAWINGS PROVIDED BY:	
POWELL AND ASSOCIATES INC.	

DATE:  
9/10/2020

SCALE:

SHEET:

1



NO. △	DESCRIPTION 1ST CORRECTIONS	BY TRE	DATE 03-24-20

**EXISTING FLOOR PLAN**

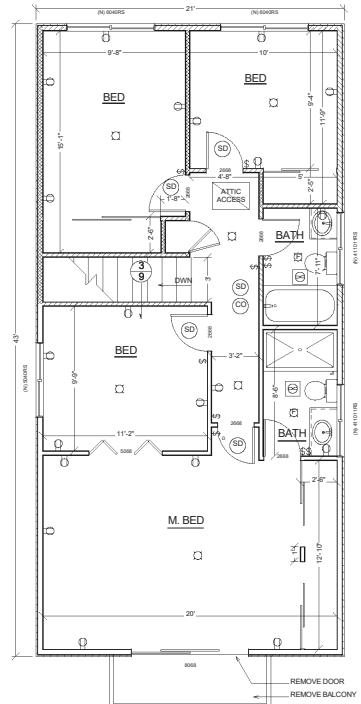
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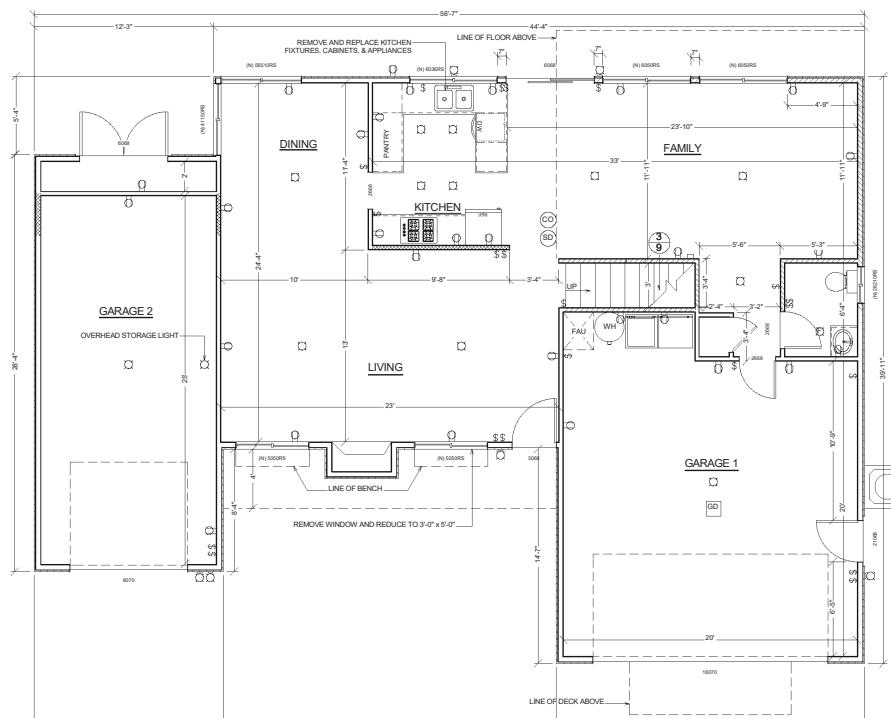
PROJECT DESCRIPTION:  
REPAIR & ADDITION TO  
DAMAGED RESIDENCE  
2336 SISTERIA CT

DRAWINGS PROVIDED BY:  
**POWELL AND ASSOCIATES INC.**  
SOUTHERN CALIFORNIA 9980 INDIANA AVE STE 3  
NORTHERN CALIFORNIA 2452 ARMSTRONG ST.  
SAN FRANCISCO, CALIFORNIA 94115  
1-800-243-2222

DATE:
9/10/2022
SCALE:
SHEET:



**EXISTING 2ND FLOOR PLAN**



**EXISTING 1ST FLOOR PLAN**

## WALL LEGEND

**EXISTING 2x STUD  
WALL TO REMAIN**

**EXISTING 2x4 STUD  
WALL (TO BE REMOVED)**

NEW 2x4 STUDS @ 16" O.C.

REMOVE AND REPLACE  
IMAGED 2x4 STUDS @ 16" O.C.



**PROPOSED FLOOR PLAN**

**POWELL AND ASSOCIATES INC.** SOUTHERN CALIFORNIA NORTHERN CALIFORNIA  
4925 ARMSTRONG ST. 2452 ARMSTRONG ST.  
INDIANA AVE. STE 3 RIVERSIDE, CA 92503  
LIVERMORE, CA 94551  
PROJECT DESCRIPTION:  
REPAIR & ADDITION TO  
DAMAGED RESIDENCE  
2336 SILVERA CT.  
CARMEL, CA 93923  
DRAWINGS PROVIDED BY:

DATE:

SCALE:

SHEET:

3

10

## WALL LEGEND

**EXISTING 2x STUD  
WALL TO REMAIN**

**EXISTING 2x4 STUD  
WALL (TO BE REMOVED)**

NEW 2x4 STUDS @ 16" O.C

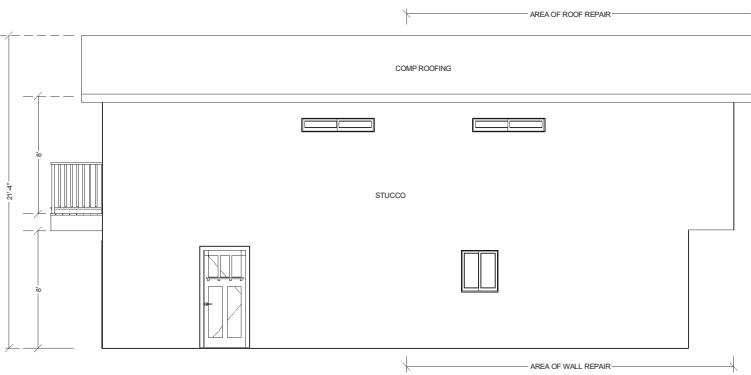
REMOVE AND REPLACE  
IMAGED 2x4 STUDS @ 16" O.C.

## PROPOSED 1ST FLOOR PLAN

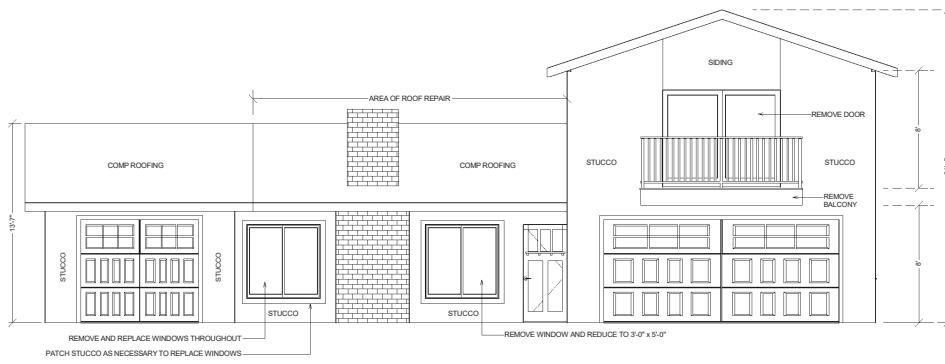
SCALE: 1/4" = 1'

**PROPOSED 2ND FLOOR PLAN**

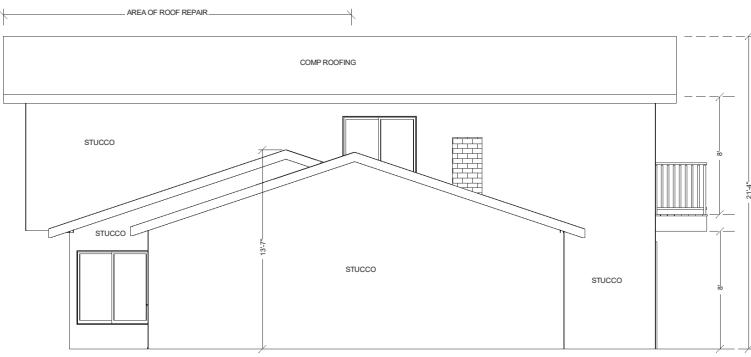
SCALE: 1/4" = 1'-0"



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



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



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



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



NO.	DESCRIPTION	DATE
△	1ST CORRECTIONS	03-24-20
	BY	
	THE	

SHEET TITLE:  
**EXISTING ELEVATIONS**

PROJECT DESCRIPTION:  
REPAIR & ADDITION TO  
DAMAGED RESIDENCE  
2336 SILVERIA CT.  
SANTA CLARA, CA 95054

DRAWINGS PROVIDED BY:  
**POWELL AND ASSOCIATES INC**  
2480 SOUTHERN CALIFORNIA  
SPRINGFIELD AVENUE STE 3  
4545 ARMSTRONG ST  
OAKLAND, CA 94603  
(510) 745-4020  
(510) 745-4020  
0511352-3588

DATE:  
9/10/2020

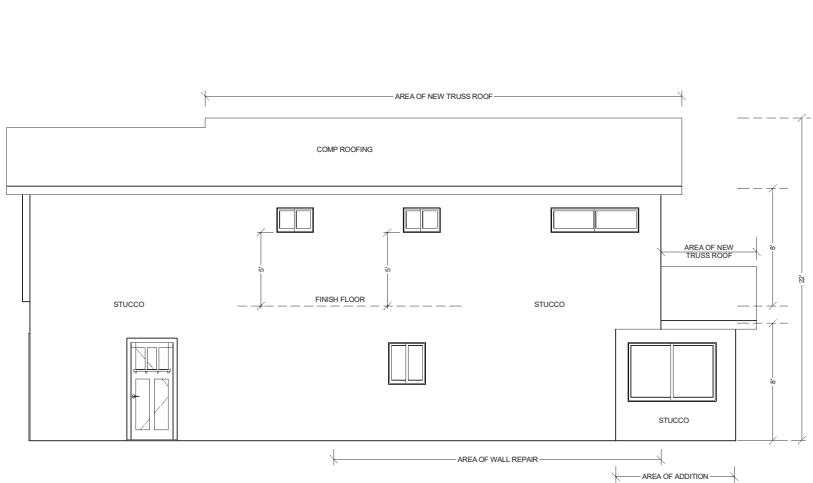
SCALE:  
1/4"=1'-0"

SHEET:  
**4**



**PROPOSED ELEVATIONS**

SHEET 111E



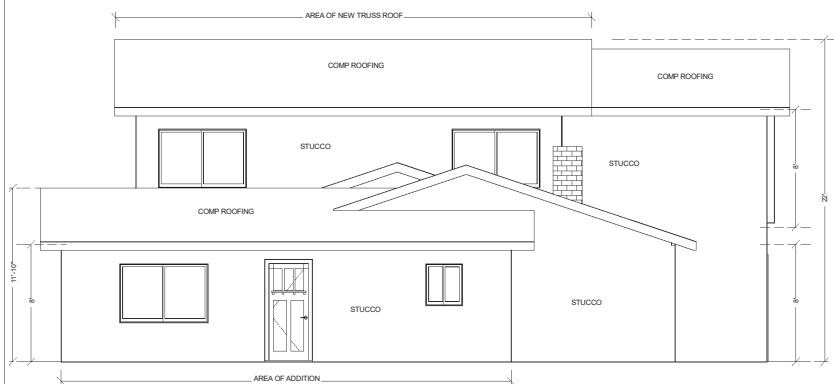
**PROPOSED RIGHT ELEVATION**

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



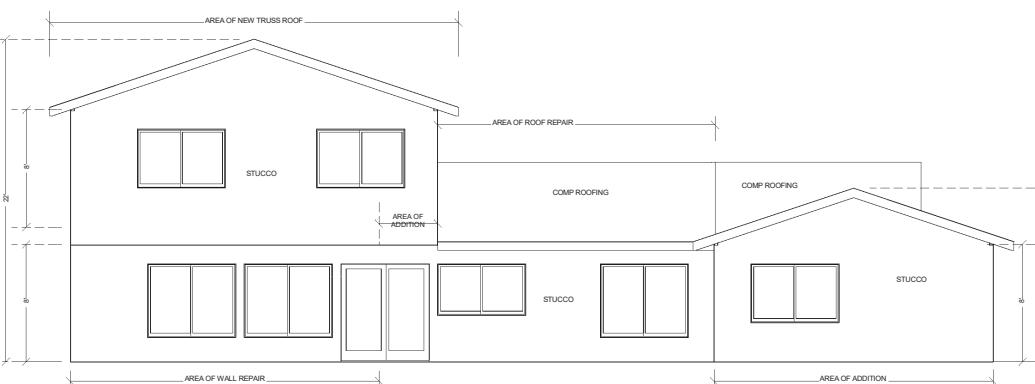
**PROPOSED FRONT ELEVATION**

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



**PROPOSED LEFT ELEVATION**

PROPS  
SCALE: 1/4" = 1'



**PROPOSED REAR ELEVATION**

SCALE: 1/4" = 1'

PROJECT DESCRIPTION:  
**REPAIR & ADDITION TO  
DAMAGED RESIDENCE**  
2336 SILVERIA CT.  
SANTA CLARA, CA 95051

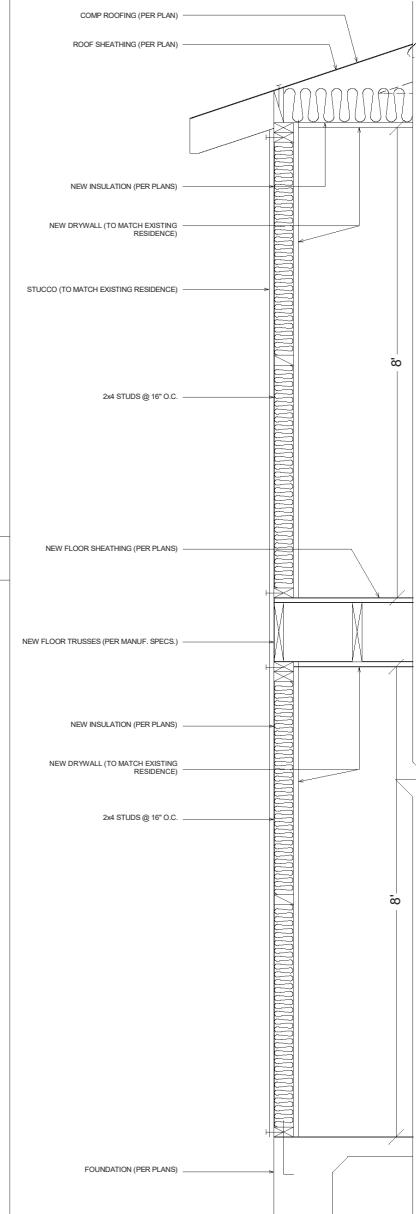
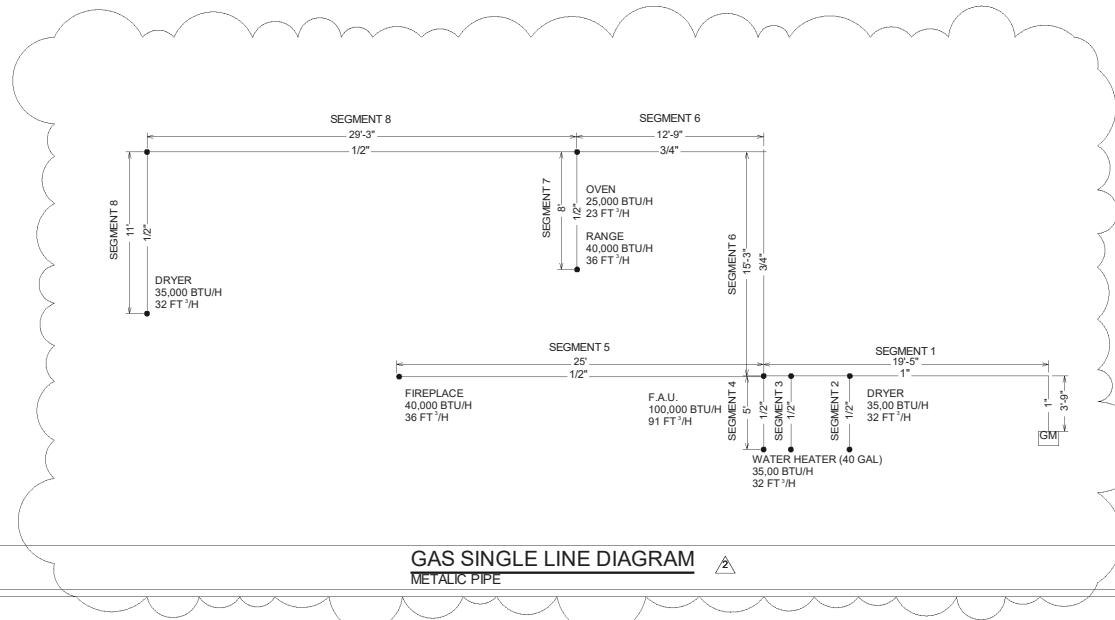
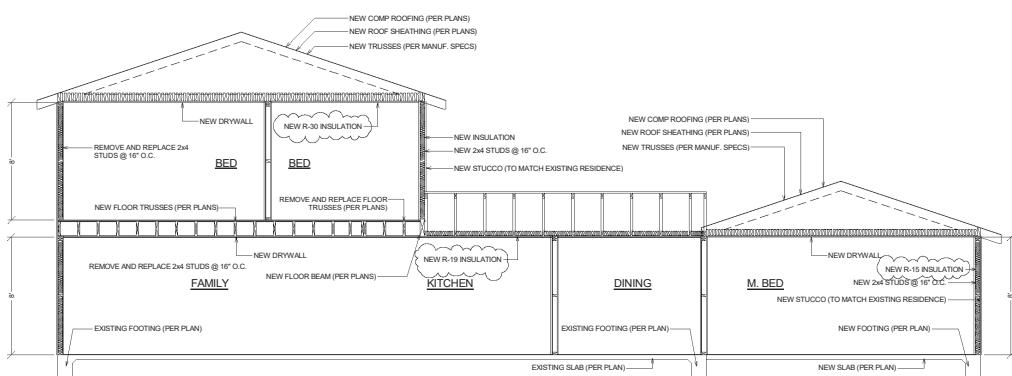
**POWELL AND ASSOCIATES INC.**  
NORTHERN CALIFORNIA  
2452 ARMSTRONG ST  
9980 INDIANA AVE STE 3  
LIVERMORE, CA 94551  
CITY OF SANTA CLARA  
2000 DEADERICK ST  
SAN JOSE, CA 95110  
(408) 253-1456  
(408) 253-1457  
FAX: (408) 253-1458

DATE:

**SCALE:**

**SHEET:**

5



SECTION &  
GAS LINE DIAGRAM

PROJECT DESCRIPTION:  
REPAIR & ADDITION TO  
DAMAGED RESIDENCE

DRAWINGS PROVIDED BY:  
POWELL AND ASSOCIATES INC  
3481 RIVERDALE AVE STE 3  
NORTHERN CALIFORNIA  
SPRINGFIELD, CALIFORNIA 95632  
(707) 745-4620  
(866) 1352-3588

DATE:  
9/10/2020

SCALE:  
1/4"

SHEET:  
6

NO.  DESCRIPTION  
BY  
1ST CORRECTIONS  
TRE

DATE  
03-24-20

## FOUNDATIONS:

1. SAFE SOIL BEARING CAPACITY IS BASED UPON THE 2019 CALIFORNIA EARTHQUAKE LOAD TABLE 1806.4.2 "PRESUMPTIVE" LOAD-BEARING VALUES. AND IS ASSUMED TO BE 1500 P.S.F. FOR "CLASS 5 MATERIAL". THE SAFE BEARING CAPACITY MUST BE VERIFIED PRIOR TO PLACING ANY CONCRETE. IF THE SOILS ARE FOUND TO CONTAIN CLAY OR CLAYEY SILT, THE FOUNDATION WILL NEED TO BE REDESIGNED AND A SOILS ENGINEER SHALL BE RETAINED TO PROVIDE RECOMMENDATIONS. IF OTHER CONDITIONS ARE ENCOUNTERED WHICH MAY HAVE AN ADVERSE EFFECT ON THE STRUCTURE, THE ENGINEER MUST BE NOTIFIED.

2. BEFORE COMMENCING ANY EARTHWORK, THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES OR STRUCTURES AND SHALL NOT PERFORM ANY WORK THAT WILL DAMAGE OR INTERFERE WITH THE SERVICE OF SAME.

3. SITE PREPARATION, BACKFILL, SELECT FILL, ETC. SHALL BE AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER IF ONE IS RETAINED OR AS IS COMMON FOR OTHER STRUCTURES WITH SIMILAR CONDITIONS WHERE A GEOTECHNICAL ENGINEER IS NOT RETAINED.

4. FOOTING EXCAVATIONS SHALL BE NEAT AND TRUE, WITH ALL LOOSE MATERIAL AND STANDING WATER REMOVED BEFORE FOOTING CONCRETE IS PLACED. EXCAVATIONS SHALL BE PROTECTED FROM FREEZING IF ALLOWED TO FREEZE, THE EXCAVATION WILL NEED TO BE SCARIFIED AND RE-COMPACTED.

5. EARTH FORMS MAY BE USED FOR FOOTINGS ONLY WHERE THE SOIL IS FIRM AND STABLE AND THE CONCRETE WILL NOT BE EXPOSED.

6. AT STEPPED FOOTINGS, PLACE CONCRETE IN THE LOWEST FOOTINGS FIRST PROCEEDING UP TO THE HIGHEST.

7. ALL FOUNDATIONS SHALL BE PLACED ON FIRM UNDISTURBED EARTH. HOLES DUE TO REMOVAL OF LARGE ROCKS OR OVER-EXCAVATION SHALL BE FILLED WITH CONCRETE.

8. UNLESS SHOWN OTHERWISE, FOOTINGS SHALL BE PLACED A MINIMUM OF 12 INCHES BELOW THE FINISHED EXTERIOR GRADE.

9. ALL LOOSE SOIL AND FILL, INCLUDING BACKFILL BEHIND WALLS SHALL BE PLACED IN 6" LIFTS AND COMPAKTED TO AT LEAST 90% OF MAXIMUM DENSITY.

## REINFORCED CONCRETE:

1. ALL CONCRETE WORK AND MATERIALS SHALL CONFORM TO ACI 318, AS AMENDED BY THE 2019 C.B.C.

2. CAST IN PLACE CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS OF 2500 PSI.

3. UNLESS NOTED OTHERWISE, DESIGN IS BASED ON  $F_c$  LESS THAN OR EQUAL TO 2500 PSI, THEREFORE, SPECIAL INSPECTION IS NOT REQUIRED.

4. MAXIMUM WATER-CEMENT RATIO SHALL BE 0.45

5. THE MAXIMUM SLUMP SHALL BE:

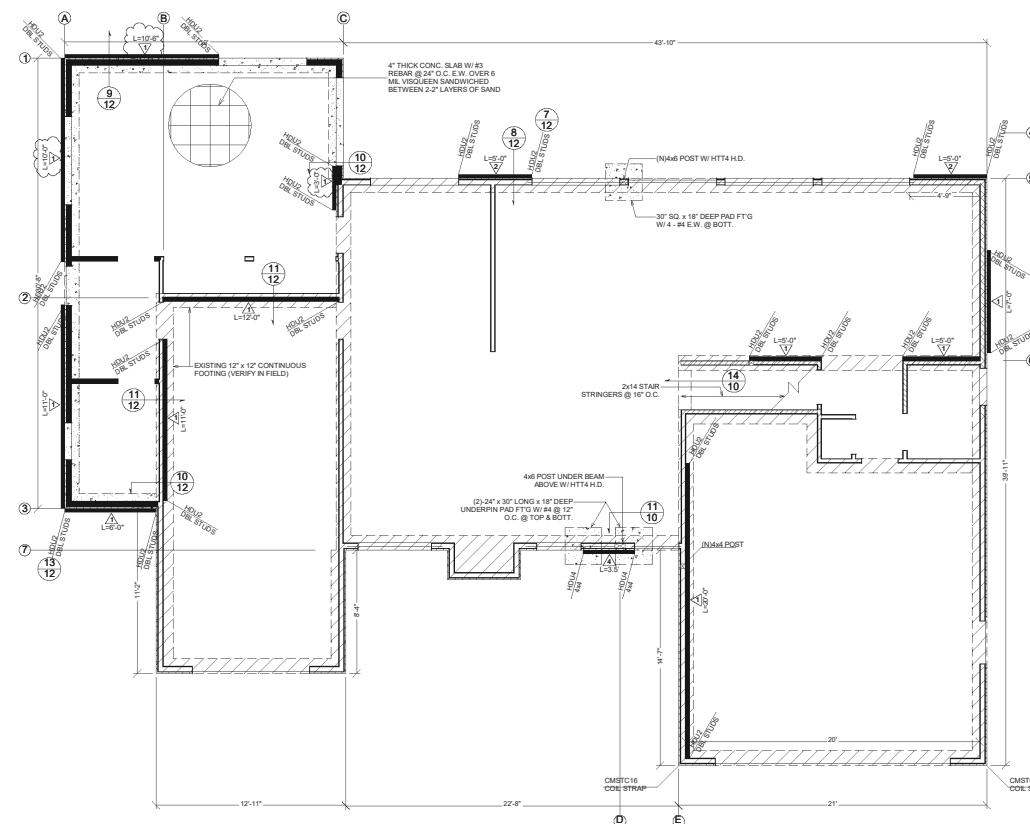
SLABS 4"  
WALLS 4"  
OTHER CONCRETE 4"

6. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI-318 AND SHALL BE ASTM A 615 GRADE 40 FOR #3 BARS & GRADE 60 FOR #4 BARS AND LARGER WELDED WIRE FABRIC SHALL CONFORM TO IBC STANDARD NO. 264 (ASTM A 185).

7. ALL HORIZONTAL BARS SHALL BE BENT AT CORNERS WITH A 2" EXTENSION, OR HAVE MATCHING CORNER BARS WITH 2" LEGS.

8. AT INTERSECTING WALLS AND FOOTINGS, REINFORCEMENT SHALL BE EXTENDED THROUGH AND LAPPED ON THE OPPOSITE FACE OF THE CONTINUING WALL OR FOOTING, OR SHALL BE CONTINUOUS.

9. AT "T" INTERSECTIONS, THE BARS IN THE DISCONTINUOUS WALL OR FOOTING SHALL EXTEND TO THE OPPOSITE FACE AND SHALL TERMINATE IN A STANDARD HOOK.



### NOTES:

1. PER CBC 1705.12.2, PERIODIC SPECIAL INSPECTION IS REQUIRED FOR ALL EXISTING SHEATHING, PANELS, AND FLOOR DECKS, INCLUDING NAILING, BOLTING, ANCHORING AND OTHER FASTENING TO OTHER COMPONENT OF THE SEISMIC-FORCE-RESISTING SYSTEM, WHERE THE FASTENER SPACING OF THE SHEATHING IS LESS THAN OR EQUAL 4 IN ON CENTER. INSPECTION TO BE DONE BY CERTIFIED INSPECTION AGENCY, INSPECTION REPORTS SHALL BE AVAILABLE ON SITE FOR CITY INSPECTOR TO REVIEW.

2. SPECIAL INSPECTION REQUIRED FOR EPOXIED REBAR. INSPECTION TO BE DONE BY CERTIFIED INSPECTION AGENCY. ICC REPORT FOR EPOXY SYSTEM (ESR-2508 OR OTHER APPROVED FOR SEISMIC LOADS) MUST BE ON SITE FOR THE SPECIAL INSPECTION.

### SHEAR WALL SCHEDULE

TYPE	MATERIAL/DESCRIPTION	BLOCKING <sup>ALLOWABLE SHEAR(PLF)</sup>	SILL ATTACHMENT <sup>TO FLOOR</sup>	SIMPSON CONCRETE <sup>A33</sup>	REMARK
1	15/32" APA STRUCTURAL W/ 10# 12" O.C. NAILS @ 8@12" PANEL EDGES	340	16G NAILS @ 5/8" DIA X 1/2" 9" O.C. AB @ 32" O.C.	@ 16" O.C.	
2	15/32" APA-STRUCTURAL-1W BLOCKING @ 12" O.C. COMMON NAILS @ 2@12"	510	208 NAILS @ 2" O.C. AB @ 32" O.C.	@ 12" O.C.	NOTES A & D
3	15/32" APA-STRUCTURAL-1W BLOCKING @ 12" O.C. COMMON NAILS @ 2@12"	665	1/4" LAG SCREW @ 4" O.C. AB @ 16" O.C.	@ 8" O.C.	NOTES A & D
4	15/32" APA-STRUCTURAL-1W BLOCKING AT 10# COMMON NAILS @ 2@12" PANEL EDGES	870	5/8" DIA X 1/2" LAG SCREW @ 4" O.C. AB @ 16" O.C.	@ 6" O.C.	NOTES A & D
5	15/32" APA-STRUCTURAL-1W BLOCKING AT 10# COMMON NAILS @ 2@12" PANEL EDGES	1330	5/8" DIA X 1/2" LAG SCREW @ 2" O.C. AB @ 8" O.C.	@ 4" O.C.	NOTES A & D
33	15/32" APA-STRUCTURAL-1W BLOCKING AT 10# COMMON NAILS @ 2@12" PANEL EDGES	1740	5/8" DIA X 1/2" LAG SCREW @ 2" O.C. AB @ 8" O.C.	@ 4" O.C.	NOTES A & D
44	K-LATH OVER W/ 7/8" CEMENT PLASTER II GUAGE 1-1/2" LONG 7/16" HEAD @ 6" O.C.	120	16G NAILS @ 3/8" DIA X 1/2" 8" O.C. AB @ 48" O.C.	@ 32" O.C.	
5	K-LATH OVER W/ 7/8" CEMENT PLASTER II GUAGE 1-1/2" LONG 7/16" HEAD @ 6" O.C.	120	16G NAILS @ 3/8" DIA X 1/2" 8" O.C. AB @ 48" O.C.	@ 32" O.C.	

### NOTES:

A. 3x FRAMING MEMBERS AT THE SILL PLATE AND BEHIND VERTICAL OR HORIZONTAL PANEL EDGES.  
B. AT EXISTING SHEATHING, PANELS & FLOOR DECKS OTHER THAN TYPE 1 AND 5 PROPOSE 2x4 D.F. #2 BLK@ 16" O.C. TREATED MUSSEL AND CONNECT TO EXISTING MUSSEL OR SSS 1/2" x 3" WOOD SCREWS @ 2" O.C. FOR TYPES 33 & 44 @ 4" O.C. FOR TYPES 2, 3 & 4 STAGGERED. PROVIDE A NEW 2x4 D.F. #2 STUD ADJACENT TO EXISTING PANEL EDGE STUD. FACE NAIL THE NEW STUD TO THE EXISTING W/ 16G 1/2" EDGE NAIL DISTANCE AT PANEL END AND EDGE C. STAGGERED PLYWOOD EDGE NAILING

## FOUNDATION PLAN

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

## FOUNDATION LEGEND

EXISTING FOUNDATION  
(TO REMAIN)



NEW FOUNDATION  
(PER PLANS)



NO.	DESCRIPTION	BY	DATE
			03-24-20

FOUNDATION PLAN	
SHEET TITLE:	

PROJECT DESCRIPTION:	
REPAIR & ADDITION TO	DAMAGED RESIDENCE
STRUCTURE:	2336 SILVERLAKE CT.
ADDRESS:	SANTA CLARA, CA 95054
PHONE:	(408) 262-3588
FAX:	(408) 262-4620

DATE:  
9/10/2020

SCALE:

SHEET:

7

#### HANDRAILS - CRC SECTION R311.7.8:

- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.
- MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

#### EXCEPTIONS:

1. THE USE OF VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.
2. WHERE HANDRAIL FITTINGS OR BINDINGS ARE USED TO PROVIDE CONTINUOUS TRANSITION BETWEEN FLIGHTS, TRANSITION AT WINDER TREADS, TRANSITION FROM HANDRAIL TO GUARDRAIL, OR AT THE START OF A FLIGHT, HANDRAIL HEIGHT AT THE FITTINGS OR BENDING SHALL BE PERMITTED TO EXCEED 38 INCHES
- HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN A NEWEL POSTS OF SAFETY TERMINALS.
- HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/8 INCH BETWEEN THE WALL AND THE HANDRAILS.

#### EXCEPTIONS:

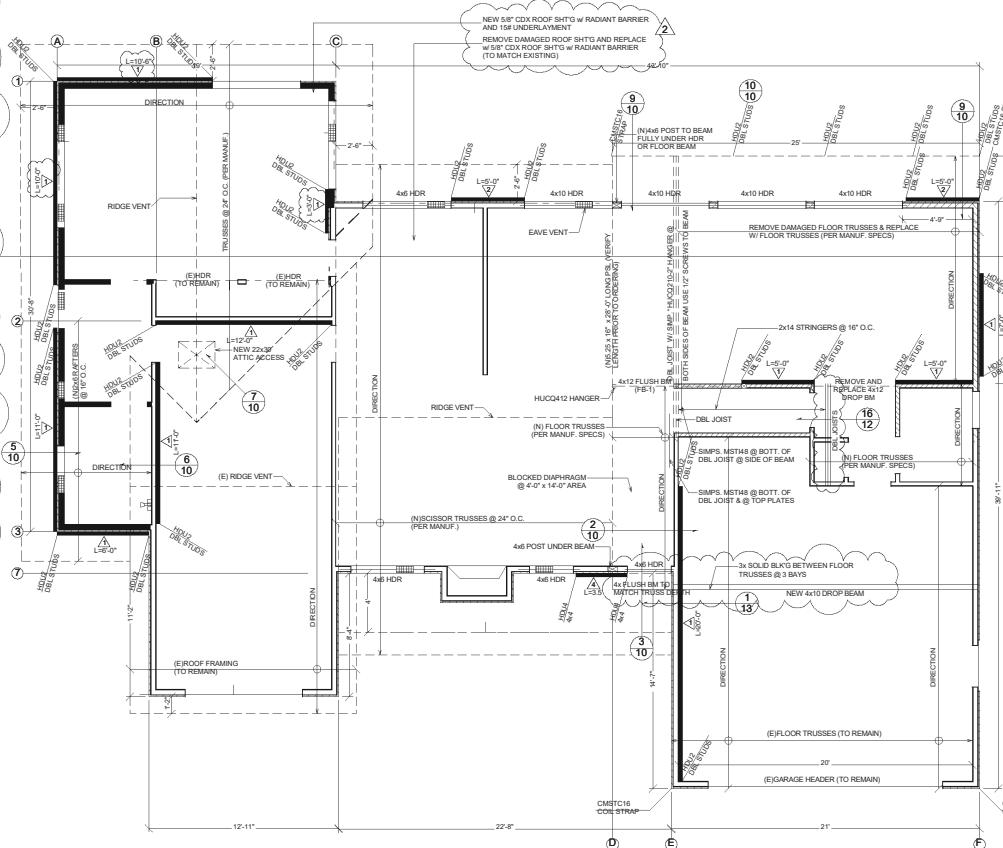
1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.
2. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OF STARTING NEWEL SHALL BE ALLOWED OVER THE LOWEST TREAD

#### GUARDS - CRC SECTION R312

- GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING RAMPS, STAIRS, AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
- REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 42 INCHES IN HEIGHT MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS.

#### EXCEPTIONS:

1. GUARDS ON THE OPEN SIDES OF THE STAIRS SHALL HAVE A HEIGHT OF NOT LESS THAN 34 INCHES MEASURED VERTICALLY FROM A LINE CONNECTION THE LEADING EDGES OF THE TREADS.
2. WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
- REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.



#### ATTIC VENTILATION CALCULATION:

ATTIC AREA: 958 SQ FT

958 SQ. FT/300=3.2 X 144 SQ IN = 460 SQ. IN. TOTAL REQUIRED  
230 SQ.IN. HIGH REQUIRED  
230 SQ.IN. LOW REQUIRED

HIGH VENTILATION PROVIDED:  
25' RIDGE VENT x 18 = 450 N.F.VA

LOW VENTILATION PROVIDED:  
(1) EAVE VENT 3.5" x 22" EAVE VENT=41" NET FREE VENTILATION X (10) =410 SQ. IN.

TOTAL REQUIRED 460 SQ. IN.  
TOTAL PROVIDED 860 SQ. IN.

DRAWINGS PROVIDED BY:  
POWELL AND ASSOCIATES INC

2336 SILVERLAKE CT.

SANTA CLARA, CA 95054

PROJECT DESCRIPTION:  
REPAIR & ADDITION TO  
DAMAGED RESIDENCE

2336 SILVERLAKE ST

3455 ARMSTRONG ST

051-1352-3588

(408) 745-4029

DATE:

9/10/2020

SCALE:

SHEET:

8

#### shear wall schedule

TYPE	MATERIAL/DESCRIPTION	BLOCKING	ALLOWABLE SHEAR(PLF)	SILL ATTACHMENT	SIMPSON SHEAR(PLF)	REMARK
1	15/32" APA STRUCTURAL-W/ BLOCKING AT 104 COMMON NAILS @ 4:12	PANEL EDGES	340	165 NAILS @ 5/8" DIA. X 12" O.C. 3" O.C. AB @ 32" O.C. @ 16" O.C.		
2	15/32" APA STRUCTURAL-W/ BLOCKING AT 104 COMMON NAILS @ 4:12	PANEL EDGES	510	200 NAILS @ 5/8" DIA. X 12" O.C. 2" O.C. AB @ 32" O.C. @ 12" O.C.		NOTES A & D
3	15/32" APA STRUCTURAL-W/ BLOCKING AT 104 COMMON NAILS @ 3:12	PANEL EDGES	665	14" LAG SCREW @ 4" O.C. AB @ 16" O.C. @ 8" O.C.		NOTES A & D
4	15/32" APA STRUCTURAL-W/ BLOCKING AT 104 COMMON NAILS @ 2:12	PANEL EDGES	870	14" LAG SCREW @ 4" O.C. AB @ 16" O.C. @ 6" O.C.		NOTES A & D
5	15/32" APA STRUCTURAL-W/ BLOCKING AT 104 COMMON NAILS @ 2:12	PANEL EDGES	1330	14" LAG SCREW @ 4" O.C. AB @ 8" O.C. @ 4" O.C.		NOTES A & D
33	15/32" APA STRUCTURAL-W/ BLOCKING AT 104 COMMON NAILS @ 2:12	PANEL EDGES	1740	14" LAG SCREW @ 2" O.C. AB @ 8" O.C. @ 4" O.C.		NOTES A & D
44	K-LATH OVER W/ 7/8" CEMENT PLASTER II GAUGE 1-1/2" LONG 7/16" HEAD @ 6" O.C.	UNBLOCKED	120	165 NAILS @ 5/8" DIA. X 12" O.C. 3" O.C. AB @ 48" O.C. @ 32" O.C.		

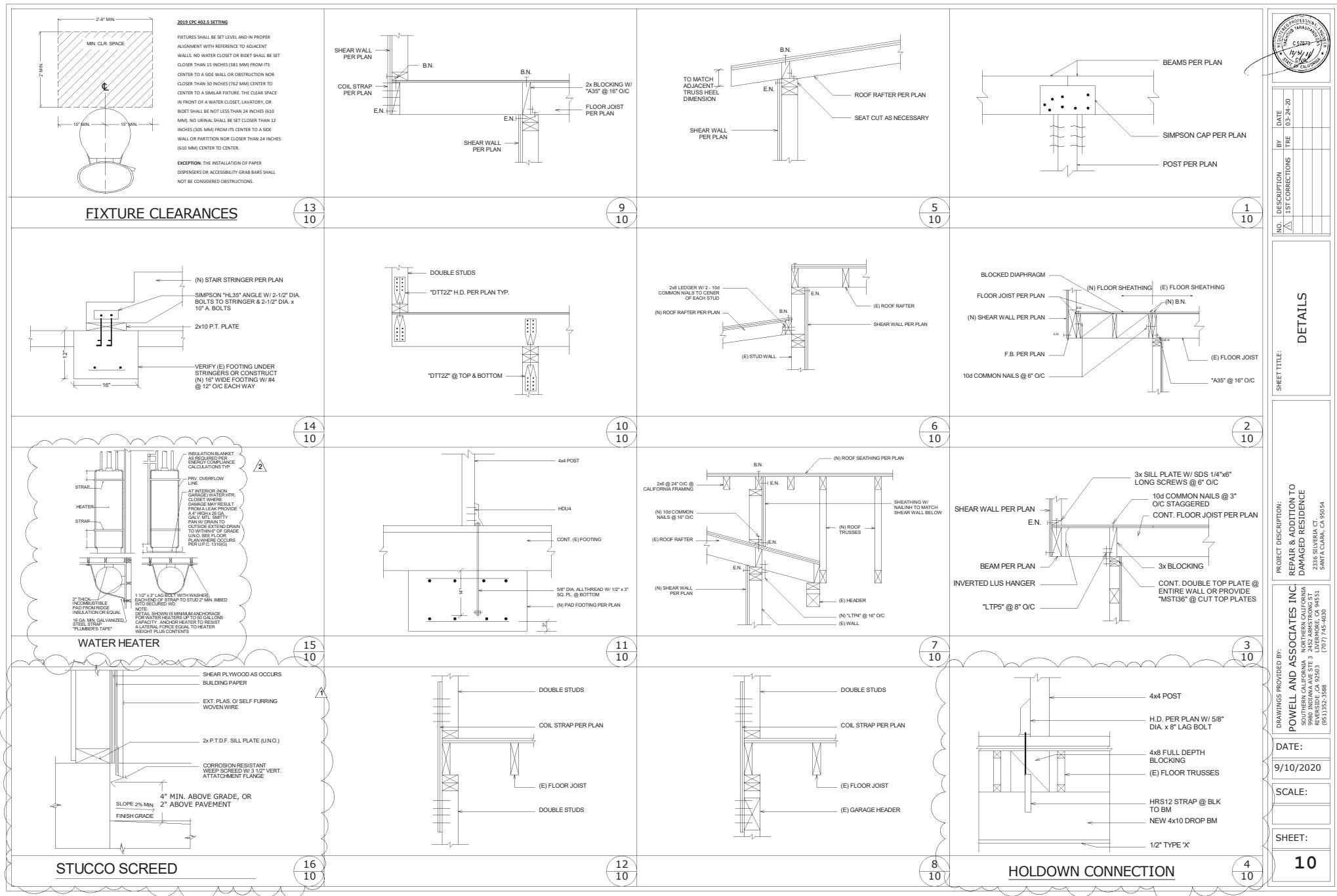
#### NOTES:

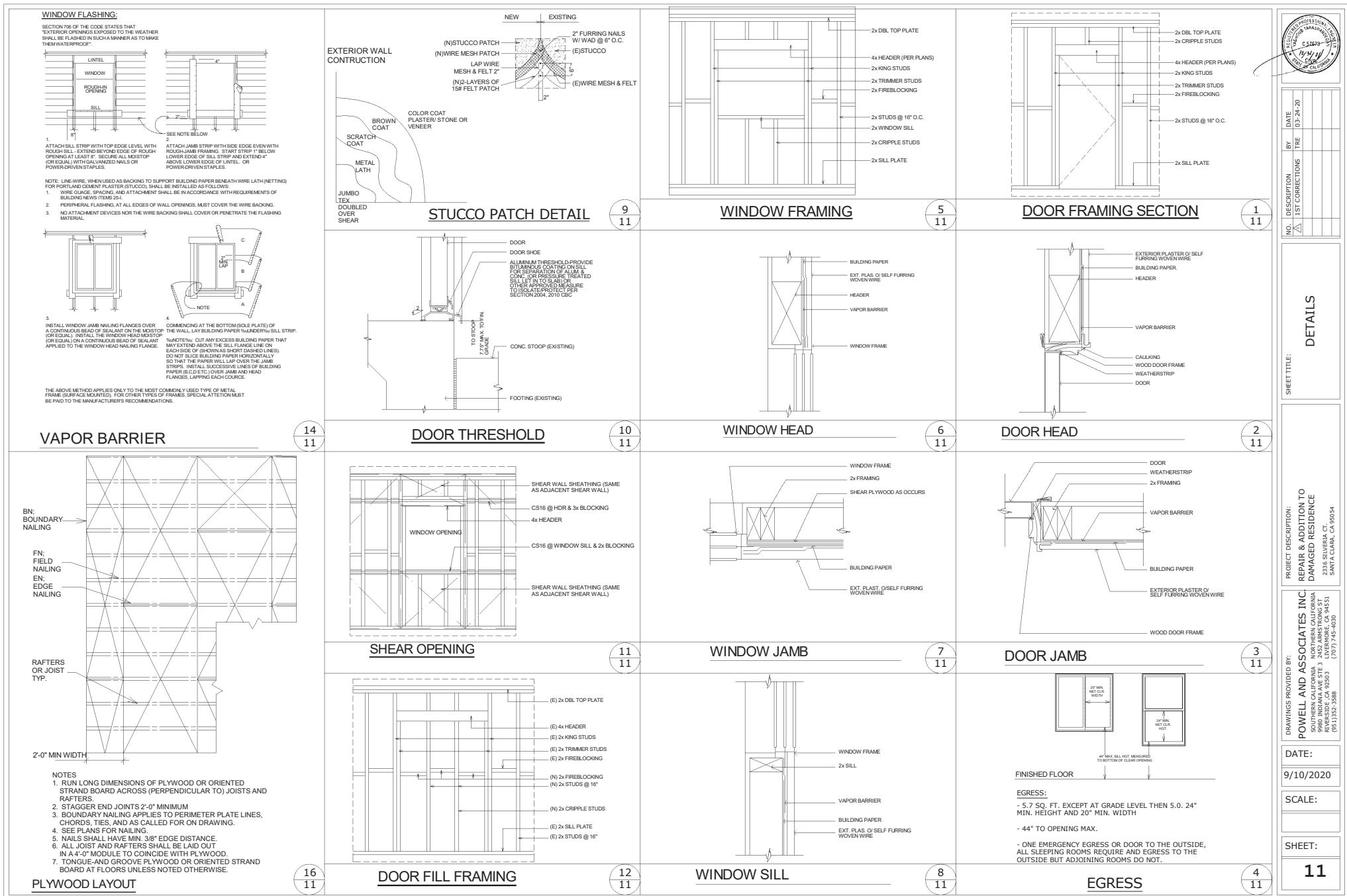
A. 3x FRAMING MEMBERS AT THE SILL PLATE AND BEHIND VERTICAL OR HORIZONTAL PANEL EDGES.  
B. AT EXISTING FRAMING MEMBERS, USE 1/4" SHEAR WALLS OTHER THAN TYPE 1 OR 2 PROVIDE 2x4 D.F. #2 BLKG OR TREATED PLYWOOD AND CONNECT TO EXISTING MUDSILL WITH 1/4" X 3" WOOD SCREWS @ 2" O.C. FOR TYPES 3 & 4 @ 4" O.C. FOR TYPES 2 & 3 & 4 STAGGERED. PROVIDE A NEW 2x4 D.F. #2 STUD ADJACENT TO EXISTING PANEL EDGE STUD. FACE NAIL THE NEW STUD TO THE EXISTING W/ 16d @ 8" O.C. EA. FACE STAGGERED.  
C. MIN. 1/2" EDGE NAIL DISTANCE AT PANEL END AND EDGE C. STAGGERED PLYWOOD EDGE NAILING

#### 2ND FLOOR & LOWER ROOF FRAMING PLAN

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











The diagram illustrates the floor truss system. It shows a top truss with a central support column. Below the truss, a horizontal beam is labeled 'NEW 3x SOLID BLKG (3 BAYS)'. A vertical column is labeled 'CMSTC COIL STRAP x 7'-0" LONG USE 1/2 NO. OF NAIL HOLES'. A bracket indicates the strap is to be applied to the beam. Labels '4x10 BEAM (PER PLAN)' and '4x4 POST (PER PLAN)' are also present. A note at the bottom states 'BEAM TO MATCH FLOOR TRUSS DEPTH'.

## FRAMING DETAIL

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12

DRAWINGS PROVIDED BY: <b>POWELL AND ASSOCIATES INC.</b> SOUTHERN CALIFORNIA 1986 INDIANAVIA AVE. STE. 3 ASBURY TOWNSHIP MOUNTAIN VIEW, CA 94031 (650) 352-5588		PROJECT DESCRIPTION: <b>REPAIR &amp; ADDITION TO DAMAGED RESIDENCE 2331 SILVERIA CT. SANTA CLARA, CA 95054</b>	
		SHEET TITLE:  <b>13</b>	DATE:  <b>9/10/2020</b>
DATE:  <b>9/10/2020</b>		SCALE:  <b>13</b>	SHEET:  <b>13</b>
NO. OF CORRECTIONS:  <b>1</b>		NO. OF 1ST CORRECTIONS:  <b>1</b>	BY DATE:  <b>03-24-20</b>
			

## Chapter 3 - GREEN BUILDING

301.1 Additions and alterations • Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or space. Requirements only apply within the specific area of the addition or alteration. • Note directs code users to Civil Code Section 1101.1 et seq., regarding replacement of non-compliant plumbing fixtures.

301.2 Low-rise and high-rise buildings • Banners identify provisions applying to low-rise only [LR] or high-rise only [HR].

### Division 4.1 - PLANNING AND DESIGN (SITE DEVELOPMENT)

4.106.2 Storm water drainage and retention during construction Projects which disturb less than 1 acre of soil and are not part of a larger common plan of development shall manage storm water drainage during construction. The drainage system will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.106.3 Grade, earth, and site preparation buildings • Exemption for additions and alterations which do not alter the existing drainage path. 4.106.4 Electric vehicle (EV) charging for new construction • Comply with Section 4.106.4.1 and 4.106.4.2 for future installation and use of EV chargers. • Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. • Exemptions on a case-by-case basis as determined by the Local Enforcing Agency. 1. Where there is no commercial power supply. 2. Verification that meeting requirements will alter the local utility infrastructure design requirements on the utility side of the meter increasing costs to the homeowner/developer by more than \$400.00 per dwelling unit.

4.106.4.1 & 4.106.4.1.1 EV charging: 1- & 2-family dwellings installing dedicated private garages • Install a listed raceway that is at least 1/2" in diameter for each EVSE. • Raceway shall be less than one trade size 1 (one-half inch inside diameter). • Raceway shall originate at the main service or subpanel and 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 contained in enclosed, inaccessible or concealed areas and spaces. • 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. Service panel or subpanel circuit directory shall identify the overcurrent protective device (space) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 EV charging for multifamily dwellings • Applies to building sites with 17 or more multifamily dwelling units constructed on site. 3% of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging spaces (EVSE) capable of supporting future EVSE. • Calculations for the number of EV spaces shall be rounded up to the nearest whole number. Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 EV charging space (EVSE) locations • Construction documents shall indicate the location of proposed EV spaces. At least 1 EV space shall be located in common use areas and available for use by all residents. • When EV chargers are installed, EV spaces required by Section 4.106.4.2.2, Item 3, shall comply with at least 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 EVSE from accessible parking space. 2. The EV space shall be located on an accessible route to the building, as defined in the California Building Code, Chapter 11A.

4.106.4.2.2 EV charging space (EVSE) dimensions EV spaces shall be designed to comply with the following: 1. The minimum length of each EV space shall be 18 feet. 2. The minimum width of each EV space shall be 9 feet. 3. One or every 25 EV spaces, but not less than 1, shall also have an 8-foot wide minimum aisle. A 5-foot wide minimum aisle shall be provided provided the minimum width of the EV space is 12 feet. a) Surface slope for this EV space and aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction.

4.106.4.2.3 Single EV space required • Install 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 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.

4.106.4.2.4 Multiple EV spaces required • Construction documents shall indicate 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 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 full rated amperage of the EVSE. • Plan design shall be based upon a 40-ampere minimum branch circuit. • Raceways and related components shall be located underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

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

### Division 4.2 - ENERGY EFFICIENCY

4.201.1 & 5.201.1 Scope • Energy efficiency requirements for low-rise residential (Section 4.201.1) and high-rise residential/hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen. • Standards for residential buildings shall require compliance with levels of minimum energy efficiency beyond those required by the 2019 California Energy Code.

### Division 4.3 - WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE)

4.303.1 Water conserving plumbing fixtures and fittings Plumbing fixtures and fittings shall comply with the following:

4.303.1.1 Water Closets ≤ 1.28 gal/gush

4.303.1.2 Wall Mounted Urinals ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush

4.303.1.3 Single Showerheads ≤ 1.8 gpm @ 80 psi

4.303.1.2.2 Multiple Showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only one shower outlet is to be in operation at a time.

4.303.1.4 Residential Lavatory Faucets: Maximum Flow Rate ≤ 1.2 gpm @ 60 psi; Minimum Flow Rate ≥ 0.8 gpm @ 20 psi

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas of Residential Buildings: ≤ 0.5 gpm @ 60 psi

4.303.1.4.3 Kitchen Faucets ≤ 0.25 gallons per cycle

4.303.1.4.4 Kitchen Faucets ≤ 1.8 gpm, maximum increase to 2.2 gpm allowed but shall default to 1.8 gpm

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 applicable standards referenced in Table 1701.1 of the California Plumbing Code.

### Division 4.3 - WATER EFFICIENCY AND CONSERVATION (OUTDOOR WATER USE)

4.304.1 Outdoor potable water use in landscape areas After December 1, 2015, new residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following: 1. 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 2. Projects with an aggregate landscape areas less than 2500 square feet must comply with the MWELO's Appendix A, Performance Compliance Option.

4.304.2 Irrigation systems • Irrigation systems ≤ 60% water recovery, increase to 65% for 2.2 gpm allowed but shall default to 1.8 gpm

4.304.3 Standards for irrigation systems Irrigation systems shall be installed in accordance with the California Plumbing Code, and shall meet applicable standards referenced in Table 1701.1 of the California Plumbing Code.

### Division 4.4 - MATERIAL CONSERVATION & RESOURCE EFFICIENCY (ENHANCED DURABILITY & REDUCED MAINTENANCE)

4.406.1 Rodent proofing Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.

### Division 4.4 - MATERIAL CONSERVATION & RESOURCE EFFICIENCY (CONSTRUCTION WASTE REDUCTION, DISPOSAL)

4.408.1 Construction waste reduction of at least 65% • Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste as indicated with either Section 4.408.2 or 4.408.3 or 4.408.4. OR create a more stringent local construction and demolition waste management ordinance. • Documentation is required from Section 4.408.5. Exceptions: 1. Excavation and land-clearing debris. 2. Alternative waste reduction methods developed by working with local enforcing agencies or diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 Construction waste management plan Submit a construction waste management plan meeting Items 1 through 5 in Section 4.408.1. • Plan shall be submitted as required and shall be available for examination during construction.

4.408.3 Waste management company Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.

4.408.4 & 4.408.4.1 Water stream reduction alternative • (LR) Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. • Projects that generate a total combined weight of construction and demolition waste disposed 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.

Division 4.4 - MATERIAL CONSERVATION & RESOURCE EFFICIENCY (BUILDING MAINTENANCE & OPERATION)

4.401.0 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 covers 10 specific subject areas shall be placed in the building.

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 serve all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. • Except: Residential buildings 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 (FIREPLACES)

4.504.1 General Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.2 Electric vehicle (EV) charging for new construction • Comply with Section 4.106.4.1 and 4.106.4.2 for future installation and use of EV chargers. • Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. • Exemptions on a case-by-case basis as determined by the Local Enforcing Agency. 1. Where there is no commercial power supply. 2. Verification that meeting requirements will alter the local utility infrastructure design requirements on the utility side of the meter increasing costs to the homeowner/developer by more than \$400.00 per dwelling unit.

4.504.3 Storm water drainage and retention during construction Projects which disturb less than 1 acre of soil and are not part of a larger common plan of development shall manage storm water drainage during construction, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air intake and distribution component openings shall be covered. • Except: • Other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the site may be used.

4.504.4 General Protection 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 intake and distribution component openings shall be covered. • Except: • Other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the site may be used.

4.504.5 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.6 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.7 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.8 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.9 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.10 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.11 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.12 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.13 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.14 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.15 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.16 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.17 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.18 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.19 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.20 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.21 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.22 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.23 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.24 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.25 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.26 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.27 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.28 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.29 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.30 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.31 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.32 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.33 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.34 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.35 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

4.504.36 Protection of equipment • Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall be a larger common plan of development shall manage storm water drainage during construction will manage all surface water flow from the site to the receiving water body. Exemption for additions and alterations which do not alter the existing drainage path.

## LIGHTING NOTES:

THE TITLE 24 RESIDENTIAL LIGHTING REQUIREMENTS AS SET FORTH IN 2019 BUILDING ENERGY STANDARDS (BES) MAY BE SUMMARIZED AS FOLLOWS:

1. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED DIN EVERY HABITABLE ROOM AND BATHROOM. [CEC 210.7(A)(1)]

2. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OF EXITS WITH GRADE LEVEL ACCESS. [CEC 210.7(A)(2)(b)]

3. ALL LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH CEC TABLE 150.0-A [CEC 150.0(K)(1)]

4. THE NUMBER OF BLANK ELECTRICAL BOXES WHICH ARE MORE THAN 5 FEET FROM ABOVE THE FINISHED FLOOR SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. THE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR, OR FLOOR CONTROL. [CEC 150.0(K)(1)]

5. DECREASED DOWNLIGHTS SHALL BE INSULATION CONTACT RATED, SHALL NOT CONTAIN SCREW BASED SOCKETS, AND ONLY CONTAIN JAS-2019-E (E FOR ELEVATED TEMPERATURE) RATED BULBS. [CEC 150.0(K)(1)]

6. ENCLOSED LUMINAIRES MUST CONTAIN JAS-2019-E (E FOR ELEVATED TEMPERATURE) RATED BULBS. [CEC 150.0(K)(1)]

7. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING [CEC 150.0(K)(2)]

8. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR. [CEC 150.0(K)(2)]

9. ALL JAS LUMINAIRES MUST BE CONTROLLED BY DIMMER OF VACANCY SENSOR. [CEC 150.0(K)(2)]

10. UNDER CABINET LIGHTING MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTING. [CEC 150.0(K)(2)]

11. ALL OUTDOOR LIGHTING MUST BE CONTROLLED BY A MANUAL OR OFF SWITCH OR ALARM. [CEC 150.0(K)(2)]

12. - PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL. [CEC 150.0(K)(2)]

13. - ASTRO-NOMICAL TIME CLOCK. [CEC 150.0(K)(2)]

14. - ENERGY MANAGEMENT CONTROL SYSTEM. [CEC 150.0(K)(2)]

NOTE: THESE REQUIREMENTS ARE A GENERAL OVERVIEW. FOR DETAILED REQUIREMENTS CONSULT A FULL TEXT OF BES.

## GENERAL RESIDENTIAL ELECTRICAL CIRCUIT REQUIREMENTS

1. PROVIDE AT LEAST TWO 20A SMALL APPLIANCE CIRCUITS TO FEED KITCHEN OUTLETS PER SECTION 210-52(B)

2. PROVIDE AT LEAST ONE 20A DEDICATED CIRCUIT TO FEED ALL OUTLETS IN THE AREA OF MINIMUM ONE OUTLET. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.

3. PROVIDE AT LEAST ONE 20A DEDICATED CIRCUIT TO FEED OUTLETS IN BATHROOMS. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.

4. PROVIDE ONE OUTLET AT EACH COUNTER SPACES 12" OR WIDER SO THAT NO PLACE ALONG ANY COUNTER SPACE IS MORE THAN 24" FROM AN OUTLET.

5. PROVIDE KITCHEN COUNTERTOP OUTLETS AT ALL COUNTER SPACES 12" OR WIDER SO THAT NO PLACE ALONG ANY COUNTER SPACE IS MORE THAN 24" FROM AN OUTLET.

6. PROVIDE ONE OUTLET AT EACH SINK AREA.

7. PROVIDE ONE OUTLET AT EACH BATHROOM SINK AREA.

8. PROVIDE ONE OUTLET AT EACH BATHROOM, SHOWER, AND TUB.

9. PROVIDE ONE OUTLET AT EACH BATHROOM, SHOWER, AND TUB.

10. PROVIDE ONE OUTLET AT EACH BATHROOM, SHOWER, AND TUB.

11. ALL EXTERIOR OUTLETS SHALL BE WEATHERPROOF AND GFI-PROTECTED.

12. ALL OUTLETS WITHIN THE GARAGE 18" ABOVE THE FLOOR SHALL BE GFI-PROTECTED.

13. ALL COUNTERTOP OUTLETS SHALL BE GFI-PROTECTED.

14. ALL BATHROOM OUTLETS SHALL BE GFI-PROTECTED.

15. ALL OUTLETS WITHIN 6' OF A SINK SHALL BE GFI-PROTECTED.

16. ALL OUTLETS WITHIN 20' OF A KITCHEN, BREAKFAST ROOM, RECREATION ROOM, CLOSET, HALLWAY, LIBRARIES, DEN, BEDROOM, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI), COMBINATION TYPE. [CEC 210.12A]

17. PROVIDE A SERVICE OUTLET AND A SWITCHED LIGHT AT ANY ATTIC MOUNTED EQUIPMENT.

18. PROVIDE A SWITCHED LIGHT OR HALF-HOT OUTLET IN EVERY ROOM OR AREA.

19. ALL OUTLETS SHALL COMPLY WITH THE 2019 RESIDENTIAL COMPLIANCE MANUAL.

20. LISTED TAMPER-RESISTANT EXCEPT FOR RECEPTACLES (CEC 406.12A):

21. LOCATED MORE THAN 5 1/2" ABOVE THE FLOOR.

22. THAT ARE A PART OF A LUMINAIRE OR APPLIANCE.

23. LOCATED WITHIN A DEDICATED SPACE FOR APPLIANCE.

24. REPLACEMENT NON GROUNDING TYPE

25. THAT ARE A PART OF A LUMINAIRE OR APPLIANCE.

BLD Permit No.: 57629

<b>ENVIRONMENTAL COMFORT (CGC 4.507)</b>	
Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods per CGC 4.507.2:	
<ol style="list-style-type: none"> <li>1. Heat Loss/Heat Gain values in accordance with ANSI/ACCA 2 Manual J-2016 or equivalent;</li> <li>2. Duct systems are sized according to ANSI/ACCA 1 Manual D-2016 or equivalent;</li> <li>3. Select heating and cooling equipment in accordance with ANSI/ACCA 3 Manual S-2014 or equivalent.</li> </ol>	
<b>INSTALLER AND SPECIAL INSPECTOR QUALIFICATION (CGC 702)</b>	
Installer training: HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a recognized training or certification program per CGC 702.1.	
Special inspection: Special inspectors employed by the City must be qualified and able to demonstrate competence in the discipline they are inspecting per CGC 702.2.	
<b>VERIFICATION (CGC 703)</b>	
Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the building department which will show substantial conformance per CGC 703.1.	

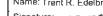
**Responsible Designer's Declaration Statement**

I hereby certify that this project has been designed to meet the requirements of the 2019 California Green Building Standards Code.

**Contractor Declaration Statement**

I hereby certify, as the builder or installer under the permit listed herein, that this project will be constructed to meet the requirements of the California Green Building Standards Code.

Name: Trent R. Edelbrock

Signature: 

Date: 03-24-20

Company: Powell and Associates

Address: 9860 Indiana Ave. Ste 3

City: Riverside

State: CA

Zip: 92503

City: State: Zip:

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BLD Permit No.: 57629

<b>OUTDOOR WATER USE (CGC 4.384)</b>	
Outdoor potable water use in landscape areas. Residential developments shall comply with the City Water Service and Use Rules and Regulations, Item No. 24, or the California Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent, per CGC 4.304.1.	
<b>ENHANCED DURABILITY AND REDUCED MAINTENANCE (CGC 4.406)</b>	
Rodent proofing: Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be rodent proofed by closing such openings with cement mortar, concrete masonry, or similar method acceptable to the City per CGC 4.406.1.	
<b>CONSTRUCTION WASTE MANAGEMENT, REUSE, RECYCLING, DISPOSAL, AND RECYCLING (CGC 4.409)</b>	
Construction waste management: Recycle and salvage for reuse a minimum of 65% of nonhazardous construction and demolition waste in accordance with Section 4.409.2, 4.409.3, or 4.409.4, or meet a more stringent local construction and demolition waste management (CGC 4.409.1).	
<b>BUILDING MAINTENANCE AND OPERATION (CGC 4.410)</b>	
An operation and maintenance manual shall be provided to the building occupant or owner per CGC 4.410.1.	
Recycling by occupants: Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and is identified for depositing, storage and collection of nonhazardous materials for recycling per CGC 4.410.2.	
<b>ENVIRONMENTAL QUALITY (CGC 4.309)</b>	
Gas fireplace: Any installed gas fireplace shall be a direct-vent sealed-combustion type per CGC 4.503.1.	
Woodstoves: Any installed woodstove or pellet stove shall comply with U.S. EPA new Source Performance standards (NPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits per CGC 4.503.1.	
<b>POLLUTANT CONTROL (CGC 4.504)</b>	
Covering of duct openings and protection of mechanical equipment during construction: At the time of rough installation and on the completion site all duct work, equipment, of heating, cooling, heating and ventilation equipment, all duct work and related air distribution components, shall be covered with tape, plastic, sheet metals, or other methods acceptable to the City to reduce the amount of water, dust or debris, which may enter the system per CGC 4.504.1.	
Adhesive, sealants and caulk: shall meet the VOC or other toxic compound limits per CGC 4.504.2.1.	
Paints, stains and other coatings: shall comply with VOC limits per CGC 4.504.2.2.	
Adhesive, paints and coatings shall meet the product-weighted MIR limits for VOC and other requirements per CGC 4.504.2.3.	
Verification: Documentation shall be provided, at the request of the Building Division, to verify compliance with VOC finish materials per CGC 4.504.2.4.	
Carpet systems: All carpet installed in the building interior shall meet the testing and product requirements of CGC 4.504.3.	
Resilient flooring systems: Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring shall comply with the requirements of CGC 4.504.4.	
Composite wood products: Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall comply with the formaldehyde requirements of CGC 4.504.4.	
<b>INTERIOR MOISTURE CONTROL (CGC 4.505)</b>	
Concrete slab foundations: Vapor retarder and capillary break shall be installed if a slab on grade foundation system is used. The use of a 4" thick base of 1/2" or larger clean aggregate under a 6 mil vapor retarder with joint lapped not less than 6" shall be provided per CGC 4.505.2 and CRC R506 2.3.	
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% moisture content. Moisture content shall be checked prior to finish material being applied per CGC 4.505.3.	

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City of Santa Clara  
Building Division  
1500 Warburton Ave.  
Santa Clara, CA 95050  
www.santaclaraca.gov

Building Division: 408-615-3440  
Email: Building@santaclaraca.gov  
Permit Center: 408-615-2420  
Email: PermitCenter@santaclaraca.gov  
Automated Inspection Scheduling System: 408-615-2400

**2019 CALIFORNIA GREEN BUILDING STANDARD CODE (CGC)  
RESIDENTIAL CHECKLIST**

New residential buildings shall be designed to include the green building mandatory measures specified in this checklist. This checklist shall also 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 the specific area of the addition or alteration.

BUILDING PERMIT NO.: BLD20-67629  
ADDRESS: 2336 SILVERIA CT



MANDATORY MEASURES SPECIFIED  
(Please check boxes below)

Feature or Measure	Yes
SITE DEVELOPMENT (CGC 4.106)	<input type="checkbox"/>
Storm water drainage and retention during construction. A plan shall be developed and shall be implemented to manage storm water drainage during construction per CGC 4.106.2.	<input type="checkbox"/>
Grading and paving: Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings per CGC 4.106.3.	<input type="checkbox"/>
Electric vehicle (EV) charging for new buildings: Provide accessible EV charging stations for electric vehicle charging in one or more locations in new buildings with attached garages, garages, 10% of total parking spaces, as specified, for multifamily dwellings, and new hotels and motels per CGC 4.106.4. EV spaces for hotels/motels shall comply with accessibility provisions for EV charging stations in the California Building Code, Chapter 11B.	<input type="checkbox"/>
ENERGY EFFICIENCY (CGC 4.201)	<input type="checkbox"/>
California Energy Code. The building's construction shall meet or exceed the requirements of the 2019 California Building Energy Efficiency Standards per CGC 4.201.1.	<input type="checkbox"/>
WATER EFFICIENCY AND CONSERVATION	<input type="checkbox"/>
INDOOR WATER USE (CGC 4.303)	<input type="checkbox"/>
Water conserving plumbing fixtures and fittings: Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the prescriptive requirements of Section 4.303.1.1 through 4.303.1.4.	<input type="checkbox"/>
Water closets: The effective flush volume of all water closets shall not exceed 1.28 gallons per flush (CGC 4.303.1.1).	<input type="checkbox"/>
Urinals: The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush, and all other urinals shall not exceed 0.5 gallons per flush (CGC 4.303.1.2).	<input type="checkbox"/>
Showerheads: The flow rate for single showerhead and multiple showerheads serving one shower shall not exceed 1.8 gallons per minute at 60 psi, and shall be certified to the performance criteria of the U.S. EPA WaterSense Specification (CGC 4.303.1.3).	<input type="checkbox"/>
Residential lavatory faucets: The flow rate shall not be more than 1.2 gallons per minute at 60 psi, and not less than 0.8 gallons per minute at 20 psi (CGC 4.303.1.4.1).	<input type="checkbox"/>
Lavatory faucets in common and public use areas: The flow rate shall not exceed 0.5 gallons per minute at 60 psi (CGC 4.303.1.4.2).	<input type="checkbox"/>
Metering Faucets: The flow rate shall not deliver more than 0.2 gallons per cycle (CGC 4.303.1.4.3).	<input type="checkbox"/>
Kitchen Faucets: The flow rate shall not exceed 1.8 gallons per minute at 60 psi (CGC 4.303.1.4.4).	<input type="checkbox"/>
Standards for plumbing fixtures and fittings: Plumbing fixtures and fittings shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code per CGC 4.303.	<input type="checkbox"/>

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SHEET TITLE:

PROJECT DESCRIPTION:  
REPAIR & ADDITION TO  
DAMAGED RESIDENCE

DRAWINGS PROVIDED BY:  
POWELL AND ASSOCIATES INC  
SOUTHERN CALIFORNIA NORTHERN CALIFORNIA  
SPRINGFIELD AVENUE STE 3 4545 ARMSTRONG ST  
95132-3588 2336 SILVERIA CT, SANTA CLARA, CA 95054  
(408) 745-4620  
(408) 745-4620

DATE:  
9/10/2020

SCALE:  
15





<b>CERTIFICATE OF COMPLIANCE</b>		CF18-PBF-D1E			
Project Name: 2336 Silveria Ct.		Calculation Date/Time: 2020-05-10T12:13:07-00			
Calculation Description: Title 24 Analysis		(Page 1 of 10)			
<b>GENERAL INFORMATION</b>					
01	Project Name	2336 Silveria Ct.			
02	Address	2336 Silveria Ct.			
03	Project Location	2336 Silveria Ct.			
04	City	San Jose	05	Standards Version	2010
06	Zip Code	95004	07	Software Version	EnergyPro 8.3
08	Climate Zone	A	09	Front Orientation (deg/ Cardinal)	315
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition/alteration	13	Number of Bathrooms	5
14	Additional Constr. Floor Area (ft <sup>2</sup> )	479	15	Number of Stories	2
16	Existing Constr. Floor Area (ft <sup>2</sup> )	1868	17	Feasibility Average U-Factor	0.3
18	Total Constr. Floor Area (ft <sup>2</sup> )	2347	19	Glassing Percentage (%)	36.69%
20	ADU Bedrooms Count	0	21	ADU Compliant/Roof Floor Area	0
22	Is Natural Gas Available?	Yes			
<b>COMPLIANCE RESULTS</b>					
01	Building Complies with Computer Performance				
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.				
03	This building incorporates one or more Special Features shown below				
<b>ENERGY USE SUMMARY</b>					
Energy Use (MWh/ft <sup>2</sup> -yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement	
Electric	32.79	37.36	-4.57	-13.9	
Gas	26.5	21.72	4.86	18.3	
MO (Investment)	0	0	0		
Water Heating	18.59	15.53	1.06	5.4	
Self Utilization Credit	n/a	0	0	n/a	
Compliance Energy Total	75.98	74.61	1.37	1.8	

Registration Number: 420-P010048969A-000-000-0000-0000  
CA Building Energy Efficiency Standards - 2019 Residential Compliance  
Registration Date/Time: 05/10/2020 17:14  
Report Version: 2019.1.108  
Schema Version: rev.20200101  
HERS Provider: Cal Energy  
Report Generated: 2020-05-10 17:13:00

CERTIFICATE OF COMPLETION											Calculation Data/Time: 2020-05 10T17:12:13-07:00					CF19-PBF-01E					
Project Name: 2336 Shire C2											Input File Name: 20-05f-01b19s					(Page 4 of 10)					
Calculation Description: Title 24 Analysis																					
DRAGUE SURFACES																					
Name	Zone	Construction	Architect	Orientation	gross Area (ft <sup>2</sup> )	Window and Door Area (ft <sup>2</sup> )	TR (deg)	Wall Exceptions	Status	Verified Existing Condition	01	02	03	04	05	06	07	08	09	10	11
Interior Surface	2nd Floor	8.0 Floor Type	Conventional	n/a	n/a	903	n/a	n/a	Exting	No											
ATTIC																					
01		02			03		04	05	06	07	08	09	10	11	12	13	14	15	16		
Name	Construction	Type	Roof Slope (Rise:Run)	Roof Type	Roof Orientation	Roof Elevation	Radiant Barrier	Coat Roof	Status	Verified Existing Condition											
Attic 1st Floor	Attic RoofType1	Ventilated	6:12	Flat	n/a	0.1	0.85	No	Ino	Exting										HO	
Attic 2nd Floor	Attic RoofType2	Ventilated	6:12	Flat	n/a	0.1	0.85	No	Ino	Exting										HO	
Attic Addition	Attic RoofAddition	Ventilated	6:12	Flat	n/a	0.28	0.9	Yes	Yes	New									n/a		
FENESTRATION / GLAZING																					
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20		
Name	Type	Surface	Orientation	Architect	Width (ft)	Height (ft)	Area (ft <sup>2</sup> )	U-factor	Source	SHGC	SGRC	Exterior Shading	Status	Verified Existing Condition							
Window	Window	Front Wall	Front	n/a	315		1	0.0	0.3	MFRC	0.21	MFRC	Bug Screen	Altered	No						
Window 2	Window	Rear Wall	Back	n/a	135		1	0.0	0.3	MFRC	0.21	MFRC	Bug Screen	Altered	No						
Glass Door	Window	Rear Wall	Back	n/a	195		1	0.0	0.3	MFRC	0.21	MFRC	Bug Screen	Altered	No						
Window 3	Window	Right Wall	Right	n/a	225		1	0.0	0.3	MFRC	0.21	MFRC	Bug Screen	Altered	No						
Window 4	Window	Front Wall	Front	n/a	315		1	0.0	0.3	MFRC	0.21	MFRC	Bug Screen	Altered	No						
Window 5	Window	Front Wall	Front	n/a	135		1	0.0	0.3	MFRC	0.21	MFRC	Bug Screen	Altered	No						
Window 6	Window	Right Wall	Right	n/a	225		1	0.0	0.3	MFRC	0.21	MFRC	Bug Screen	Altered	No						
(N) Window	Window	(N) Left Wall	Left	n/a	45		1	0.0	0.3	MFRC	0.21	MFRC	Bug Screen	New	n/a						
(N) Window 2	Window	(N) Left Wall	Back	n/a	135		1	0.0	0.3	MFRC	0.21	MFRC	Bug Screen	New	n/a						
(N) Window 3	Window	(N) Right Wall	Right	n/a	225		1	0.0	0.3	MFRC	0.21	MFRC	Bug Screen	New	n/a						

Registration Number: 420-PO10049696A, 000 00000000-0000  
CA Building Energy Efficiency Standards - 2019 Residential Compliance  
Registration Date/Time: 05/10/2020 17:14  
Report Version: 2019.1.10B  
Schema Version: rev. 20200101  
HERS Provider: Cal Energy  
Report Generated: 2020-05-10 17:13:00

<b>CERTIFICATE OF COMPLIANCE</b>		<b>CF1R-PRF-01E</b>
Project Name: 2335 Silver Ct.		Calculation Date/Time: 2020-05-30T17:13:07-00
Calculation Description: The 24 Analysis		Input File Name: 20-036.rbd19x
<b>REQUIRED SPECIAL FEATURES</b> <p>The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.</p> <ul style="list-style-type: none"> <li>• Cool roof</li> <li>• Insulation below roof deck</li> </ul>		
<b>HERS FEATURE SUMMARY</b> <p>The following is a summary of the features that must be field verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CT2s and CT3s are required to be completed in the HERS Registry</p>		
<b>Building-level Verifications:</b> <ul style="list-style-type: none"> <li>• Cooling System Verifications:           <ul style="list-style-type: none"> <li>▪ Minimum Airflow</li> <li>▪ Ventilation</li> <li>▪ Verified Refrigerant Charge</li> <li>▪ Fan Efficiency Wholes/CFM</li> <li>▪ Heating</li> <li>▪ None</li> </ul> </li> <li>• HVAC Commission System Verifications:           <ul style="list-style-type: none"> <li>▪ Duct leakage testing</li> </ul> </li> <li>• Domestic Hot Water System Verifications:           <ul style="list-style-type: none"> <li>▪ None</li> </ul> </li> </ul>		

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft <sup>2</sup> )	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Whole House Heating Systems
2335 Shivers Ct.	2347	1	5	3	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft <sup>2</sup> )	Avg. Ceiling Height	Whole House System 1	Whole House System 2
1st Floor	Conditioned	HVAC System 1	963	8	DHW Sys 1	N/A
2nd Floor	Conditioned	HVAC System 1	903	8	DHW Sys 1	N/A

Registration Number: 420-P01406869A-000-000-00000000-0000  
CA Building Energy Efficiency Standards - 2019 Residential Compliance  
Registration Date/Time: 05/19/2020 17:14  
Schema Version: 2019.1.10B  
Report Generated: 2020-05-10 17:13:00  
HERS Provider: Cal Energy  
Schema Version: rev.20200501

CERTIFICATE OF COMPLETION																CF19-PBF-016	
Project Name: 2338 Silver Ct.																Calculation Date/Time: 2020-05 30T17:13:13 07:00	
Calculation Description: Title 24 Analysis																(Page 5 of 50)	
FENSTERATION / GLAZING																	
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	Verified Existing Condition	
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Area (ft <sup>2</sup> )	U-factor	Source	SHGC	SHGC Source	Exterior Shading	Interior Shading	U-value	Visible Transm.	Status	Comments
(R) Window 4	Window	(N) Left Wall	Left	45	2	45	0.5	0.45	MFRC	0.23	NFRC	Bug Screen	New	n/a			
(W) Window 5	Window	(N) Rear Wall	Back	135	3	45	0.3	0.45	MFRC	0.23	NFRC	Bug Screen	New	n/a			
SLAB FLOORS																	
01	02	03	04	05	06	07	08	09	00	01	02	03	04	05	06	07	08
Name	Zone	Area (ft <sup>2</sup> )	Perimeter (ft)	Edge Isol.	R-value and Depth	Carpeted Fraction	Heated	Status									Verified Existing Condition
Slab	1st Floor	965	192	None	80%	No	Exsting	No									No
(N) 4050-in-Grade	Addition	561	0.1	None	80%	No	New	n/a									n/a
OPAQUE SURFACE CONSTRUCTIONS																	
01	02	03	04	05	06	07	08	09									Assembly Layers
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Visible Transm.										
(R) R-15 Hall	Exterior Walls	Wood Framed Wall	2x4 @ 24 in. O. C.	R-15	None / None	0.095	0.66	Exterior Walls: Gypsum Board / Furring / 2x4 / 2x6 / 3/4" Stucco Coating									
Attic Roof 1st Floor	Attic Rafters	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.664	0.66	Roofing: Light Roof (Asphalt Shingle) / Roof Deck: Wood / Insulation: Batt Insulation / Attic Ventilation: Gable / Vents: 1/2 in. x 24 in. (2 per side) / Attic Airflow: 2.5x									

11. *What is the primary purpose of the following statement?*

CERTIFICATE OF COMPLIANCE										Calculation Date/Time: 2020-05-10T17:12:13-07:00		CF19-PRF-01E			
Project Name: 2356 Silvervia Ct.										(Page 3 of 10)					
Calculation Description: Title 24 Analysis															
ZONE INFORMATION															
01	02	03	04	05	06	07	08	09	10	11	12	13	14		
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft <sup>2</sup> )			Avg. Ceiling Height		Water Heating System 1		Water Heating System 2					
Addition	Conditioned	HVAC System 1	479			11'		DHW Sys 1		N/A					
DRAPIQUE SURFACES															
GL	02	03	04	05	06	07	08	09	10	11	12	13	14		
Name	Zone	Construction	Attic/bsm	Orientation	Gross Area (ft <sup>2</sup> )	Volume and Occupied Area (ft <sup>3</sup> )	TIR (deg)	Wind Exceptions	Status	Verified Existing Conditions					
Front Wall	1st Floor	(N) 0.15 Wall	315	Front	448	0	90	none	Altered	No					
Left Wall	1st Floor	(N) 0.15 Wall	45	Left	320	0	90	none	Altered	No					
Right Wall	1st Floor	(N) 0.15 Wall	135	Back	448	230	90	none	Altered	No					
Right Wall	1st Floor	(N) 0.15 Wall	225	Right	320	8	90	none	Altered	No					
Front Wall	2nd Floor	(N) 0.15 Wall	315	Front	368	12	90	none	Altered	No					
Left Wall	2nd Floor	(N) 0.15 Wall	45	Left	344	0	90	none	Altered	No					
Right Wall	2nd Floor	(N) 0.15 Wall	135	Back	168	20	90	none	Altered	No					
Right Wall	2nd Floor	(N) 0.15 Wall	225	Right	344	10	90	none	Altered	No					
(H) Front Wall	Addition	(N) 0.15 Wall	315	Front	48	0	90	none	New	N/A					
(H) Left Wall	Addition	(N) 0.15 Wall	45	Left	248	21	90	none	New	N/A					
(H) Rear Wall	Addition	(N) 0.15 Wall	135	Back	248	20	90	none	New	N/A					
Roof															
Roof	1st Floor	Prtr-12/12	n/a	n/a	985	n/a	n/a	Existing	No						
	Default Roof	Prtr-12/12	n/a	n/a	903	n/a	n/a								
(N) Roof	Addition	(N) 30.2 Roof Attic	n/a	n/a	361	n/a	n/a								
(N) Roof	Addition	(N) 30.2 Roof Attic	n/a	n/a	318	n/a	n/a								

Registration Number: 420-PC01004899PA-000-000-0000000-0000 Registration Date/Time: 05/10/2020 17:14 HERIS Provider: Cal Energy  
CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.108 Report Generated: 2020-05-10 17:13:00  
Schemas Version: rev 32000101

CERTIFICATE OF COMPLIANCE				Calculation Date/Time: 2020-05-10T17:12:13 07:00			CF30-PBF-01E			
Project Name: 2336 Silvera Ct.				Input File Name: 20-036.rib;d19c			(Page 6 of 10)			
Calculation Description: TR16-24 Analysis										
GENERAL SURFACE CONSTRUCTIONS										
01	02	03	04	05	06	07	08			
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers			
Attic Roof 2nd Floor	Attic Roofs	Wood Framed Ceiling	2x6 @ 24 in. O. C.	8.0	None / None	0.644	Roofing / Light Roof (Asphalt Shingle) / Roof Decks / Wood Adhesive/Weathersealing / Gyr-Batt Insulation (R-19) / Attic Framing (R-19) / 2x6			
Attic Roof Addition	Attic Roofs	Wood Framed Ceiling	2x6 @ 24 in. O. C.	8.19	None / None	0.659	Roofing / Light Roof (Asphalt Shingle) / Roof Decks / Wood Adhesive/Weathersealing / Gyr-Batt Insulation (R-19) / Attic Framing (R-19) / 2x6 Around Roof Joists (R-6.16) / 2x6			
Debut Roof Prior-1978	Ceilings (Below R-19)	Wood Framed Ceiling	2x6 @ 16 in. O. C.	8.11	None / None	0.683	Over Ceiling Insulation: R-1.9 Insl. Cavity / Framing: R-8.1 / 2x6 Joist / 2x6 Around Joists / Gyr-Batt			
(N) R-30 Roof Attic	Ceilings (Detac attic)	Wood Framed Ceiling	2x6 @ 16 in. O. C.	8.30	None / None	0.632	Over Ceiling Insulation: R-2.57 Insl. Cavity / Framing: R-8.3 / 2x6 Joist / 2x6 Around Joists / Gyr-Batt			
2x6 Floor No Crispedge	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	8.0	None / None	0.396	Floor Surface: Carpeted / Floor Deck: Wood Adhesive/Weathersealing / Cavity / Framing: no insul. / 2x12 / Ceiling Below Joists: Gyr-Batt / Board			

**DRAWINGS PROVIDED BY:** **PROJECT DESCRIPTION:**  
**POWELL AND ASSOCIATES INC.** **REPAIR & ADDITION TO**  
**SOUTHERN CALIFORNIA NORTHERN CALIFORNIA** **DAMAGED RESIDENCE**  
**91980 INDIANA AVE STE 3** **24251 ARMSTRONG ST**  
**RIVERSIDE, CA 92503** **LIVERMORE, CA 94551**  
**2336 SILVERA CT.**

DATE: \_\_\_\_\_

SCALE

SCALE:

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2336 Silveria Ct.  
Repair / Addition  
Santa Clara, Ca 95051

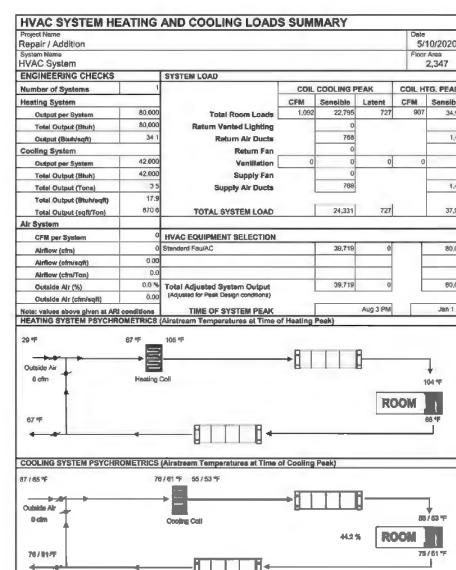
CERTIFICATE OF COMPLIANCE													
Project Name: 2336 Silveria Ct.													
Calculation Data/Time: 2020-05-10T17:12:13-07:00													
Input File Name: 20-036.rbd19x													
Calculation Description: Title 24 Analysis													
WATER HEATING SYSTEMS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	System Type	Distribution Type	Water Heater Name (I)	Solar Heating System	Compact Distribution	HERS Verification	Status	Verified Existing Condition	Existing Water Heating System				
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (I)	n/a	None	n/a	Altered	No					
WATER HEATERS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heating Element Type	Tank Type	# Tanks	Vol. (gal)	Energy Factor or Efficiency	Input Rating (Btu/hr)	Tank Insulation R-value (in)	Standby Loss or Recovery Eff.	1st hr. Rating or Model	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition	Status	Verified Existing Condition
DHW Heater 1	Gas	Consumer Storage	1	50	0.65-UEF	<75 kBtu/hr	0	76	80%	n/a	n/a	Altered	No
WATER HEATING - HERS VERIFICATION													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Component/Refinment Type	Decarbonation Control	Other DHW Distribution	Shower Drain Water Recovery						
DHW Sys 1	1-2/1	Not Required	Not Required	Not Required	None	Not Required	NCC Required	Not Required					

CERTIFICATE OF COMPLIANCE													
Project Name: 2336 Silveria Ct.													
Calculation Data/Time: 2020-05-10T17:12:13-07:00													
Input File Name: 20-036.rbd19x													
Calculation Description: Title 24 Analysis													
SPACE CONDITIONING SYSTEMS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count				
HVAC System 1	Heating and cooling system	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Setback	New	1	1				
HVAC - HEATING UNIT TYPES													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	System Type	Number of Units											
HVAC Component 1	General gas furnace	1											
HVAC - COOLING UNIT TYPES													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	System Type	Number of Units											
HVAC Component 1	Control split AC	1	11.7										
HVAC COOLING - HERS VERIFICATION													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge								
Cooling Component 1	Required	330	Not Required	Required	Required								

CERTIFICATE OF COMPLIANCE															
Project Name: 2336 Silveria Ct.															
Calculation Data/Time: 2020-05-10T17:12:13-07:00															
Input File Name: 20-036.rbd19x															
Calculation Description: Title 24 Analysis															
HVAC - DISTRIBUTION SYSTEMS															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Design Type	Duct Ins. R-value	Duct Location	Surface Area										
Air Distribution System 1	Unconditioned space	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct	Air Distribution System 1	Sealed and Tested	Air Distribution System 1	New	n/a	n/a
HVAC DISTRIBUTION - HERS VERIFICATION															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Duct Leakage	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-Leakage Air-Handler	Low-Leakage Ducts	Low-Leakage Air-Handler	Low-Leakage Ducts	Low-Leakage Air-Handler	Low-Leakage Ducts	Low-Leakage Air-Handler	Low-Leakage Ducts	Low-Leakage Air-Handler
Air Distribution System 1-hr-dist	Yes	5.0	Not Required	Not Required	Not Required	Not Required	Credit not taken	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required
HVAC - RAM SYSTEMS															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Fan Power (Watts/CFM)													
HVAC Fan 1	HVAC Fan	(L45)	HVAC Fan 3-hr-hr												
HVAC RAM SYSTEMS - HERS VERIFICATION															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Verified Fan Watt Draw	Required Fan Watt Draw													
HVAC Fan 3-hr-hr	Required	0.45													

CERTIFICATE OF COMPLIANCE															
Project Name: 2336 Silveria Ct.															
Calculation Data/Time: 2020-05-10T17:12:13-07:00															
Input File Name: 20-036.rbd19x															
Calculation Description: Title 24 Analysis															
DOCUMENTATION AUTHORITY'S DECLARATION STATEMENT															
1. I certify that this Certificate of Compliance documentation is accurate and complete.															
Documentation Author Name: Robert Gonzales Documentation Author Signature: Robert Gonzales															
2. I am a qualified sector Division 3 of the Business and Professions Code to accept this Certificate of Compliance according to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.															
3. The building features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, workorders, calculations, plans and specifications submitted to the enforcement agency for approval with this permit.															
Responsible Designer Name: Robert Gonzales Responsible Designer Signature: Robert Gonzales															
4. I am a qualified sector Division 3 of the Business and Professions Code to accept this Certificate of Compliance according to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.															
5. The building features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, workorders, calculations, plans and specifications submitted to the enforcement agency for approval with this permit.															
Responsible Designer Name: Robert Gonzales Responsible Designer Signature: Robert Gonzales															
6. I am a qualified sector Division 3 of the Business and Professions Code to accept this Certificate of Compliance according to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.															
7. The building features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, workorders, calculations, plans and specifications submitted to the enforcement agency for approval with this permit.															
Responsible Designer Name: Robert Gonzales Responsible Designer Signature: Robert Gonzales															

RESIDENTIAL MEASURES SUMMARY															
RMS-1															
Project Name: 2336 Silveria Ct.															
Building Type: <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi Family <input type="checkbox"/> Existing+Addition/Alteration															
Report / Addition															
Report / Addition															
Project Address: California Energy Climate Zone: Total Cool. Floor Area: # of Units: 5/10/2020															
2336 Silveria Ct. San Jose, CA Climate Zone 04 2,347 1															
INSULATION															
Construction	Type	Area	Cavity (in²)	Special Features	Status										
Wall	Wood Framed	R 12	200		Altered										
Wall	Wood Framed	R 15	300		Altered										
Wall	Wood Framed	R 18	318		Altered										
Wall	Wood Framed	R 18	312		Altered										
Roof	Wood Framed Attic	R 11	96		Existing										
Stab.	Unsheathed Slat-on-Grade	-	-	-	No Insulation	96 ft² Perim = 192"									
Stab.	Wood Framed	R 12	152		Altered										
Stab.	Wood Framed	R 12	152		Altered										
Walls	Wood Framed	R 12	344		Altered										
FENESTRATION															
Total Area:	281	Glass Percentage:	16.7 %	Headlined Average U-factor:	0.30										
Orientation:	U-Fac	SGC	Overhang	Sideline	Exterior Shad.	Status									
Front (SW)	0.20	0.21	none	none	n/a	Altered									
Rear (SE)	0.20	0.21	none	none	n/a	Altered									
Right (SW)	0.10	0.20	0.21	none	none	n/a	Altered								
Left (NE)	0.10	0.20	0.21	none	none	n/a	New								
Front (EW)	0.20	0.20	0.21	none	none	n/a	New								
Right (EW)	0.20	0.20	0.21	none	none	n/a	New								
HVAC SYSTEMS															
Qty.	Heating	Min. Eff.	Cooling	Min. Eff.	Thermostat	Status									
1	Central Furnace	80% AFUE	Split Air Conditioner	15.0 SEER	Setback	New									
HVAC DISTRIBUTION															
Location	Heating	Cooling	Duct	R-Value	Status										
HVAC System	Ducted	Ducted	Attic	6.0	New										
WATER HEATING															
Qty.	Type	Gallons	Min. Eff.	Distribution	Status										
1	Small Storage Gas	50	0.85	Standard	Altered										
EnergyPro 8.1 by EnergySoft User Number: 20180 ID: 20-036 Page 12 of 14															



Registration Number: 420-PO1004996A-000 0000000-0000	Registration Date/Time: 05/10/2020 17:14	HERS Provider: Cal Energy
CA Building Energy Efficiency Standards - 2019 Residential Compliance	Report Version: 2019.1.308	Report Generated: 2020-05-10 17:13:00
Schema Version: rev-2020101		

DRAWINGS PROVIDED BY: POWELL AND ASSOCIATES INC. REPAIR & ADDITION TO DAMAGED RESIDENCE DATE: 9/10/2020

2336 Silveria Ct. Repair / Addition Santa Clara, Ca 95054	T-24-3 SHEET: 19
Project: Sheet	Date:
Design:	Notes:

NO. DESCRIPTION: BY DATE: 03-24-20- DATE: 03-24-20- SHEET/CORRECTIONS: SHEET TITLE: SHEET

PROJECT DESCRIPTION: PROJECT: REPAIR & ADDITION TO DAMAGED RESIDENCE NORTHERN CALIFORNIA SOUTHERN CALIFORNIA SPRINGS CAYATE ST. 2336 SILVERIA CT. 2336 SILVERIA CT. SANTA CLARA, CA 95054 0511352-3588 (707) 745-4020 (707) 745-4020

