DIMENSIONING NOTES

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.) UNLESS OTHERWISE NOTED. SHEATHING IS NOT INCLUDED AS STRUCTURE IN DIMENSIONING. DIMENSIONS ARE TO FRAMING.

2. DO NOT SCALE FROM DRAWINGS.

3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY HOME EC PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. ALL NON-DIMENSIONED EXTERIOR DOORS AND WINDOWS SHALL BE OFFSET FROM WALLS TO ALLOW FOR (3) 2X4 STUDS AT THE JAMBS UNLESS OTHERWISE NOTED.

5. ALL NON-DIMENSIONED INTERIOR DOORS SHALL BE OFFSET FROM THE HINGE-SIDE WALL TO ALLOW FOR (2) 2X4 STUDS AT THE JAMB. (U.O.N.)

6. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.

MISCELLANEOUS NOTES

7. SOUND INSULATION REQUIRED IN ALL INTERIOR WALLS.

8. PROVIDE 1.28 GALLONS OF WATER PER FLUSH TOILETS.

9. WATER HEATERS SHALL BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL.

10. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE REQUIRED QUALITY STANDARDS FOR INSULATION MATERIAL.

11. CRC-R311.3-EXCEPTION: A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7-3/4" LOWER THAN THE FLOOR LEVEL IF THE DOOR DOES NOT SWING OVER THE LANDING. CRC R311.3.1 AND R311.3.2

12. AS REQUIRED BY AGENCY, AN APPROVED SEISMIC SHUTOFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

13. FOR TYPICAL MOUNTING HEIGHTS OF DOOR HARDWARE, ELECTRICAL DEVICES AND MECHANICAL CONTROLS SEE DETAIL 6/M-7.5 REFER TO DETAIL WHEN DIMENSIONS OF STATED ITEMS ARE NOT SHOWN IN ELEVATION.

14. PROVIDE R-12 EXTERIOR BLANKET INSULATION FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET IF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS, AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RE-CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.

15. INSULATION VALUES SHALL BE AS FOLLOWS:
ALL EXTERIOR WALLS = R-21
ROOF INSULATION = MINIMUM R-38
HIGH DENSITY BATT INSULATION IN FLOORS = R-30
INTERIOR BATH AND BEDROOM WALLS BATT INSULATION = R-13

16. HANDRAILS AT STAIRS SHALL BE REQUIRED WHERE THERE ARE 4 OR MORE RISERS, AND NOT BE LESS THAN 34" NOR MORE THAN 38" ABOVE LANDINGS AND NOSINGS OF TREADS.

17. GRIPS ON RAILS SHALL HAVE A 1 ¼" MINIMUM AND 2" MAXIMUM IAMETER OR OFFER EQUIVALENT GRIPPING SURFACE.

18. GUARDRAILS AND HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION.

19. A COMPREHENSIVE REVIEW OF THE ENERGY COMPLIANCE CALCULATION AND DETAILS BASED ON CLIMATE ZONE AND BUILDING ORIENTATION WILL BE CONDUCTED BY THE LOCAL ENFORCEMENT AGENCY.

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

21. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING DO NOT EXCEED 19% PRIOR TO ENCLOSURE AND IS CHECKED BEFORE ENCLOSURE. INSULATION PRODUCTS ARE DRY PRIOR TO ENCLOSURE.

22. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS ARE COVERED DURING CONSTRUCTION UNTIL FINAL STARTUP OF THE HVAC EQUIPMENT.

23. DISPLACED TOPSOIL IS STOCKPIKED FOR REUSE IN A DESIGNATED AREA AND COVERED OR PROTECTED FROM EROSION

NOTES
NO SCALE 11

ON-SITE WORK FOR LOCAL GC OR OWNER
THIS SCOPE OF WORK IS A GENERAL OUTLINE FOR THE WORK REQUIRED TO BE PERFORMED BY THE LOCAL GC FOR A CONNECT HOME. IT IS NOT INTENDED TO BE USED AS A COMPREHENSIVE LIST. IT IS THE RESPONSIBILITY OF THE LOCAL GC AND OWNER TO REVIEW THE LOCAL ARCHITECTURAL DRAWINGS AND THE LOCAL BID SET AND CONSTRUCTION SET AS WELL AS THE GEOTECHNICAL REPORT AND CIVIL RECOMMENDATIONS (IF APPLICABLE).

LOCAL GC OR OWNER PRE-DELIVERY SCOPE OF WORK:

1. EROSION AND SEDIMENTATION CONTROL NOTES
A) FOLLOW ALL DIRECTIONS OF EROSION CONTROL PLAN PER BMPS AND ALL RELATED COUNTY REQUIRED MEASURES

2. GRADING
A) REVIEW SOILS REPORT AND GRADING RECOMMENDATIONS (IF APPLICABLE)
B) GRADING/ EXCAVATION FOR FOOTINGS, CRAWLSPACE, TRENCHING, DRIVEWAY
C) BACKFILL AND COMPACT ALL SOIL REMOVED FOR UTILITY TRENCHING AND FOOTINGS

3. FOUNDATIONS AND BASEMENT
A) CONCRETE FOUNDATION FOOTINGS FOR HOUSE AND GARAGE
B) STEM WALLS AND PIERS PER PLAN
C) FOUNDATION VENTS
D) CRAWLSPACE ACCESS DOOR
E) INSTALL CLASS I VAPOR RETARDER AT CRAWLSPACE AND DRAINS AS REQUIRED
F) CONCRETE PAD FOR CONDENSER(S)
G) CONCRETE BASEMENT WALLS

4. STEEL
A) SUPPLY AND INSTALL WELD PLATES AT TOP OF STEM WALLS AND PIERS

5. UTILITY INFRASTRUCTURE
A) SEWER:
- RUN SANITARY SEWER LINE FROM PROPERTY LINE TO STUB UP/POINT OF CONNECTION(S) IN CRAWLSPACE
- COORDINATE WITH LOCAL RESPONSIBLE AGENCY IF NEW SEWER LATERAL WILL BE REQUIRED
- INSTALL SEPTIC SYSTEM (IF APPLICABLE)

B) WATER:
- RUN WATER MAIN SERVICE LINE FROM WATER METER TO MANIFOLD/ SHUT OFF VALVE OUTSIDE CRAWLSPACE AND SUPPLY STUB UPS/ POINTS OF CONNECTION FOR DOMESTIC SERVICES AND FIRE SPRINKLER SERVICE
- COORDINATE METER SIZE AND MAIN LINE SIZE REQUIREMENTS WITH LOCAL UTILITY COMPANY AND FIRE SPRINKLER REQUIREMENTS
- COORDINATE LOCATION OF EXTERIOR HOSE BIBS
- IF PROPERTY IS ON WATER WELL, INSTALL WATER WELL, TANKS, PUMPS, (IF APPLICABLE)

C) GAS:
- COORDINATE GAS SERVICE LINE FROM PROPERTY LINE TO NEW METER LOCATION
- IF PROPERTY IS ON PROPANE, INSTALL PROPANE TANK

D) ELECTRICAL:
- INSTALL PIPE SLEEVE AND STUB UP/ POINT OF CONNECTION IN CRAWLSPACE TO PULL FUTURE ELECTRIC SERVICE INTO CRAWLSPACE
- COORDINATE SERVICE REQUIREMENTS AND SERVICES SIZE WITH LOCAL POWER COMPANY
- IF ADDITIONAL STRUCTURES ON SITE (GARAGE, CARPORT), RUN UNDERGROUND CONDUIT FROM CRAWLSPACE OR MAIN SERVICE PANEL TO THOSE LOCATIONS
- INSTALL TEMPORARY POWER, COORDINATE WITH LOCAL POWER COMPANY

E) FIRE:
- COORDINATE FIRE SAFETY REQUIREMENTS (DRIVEWAYS, TURNOUTS, HYDRANTS, WATER SUPPLY WITH LOCAL FIRE DEPARTMENT

6. SITE DRAINAGE
A) INSTALL SUBSURFACE DRAINAGE AND/OR WATER CATCHMENT SYSTEMS PER PLANS AND/OR LOCAL REQUIREMENTS
B) SUPPLY AND INSTALL ALL SITE DRAINAGE AS REQUIRED ,INCLUDING DRAINAGE OUTLET FOR CRAWLSPACE AND SUBDRAIN AS RECOMMENDED BY GEOTECHNICAL REPORT

BEFORE CONNECT HOMES CAN SCHEDULE THE DELIVERY OF THE HOME THE FOLLOWING REQUIREMENTS MUST BE MET:
- **FOUNDATIONS COMPLETE**
- **STAGING AREA FOR CRANE AND TRUCKS CLEAR OF ALL DEBRIS**
- **NO OPEN TRENCHES**
- **TEMPORARY POWER**
- **TEMPORARY TOILET**
- **ANY DISTURBED OR EXCAVATED AREAS ON SITE WITHIN THE CONNECT HOMES WORK ZONE (FOR CRANE, TRUCKS AND ALL AROUND THE FOUNDATION) TO BE BACKFILLED AND COMPACTED BEFORE DELIVERY.**

NOTE:
CONNECT HOMES STRONGLY ADVISES NOT COMPLETING DRIVEWAYS WITH FINISH MATERIALS PRIOR TO MODULE DELIVERY TO

RESUME OF WORK : ON SITE (PRE-DELIVERY)
NO SCALE 8

RESUME OF WORK
FACTORY SCOPE OF WORK

1. STRUCTURAL STEEL FRAMES
A) WELD AND ASSEMBLE STEEL FRAME
B) PREP. PRIME AND PAINT
C) INSTALL BLOCKING AND BLOCKING FASTENER AT STEEL BEAMS
D) NOTES: SUPPLY MATING PLATES, BOLTS, AND ACCESSORIES TO BE INSTALLED IN FIELD

2. FLOOR ASSEMBLY
A) INSTALL FLOOR JOISTS
B) INSTALL INSULATION
C) INSTALL PLYWOOD SUBFLOOR
D) INSTALL TILE FLOORING AT BATHROOM LOCATIONS
E) INSTALL STAIR AND LANDING FRAMING (FOR 2 STORY ONLY)

3. CEILING ASSEMBLY
A) INSTALL GYPSUM BOARD CEILING, FINISH AND PAINT
B) INSTALL CEILING JOISTS AT DROPPED CEILING LOCATIONS
D) INSTALL EXTERIOR WOOD SIDING SOFFIT AT COVERED DECK LOCATIONS

4. ROOFING ASSEMBLY
A) INSTALL ROOF RAFTER AND CRIPPLE WALL FRAMING
B) INSTALL ROOF INSULATION
C) INSTALL PLYWOOD SHEATHING
D) INSTALL ROOFING MEMBRANE

5. WALL ASSEMBLY
A) INSTALL WALL FRAMING
B) INSTALL INSULATION
C) INSTALL INTERIOR GYPSUM BOARD, FINISH AND PAINT
D) INSTALL INTERIOR BASEBOARD
E) INSTALL INTERIOR TILE AT BATHROOM LOCATIONS
F) INSTALL INTERIOR DOORS
G) INSTALL EXTERIOR PLYWOOD SHEATHING
H) INSTALL EXTERIOR BUILDING WRAP, FLEXIBLE FLASHING AND METAL FLASHING, SILL PANS
I) INSTALL EXTERIOR SIDING
J) INSTALL EXTERIOR WINDOW AND DOOR ASSEMBLIES

6. ELECTRICAL
A) INSTALL ROUGH ELECTRICAL
B) INSTALL ELECTRICAL FIXTURES
C) INSTALL ELECTRICAL PANEL AND SUB PANEL (FOR 2 STORY ONLY)
D) INSTALL LOW VOLTAGE DEVICES AND ROUGH INS -WIRES WILL BE PULLED IN FIELD
E) INSTALL CONDUIT FOR SOLAR TO ROOF (WIRING AND INSTALL OF SYSTEM IN OWNER SCOPE)
F) INSTALL CONDUIT FOR EV CHARGER (WIRING AND INSTALL BY OWNER) (IF APPLICABLE)

7. PLUMBING
A) INSTALL ROUGH PLUMBING -WATER, SANITARY DRAIN, GAS
B) INSTALL WATER HEATER AND OUTTAKE AND INTAKE VENT CAPS
C) INSTALL PLUMBING FIXTURES
D) INSTALL ROUGH PLUMBING STUB DOWNS AT FLOOR AND VENT STUB UPS AT ROOF

8. MECHANICAL
A) INSTALL MINI SPLITS
B) SUPPLY MECHANICAL CONDENSER -TO BE INSTALLED ON SITE
C) INSTALL THERMOSTATS
C) INSTALL LAUNDRY ROOM VENT GRILL (IF APPLICABLE)
D) INSTALL ERV AND ERV GRILLS/DUCTING
E) INSTALL DUCTING FOR BATHROOMS FANS AND HOOD VENT
F) INSTALL HEAT MATS AND THERMOSTATS (IF APPLICABLE)

9. FIRE SPRINKLERS
A) INSTALL FIRE SPRINKLER MANIFOLD
B) INSTALL FIRE SPRINKLER HEADS, SUPPLY LINES AND STUB DOWNS
C) INSTALL FIRE SPRINKLER ALARM BELL
D) INSTALL FIRE SPRINKLER INTERIOR HORN(S)

10. APPLIANCES
A) INSTALL FACTORY-INSTALLED APPLIANCES
B) INSTALL HOOD VENT STUB OUT

11. CASEWORK
A) INSTALL CASEWORK
B) INSTALL COUNTERTOPS

12. DELIVERY PREP
A) INSTALL CLOSE-UP PLASTIC AT ALL EXTERIOR WALLS FOR SHIPPING
B) SECURE SHIP LOOSE ITEMS
C) CRIB MODULES FOR TRUCK PICK UP
D) PROVIDE FORKLIFTS AS NEEDED FOR LOADING MODULES ONTO TRUCKS

RESUME OF WORK: IN FACTORY
NO SCALE 5

RESUME OF WORK
FINISH INSTALLATION - IN FIELD SCOPE OF WORK

1. STRUCTURAL STEEL FRAMES
A) WELD BOTTOM STEEL CORNER PLATES AND STEEL SHIM PLATES LOCATED AT FLOOR BEAMS TO STEEL WELD PLATES ON CONCRETE STEM WALL AND PIERS
B) WELD MATING SIDE PLATES AT MODULES' CONNECTION
C) INSTALL MATE LINE BOLTS THROUGH ROOF BEAMS AT ROOF
D) INSTALL MATE LINE CONNECTION PLATES THROUGH ROOF BEAMS AT ROOF
E) INSTALL BOLTS AT STORYLINE CONNECTIONS. (FOR 2 STORY ONLY)

2. FLOOR ASSEMBLY
A) INSTALL PLYWOOD SUBFLOOR ALONG FLOOR MATING SEAMS
B) INSTALL INSULATION AT FLOOR MATING SEAMS
C) INSTALL WOOD FLOORING
D) COMPLETE STAIR LANDING ASSEMBLY (FOR 2 STORY ONLY)

3. CEILING ASSEMBLY
A) INSTALL GYPSUM BOARD CEILING, FINISH AND PAINT AT ACCESS BLOCKOUTS (WHERE APPLICABLE)
B) INSTALL MATELINE CEILING BOARD BETWEEN BEAMS

4. ROOFING ASSEMBLY
A) INSTALL MATELINE BLOCKING AS NEEDED
B) INSTALL PLYWOOD SHEATHING ALONG MATING SEAMS
C) COMPLETE ROOFING MEMBRANE MATELINE OVERLAPS
D) INSTALL METAL GUTTER AND FASCIA TRIM METALS
E) INSTALL METAL DOWNSPOUTS
F) INSTALL METAL TRIM PIECE AT UNDERSIDE OF BLOCKING ALONG ROOF BEAM MATING SEAMS
G) INSTALL ROOF VENTILATION

5. WALL ASSEMBLY
A) INSTALL GYPSUM BOARD ALONG WALL MATING SEAMS AND REMAINING AREAS, FINISH AND PAINT
B) PRIME AND PAINT ALONG WALL MATING SEAMS
C) INSTALL WALL BASE ALONG WALL MATING SEAMS
D) INSTALL INSULATION ALONG WALL MATING SEAMS
E) INSTALL EXTERIOR PLYWOOD SHEATHING, FLEXIBLE FLASHING LAP AND EXTERIOR FURRING STRIPS ALONG WALL MATING SEAMS
F) INSTALL EXTERIOR SIDING ALONG WALL MATING SEAMS AND REMAINING AREAS
G) INSTALL EXTERIOR METAL CORNER CAPS/ EXTERIOR SIDING AT CORNERS (IF APPLICABLE)
H) INSTALL EXTERIOR METAL BASE FASCIA

6. ELECTRICAL
A) COMPLETE ELECTRIC CIRCUIT AND SWITCH CONNECTIONS CROSSOVERS BETWEEN MODULES
B) CONNECT SECOND FLOOR SUBPANEL TO FIRST FLOOR SUBPANEL (2 STORY ONLY)
C) INSTALL REMAINING ELECTRICAL FIXTURES
D) INSTALL EXTERIOR LIGHTS
E) TEST ELECTRICAL SYSTEMS IN HOUSE

7. PLUMBING
A) INSTALL ROOF VENT SLEEVES AND PROTECTION COLLARS AT VENT STUB UPS
B) INSTALL REMAINING PLUMBING FIXTURES
C) TEST PLUMBING SYSTEMS IN HOUSE
8. MECHANICAL
A) INSTALL FAN UNITS
B) INSTALL SUPPLY AND RETURN AIR REGISTERS
C) COMPLETE THERMOSTAT WIRING
D) INSTALL CONDENSER
F) CONNECT REMAINING DUCTING, INCLUDING RANGE HOOD AND CROSSOVERS
G) TEST MECHANICAL SYSTEM

9. APPLIANCES
A) INSTALL REMAINING APPLIANCES (WITHIN CH SCOPE)
B)TEST APPLIANCES

10. CASEWORK

RESUME OF WORK: FINAL INSTALLATION
NO SCALE 3

ARCHITECTURAL SET - LOCAL	
Sheet Number	Sheet Name
L-0.1	TITLE SHEET
L-0.2	MATERIALS AND FINISHES - LOCAL SET
L-1.0	OVERALL SITE PLAN (CIVIL)
L-1.2	OVERALL ARCHITECTURAL SITE PLAN
L-1.6	LANDSCAPING PLAN
L-2.0	ARCHITECTURAL FOUNDATION PLAN
L-2.1	FLOOR PLAN - BASEMENT
L-2.2	FLOOR PLAN - LEVEL 1
L-2.3	FLOOR PLAN - GARAGE
L-2.4	ROOF PLAN
L-3.0	SITE EXTERIOR ELEVATIONS
L-3.1	SITE EXTERIOR ELEVATIONS
L-3.2	BUILDING SECTIONS
L-3.3	UTILITY PLAN - LEVEL 1
L-3.3B	UTILITY PLAN - BASEMENT
L-3.4	SITE-BUILT ARCHITECTURAL DETAILS
L-3.5	SITE-BUILT ARCHITECTURAL DETAILS
L-4.0	TITLE 24 DOCUMENTATION
L-4.1	TITLE 24 DOCUMENTATION
L-4.2	TITLE 24 DOCUMENTATION
L-5.0	FIRE PLAN
L1	LANDSCAPE PLAN
CG-1	CALGREEN MANDATORY & TIER 1 REQUIREMENTS
CG-2	CALGREEN MANDATORY & TIER 1 REQUIREMENTS
CG-3	CALGREEN MANDATORY & TIER 1 REQUIREMENTS
CG-4	CALGREEN MANDATORY & TIER 1 REQUIREMENTS

STRUCTURAL SET - LOCAL	
Sheet Number	Sheet Name
S-1.0	STRUCTURAL NOTES
S-5.0	SYSTEM FOUNDATION DETAILS (GENERAL SITE)
S-6.0	STRUCTURAL FOUNDATION AND DECK PLANS
S-6.1	STEEL FLOOR BEAMS CHECK PLAN AND FOUNDATION TIE DETAILS
S-7.0 (GV)	SYSTEM FOUNDATION DETAILS (GENERAL SITE)
S-7.1	FOUNDATION WALL DETAILS
S-7.2	MAT SLAB W/ SLAB EDGE FOOTING AT HILLSIDE
S-8.0	CEILING AND ROOF FRAMING PLAN
S-8.1	DECK FRAMING PLAN AND DETAILS
S-8.2	GARAGE&ENTRY HALLWAY STRUCTURAL DETAILS
	CIVIL PLANS
C0	OVERALL SITE PLAN
C1	OVERALL SITE PLAN
C2	GRADING AND DRAINAGE PLAN
C2.1	GRADING AND DRAINAGE PLAN
C3	DRIVEWAY PROFILE SECTIONS AND DETAILS
C4	EROSION CONTROL PLAN
C5	EROSION CONTROL DETAIL (BMP-1)
C6	EROSION CONTROL DETAIL (BMP-2)

HCD APPROVED - FACTORY BUILT HOUSING SET	
Sheet Number	Sheet Name
M-0.1	TITLE SHEET
M-0.2	MATERIALS AND FINISHES - MANUFACTURE SET
M-0.3	SCHEDULES - DOOR AND WINDOW
M-2.0	FLOOR AND ROOF PLANS
M-3.0	EXTERIOR ELEVATIONS
M-3.1	BUILDING SECTIONS
M-4.0	INTERIOR ELEVATIONS
M-4.1	INTERIOR ELEVATIONS
M-4.2	INTERIOR ELEVATIONS
M-4.3	DECK FRAMING - PLAN AND DETAILS
M-5.1 (GV)	MANUFACTURE DETAILS - SECTIONS AND PLANS
M-7.0	PLUMBING SCHEDULES AND NOTES
M-7.1	MECHANICAL PLANS AND SCHEDULES
M-7.3	ARCHITECTURAL LIGHTING, POWER, AND RCPS
M-7.4	ARCHITECTURAL FIRSESPRINKLER PLAN

HCD APPROVED - F - SHEETS	
Sheet Number	Sheet Name
F-5.1 (GV)	FINISH DETAILS - SECTIONS AND PLANS

HCD APPROVED - STRUCTURAL SET	
Sheet Number	Sheet Name
S-1.0	STRUCTURAL NOTES
S-2.0	STRUCTURAL PLANS OVERALL
S-2.1	STRUCTURAL PLANS - MODULES 01 - 03
S-2.2	STRUCTURAL PLANS 04 - 06
S-2.3	STRUCTURAL PLANS - OVERALL ROOF
S-3.0	STRUCTURAL STEEL DETAILS
S-4.0	STRUCTURAL FRAMING DETAILS
S-5.0	SYSTEM FOUNDATION DETAILS (GENERAL SITE)

ATTACHED DOCUMENTATION WITH ORIGINAL SUBMITTAL:

- STRUCTURAL CALCULATIONS FOR SITE WORK
- GEOTECHNICAL EXPLORATION/ SOILS REPORT
- STRUCTURAL CALCULATIONS FOR FACTORY BUILT DWELLING (HCD APPROVED)
- CALGREEN MANDATORY FORMS AND CUTSHEETS (HCD APPROVED)
- TITLE 24 FORMS (HCD APPROVED)

PROPOSED MINIMUM SOLAR KWdc PER TITLE 24: 5 KWdc (DEFFRERED SUBMITTAL)

WORK SHOWN IN RIGHT-OF-WAY FOR REFERENCE ONLY.
SEE ROADS AND AIRPORTS ENCROACHMENT PERMIT ENC22-0444
FOR APPROVED WORK IN THE RIGHT-OF-WAY.

SHEET SCHEDULES
NO SCALE 1

ADVISORY:

The proposed residence is a Factory Built Home and is regulated under the California Health and Safety Codes, Division 1, Part 6. Please note that the following stamp is affixed to all sheets except the "Local" requirements sheets.

FIRE MARSHAL INSPECTIONS
DEV Record No. DEV21-3089. Date 01/27/2023
BY: AJG 2K20

COMBUSTIBLE MATERIALS SHALL NOT BE BROUGHT ON-SITE UNTIL THE FOLLOWING HAVE BEEN INSTALLED, INSPECTED, AND DEEMED FUNCTIONAL BY THE FIRE MARSHAL'S OFFICE:

- [x] FIRE PROTECTION WATER SUPPLY
- [x] FIRE HYDRANTS
- [ ] ACCESS ROADS
- [x] DRIVEWAYS

INSPECTION AND APPROVAL OF THE WHARF HYDRANT BY THE FIRE MARSHAL IS REQUIRED PRIOR TO THE FOUNDATION INSPECTION.(REFERENCE FMO STANDARD CFMO-W4 &W5)
[x] YES [ ] NO

CALL 408-341-4010 TO SCHEDULE INSPECTIONS

Notes:

RADCO
APPROVED FACTORY- BUILT HOUSING
These plans have been approved pursuant to the provisions of the State of California Health and Safety Code, Division 13, Part 6 and the regulations adopted pursuant thereto.
Approvals herein does not authorize or approve any ommision of deviation from State laws or valid local ordinances nor is it applicable to movement of units over highways, county roads or city streets.
Foundation Design is not approved.

Occupancy	Roof LL	Wind Exp	Seismic Cat
R3	20psf	91 mph C	D

Plan Approval No. RAD-33-1105
By Christopher Sesma
Approved Date 4/6/2021
Expiration Date 4/6/2024

RADCO APPROVAL
NO SCALE 10

LOCAL GC OR OWNER POST-DELIVERY SCOPE OF WORK:

1. FOUNDATIONS
A) CONCRETE PADS FOR SITE-BUILT STAIRS, DECKS.
B) FINISH SLAB FOR CARPORT/ GARAGE (IF APPLICABLE)
C) CRAWLSPACE ACCESS COVER (IF APPLICABLE)

2. UTILITY INFRASTRUCTURE
A) SEWER:
- INSTALL SANITARY DRAINAGE BRANCH IN CRAWLSPACE CONNECTING SANITARY DRAIN/WASTE/VENT STUB DOWNS UNDER HOUSE AND CONNECT TO SANITARY DRAINAGE STUB UP IN CRAWLSPACE.
- PROVIDE ACCESSIBLE END OF LINE CLEAN OUTS PER CODE REQUIREMENTS.

B) WATER:
- CONNECT WATER SERVICE LINE TO STUB DOWN IN CRAWLSPACE AND CONNECT FIRE SPRINKLER RISER STUB DOWNS UNDER HOUSE TO STUB UP IN CRAWLSPACE, INSTALL HOSE BIBS

C) GAS:
- INSTALL SEISMIC SHUTOFF VALVE, CONNECT GAS SERVICE FROM METER TO GAS LINE STUB DOWNS UNDER HOUSE TO STUB UP IN CRAWLSPACE

D) ELECTRICAL:
- COORDINATE ELECTRIC METER LOCATION AND SIZE OF SERVICE WITH LOCAL UTILITY COMPANY
- SUPPLY AND INSTALL MAIN ELECTRICAL PANEL AND RUN OVERHEAD OR UNDERGROUND SERVICE TO METER
- CONNECT ELECTRIC SERVICE FROM MAIN SERVICE PANEL TO SUB PANELS
- RUN SERVICE TO CONDENSER (IF APPLICABLE)
- IF ADDITIONAL STRUCTURES ON SITE (GARAGE/ CARPORT), RUN ELECTRIC SERVICE TO THEM

E) COORDINATE DIRECTLY WITH THE LOCAL TELEPHONE AND CABLE PROVIDERS SERVICING THE AREA TO PROVIDE SERVICE FOR THE HOME, INCLUDING THE INSTALLATION OF TELEPHONE AND CABLE PANELS AND THE PULLING OF LOW VOLTAGE WIRES CONNECTING THE DEVICES INSIDE THE HOUSE TO THE PANELS (IF APPLICABLE)

F) COORDINATE INSTALL OF SOLAR PANELS WITH SOLAR PANEL SUB CONTRACTOR, COORDINATE WITH LOCAL UTILITY COMPANY (IF APPLICABLE)

3. GRADING
A) COMPLETE BACKFILL AND FINISH GRADING

4. SITE FEATURES (CHECK PLANS TO SEE IF APPLICABLE)
A) GARAGE
B) SITE DECKS AND STAIRS
C) LID/ WATER CATCHMENT SYSTEMS
D) HARDSCAPES
E) GATES, FENCING
F) DRIVEWAY
G) BASEMENT EXTERIOR DOORS AND WINDOWS

5. SITE DRAINAGE
A) CONNECT DOWNSPOUTS TO SUBSURFACE DRAINS, RAIN BARRELS, OR SUPPLY AND INSTALL SPLASH BLOCKS (IF APPLICABLE)

ADDITIONAL NOTES:

• LOCAL GC OR OWNER WILL MAINTAIN A TEMPORARY TOILET, TEMPORARY POWER, JOBSITE FENCING AND SECURITY AND WILL BE RESPONSIBLE FOR HAULING ANY TRASH AND CONSTRUCTION DEBRIS DURING THE COURSE OF ON-SITE WORK AS WELL AS DURING CONNECT HOMES' INSTALLATION SERVICES ON SITE.
• LOCAL GC OR OWNER WILL BE RESPONSIBLE FOR THE COORDINATION AND SCHEDULING OF ALL LOCAL JURISDICTION INSPECTIONS, PUBLIC INSPECTIONS, DEPUTY INSPECTIONS AND STRUCTURAL OBSERVATIONS AT THE SITE THAT ARE REQUIRED BY THE LOCAL JURISDICTION BUILDING DEPARTMENT OR AGENCY FOR THE WORK THEY PERFORM.

RESUME OF WORK: ON SITE (POST-DELIVERY)
NO SCALE 7

PROJECT DESCRIPTION

1,936 SF SINGLE FAMILY FACTORY BUILT RESIDENCE WITH SITE-BUILT 2,010 SF (UNFINISHED) BASEMENT, 264 SF HALLWAY, 357 SF UNCOVERED SITE-BUILT DECKS, 510 SF GARAGE & 88'-10" RETAINING WALL .

PARCEL INFORMATION

SITE ADDRESS: 17085 MONTEBELLO RD, CUPERTINO, CA, 95014

APN: 351-40-001
ZONING: HS-d1-sr
LOT SIZE: 79.5 acres 3,463,020 SF
CONSTRUCTION TYPE: TYPE V-B
SRA/WUI ZONE: YES
FLOOD PRONE URBAN AREA: NO
CLIMATE ZONE: 4
OCCUPANCY: R3
AUTOMATIC FIRE SPRINKLERS: YES (UNDER SEPARATE PERMIT)
SPECIAL INSPECTION & STRUCTURAL OBSERVATION: YES

FIRE SPRINKLERS REQUIRED. SEPARATE FIRE MARSHAL PERMIT REQUIRED. ALLOW 30 DAYS MINIMUM FOR PLAN REVIEW AFTER APPLICATION SUBMITTAL.

PRESENT LAND USE : VACANT

PROPOSED: 1856 SF FACTORY BUILT 1-STORY SINGLE FAMILY DWELLING
+ 80 SF INSET DECK
1950 SF SITE BUILT BASEMENT + 60 SF INSET DECK
510 SF SITE BUILT GARAGE
264 SF SITE BUILT ENTRY HALLWAY
357 SF UNCOVERED SITE-BUILT DECKS

4720 SF TOTAL COVERED FLOOR AREA
357 SF TOTAL UNCOVERED FLOOR AREA

HEIGHT:

HEIGHT LIMIT: 35'
PROPOSED HEIGHT: 21' 2"

WUI
THIS PROJECT IS LOCATED WITHIN THE WILDLAND-URBAN INTERFACE

HIGH-MODERATE FIRE HAZARD SEVERITY ZONE

SETBACKS:

REQUIRED SETBACKS:
FRONT YARD SETBACK: 30'
SIDE YARD SETBACK: 30'
REAR YARD SETBACK: 30'

PROPOSED SETBACKS:
FRONT YARD:
SIDE YARD:
REAR YARD:

PARKING REQUIREMENTS: 2 OFF-STREET PARKING (1 MUST BE COVERED)
PROPOSED PARKING: 2 OFF-STREET COVERED PARKING

NOTE:

- FOR DESIGN LOADS, WIND CRITERIA AND SEISMIC CRITERIA SEE SHEET S-1.0
- GRADING PERMIT IS A SEPERATE SUBMITTAL
- FIRE SPRINKLER AND SOLAR PERMITS ARE SEPERATE AND DEFERRED

- "CERTIFICATE OF INSIGNIA FOR THE WUI COMPLIANT MANUFACTURED HOME" TO BE PROVIDED TO THE COUNTY INSPECTOR BEFORE FOUNDATION INSPECTION

Landscape Area is less than 500 square feet and no Landscape Permit is necessary

PROJECT INFORMATION
NO SCALE 4

ARCHITECT:
Jared Levy
Connect Homes
706 S. Hill Street
Los Angeles, CA 90014
323 697 2386 TEL
310 622 9271 FAX
info@connect-homes.com

MODULAR BUILDER:
Connect Homes Factory
1811 Riverview Dr.
San Bernardino, CA 92408

STRUCTURAL ENGINEER:
Reza Shabani, M.Eng., M.Sc. , PE.
8th St. Construction & Consulting
619 906 0202 TEL
reza@8thstreets.com

SURVEYOR:
PEOPLE ASSOCIATES
1996 Tarot Court
Milpitas, CA 95035
408 957 9221 FAX
408 957 9220 TEL

GEOTECH:
C2EARTH, INC.
750 Camden Ave # A
Campbell, CA 95008
408 866 5436 TEL

CIVIL ENGINEER:
Ninh M. Le, PE
LC Engineering
598 E Santa Clara St Ste 270
San Jose, CA 95112
nle@lcengineering.net
408 806 7187 TEL

GENERAL CONTRACTOR:
TBD

OWNER:
JEREMY VAN GRINSVEN & TINA CHEN
17085 MONTEBELLO RD
CUPERTINO, CA, 95014
919 412 6358 TEL
jeremy@vangrinsven.us

SEE APPROVED GRADING PLAN
DEV 21-1336

COMPLETE PRIOR TO FINAL INSPECTION
SUBMIT CONSTRUCTION OBSERVATION LETTER BY PROJECT GEOLOGIST OR SOILS ENGINEER TO COUNTY GEOLOGIST FOR GEOLOGY CLEARANCE

PROJECT DIRECTORY
NO SCALE 2B

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 BUILDNG TABLES BELOW. REGISTERED CF2RS AND CF3RS ARE REQUIRED TO BE COMPLETED IN THE HERS REGISTRY

BUILDING-LEVEL VERIFICATIONS:
- QUALITY INSULATION INSTALLATION (QII)
- INDOOR AIR QUALITY VENTILATION

COOLING SYSTEM VERIFICATIONS:
- VERIFIED SEER
- VERIFIED REFRIGERANT CHARGE
- AIRFLOW IN HABITABLE ROOMS (SC3.1.4.1.7)
- MINIMUM AIRFLOW ACCORDING TO RA3.3 AND SC3.3.3.4.1

HEATING SYSTEM VERIFICATIONS:
- VERIFIED HSPF
- VERIFIED HEAT PUMP RATED HEATING CAPACITY
- CEC CERTIFIED LOW-STATIC VCHP SYSTEM
- WALL-MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 FT² (SC3.4.5)
- VERIFIED AIR FILTER SIZING (SC3.1.4.7)
- VERIFIED AIR FILTER PRESSURE DROP RATING

HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
- DUCTS LOCATED ENTIRELY IN CONDITIONED SPACE CONFIRMED BY

KitchenAid

46 dBA Dishwasher with ProWash™ Cycle

Model: KDTE104ESS

Color: Stainless Steel

Dimensions

DEPTH	24-3/4 in
HEIGHT	34-1/2 in
WIDTH	23-7/8 in

Appearance

DOOR STYLE	Flat
HANDLE COLOR	Stainless Steel
HANDLE MATERIAL	Metal
HANDLE TYPE	Towel Bar

Cycles and Options

NUMBER OF WASH CYCLES	6

Upper Rack

ADJUSTABLE	2 Position
CUSHION-TIP TINES	Yes
STYLE	Straight

Lower Rack

GLIDES	Rollers
STYLE	Straight

Certifications

ENERGY STAR® QUALIFIED	ENERGY STAR® Certified
NSF® CERTIFIED	Yes

Configuration and Overview

ADA COMPLIANT	No
CEE TIER	Tier I
DECIBEL LEVEL DBA	46
DISHWASHER TYPE	Built-In

Details

DISPENSER	Detergent and Rinse Aid
NUMBER OF RACKS	2
NUMBER OF WASH LEVELS	5.0
NUMBER OF WASHARMS	3
RACK MATERIALS	Nylon
RINSE AID DISPENSER LEVEL INDICATOR	Yes
TRUE HOLD DOOR	Yes
TUB MATERIAL	Stainless Steel
TUB STYLE	Built-In Tall Tub 24"

DISHWASHER SPECIFICATION - ENERGYSTAR QUALIFIED 3

ASTM E136 TESTING
FOR
CONNECT-HOMES
ON
METAL SALES T4-WALL PANEL 24 GAUGE STEEL
FINISH: PVDF (KYNAR 500 ®)
VTEC #100-6077
TESTED: APRIL 23, 2019

VTEC Laboratories Inc.

April 23, 2019

Client: Connect-Homes
706 S. Hill Street Suite #1060
Los Angeles, CA 90014

Attention: Gordon Stott

Scope:
This report contains the reference to the test method, conditioning of sample, description of material, and test results.

Test Method:
This test was conducted in accordance with ASTM E136, "Standard Test Method for Behavior of Materials in a Vertical Tube Furnace at 750°C".

Disclaimer: This is a factual report of the results obtained from the laboratory test of sample products. The results may be applied only to the products tested and should not be constructed as applicable to other similar products of the manufacture. The report is not a recommendation or a disapprobation by VTEC Laboratories, Inc. of the material tested. While this report may be used for obtaining product acceptance, it may not be used in advertising.

Notice: VTEC Laboratories Inc. will not be liable for any loss or damage resulting from the use of the data in this report, in excess of the invoice. This report pertains to the sample tested only. Such report shall not be interpreted to be a warranty, either expressed or implied as to the suitability or fitness of said sample for such uses or applications, as the party contracting for the report may apply such sample.

VTEC #100-6077 **CONNECT-HOMES** **ASTM E136**

Material Tested:

Supplier:	Connect-Homes
Product Description:	Metal Sales T4 - Wall Panel 24 Gauge Steel Finish: PVDF (Kynar 500 ®)
Specimen Dimensions:	51 mm x 38 mm x 38 mm
Color:	White, Silver
Sample Selection:	Supplier
Material Description by:	Supplier and VTEC
Date of Selection:	December 2004
Purpose of Test:	Combustion Characteristics

Conditioning:
The specimens were conditioned according to the ASTM E136 specification.

Results:
The conditions for passing the test are as follows:

At least three of the four specimens tested exhibit:
1. Zero% weight loss
2. No flaming after the first 30 seconds
3. Final center and surface temperatures must be less than 30°C above the furnace starting temperature (750°C)

Sample #	Weight Before (grams)	Weight After (grams)	Final Center Temperature (deg.C)	Final Surface Temperature (deg.C)	Weight Loss (percent)	Flaming After First 30 Seconds?
1	469.7	465.7	749	749	0.9	No
2	451.5	448.3	748	750	0.7	No
3	440.9	438.1	750	750	0.6	No
4	435.6	432.5	751	755	0.7	No
Average:	**449.4**	**446.1**	**749**	**751**	**0.7**	

Samples were composed of multiple 50mm by 38mm by 0.635mm tiles stacked and bound together to create the necessary sample size. The tested product met all requirements as defined by the ASTM E136.

Neil Schultz
Executive Director

Amirudin Rahim
Technical Director

METAL SIDING ASTM TESTING
NO SCALE 2

NOTE FOR ALL PRODUCTS: FOLLOW AND COMPLY WITH ALL MANUFACTURER SPECIFICATIONS AND GUIDELINES FOR PREPARATION, COMPATIBILITY, DELIVERY AND HANDLING, INSTALLATION, PROTECTION AND WARRANTY REQUIREMENTS

METALS

CORRUGATED METAL SIDING PANEL	Manufacturer: Metal Sales Product: 1" T4 wall Sizes: 40", 5' Min Panel x 31' Max Panel Gauge: 24 Gauge (Confirm span and wind load req. with Structural Engineer) Finish: Kynar Coated (Manufacturer Finish), TBD Attachment: Color matched #10 x 1" Aster Wood Screws
METAL TRIM PIECES	Manufacturer: Avengers Metals Product/Sizes/ Finishes: See Profile Sheet, A-53(8) Attachment: Color matched #10 Wood Screws and 1/8" Rivets
METAL FLASHING AND TRIM	Manufacturer: Avengers Metals Product/Sizes/ Finishes: Varies, See Metal Profile Sheet. Finish TBD Attachment:
GUTTER AND ACCESSORIES	Manufacturer: Avenger Metals Product: Custom Gutter Profile, 24 Ga., Color to match Metal Trim Include: Gutter pre-made corners Metal downspout outlets for 4"x3" downspouts All-purpose bar Gutter straps @ 2'-0" o.c. Gutter Sealant or Metal-caulk
DOWNSPOUTS	Manufacturer: American Gutters Product/Sizes/ Finishes: Varies, See Metal Profile Sheet. Color to Match Metal Trims Attachment: Downspout Pipe Saddle Hangers

WOODS/FIBERBOARDS

VERTICALLY ORIENTED TONGUE AND GROOVE WOOD SIDING	Wood: Western Red Cedar Grade: STK Size/Pattern: Nominal 1" x 4" x 12', Tongue and Groove Siding, V-Joint, S1S Dressing: Smooth Remarks: Back prime all siding before installation. Fasteners: 2-1/2" 24Ga Stain: See "Paints" Design: Solid sawn wood siding W/NO through holes or loose knots, installed over structural plywood, tongued and grooved in a vertical orientation w/minimum nominal 4" wide and nominal 1" thick boards, "Western Red Cedar"
SHEATHING	Wall: 32/16, Structural 1, 1/2" Perf Cat, Zip System Sheathing, 4' x 10' Roof: 15/32" APA RATED structural 1 Sheathing, 4' x 10'
DECKING	Wood: Fijian Mahogany Size and Pattern: MIN. 3/4" X 5 1/2" WITH MAXIMUM 3/26TH EDGE TO EDGE Remarks: Needs to be supported 16" O.C. Back prime all decking before installation. Fasteners: Stainless steel screws. Color: Close to deck color Stain: See "Paints"

THERMAL AND MOISTURE PROTECTION

FLEXIBLE FLASHING	At Penetrations Manufacturer: ZIP SYSTEM Product: Zip System Stretch Tape At Doors and Windows Manufacturer: ZIP SYSTEM Product: Zip System Liquid Flashing At Doors and Windows Manufacturer: ZIP SYSTEM Product: Zip System Tape
SEALANT	General Manufacturer: DAP Product: All Purpose Acrylic Latex Caulk Plus Silicone Remarks: Colors to match adjacent building finishes. Verify compatibility with all building wrap and flexible flashing products. Bathrooms & Kitchens Manufacturer: DAP Product: Kwik-Seal Kitchen and Bath Adhesive Caulk - Waterproof Seal
ROOFING ASSEMBLY	Membrane: Carlisle Fully Adhered Reinforced PVC Roofing, 60 mil, white color, CRRC-1 approved. Roof Deck Board/ Rigid Insulation: Carlisle Securshield Polyiso 1" Insulation **Note: Place 3" Piranha Plate cupped side down, screw tight so plate doesn't turn, but do not dimple plate.** Vent Flashing: See Plumbing and Mechanical Schedules for sizes. Remarks: Total Roof R-Value = R-38.

PAINTS

F-P5 STEEL	Steel Prep: Enchem Steelprep 300 Steel Prime: Sherwin-Williams KEM AQUA 70P, 1 Coat Steel Paint: Sherwin-Williams Pro Industrial DTM Acrylic (eg-shel) Color: TBD
FP-6 DECK STAIN	**Wood Stain for Exterior Decking** Manufacturer: Sherwin Williams Product: SuperDeck Color: Semi-Transparent or Solid Stain : TBD Remarks: Back Prime and Face Stain. Factory to provide sample Follow manufacturer instructions for application. Wipe off all excess

NOTE FOR ALL PRODUCTS: FOLLOW AND COMPLY WITH ALL MANUFACTURER SPECIFICATIONS AND GUIDELINES FOR PREPARATION, COMPATIBILITY, DELIVERY AND HANDLING, INSTALLATION, PROTECTION AND WARRANTY REQUIREMENTS

CONCRETE AND MASONRY

CMU BLOCK (OR CONCRETE AS SUBSTITUTION)	Manufacturer: Orco OR EQUAL Product: 8" CMU Block, Stacked Bond Finish/Color: TBD
FOUNDATION FOOTINGS, CONCRETE	Manufacturer: TBD

WUI REMARKS

METAL SIDING (TYPICAL):

24 GAUGE, CORRUGATED METAL SIDING IS NON-COMBUSTIBLE MATERIAL.
(SEE L-0.2/2 METAL SIDING ASTM TESTING)

WOOD SIDING (TYPICAL)

WUI REMARKS: EXTERIOR WALL PROTECTION AND EXTERIOR PORCH CEILINGS: OFFICE OF THE STATE FIRE MARSHALL - BUILDING MATERIALS LISTING PROGRAM

LISTING NO: 8140-2041:0001

CATEGORY: 8140 - EXTERIOR WALL SIDING AND SHEATHING FOR WILDLAND URBAN INTERFACE (W.U.I)

LISTEE: AMERICAN WOOD COUNCIL, 222 CATOCTIN CIRCLE, SE, SUITE 201, LEESBURG, VA 20175

DESIGN: SOLID SAWN WOOD SIDING W/NO THROUGH HOLES OR LOOSE KNOTS, INSTALLED OVER STRUCTURAL PLYWOOD, TONGUED AND GROOVED IN A VERTICAL ORIENTATION W/MINIMUM NOMINAL 6" WIDE AND NOMINAL 1" THICK BOARDS, "WESTERN RED CEDAR"

DECKING (TYPICAL)

WUI REMARKS: OFFICE OF THE STATE FIRE MARSHAL - BUILDING MATERIALS LISTING PROGRAM

LISTING NO: 8110-2041:0002

CATEGORY: 8110 - DECKING FOR WILDLAND URBAN INTERFACE (WUI)

LISTEE: AMERICAN WOOD COUNCIL, 222 CATOCTIN CIRCLE, SE, SUITE 201, LEESBURG, VA 20175

DESIGN: SOLID "WOOD" DECKING, WHEN INSTALLED OVER MINIMUM 2"X6", SOLID "FIJIAN MAHOGANY" OR BETTER JOISTS, SPACED 24" OR LESS ON CENTER, AND DECKING AND JOISTS COMPLYING WITH AMERICAN SOFTWOOD LUMBER STANDARDS PS 20 SD FOLLOWS: MINIMUM NOMINAL 5/4" THICK AND NOMINAL 6" WIDE DECKING BOARDS WITH A MAXIMUM 3/8" RADIUS EDGES MADE OF SOLID WOOD SPECIES "WESTERN RED CEDAR." HAVING A CLASS B FLAME SPREAD RATING WHEN TESTED IN ACCORDANCE WITH ASTM E84. LUMBER GRADES" 3 COMMON, COMMERCIAL OR BETTER GRADES FOR CEDARS. REFER TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PRODUCT DATA SHEETS.

SITE-BUILT DECK FRAMING:
FIRE-RETARDANT-TREATED WOOD IDENTIFIED FOR EXTERIOR USE THAT COMPLIES WITH THE REQUIREMENTS OF SECTION 2303.2

GENERAL MATERIAL NOTES:

- NO SUBSTITUTIONS OR ALTERNATES MAY BE USED FOR ANY FINISH, PRODUCT OR FIXTURE WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FROM CONNECT HOMES

-VOC COMPLIANCE - CAULKS, SEALANTS, ADHESIVES, COMPLIANT WITH MIR LIMITS FOR ROC AND OTHER COMPOUNDS

- PAINTS AND COATINGS COMPLIANT WITH VOC LIMITS

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

- MOISTURE CONTENT OF FLOORS AND WALLS CHECKED BEFORE ENCLOSURE

- PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS

MATERIALS AND FINISHES
NO SCALE 1

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
12.06.2021
Delta 1_Dated: 04.26.2022

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2023
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, without prior written consent of these drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

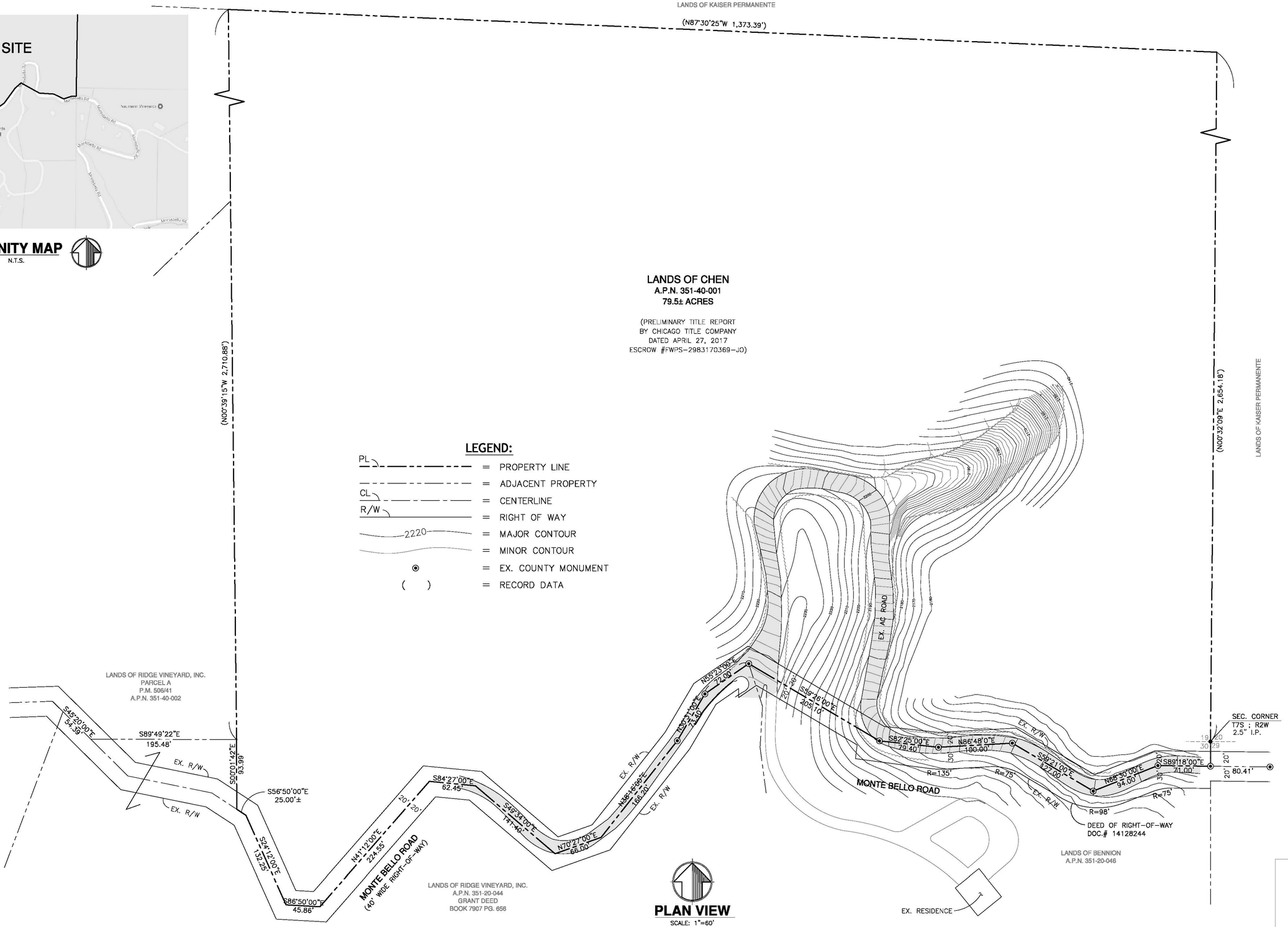
MODEL HOME
C6

SHEET SET
LOCAL

SHEET TITLE
MATERIALS AND FINISHES - LOCAL SET

SHEET SET / SHEET NUMBER / MODEL HOME
L-0.2

VICINITY MAP
N.T.S.



REGISTERED PROFESSIONAL ENGINEER
DONALD R. PEOPLES
C 29588
S 2464
Exp. 3-31-19
CIVIL & STRUCTURAL
STATE OF CALIFORNIA

REV.	DATE	REVISION DESCRIPTION	BY
0	08.17	RELEASED TO CLIENT	V.S.

DESIGNED BY: V.S.
DRAWN BY: R.S.C.
CHECKED BY: V.S.
SCALE: AS SHOWN

PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
1996 Tarob Court • Milpitas, CA 95035
408-957-9220 Fax 408-957-9221
R.E. NO. 29,588 DATE 8-04-17
REGISTRATION EXPIRES: MARCH 31, 2019
APPROVED BY:

SOUTHERLY PROPERTY LINE

LANDS OF CHEN
17085 MONTE BELLO
CUPERTINO, CALIFORNIA

SHEET NUMBER
1
OF 2 SHEETS
DRAWING NO.
17028-1

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
12.06.2021
Delta 1_Dated: 04.26.2022

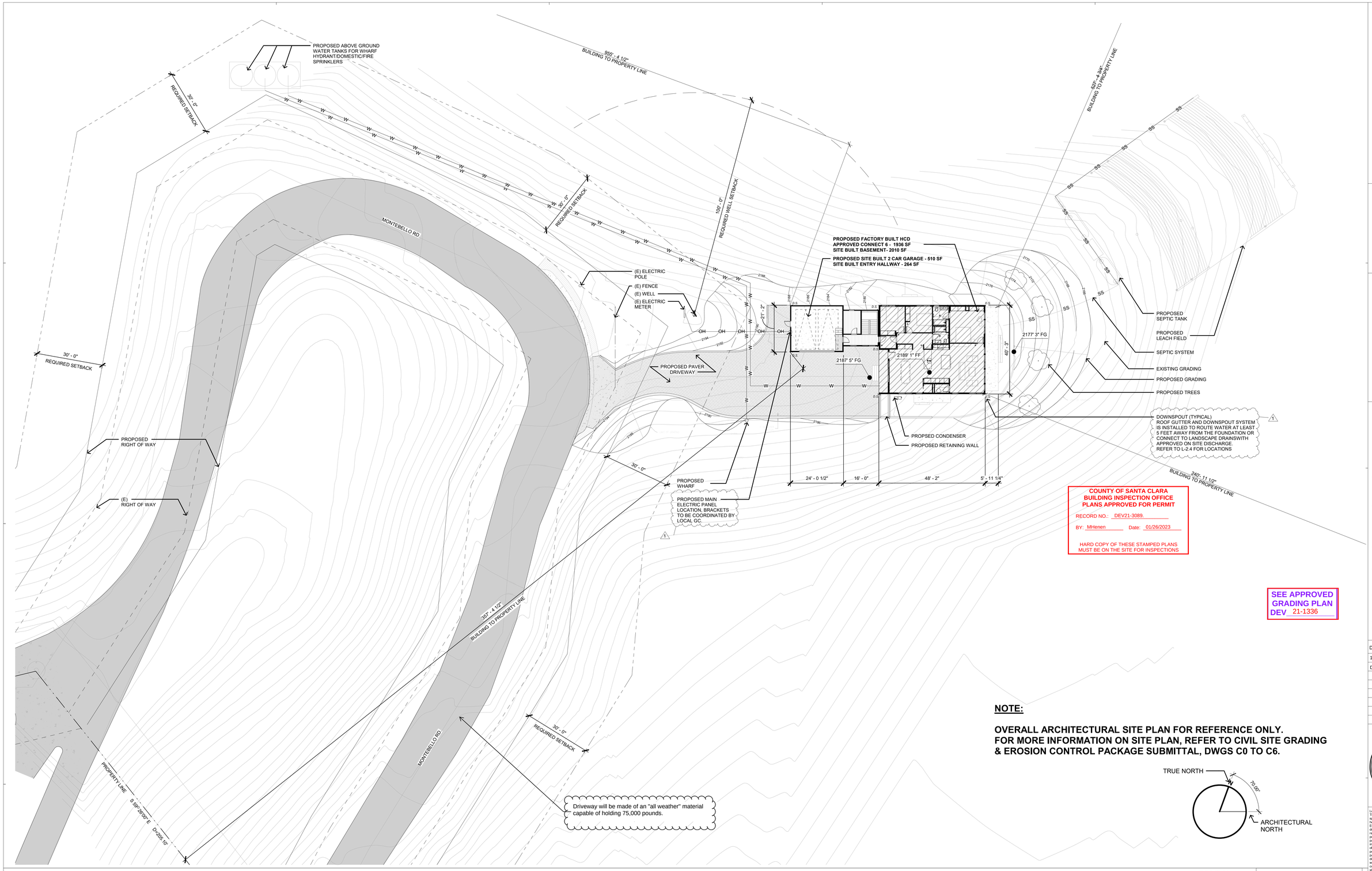
Legal Disclaimer:
The house design, drawings and specifications contained herein and provided hereith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications remains with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
C6

SHEET SET
LOCAL

SHEET TITLE
OVERALL SITE PLAN (CIVIL)

SHEET SET | SHEET NUMBER | MODEL HOME
L-1.0



COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
RECORD NO.: DEV21-3089
BY: MHenen Date: 01/26/2023
HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

SEE APPROVED GRADING PLAN
DEV 21-1336

NOTE:

OVERALL ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY.
FOR MORE INFORMATION ON SITE PLAN, REFER TO CIVIL SITE GRADING & EROSION CONTROL PACKAGE SUBMITTAL, DWGS C0 TO C6.

TRUE NORTH
70.00°
ARCHITECTURAL NORTH

SITE PLAN
1/16" = 1'-0" 3

COMPLETE BEFORE FINAL INSPECTION

Prior to final inspection, contact the Joanna Wilk or the Planning Division to ensure the building colors and materials and landscaping are installed as approved in PLN18-11191

PLAN MUST BE POSTED ON JOB FOR FINAL APPROVAL

County of Santa Clara - Planning Division
APPROVED WITH CONDITIONS
RECORD # DEV21-3089
THIS PROJECT IS APPROVED TO SUBMIT FOR DEVELOPMENT PLAN REVIEW. IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS TO THESE PLANS WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION.
- [ ] LAND USE ENTITLEMENT
- [ ] APPROVED FOR ISSUANCE OF GRADING PERMIT ONLY
- [x] APPROVED FOR ISSUANCE OF BUILDING PERMIT ONLY

PLANNER joannawilk DATE 2/2/2023
PLN18-11191
NOTES

Building Setback Certification (BSC) is Required by a Licensed Land Surveyor
DEV Record No. DEV21-3089.
Surveyor shall complete the County of Santa Clara Building Location Certification Form Prior to requesting a foundation inspection.
BSC required for the water tanks structure.
BSC required for the following property lines:
- [ ] North
- [ ] South
- [ ] East
- [ ] West
- [x] Other: set back fror

Zoning Required Setback: 30 Planning-Approved Setback: 4
Notes: Variance granted PLN18-11191

PROJECT INFORMATION

SITE ADDRESS: 17085 MONTEBELLO RD, CUPERTINO, CA, 95014

OWNER: JEREMY VAN GRINSVEN
APN: 351-40-001
CONSTRUCTION TYPE: TYPE V-B
OCCUPANCY: R3

PROPOSED: 1856 SF FACTORY BUILT 1-STORY SINGLE FAMILY DWELLING
+ 80 SF INSET DECK
1950 SF SITE BUILT BASEMENT + 60 SF INSET DECK
510 SF SITE BUILT GARAGE
264 SF SITE BUILT ENTRY HALLWAY
357 SF UNCOVERED SITE-BUILT DECKS

4720 SF TOTAL COVERED FLOOR AREA = 0.13% LOT COVERAGE

PROJECT INFORMATION
NO SCALE 2

SS SS	SANITARY SEWER LINE
W W	WATER LINE
OH OH	OVERHEAD LINE
E E	ELECTRICAL LINE (UNDERGROUND)
(E)	EXISTING
D.S.	DOWNSPOUT
	PROPERTY LINE
	SETBACK LINE
	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	FENCE LINE

LEGEND
NO SCALE 1

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
12.06.2021
Delta 1_Dated: 04.26.2022

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2023
RENEWAL DATE
STATE OF CALIFORNIA

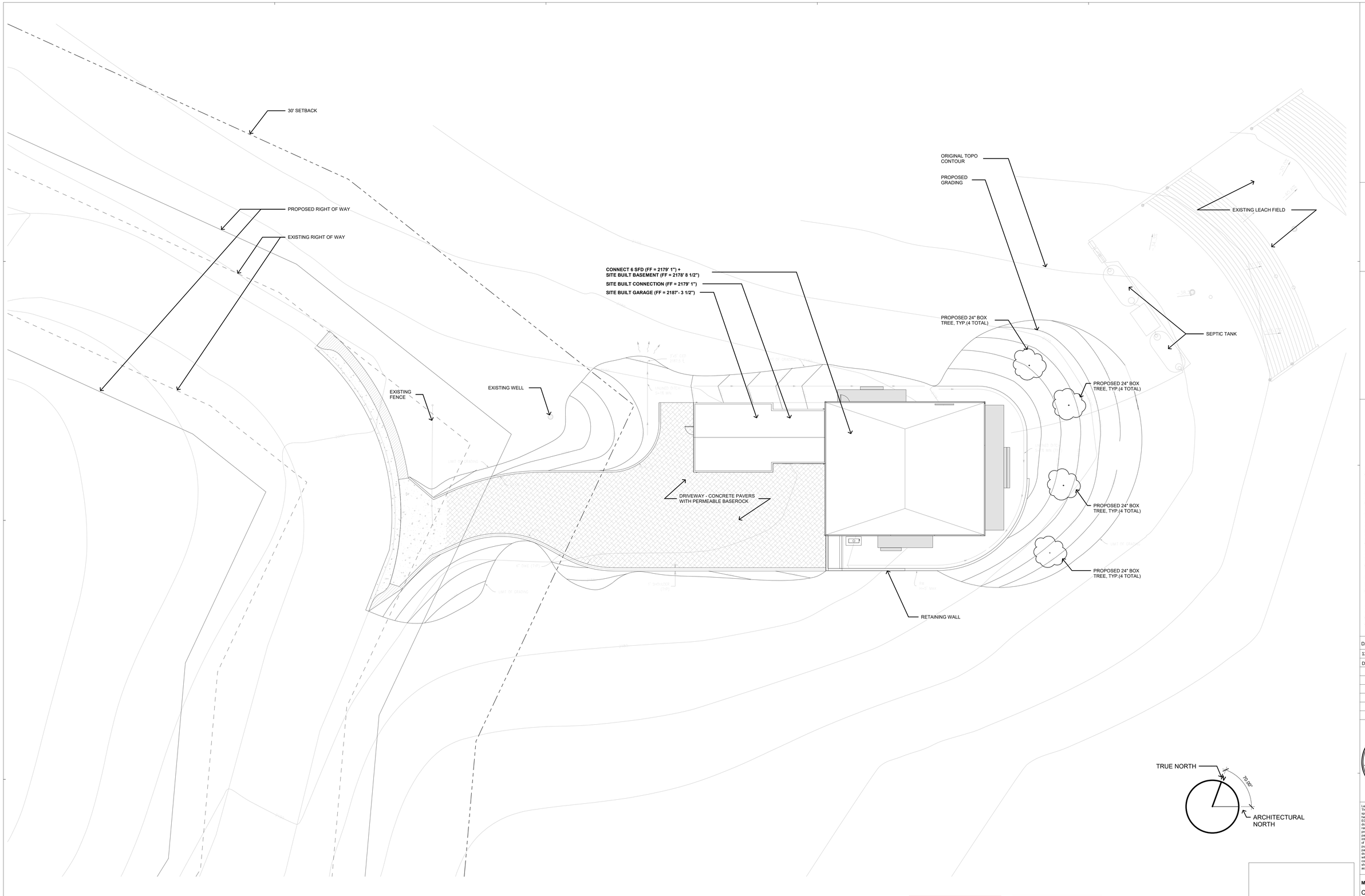
Legal Disclaimer:
The house design, drawings and specifications contained herein and provided hereewith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part, for any purpose other than that for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
C6

SHEET SET
LOCAL

SHEET TITLE
OVERALL ARCHITECTURAL SITE PLAN

SHEET SET | SHEET NUMBER | MODEL HOME
L-1.2



COMPLETE BEFORE FINAL INSPECTION

Prior to final inspection, contact the Joanna Wilk or the Planning Division to ensure the building colors and materials and landscaping are installed as approved in PLN18-11191

PLAN MUST BE POSTED ON JOB FOR FINAL APPROVAL

County of Santa Clara - Planning Division
APPROVED WITH CONDITIONS
RECORD # DEV21-3089

THIS PROJECT IS APPROVED TO SUBMIT FOR DEVELOPMENT PERMITS IN THE PLANNING PHASE. NO WORK OR ALTERATIONS TO THESE PLANS WITHOUT THE WRITTEN APPROVAL FROM THE PLANNING DIVISION.

- [ ] **LAND USE ENTITLEMENT**
- [ ] **APPROVED FOR ISSUANCE OF GRADING PERMIT ONLY**
- [x] **APPROVED FOR ISSUANCE OF BUILDING PERMIT ONLY**

PLANNER Joanna Wilk **DATE** 2/2/2023

PLN18-11191

NOTES

Building Setback Certification (BSC) is Required by a Licensed Land Surveyor
DEV Record No. DEV21-3089.

Surveyor shall complete the County of Santa Clara Building Location Certification Form Prior to requesting a foundation inspection.

BSC required for the water tank pad structure.
BSC required for the following property lines:

- [ ] North
- [ ] South
- [ ] East
- [ ] West
- [ ] Other: Montebello F

Zoning Required Setback: 30 Planning-Approved Setback: 4

Notes: PLN18-11191

LANDSCAPING PLAN
3/32" = 1'-0" 1

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
12.06.2021
Delta 1_Dated: 04.26.2022

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2023
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc., Copyright 2019. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, of these drawings and specifications or drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

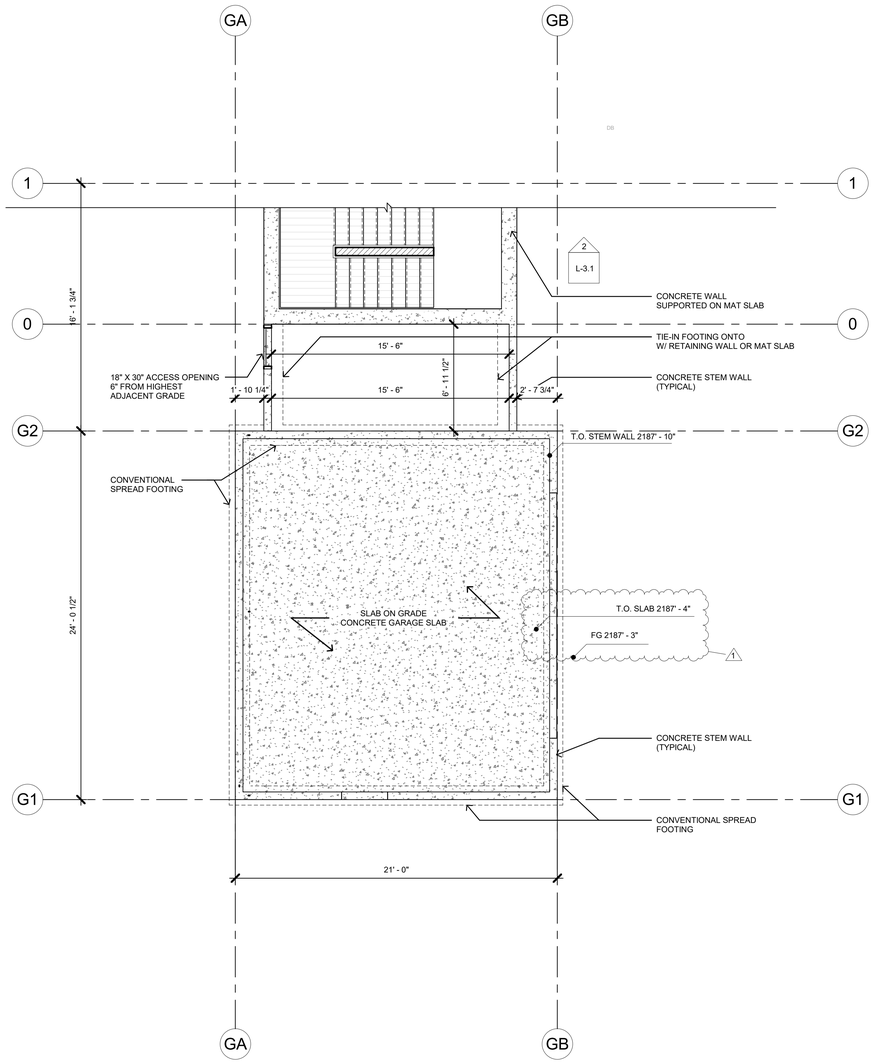
MODEL HOME
C6

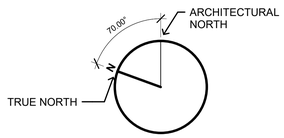
SHEET SET
LOCAL

SHEET TITLE
LANDSCAPING PLAN

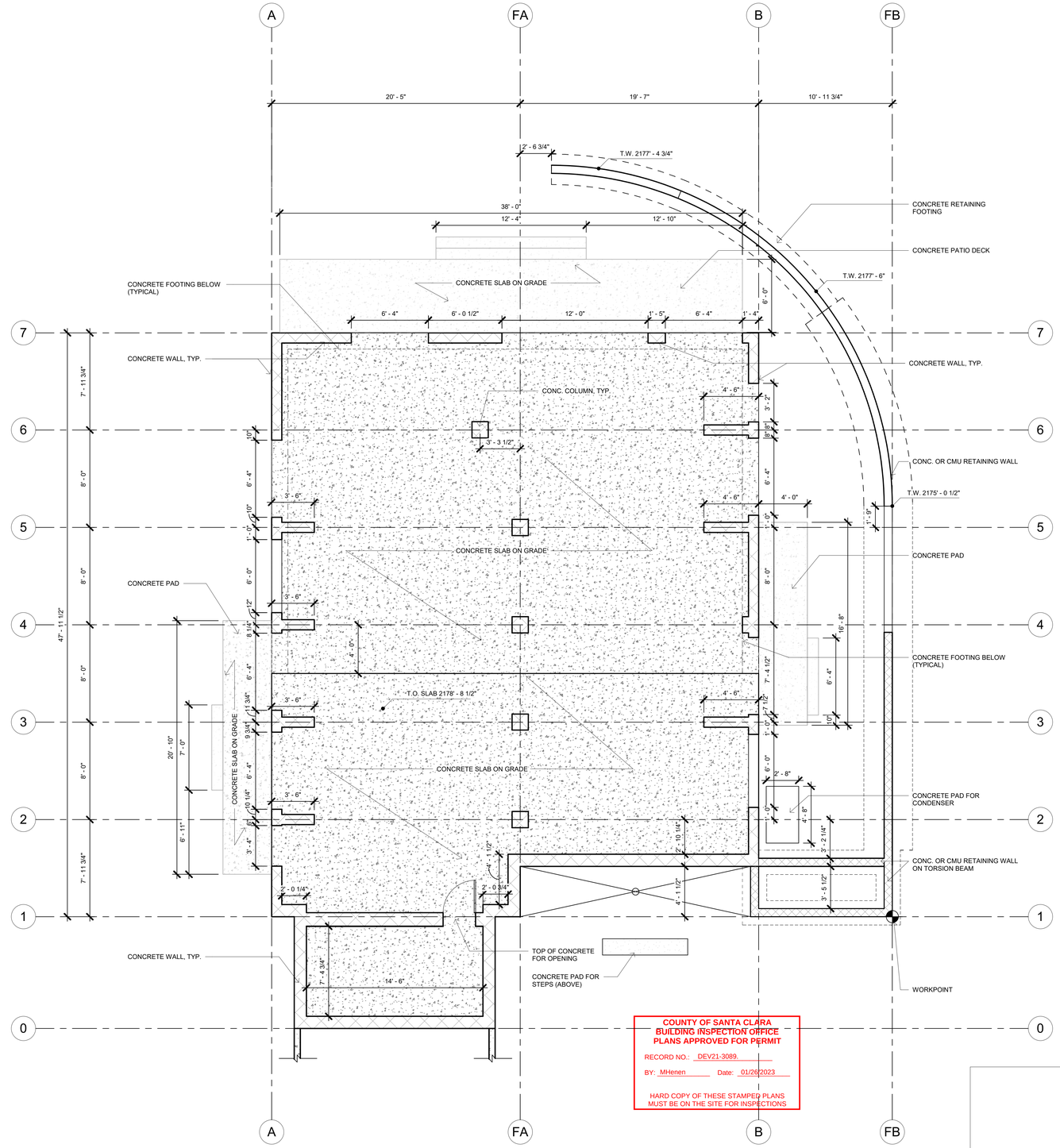
SHEET SET / SHEET NUMBER / MODEL HOME

L-1.6

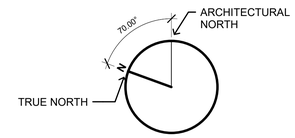




GARAGE/MUDROOM STRUCTURAL FOUNDATION PLAN
1/4" = 1'-0"
1



COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
RECORD NO.: DEV21-3089
BY: MHenen Date: 01/26/2023
HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS



COMPLETE PRIOR TO FINAL INSPECTION
SUBMIT CONSTRUCTION OBSERVATION LETTER BY PROJECT GEOLOGIST OR SOILS ENGINEER TO COUNTY GEOLOGIST FOR GEOLOGY CLEARANCE.

GROUND STRUCTURAL FOUNDATION PLAN
1/4" = 1'-0"
2

CONNECT HOMES®
706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
12.06.2021
Delta 1_Dated: 04.26.2022

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2023
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction, in whole or in part, or distribution of, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
C6

SHEET SET
LOCAL

SHEET TITLE
ARCHITECTURAL FOUNDATION PLAN

SHEET SET | SHEET NUMBER | MODEL HOME

L-2.0

WUI REQUIREMENTS FOR EXTERIOR WINDOWS & DOORS 708A/R337.8 AS PER CRC SECTION R337:

A) DOORS SHALL BE OF APPROVED NON-COMBUSTIBLE CONSTRUCTION, 20 MINUTE RATED, 1 3/8" SOLID CORE RAILS/STILES OR MEET THE REQUIREMENTS OF SFM 12-7A-1.

B) ALL EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN DOORS SHALL BE DUAL GLAZED WITH A MINIMUM OF ONE TEMPERED PANE DUAL GLAZING, OR BE GLASS BLOCK UNITS, OR BE 20 MINUTE FIRE-RATED OR MEET THE REQUIREMENTS OF SFM 12-7A-2.

NOTE: THE USE OF PAINTS, COATINGS, STAINS, OR OTHER SURFACE TREATMENTS ARE NOT ALLOWED TO BE USED TO SATISFY THE ABOVE REQUIREMENTS

1

R308.4 HAZARDOUS LOCATIONS

THE LOCATIONS SPECIFIED IN SECTIONS R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING.

- R308.4.1 GLAZING IN DOORS
  - GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
  - EXCEPTIONS:
    1) GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3-INCH-DIAMETER (76 MM) SPHERE IS UNABLE TO PASS.
    2) DECORATIVE GLAZING.

- R308.4.2 GLAZING ADJACENT TO DOORS
  - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:
    1) WHERE THE GLAZING IS WITHIN 24 INCHES (610 MM) OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
    2) WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES (3.14 RAD) FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES (610 MM) OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
  - EXCEPTIONS:
    1) DECORATIVE GLAZING.
    2) WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
    3) WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET (914 MM) OR LESS IN DEPTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION R308.4.3.
    4) GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.

- R308.4.3 GLAZING IN WINDOWS
  - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:
    1) THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.836 M2).
    2) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
    3) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
    4) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
  - EXCEPTIONS:
    1) DECORATIVE GLAZING.
    2) WHERE GLAZING IS ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL IS INSTALLED 34 TO 38 INCHES (864 TO 965 MM) ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (730 N/M) WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 11/2 INCHES (38 MM).
    3) OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET (7620 MM) OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL [WITHIN 45 DEGREES (0.79 RAD) OF HORIZONTAL] SURFACE ADJACENT TO THE GLASS EXTERIOR.

NOTES
NO SCALE 5

NOTE: REFER TO SHT. L-3.5 FOR DOOR & WINDOW DETAILS

EXTERIOR DOOR SCHEDULE - SITE-BUILT UNFINISHED/UNOCCUPIED/UNCONDITIONED BASEMENT

#	MFGR	DESCRIPTION	Finish	ROUGH WIDTH	ROUGH HEIGHT	FRAME WIDTH	FRAME HEIGHT	GLASS	HARDWARE	SCREENS
21.0	All Weather	Series 8000, Aluminum, 2-Panel	Dark Bronze Anodized Class I	76"	96"	75 1/2"	95 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black Flushmount Handle w/ Actuator Only, Standard 40" Handle Height, 3" Rollers	w/ Charcoal Mesh Screen - Site Installed, Qty: 1
21.1	All Weather	Series 8000, Aluminum, 2-Panel	Dark Bronze Anodized Class I	76"	96"	75 1/2"	95 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black Flushmount Handle w/ Actuator Only, Standard 40" Handle Height, 3" Rollers	w/ Charcoal Mesh Screen - Site Installed, Qty: 1
21.2	All Weather	Series 8000, Aluminum, 4-Panel	Dark Bronze Anodized Class I	144"	96"	143 1/2"	95 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black Flushmount Handle w/ Actuator Only, Standard 40" Handle Height, 3" Rollers	w/ Charcoal Mesh Screen - Factory Installed, Qty: 2
21.3	All Weather	Series 8000, Aluminum, 2-Panel	Dark Bronze Anodized Class I	76"	96"	75 1/2"	95 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black Flushmount Handle w/ Actuator Only, Standard 40" Handle Height, 3" Rollers	w/ Charcoal Mesh Screen - Site Installed, Qty: 1
21.4	All Weather	Series 8000, Aluminum, 2-Panel	Dark Bronze Anodized Class I	76"	96"	75 1/2"	95 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black Flushmount Handle w/ Actuator Only, Standard 40" Handle Height, 3" Rollers	w/ Charcoal Mesh Screen - Site Installed, Qty: 1
21.5	All Weather	Series 8000, Aluminum, 2-Panel	Dark Bronze Anodized Class I	76"	96"	75 1/2"	95 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black Flushmount Handle w/ Actuator Only, Standard 40" Handle Height, 3" Rollers	w/ Charcoal Mesh Screen - Site Installed, Qty: 1
21.6	All Weather	Series 7000, Swing Door	Dark Bronze Anodized Class I	40"	96"	39 1/2"	95 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black, Handle Set, Tokyo, Keyed Cylinder, 3 Hinges, w/ Standard Threshold, INOX DSIX 1-9/16 Floor Stop	N/A
21.7	Masonite or Equal	1 3/8" Solid or Honeycomb Core Steel or 20 Minute Fire Rated, Self Closing and Self Latching, Double Bore, White Weather Stripping		34"	82"	32"	80"			

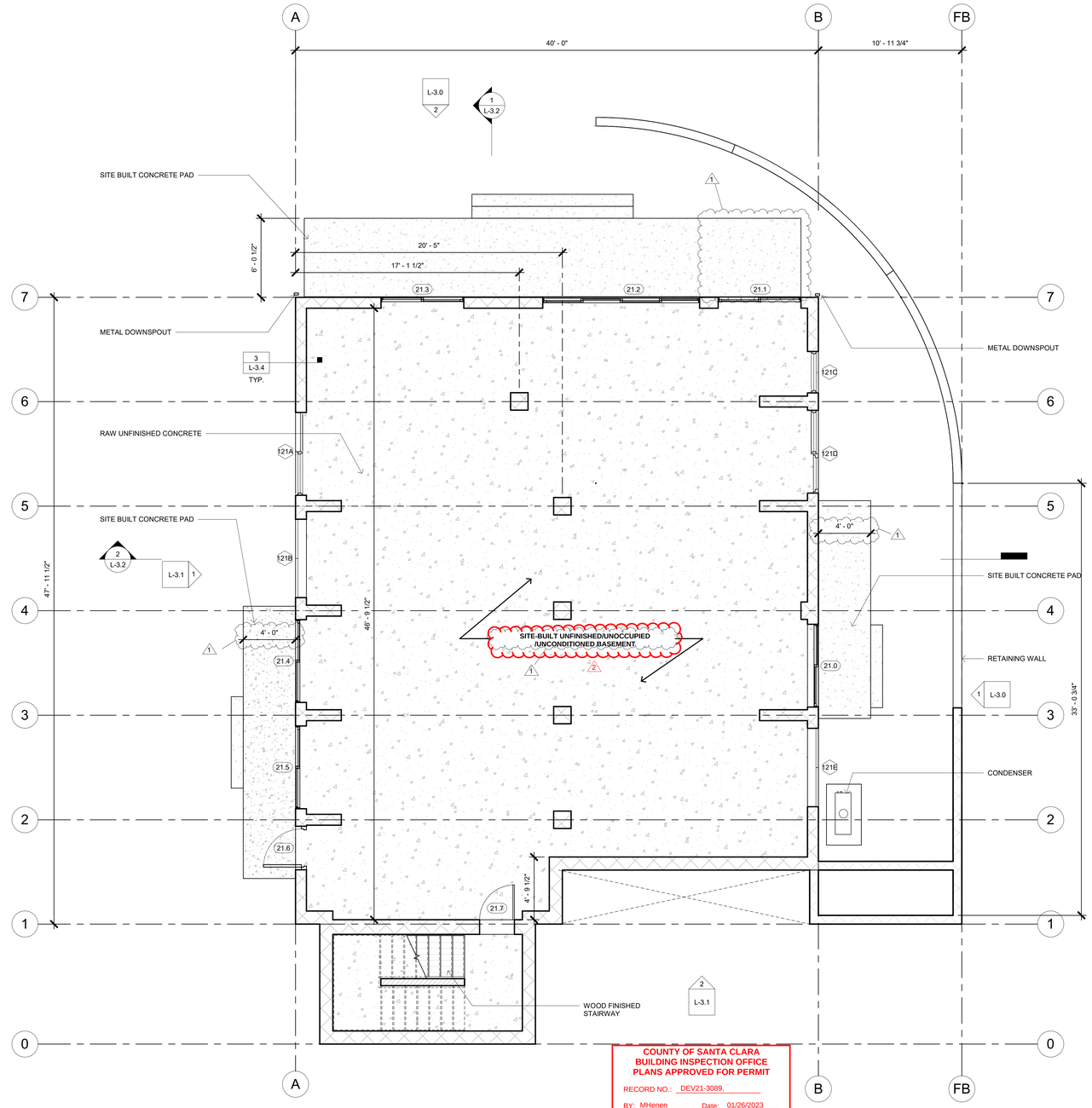
EXTERIOR DOOR SCHEDULE
NO SCALE 4

NOTE: REFER TO SHT. L-3.5 FOR DOOR & WINDOW DETAILS

WINDOW SCHEDULE - SITE-BUILT UNFINISHED/UNOCCUPIED/UNCONDITIONED BASEMENT

#	MFGR	DESCRIPTION	FINISH	ROUGH WIDTH	ROUGH HEIGHT	FRAME WIDTH	FRAME HEIGHT	GLASS	HARDWARE	SCREENS
121A	All Weather	Series 5000: Casement Window over Fixed (Right) + Fixed (Left)	Dark Bronze Anodized Class I	76"	96"	75 1/2"	95 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	w/ Charcoal Mesh Screens - Site Installed, Qty: 1
121B	All Weather	Series 5000: Casement Window (Right) + Fixed (Left)	Dark Bronze Anodized Class I	72"	54"	71 1/2"	53 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	w/ Charcoal Mesh Screens - Site Installed, Qty: 1
121C	All Weather	Series 5000: Fixed Window	Dark Bronze Anodized Class I	38"	96"	37 1/2"	95 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	N/A	N/A
121D	All Weather	Series 5000: Casement Window over Fixed (Left) + Fixed (Right)	Dark Bronze Anodized Class I	76"	96"	75 1/2"	95 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	w/ Charcoal Mesh Screens - Site Installed, Qty:1
121E	All Weather	Series 5000: Casement Window (Left) + Fixed (Right)	Dark Bronze Anodized Class I	72"	42"	71 1/2"	41 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	w/ Charcoal Mesh Screens - Site Installed, Qty:1

WINDOW SCHEDULE
NO SCALE 3

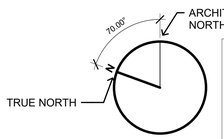


COUNTY OF SANTA CLARA BUILDING INSPECTION OFFICE PLANS APPROVED FOR PERMIT

RECORD NO.: DEV21-3089.

BY: MHenen Date: 01/26/2023

HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS



2

NOTE:
THE LANDING SHALL HAVE A SLOPE NOT TO EXCEED 2%. LANDINGS AT REQUIRED EGRESS DOORS SHALL BE NO MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD.
b. EXCEPTION: A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7-3/4" LOWER THAN THE FLOOR LEVEL IF THE DOOR DOES NOT SWING OVER THE LANDING. CRC R311.3.1 AND R311.3.2

CONCRETE WALL

2X6 WOOD FRAMED WALL

GROSS BASEMENT FLOOR AREA - 2,010 SF

FLOOR PLAN - BASEMENT
1/4" = 1'-0" 1

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
12.06.2021
Delta 1_Dated: 04.26.2022
Delta 2_Dated: 09.30.2022

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2023
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided hereith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
C6

SHEET SET
LOCAL

SHEET TITLE
FLOOR PLAN - BASEMENT

SHEET SET | SHEET NUMBER | MODEL HOME
L-2.1

WUI REQUIREMENTS FOR EXTERIOR WINDOWS & DOORS 708A/R337.8 AS PER CRC SECTION R337:

A) DOORS SHALL BE OF APPROVED NON-COMBUSTIBLE CONSTRUCTION, 20 MINUTE RATED, 1 3/8" SOLID CORE RAILS/STILES OR MEET THE REQUIREMENTS OF SFM 12-7A-1.

B) EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN DOORS SHALL BE DUAL GLAZED WITH A MINIMUM OF ONE TEMPERED PANE DUAL GLAZING, OR BE GLASS BLOCK UNITS, OR BE 20 MINUTE FIRE-RATED OR MEET THE REQUIREMENTS OF SFM 12-7A-2.

NOTE: THE USE OF PAINTS, COATINGS, STAINS, OR OTHER SURFACE TREATMENTS ARE NOT ALLOWED TO BE USED TO SATISFY THE ABOVE REQUIREMENTS

1

NOTES
NO SCALE 4

EXTERIOR DOOR SCHEDULE - LEVEL 1 (STATE APPROVED)

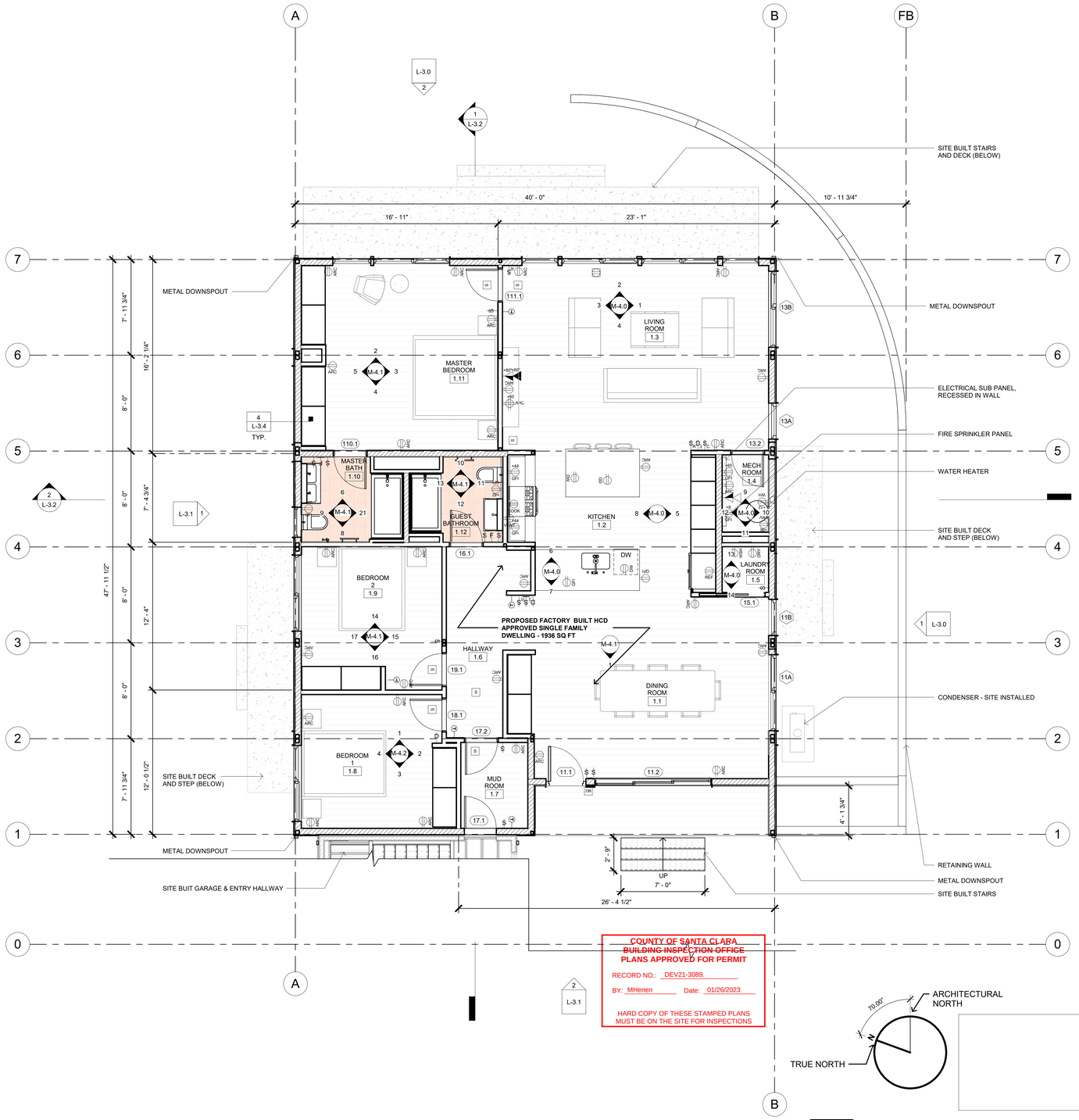
#	MFGR	DESCRIPTION	Finish	ROUGH WIDTH	ROUGH HEIGHT	FRAME WIDTH	FRAME HEIGHT	GLASS	HARDWARE	SCREENS
11.2	All Weather	Series 8000, Aluminum, 3-Panel	Dark Bronze Anodized Class I	117"	96"	116 1/2"	95 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black Flushmount Handle w/ Actuator Only, Standard 40" Handle Height, 3" Rollers	w/ Charcoal Mesh Screen - Site Installed, Qty: 1
11.1	All Weather	Series 7000, Swing Door	Dark Bronze Anodized Class I	40"	96"	39 1/2"	95 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black, Handle Set, Tokyo, Keyed Cylinder, 3 Hinges, w/ Standard Threshold, INOX DSIX 1-9/16 Floor Stop	N/A
17.1	Masonite or Equal	1 3/8" Solid or Honeycomb Core Steel or 20 Minute Fire Rated, Self Closing and Self Latching, Double Bore, White Weather Stripping		34"	82"	32"	80"			

EXTERIOR DOOR SCHEDULE
NO SCALE 3

WINDOW SCHEDULE - LEVEL 1 (STATE APPROVED)

#	MFGR	DESCRIPTION	FINISH	ROUGH WIDTH	ROUGH HEIGHT	FRAME WIDTH	FRAME HEIGHT	GLASS	HARDWARE	SCREENS
11A	All Weather	Series 5000: Casement Window Over Fixed (Right) + Fixed (Left)	Dark Bronze Anodized Class I	76"	96"	75 1/2"	95 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	w/ Charcoal Mesh Screens - Site Installed, Qty: 1
11B	All Weather	Series 5000: Casement Window Over Fixed	Dark Bronze Anodized Class I	36"	96"	35 1/2"	95 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	w/ Charcoal Mesh Screens - Site Installed, Qty:1
13A	All Weather	Series 5000: Casement Window Over Fixed	Dark Bronze Anodized Class I	36"	96"	35 1/2"	95 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	w/ Charcoal Mesh Screens - Site Installed, Qty:1
13B	All Weather	Series 5000: Casement Window Over Fixed (Right) + Fixed (Left) - EGRESS WINDOW	Dark Bronze Anodized Class I	76"	96"	75 1/2"	95 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	w/ Charcoal Mesh Screens - Site Installed, Qty: 1
13C	All Weather	Series 5000: Casement Window Over Fixed	Dark Bronze Anodized Class I	36"	96"	35 1/2"	95 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	w/ Charcoal Mesh Screens - Site Installed, Qty:1
13D	All Weather	Series 5000: Casement Window Over Fixed (Right) + Fixed (Left)	Dark Bronze Anodized Class I	76"	96"	75 1/2"	95 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	w/ Charcoal Mesh Screens - Site Installed, Qty: 1
13E	All Weather	Series 5000: Casement Window Over Fixed (Right) + Fixed (Left)	Dark Bronze Anodized Class I	76"	96"	75 1/2"	95 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	w/ Charcoal Mesh Screens - Site Installed, Qty: 1
13F	All Weather	Series 5000: Casement Window Over Fixed	Dark Bronze Anodized Class I	36"	96"	35 1/2"	95 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	w/ Charcoal Mesh Screens - Site Installed, Qty:1
18A	All Weather	Series 5000: Casement Window over Fixed (Left) + Fixed (Right) - EGRESS WINDOW	Dark Bronze Anodized Class I	76"	96"	75 1/2"	95 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	w/ Charcoal Mesh Screens - Site Installed, Qty:1
19A	All Weather	Series 5000: Casement Window Over Fixed (Right) + Fixed (Left) - EGRESS WINDOW	Dark Bronze Anodized Class I	76"	96"	75 1/2"	95 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	w/ Charcoal Mesh Screens - Site Installed, Qty: 1
110A	All Weather	Push Out -Right Hinged	Dark Bronze Anodized Class I	30"	42"	29 1/2"	41 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	w/ Charcoal Mesh Screens - Site Installed, Qty:1
111A	All Weather	Series 5000: Casement Window Over Fixed (Right) + Fixed (Left) - EGRESS WINDOW	Dark Bronze Anodized Class I	76"	96"	75 1/2"	95 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	w/ Charcoal Mesh Screens - Site Installed, Qty: 1
111B	All Weather	Series 5000: Fixed Window	Dark Bronze Anodized Class I	38"	96"	37 1/2"	95 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	N/A	N/A

WINDOW SCHEDULE
NO SCALE 2



COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
RECORD NO.: DEV21-3089.
BY: MHenen Date: 01/26/2023
HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

NOTE:
THE LANDING SHALL HAVE A SLOPE NOT TO EXCEED 2%. LANDINGS AT REQUIRED EGRESS DOORS SHALL BE NO MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD.
b. EXCEPTION: A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7-3/4" LOWER THAN THE FLOOR LEVEL IF THE DOOR DOES NOT SWING OVER THE LANDING. CRC R311.3.1 AND R311.3.2

NOTE:
-ALL DOORS EXIT OUT ONTO SITE-BUILT LANDINGS
-GRIDLINES ARE LOCATED AT OUTSIDE FACES OF CORNER FITTINGS

GROSS LEVEL 1 FLOOR AREA - 1,936 SF

2X4 WOOD FRAMED WALL
2X6 WOOD FRAMED WALL
FACTORY BUILT SCOPE
FLOOR TO BE HEATED

FLOOR PLAN - LEVEL 1
1/4" = 1'-0" 1

CONNECT HOMES®
706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
12.06.2021
Delta 1_Dated: 04.26.2022
Delta 2_Dated: 09.30.2022

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2023
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided hereunto are the exclusive property of Home EC, Inc. (Home EC) and shall not be used, these drawings and specifications shall not restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
C6

SHEET SET
LOCAL

SHEET TITLE
FLOOR PLAN - LEVEL 1

SHEET SET | SHEET NUMBER | MODEL - HOME -
L-2.2

WUI REQUIREMENTS FOR EXTERIOR WINDOWS & DOORS 708A/R337.8 AS PER CRC SECTION R337:

A) DOORS SHALL BE OF APPROVED NON-COMBUSTIBLE CONSTRUCTION, 20 MINUTE RATED, 1 3/8" SOLID CORE RAILS/STILES OR MEET THE REQUIREMENTS OF SFM 12-7A-1.

B) EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN DOORS SHALL BE DUAL GLAZED WITH A MINIMUM OF ONE TEMPERED PANE DUAL GLAZING, OR BE GLASS BLOCK UNITS, OR BE 20 MINUTE FIRE-RATED OR MEET THE REQUIREMENTS OF SFM 12-7A-2.

NOTE: THE USE OF PAINTS, COATINGS, STAINS, OR OTHER SURFACE TREATMENTS ARE NOT ALLOWED TO BE USED TO SATISFY THE ABOVE REQUIREMENTS

1

NOTES
NO SCALE 6

ELECTRICAL FIXTURE SCHEDULE - SITE INSTALLED

DESCRIPTION	MANUFACTURER	MODEL	COUNT
1 Way Switch (Site Installed)	Leviton	20 Amp, 120/277 Volt, Decora Plus Rocker Single-Pole AC Quiet Switch, White	5
Switch, 3-Way Switch, Lutron Caseta (Site Installed)	Leviton	Caseta Wireless Smart Lighting Switch for All Bulb Types and Fans, White	1
FUTURE ELECTRICAL CAR CHARGER. 40 A DEDICATED RACE WAY FOR FUTURE EV/ "EV READY". 208/240-VOLT BRANCH CIRCUIT	TBD by GC	TBD by GC	1
Receptacle - Duplex GFCI Protected	Leviton	AGTR1-HGW	10

LIGHTING FIXTURE SCHEDULE - SITE INSTALLED

DESCRIPTION	TYPE	MANUFACTURER	MODEL	LAMP	WATTS	COUNT
A						
Outdoor LED Wall Down Light	A	HINKLEY	Atlantis Outdoor Led Down Light 1646 SK-LED	LED, 120 Volt GU24 Base	18W	3
N						
RECESSED LED	N	Halo	H995, 4" Aluminum LED Recessed, H995ICAT - 6PK	LED	60W	8

NOTE:
ALL NEWLY INSTALLED LIGHTING TO BE HIGH EFFICACY IN ACCORDANCE WITH CENC TABLE 150.0A PER CENC 150.0(K) 1

SITE INSTALLED FIXTURES SCHEDULE
NO SCALE 5

EXTERIOR DOOR SCHEDULE - GARAGE

	MFGR	DESCRIPTION	Finish	ROUGH WIDTH	ROUGH HEIGHT	FRAME WIDTH	FRAME HEIGHT
15.10	Nystrom	Commercial quality, cold sheet steel foundation access door, Site.		30"	18"	30"	18"
18.5	Plastpro or Equal	Fiberglass Entry Door (Solid-core, Not Less Than 1-3/8 Inches Thick)	Dark Bronze Anodized	36"	80"	35 1/4"	79 5/8"
18.4	TBD	Steel Garage Door With Battery Backup Door Opening Per CA Senate Bill SB-969 Provide Weather Stripping Between Door And Door Opening Per CRC R337.8.4. 1	Dark Bronze Anodized	192"	84"	192"	84"
15.4	Masonite or Equal	1 3/8" Solid or Honeycomb Core Steel or 20 Minute Fire Rated, Self Closing and Self Latching, Double Bore, White Weather Stripping	Primed	34"	82"	32"	80"

EXTERIOR DOOR SCHEDULE
NO SCALE 4

WINDOW SCHEDULE - GARAGE

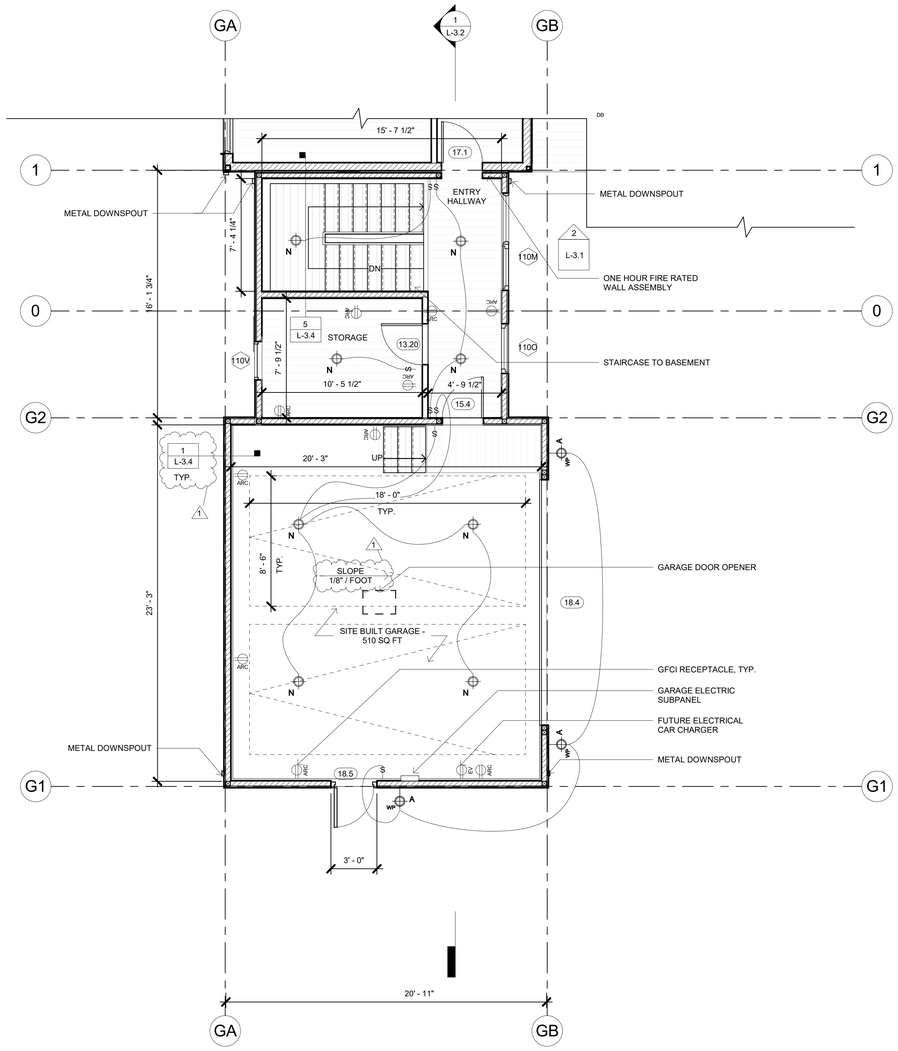
#	MFGR	FINISH	ROUGH WIDTH	ROUGH HEIGHT	FRAME WIDTH	FRAME HEIGHT	GLASS	HARDWARE	SCREENS
110M	All Weather	Dark Bronze Anodized Class I	76"	84"	75 1/2"	83 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	w/ Charcoal Mesh Screens
110O		Dark Bronze	38 27/32"	84"	38 11/32"	83 1/2"	1/8" SunCoatMAX [Low-E] Tempered over 1/8" Clear Tempered, Argon Gas Filled + Gray EdgeGard MAX Spacer		Standard with Fiberglass Mesh
110V	All Weather	Dark Bronze Anodized Class I	30"	42"	29 1/2"	41 1/2"	3/16 366T, Black TPS, ARGON, 3/16 i89 T	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	w/ Charcoal Mesh Screens - Site Installed, Qty:1

WINDOW SCHEDULE
NO SCALE 3

INTERIOR DOOR SCHEDULE - GARAGE

#	MFGR	DESCRIPTION	FINISH	ROUGH WIDTH	ROUGH HEIGHT	PANEL WIDTH	PANEL HEIGHT	OPERATION	FRAME TYPE	HINGES	ACCESSORIES
13.2	Masonite or Equal	Flush Primed Hardboard Hollowcore Door. 1 3/8" Thick Door	Primed	34"	82 1/2"	32"	80"	See Plan	Interior Pre Hung	Brushed Chrome Square Corner Hinges	Sugastune DSD-02k 304 Floor Stop
13.20	Masonite or Equal	Flush Passage Door. Interior. Hollow Core		34"	82"	32"	80"				

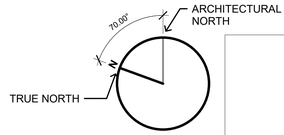
INTERIOR DOOR SCHEDULE
NO SCALE 2



NOTE:
THE LANDING SHALL HAVE A SLOPE NOT TO EXCEED 2%. LANDINGS AT REQUIRED EGRESS DOORS SHALL BE NO MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD.
b. EXCEPTION: A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7-3/4" LOWER THAN THE FLOOR LEVEL IF THE DOOR DOES NOT SWING OVER THE LANDING. CRC R311.3.1 AND R311.3.2

NOTE:
- ALL DOORS EXIT OUT ONTO SITE-BUILT LANDINGS
- GRIDLINES ARE LOCATED AT OUTSIDE FACES OF CORNER FITTINGS

GROSS GARAGE/MUDROOM FLOOR AREA - 778 SF



2X4 WOOD FRAMED WALL

2X6 WOOD FRAMED WALL

FLOOR PLAN - GARAGE & ENTRY HALLWAY
1/4" = 1'-0" 1

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
12.06.2021
Delta 1_Dated: 04.26.2022
Delta 2_Dated: 09.30.2022

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2023
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction, in whole or in part, or use of the design in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

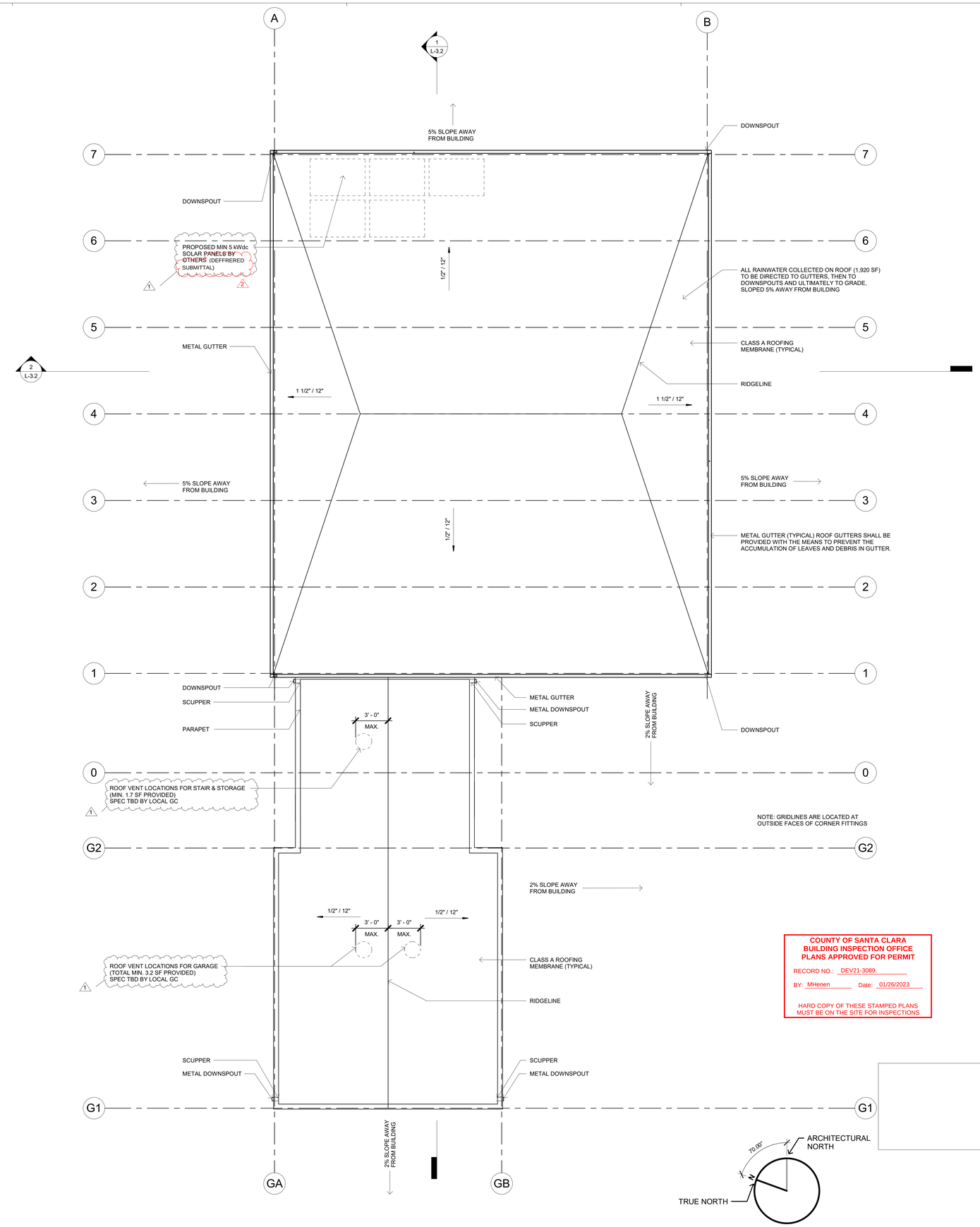
MODEL HOME
C6

SHEET SET
LOCAL

SHEET TITLE
FLOOR PLAN - GARAGE

SHEET SET / SHEET NUMBER / MODEL HOME

L-2.3



ROOF PLAN
1/4" = 1'-0" 1

1

ATTIC VENTILATION REQUIREMENT CALCULATION PER CBC-1202.1 & .2

- GARAGE:
REQUIRED: 1/150 OF THE AREA(470 SF) = MIN. 3.2 SF
PROVIDED: 3.22 SF

- STAIR & STORAGE:
REQUIRED: 1/150 OF THE AREA(245 SF) = MIN. 1.7 SF
PROVIDED: 1.81 SF

ATTIC VENTILATION REQUIREMENT CALCULATION
NO SCALE 3

1

FIRE DEPARTMENT NOTES:
4. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.4.1 AND RESIDENTIAL CODE R337.5.2.

5. ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R337.5.3 AND BUILDING CODE 705A.3)

6. ROOF GUTTERS SHALL BE PROVIDED WITH SCREENS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R337.5.4 AND BUILDING CODE 705A.4)

7. VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSIONRESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENING AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. (RESIDENTIAL CODE R337.6.1 AND BUILDING CODE 706A.1)

FIRE DEPARTMENT NOTES
NO SCALE 2

COUNTY OF SANTA CLARA BUILDING INSPECTION OFFICE PLANS APPROVED FOR PERMIT

RECORD NO.: DEV21-3089.

BY: MHenen Date: 01/26/2023

HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE

17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
12.06.2021
Delta 1_Dated: 04.26.2022
Delta 2_Dated: 09.30.2022

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2023
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided hereith are the exclusive property of Home EC, Inc.. Copyright 2018. The use of these drawings and specifications shall be restricted to construction of the EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
C6

SHEET SET
LOCAL

SHEET TITLE
ROOF PLAN

SHEET SET, SHEET NUMBER / MODEL HOME

L-2.4

NOTE:
"CERTIFICATE OF INSIGNIA FOR THE WUI COMPLIANT MANUFACTURED HOME"
TO BE PROVIDED TO THE COUNTY INSPECTOR BEFORE FOUNDATION INSPECTION.

ASTM E136 TESTING
FOR
CONNECT-HOMES
ON
METAL SALES T4-WALL PANEL 24 GAUGE STEEL
FINISH: PVDF (KYNAR 500 ®)
VTEC #100-6077
TESTED: APRIL 23, 2019

VTEC Laboratories Inc.

April 23, 2019

Client: Connect-Homes
706 S. Hill Street Suite #1060
Los Angeles, CA 90014

Attention: Gordon Stott

Scope:
This report contains the reference to the test method, conditioning of sample, description of material, and test results.

Test Method:
This test was conducted in accordance with ASTM E136, "Standard Test Method for Behavior of Materials in a Vertical Tube Furnace at 750°C".

Disclaimer: This is a factual report of the results obtained from the laboratory test of sample products. The results may be applied only to the products tested and should not be constructed as applicable to other similar products of the manufacture. The report is not a recommendation or a disapprobation by VTEC Laboratories, Inc., of the material tested. While this report may be used for obtaining product acceptance, it may not be used in advertising.

Notice: VTEC Laboratories Inc. will not be liable for any loss or damage resulting from the use of the data in this report, in excess of the invoice. This report pertains to the sample tested only. Such report shall not be interpreted to be a warranty, either expressed or implied as to the suitability or fitness of said sample for such uses or applications, as the party contracting for the report may apply such sample.

WUI REMARKS:

METAL SIDING (TYPICAL):

24 GAUGE, CORRUGATED METAL SIDING IS NON-COMBUSTIBLE MATERIAL.
(SEE L-0.2/2 METAL SIDING ASTM TESTING)

WOOD SIDING (TYPICAL)

WUI REMARKS: EXTERIOR WALL PROTECTION AND EXTERIOR PORCH CEILINGS:
MATERIALS LISTING — OFFICE OF THE STATE FIRE MARSHALL - BUILDING PROGRAM

LISTING NO: 8140-2041:0001

CATEGORY: 8140 - EXTERIOR WALL SIDING AND SHEATHING FOR WILDLAND URBAN INTERFACE (W.U.I)

LISTEE: AMERICAN WOOD COUNCIL, 222 CATOCTIN CIRCLE, SE, SUITE 201, LEESBURG, VA 20175

DESIGN: SOLID SAWN WOOD SIDING W/NO THROUGH HOLES OR LOOSE KNOTS, INSTALLED OVER STRUCTURAL PLYWOOD, TONGUED AND GROOVED IN A VERTICAL ORIENTATION W/MINIMUM NOMINAL 6" WIDE AND NOMINAL 1" THICK BOARDS, "WESTERN RED CEDAR"

VTEC #100-6077 **CONNECT-HOMES** **ASTM E136**

Material Tested:

Supplier:	Connect-Homes
Product Description:	Metal Sales T4 - Wall Panel 24 Gauge Steel Finish: PVDF (Kynar 500 ®)
Specimen Dimensions:	51 mm x 38 mm x 38 mm
Color:	White, Silver
Sample Selection:	Supplier
Material Description by:	Supplier and VTEC
Date of Selection:	December 2004
Purpose of Test:	Combustion Characteristics

Conditioning:
The specimens were conditioned according to the ASTM E136 specification.

Results:
The conditions for passing the test are as follows:

At least three of the four specimens tested exhibit:
1. Zero% weight loss
2. No flaming after the first 30 seconds
3. Final center and surface temperatures must be less than 30°C above the furnace starting temperature (750°C)

Sample #	Weight Before (grams)	Weight After (grams)	Final Center Temperature (deg.C)	Final Surface Temperature (deg.C)	Weight Loss (percent)	Flaming After First 30 Seconds?
1	469.7	465.7	749	749	0.9	No
2	451.5	448.3	748	750	0.7	No
3	440.9	438.1	750	750	0.6	No
4	435.6	432.5	751	755	0.7	No
Average:	**449.4**	**446.1**	**749**	**751**	**0.7**	

Samples were composed of multiple 50mm by 38mm by 0.635mm tiles stacked and bound together to create the necessary sample size. The tested product met all requirements as defined by the ASTM E136.

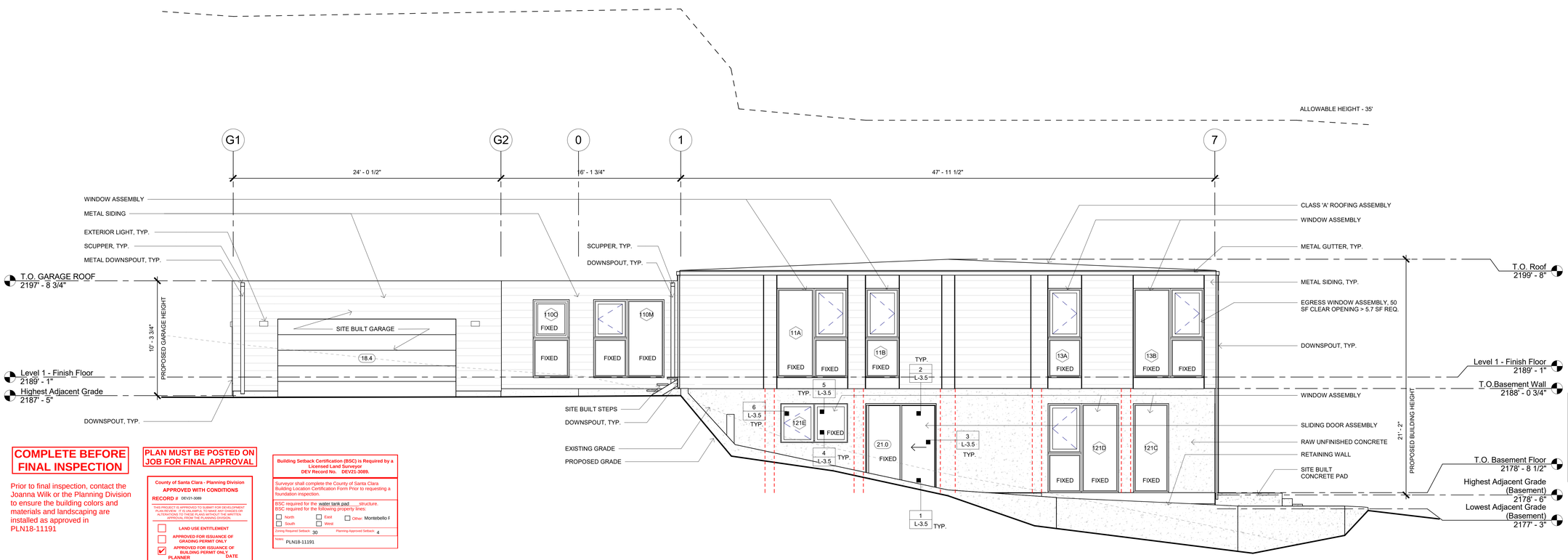
Neil Schultz
Executive Director

Amirudin Rahim
Technical Director

WUI NOTS AND CUTSHEETS
NO SCALE 3

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
RECORD NO.: DEV21-3089.
BY: MHenen Date: 01/26/2023
HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

NORTH ELEVATION
1/4" = 1'-0" 2



COMPLETE BEFORE FINAL INSPECTION

Prior to final inspection, contact the Joanna Wilk or the Planning Division to ensure the building colors and materials and landscaping are installed as approved in PLN18-11191

PLAN MUST BE POSTED ON JOB FOR FINAL APPROVAL

County of Santa Clara - Planning Division
APPROVED WITH CONDITIONS
RECORD # DEV21-3089
"THIS PROJECT IS APPROVED TO SUBMIT FOR DEVELOPMENT PLAN REVIEW. IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS TO THE PLAN WITHOUT PRIOR WRITTEN APPROVAL FROM THE PLANNING DIVISION"
☐ LAND USE ENTITLEMENT
☐ APPROVED FOR ISSUANCE OF GRADING PERMIT ONLY
☑ APPROVED FOR ISSUANCE OF BUILDING PERMIT ONLY
PLANNER joanna.wilk DATE 2/2/2023
PLN18-11191
NOTES

Building Setback Certification (BSC) is Required by a Licensed Land Surveyor
DEV Record No. DEV21-3089.
Surveyor shall complete the County of Santa Clara Building Location Certification Form Prior to requesting a foundation inspection.
BSC required for the water tank pad structure.
BSC required for the following property lines:
☐ North ☐ East ☐ Other: Montebello F
☐ South ☐ West
Zoning Required Setback: 30 Planning Approved Setback: 4
NOTES PLN18-11191

EAST ELEVATION
1/4" = 1'-0" 1

CONNECT HOMES®
706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
12.06.2021
Delta 1_Dated: 04.26.2022

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2023
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The House designs, drawings and specifications contained herein and provided hereith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications remains with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima face evidence of the acceptance of these restrictions.

MODEL HOME
C6

SHEET SET
LOCAL

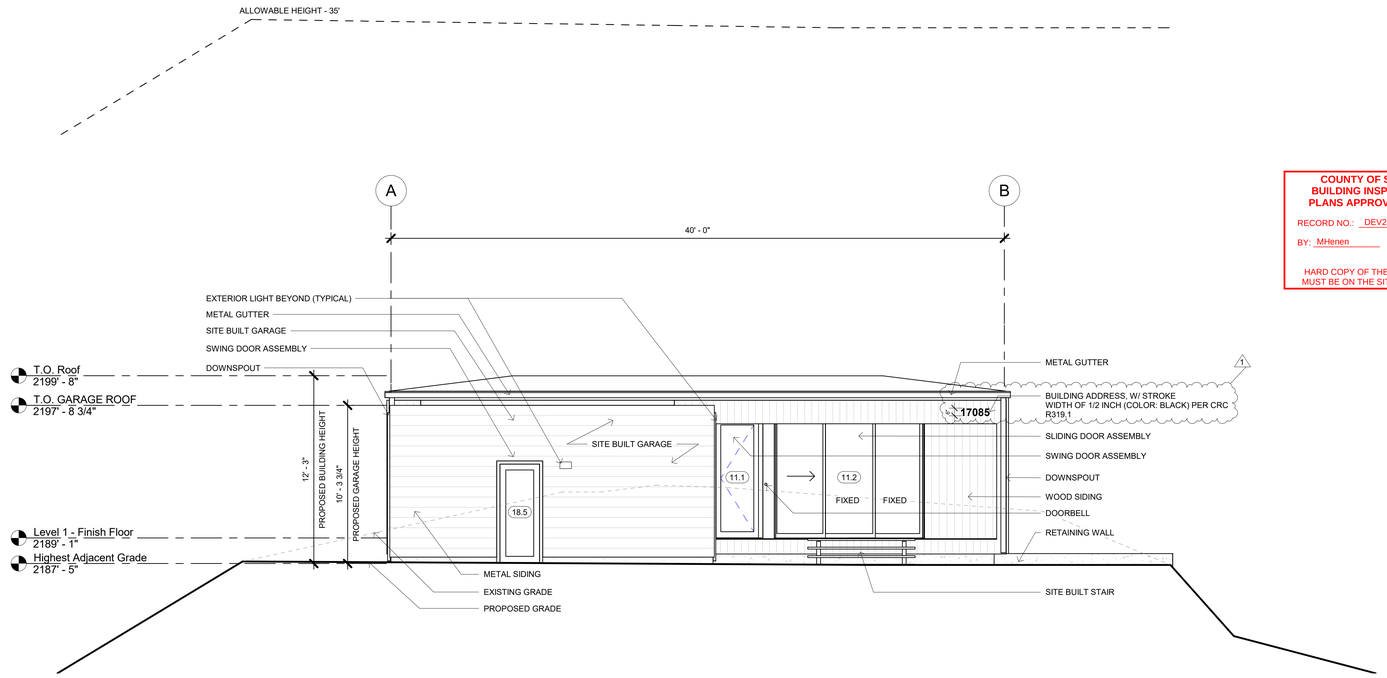
SHEET TITLE
SITE EXTERIOR ELEVATIONS

SHEET SET, SHEET NUMBER, MODEL HOME

L-3.0

NOTE:
"CERTIFICATE OF INSIGNIA FOR THE WUI COMPLIANT MANUFACTURED HOME"
TO BE PROVIDED TO THE COUNTY INSPECTOR BEFORE FOUNDATION INSPECTION

1



COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT

RECORD NO.: DEV21-3089.

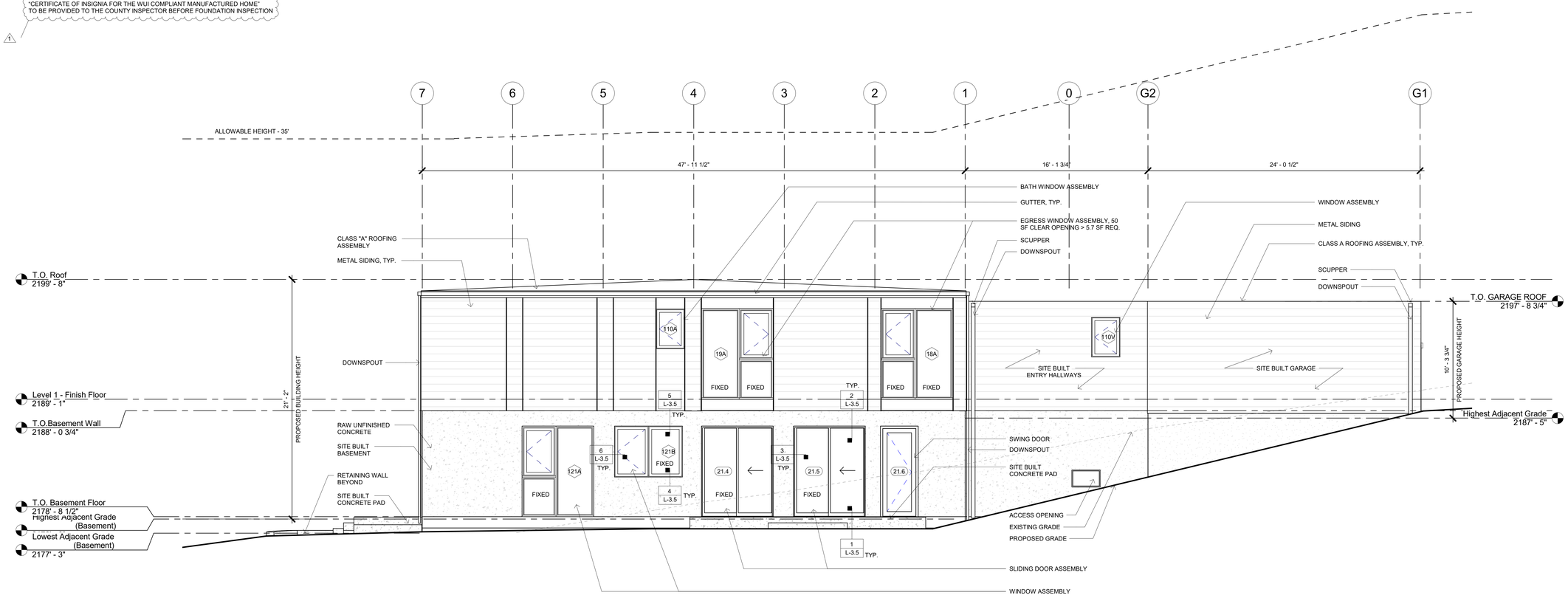
BY: MHenen Date: 01/26/2023

HARD COPY OF THESE STAMPED PLANS
MUST BE ON THE SITE FOR INSPECTIONS

SOUTH ELEVATION
1/4" = 1'-0" 2

NOTE:
"CERTIFICATE OF INSIGNIA FOR THE WUI COMPLIANT MANUFACTURED HOME"
TO BE PROVIDED TO THE COUNTY INSPECTOR BEFORE FOUNDATION INSPECTION

1



WEST ELEVATION
1/4" = 1'-0" 1

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE

17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
12.06.2021
Delta 1_Dated: 04.26.2022

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2023
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc., Copyright 2019. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, without the express written consent, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
C6

SHEET SET
LOCAL

SHEET TITLE
SITE EXTERIOR ELEVATIONS

SHEET SET / SHEET NUMBER / MODEL HOME

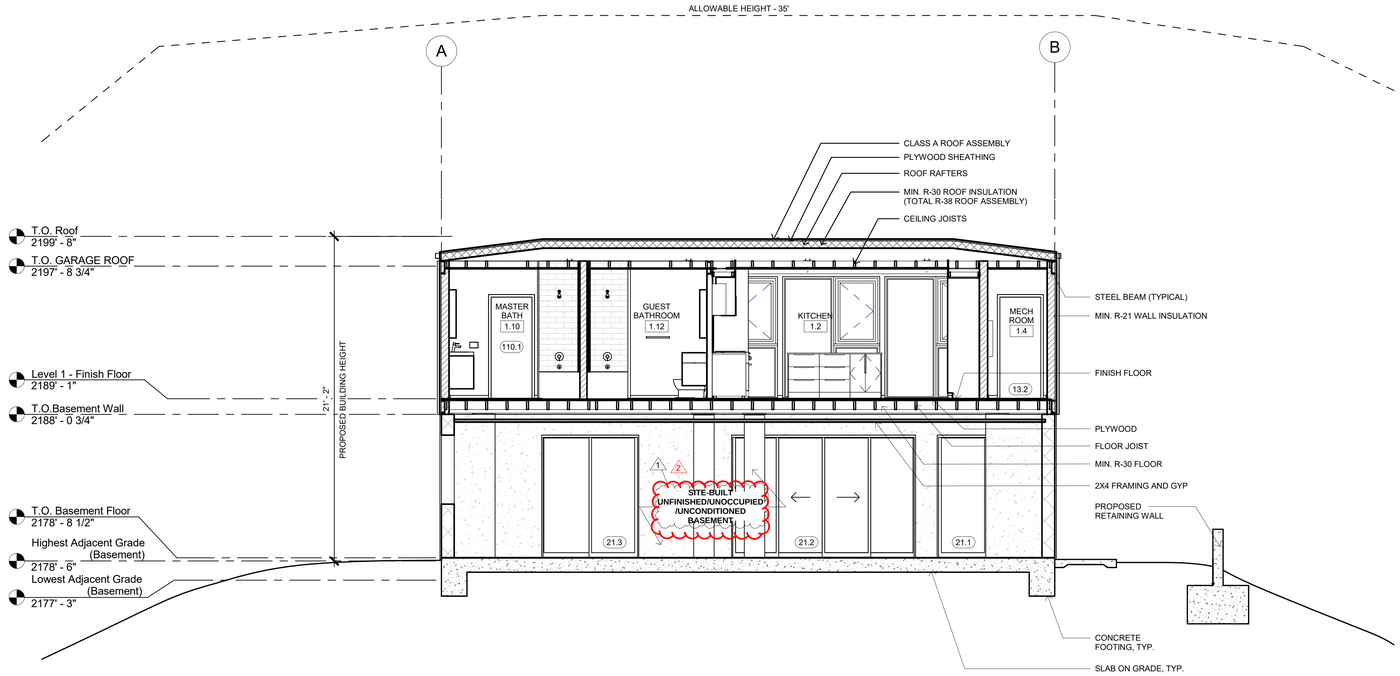
L-3.1

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT

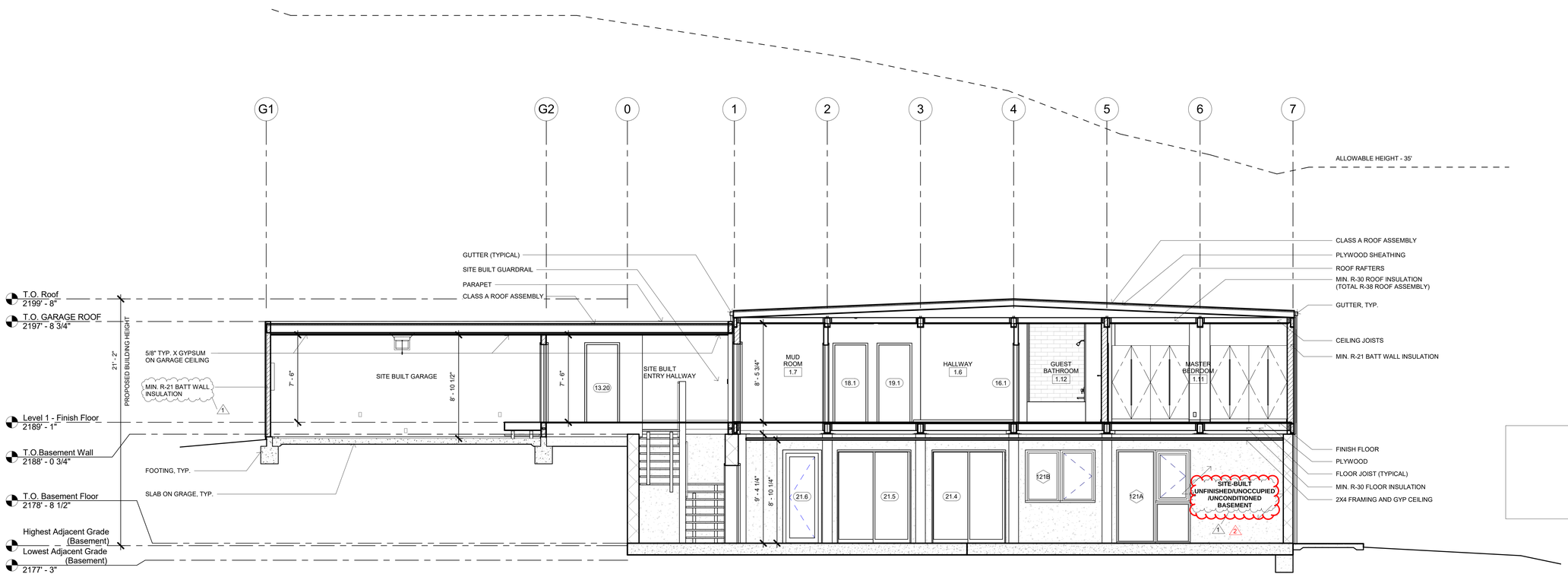
RECORD NO.: DEV21-3089.

BY: MHenen Date: 01/26/2023

HARD COPY OF THESE STAMPED PLANS
MUST BE ON THE SITE FOR INSPECTIONS



LONGITUDINAL SECTION
1/4" = 1'-0" 2



TRANSVERSE SECTION
1/4" = 1'-0" 1

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE

17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
12.06.2021
Delta 1_Dated: 04.26.2022
Delta 2_Dated: 09.30.2022

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2023
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
C6

SHEET SET
LOCAL

SHEET TITLE
BUILDING SECTIONS

SHEET SET | SHEET NUMBER | MODEL HOME

L-3.2

LOCAL GC TO COORDINATE UTILITY SLEEVES AT FOUNDATION WITH SERVICES AND STUB DOWNS

COORDINATE SLEEVES WITH UTILITY STUBDOWN SERVICES:

CONNECT C6T

(4) 2" DIA SLEEVE FOR TELEPHONE/DATA/CABLE
(4) 3" DIA SLEEVE FOR ELECTRIC POWER
(1) 2" DIA SLEEVE FOR FIRESPRINKLER WATER
(1) 3" DIA SLEEVE FOR DOMESTIC WATER
(1+) 6" DIA SLEEVE FOR SANITARY MAIN LINE AND ANY ADDITONAL CLEANOUTS NECESSARY
(2) 3" DIA SLEEVE FOR CONDENSER (SEE LOCATION IN PLAN)

SLEEVE INFORMATION
NO SCALE 3

LOCAL GC OR OWNER PRE-DELIVERY SCOPE OF WORK:

A) SEWER:
- RUN SANITARY SEWER LINE FROM PROPERTY LINE TO STUB UP/POINT OF CONNECTION(S) IN CRAWLSPACE
- COORDINATE WITH LOCAL RESPONSIBLE AGENCY IF NEW SEWER LATERAL WILL BE REQUIRE INSTALL SEPTIC SYSTEM (IF APPLICABLE)

B) WATER:
- RUN WATER MAIN SERVICE LINE FROM WATER METER TO MANIFOLD/ SHUT OFF VALVE OUTSIDE
- CRAWLSPACE AND SUPPLY STUB UPS/ POINTS OF CONNECTION FOR DOMESTIC SERVICES AND FIRE SPRINKLER SERVICE
- COORDINATE METER SIZE AND MAIN LINE SIZE REQUIREMENTS WITH LOCAL UTILITY COMPANY AND FIRE SPRINKLER REQUIREMENTS
- COORDINATE LOCATION OF EXTERIOR HOSE BIBS
- IF PROPERTY IS ON WATER WELL, INSTALL WATER WELL, TANKS, PUMPS, (IF APPLICABLE)

C) GAS:
- COORDINATE GAS SERVICE LINE FROM PROPERTY LINE TO NEW METER LOCATION
- IF PROPERTY IS ON PROPANE, INSTALL PROPANE TANK

D) ELECTRICAL:
- INSTALL PIPE SLEEVE AND STUB UP/ POINT OF CONNECTION IN CRAWLSPACE TO PULL FUTURE ELECTRIC SERVICE INTO CRAWLSPACE
- COORDINATE SERVICE REQUIREMENTS AND SERVICES SIZE WITH LOCAL POWER COMPANY
- IF ADDITIONAL STRUCTURES ON SITE (GARAGE, CARPORT), RUN UNDERGROUND CONDUIT FROM CRAWLSPACE OR MAIN SERVICE PANEL TO THOSE LOCATIONS
- INSTALL TEMPORARY POWER, COORDINATE WITH LOCAL POWER COMPANY

E) FIRE:
- COORDINATE FIRE SAFETY REQUIREMENTS (DRIVEWAYS, TURNOUTS, HYDRANTS, WATER SUPPLY WITH LOCAL FIRE DEPARTMENT

LOCAL GC OR OWNER POST-DELIVERY SCOPE OF WORK:

A) SEWER:
- INSTALL SANITARY DRAINAGE BRANCH IN CRAWLSPACE CONNECTING SANITARY DRAIN/WASTE/VENT STUB DOWNS UNDER HOUSE AND CONNECT TO SANITARY DRAINAGE STUB UP IN CRAWLSPACE.
- PROVIDE ACCESSIBLE END OF LINE CLEAN OUTS PER CODE REQUIREMENTS.

B) WATER:
- CONNECT WATER SERVICE LINE TO STUB DOWN IN CRAWLSPACE AND CONNECT FIRE SPRINKLER RISER STUB DOWNS UNDER HOUSE TO STUB UP IN CRAWLSPACE, INSTALL HOSE BIBS

C) GAS:
- INSTALL SEISMIC SHUTOFF VALVE, CONNECT GAS SERVICE FROM METER TO GAS LINE STUB DOWNS UNDER HOUSE TO STUB UP IN CRAWLSPACE

D) ELECTRICAL:
- COORDINATE ELECTRIC METER LOCATION AND SIZE OF SERVICE WITH LOCAL UTILITY COMPANY
- SUPPLY AND INSTALL MAIN ELECTRICAL PANEL AND RUN OVERHEAD OR UNDERGROUND SERVICE TO METER
- CONNECT ELECTRIC SERVICE FROM MAIN SERVICE PANEL TO SUB PANELS
- RUN SERVICE TO CONDENSER (IF APPLICABLE)
- IF ADDITIONAL STRUCTURES ON SITE (GARAGE/ CARPORT), RUN ELECTRIC SERVICE TO THEM

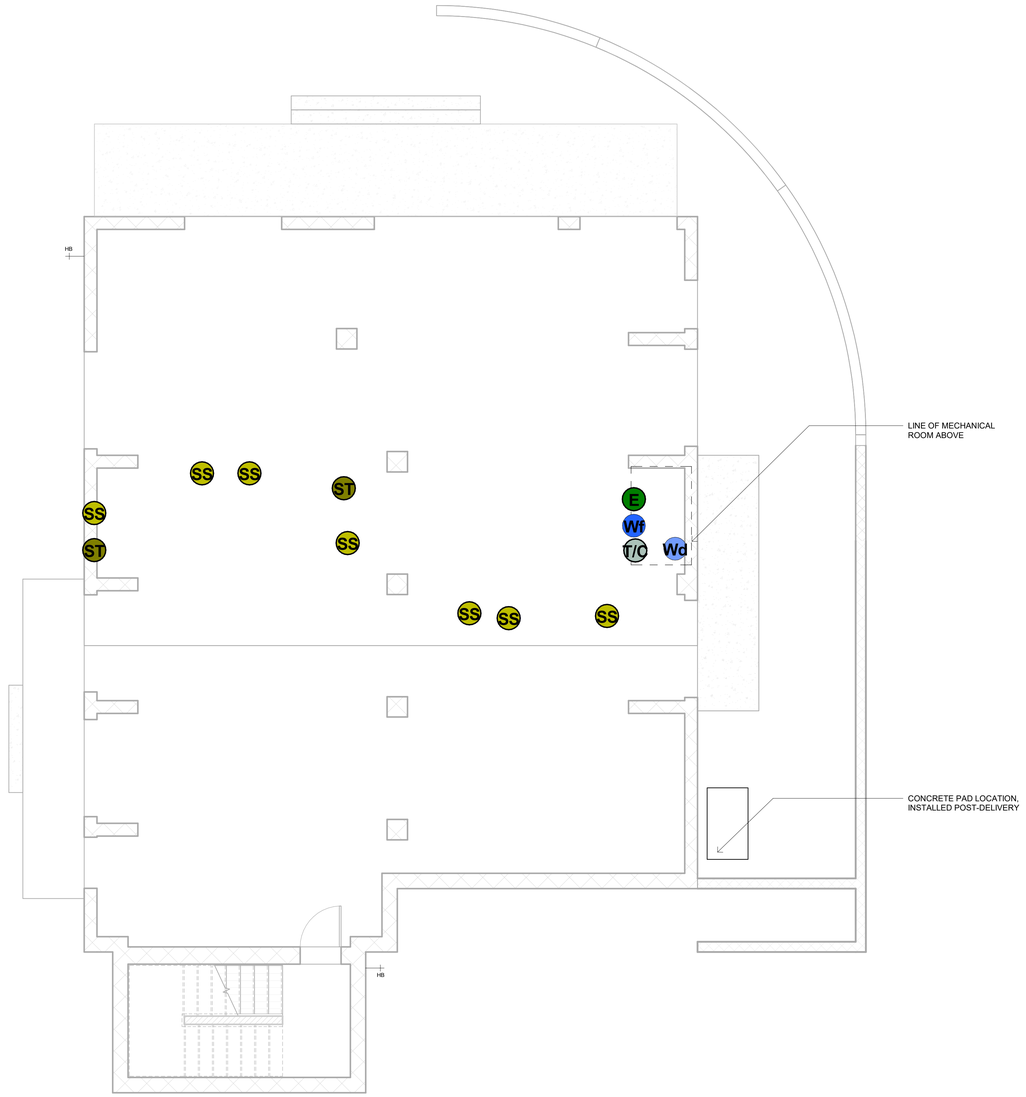
E) COORDINATE DIRECTLY WITH THE LOCAL TELEPHONE AND CABLE PROVIDERS SERVICING THE AREA TO PROVIDE SERVICE FOR THE HOME, INCLUDING THE INSTALLATION OF TELEPHONE AND CABLE PANELS AND THE PULLING OF LOW VOLTAGE WIRES CONNECTING THE DEVICES INSIDE THE HOUSE TO THE PANELS (IF APPLICABLE)

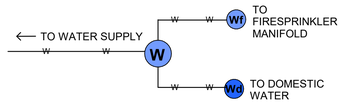
F) COORDINATE INSTALL OF SOLAR PANELS WITH SOLAR PANEL SUB CONTRACTOR, COORDINATE WITH LOCAL UTILITY COMPANY (IF APPLICABLE)

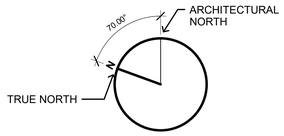
SCOPE NOTES
NO SCALE 3

SS	SANITARY STUB DOWN (EXCEPT TOILETS)	2" ABS PIPE - MALE TERMINATION
ST	SANITARY STUB DOWN (TOILETS ONLY)	3" ABS PIPE - MALE TERMINATION
Wf	WATER STUB DOWN	3/4" COPPER PIPE - MALE TERMINATION
Wd	WATER STUB DOWN	3/4" COPPER PIPE - MALE TERMINATION
E	ELECTRICAL STUB	2" FLEX ALUMINUM CONDUIT - MALE TERMINATION
T/C	TELEPHONE/CABLE STUB	1 1/2" PVC CONDUIT - MALE TERMINATION
HB	HOSEBI	

STUBDOWN LEGEND
NO SCALE 2







NOTE:
FOR DIAGRAMMATIC PURPOSES ONLY. CONTRACTOR TO COORDINATE AND VERIFY EXACT LOCATIONS AND SERVICE SIZE WITH UTILITY COMPANIES AND SITE CONDITIONS

FDN - UTILITY PLAN
1/4" = 1'-0" 1

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
12.06.2021
Delta 1_Dated: 04.26.2022

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2023
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc., Copyright 2019. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, of these plans and specifications, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
C6

SHEET SET
LOCAL

SHEET TITLE
UTILITY PLAN - LEVEL 1

SHEET SET / SHEET NUMBER / MODEL HOME
L-3.3

LOCAL GC TO COORDINATE UTILITY SLEEVES AT FOUNDATION WITH SERVICES AND STUB DOWNS

COORDINATE SLEEVES WITH UTILITY STUBDOWN SERVICES:

CONNECT C6T

(4) 2" DIA SLEEVE FOR TELEPHONE/DATA/CABLE
(4) 3" DIA SLEEVE FOR ELECTRIC POWER
(1) 2" DIA SLEEVE FOR FIRESPRINKLER WATER
(1) 3" DIA SLEEVE FOR DOMESTIC WATER
(1+) 6" DIA SLEEVE FOR SANITARY MAIN LINE AND ANY ADDITONAL CLEANOUTS NECESSARY
(2) 3" DIA SLEEVE FOR CONDENSER (SEE LOCATION IN PLAN)

SLEEVE INFORMATION
NO SCALE 3

LOCAL GC OR OWNER PRE-DELIVERY SCOPE OF WORK:

A) SEWER:
- RUN SANITARY SEWER LINE FROM PROPERTY LINE TO STUB UP/POINT OF CONNECTION(S) IN CRAWLSPACE
- COORDINATE WITH LOCAL RESPONSIBLE AGENCY IF NEW SEWER LATERAL WILL BE REQUIRE INSTALL SEPTIC SYSTEM (IF APPLICABLE)

B) WATER:
- RUN WATER MAIN SERVICE LINE FROM WATER METER TO MANIFOLD/ SHUT OFF VALVE OUTSIDE
- CRAWLSPACE AND SUPPLY STUB UPS/ POINTS OF CONNECTION FOR DOMESTIC SERVICES AND FIRE SPRINKLER SERVICE
- COORDINATE METER SIZE AND MAIN LINE SIZE REQUIREMENTS WITH LOCAL UTILITY COMPANY AND FIRE SPRINKLER REQUIREMENTS
- COORDINATE LOCATION OF EXTERIOR HOSE BIBS
- IF PROPERTY IS ON WATER WELL, INSTALL WATER WELL, TANKS, PUMPS, (IF APPLICABLE)

C) GAS:
- COORDINATE GAS SERVICE LINE FROM PROPERTY LINE TO NEW METER LOCATION
- IF PROPERTY IS ON PROPANE, INSTALL PROPANE TANK

D) ELECTRICAL:
- INSTALL PIPE SLEEVE AND STUB UP/ POINT OF CONNECTION IN CRAWLSPACE TO PULL FUTURE ELECTRIC SERVICE INTO CRAWLSPACE
- COORDINATE SERVICE REQUIREMENTS AND SERVICES SIZE WITH LOCAL POWER COMPANY
- IF ADDITIONAL STRUCTURES ON SITE (GARAGE, CARPORT), RUN UNDERGROUND CONDUIT FROM CRAWLSPACE OR MAIN SERVICE PANEL TO THOSE LOCATIONS
- INSTALL TEMPORARY POWER, COORDINATE WITH LOCAL POWER COMPANY

E) FIRE:
- COORDINATE FIRE SAFETY REQUIREMENTS (DRIVEWAYS, TURNOUTS, HYDRANTS, WATER SUPPLY WITH LOCAL FIRE DEPARTMENT

LOCAL GC OR OWNER POST-DELIVERY SCOPE OF WORK:

A) SEWER:
- INSTALL SANITARY DRAINAGE BRANCH IN CRAWLSPACE CONNECTING SANITARY DRAIN/WASTE/VENT STUB DOWNS UNDER HOUSE AND CONNECT TO SANITARY DRAINAGE STUB UP IN CRAWLSPACE.
- PROVIDE ACCESSIBLE END OF LINE CLEAN OUTS PER CODE REQUIREMENTS.

B) WATER:
- CONNECT WATER SERVICE LINE TO STUB DOWN IN CRAWLSPACE AND CONNECT FIRE SPRINKLER RISER STUB DOWNS UNDER HOUSE TO STUB UP IN CRAWLSPACE, INSTALL HOSE BIBS

C) GAS:
- INSTALL SEISMIC SHUTOFF VALVE, CONNECT GAS SERVICE FROM METER TO GAS LINE STUB DOWNS UNDER HOUSE TO STUB UP IN CRAWLSPACE

D) ELECTRICAL:
- COORDINATE ELECTRIC METER LOCATION AND SIZE OF SERVICE WITH LOCAL UTILITY COMPANY
- SUPPLY AND INSTALL MAIN ELECTRICAL PANEL AND RUN OVERHEAD OR UNDERGROUND SERVICE TO METER
- CONNECT ELECTRIC SERVICE FROM MAIN SERVICE PANEL TO SUB PANELS
- RUN SERVICE TO CONDENSER (IF APPLICABLE)
- IF ADDITIONAL STRUCTURES ON SITE (GARAGE/ CARPORT), RUN ELECTRIC SERVICE TO THEM

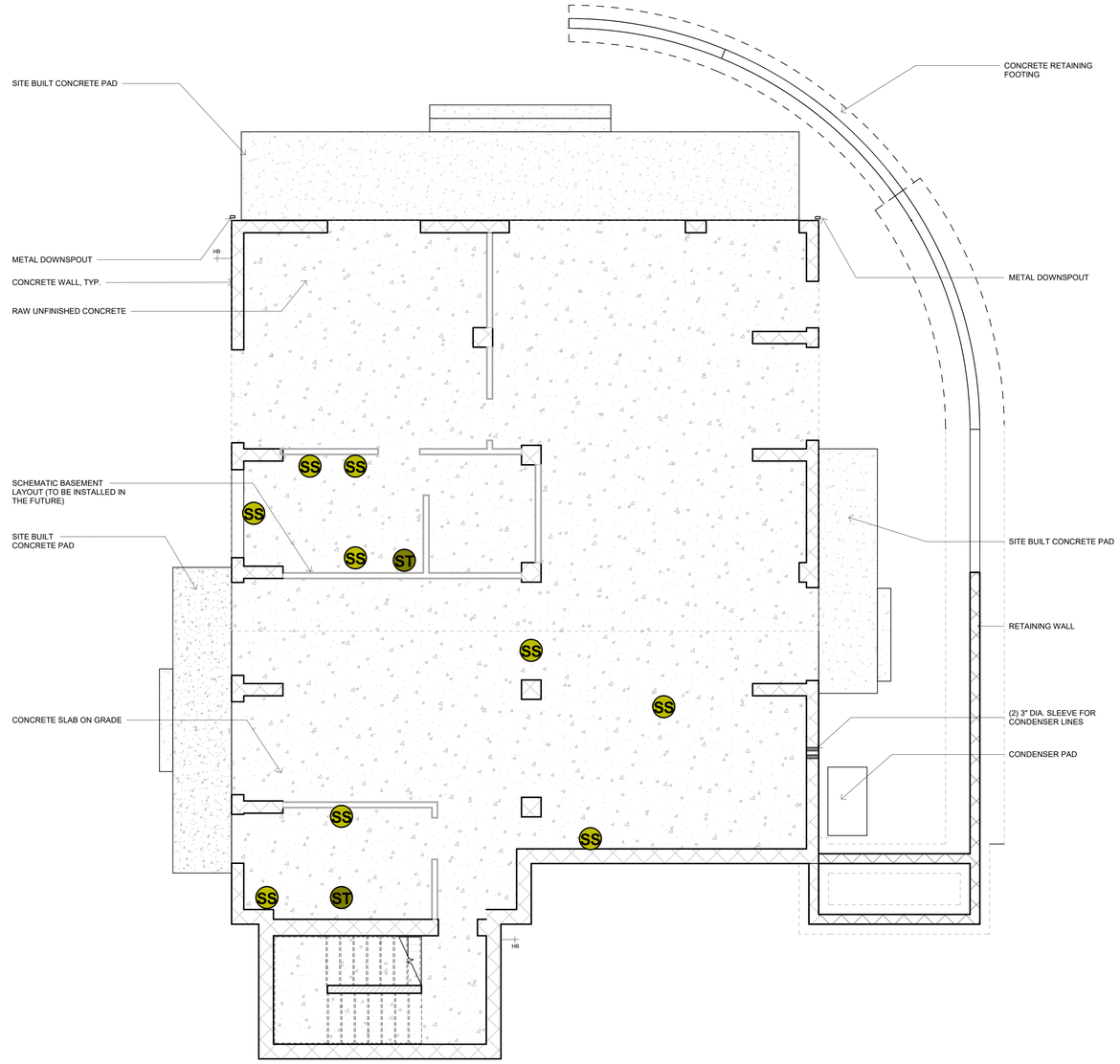
E) COORDINATE DIRECTLY WITH THE LOCAL TELEPHONE AND CABLE PROVIDERS SERVICING THE AREA TO PROVIDE SERVICE FOR THE HOME, INCLUDING THE INSTALLATION OF TELEPHONE AND CABLE PANELS AND THE PULLING OF LOW VOLTAGE WIRES CONNECTING THE DEVICES INSIDE THE HOUSE TO THE PANELS (IF APPLICABLE)

F) COORDINATE INSTALL OF SOLAR PANELS WITH SOLAR PANEL SUB CONTRACTOR, COORDINATE WITH LOCAL UTILITY COMPANY (IF APPLICABLE)

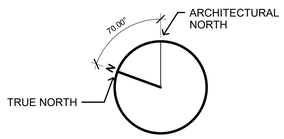
SCOPE NOTES
NO SCALE 3

SS	SANITARY STUB DOWN (EXCEPT TOILETS)	2" ABS PIPE - MALE TERMINATION
ST	SANITARY STUB DOWN (TOILETS ONLY)	3" ABS PIPE - MALE TERMINATION
W	WATER STUB	3/4" COPPER PIPE - MALE TERMINATION
E	ELECTRICAL STUB	2" FLEX ALUMINUM CONDUIT - MALE TERMINATION
T/C	TELEPHONE/CABLE STUB	1 1/2" PVC CONDUIT - MALE TERMINATION
HB	HOSEBI	

STUBDOWN LEGEND
NO SCALE 2



NOTE:
FOR DIAGRAMMATIC PURPOSES ONLY. CONTRACTOR TO COORDINATE AND VERIFY EXACT LOCATIONS AND SERVICE SIZE WITH UTILITY COMPANIES AND SITE CONDITIONS



FLOOR PLAN - BASEMENT UTILITY
1/4" = 1'-0" 1

CONNECT HOMES®
706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
12.06.2021
Delta 1_Dated: 04.26.2022

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2023
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc., Copyright 2019. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, without the express written consent of drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

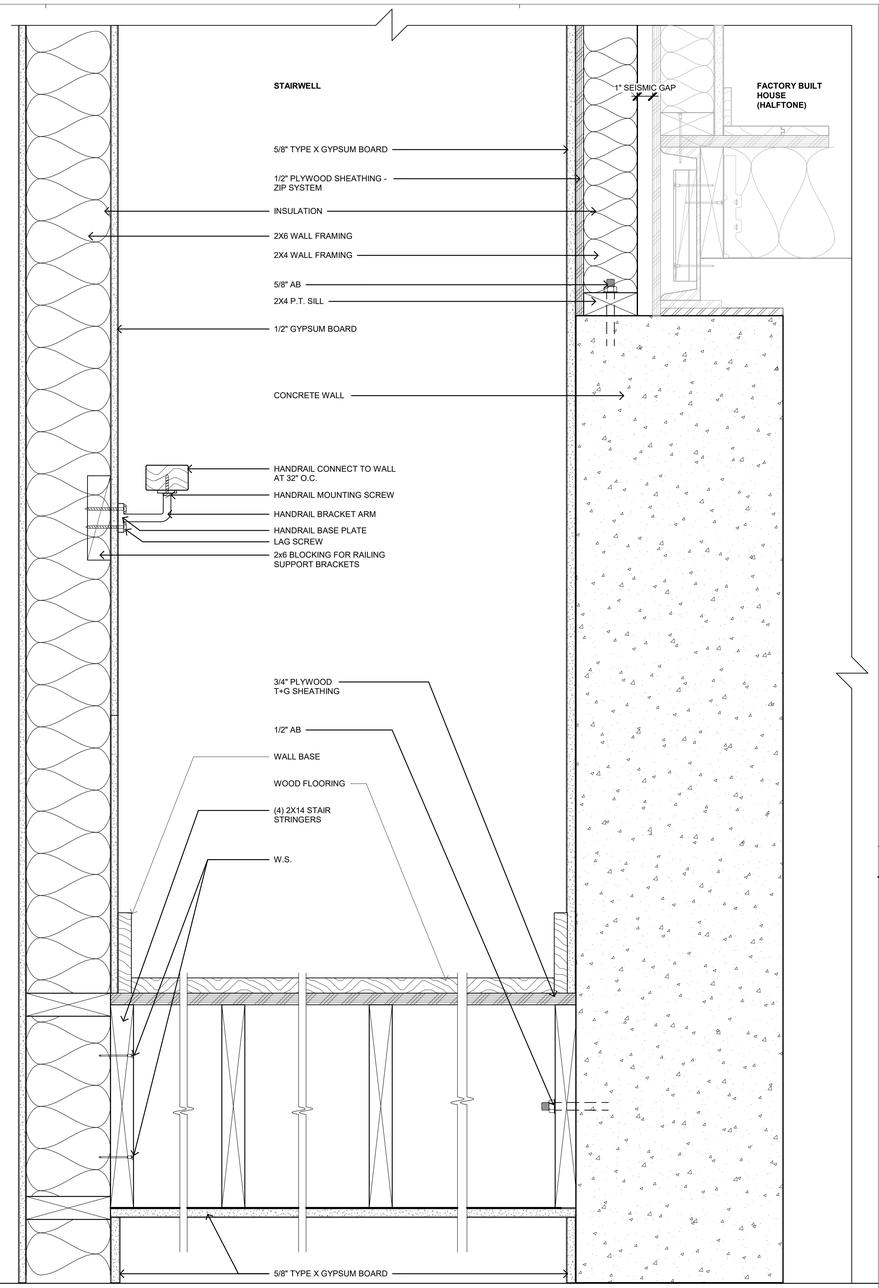
MODEL HOME
C6

SHEET SET
LOCAL

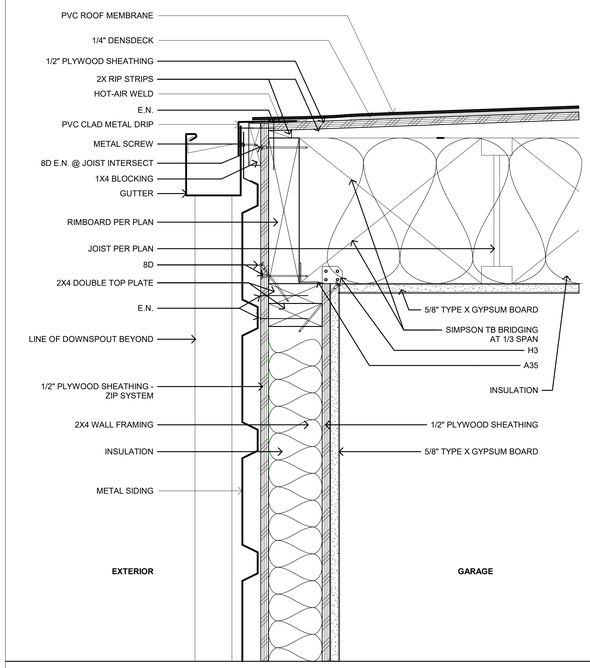
SHEET TITLE
UTILITY PLAN - BASEMENT

SHEET SET / SHEET NUMBER / MODEL HOME

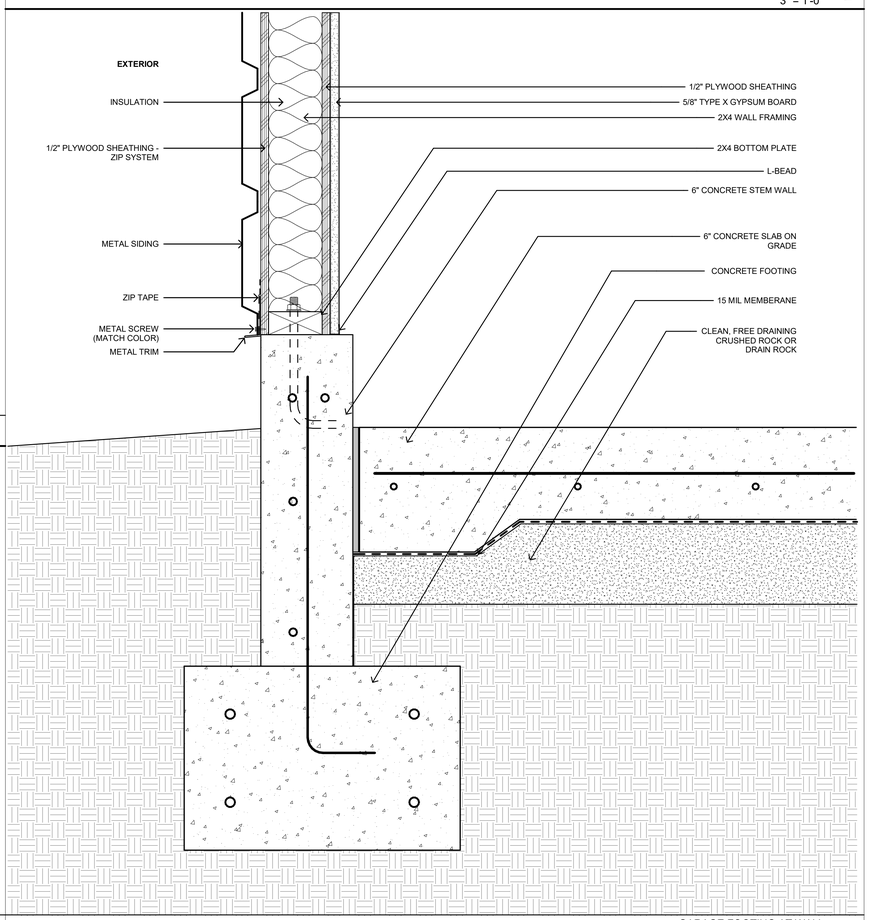
L-3.3B



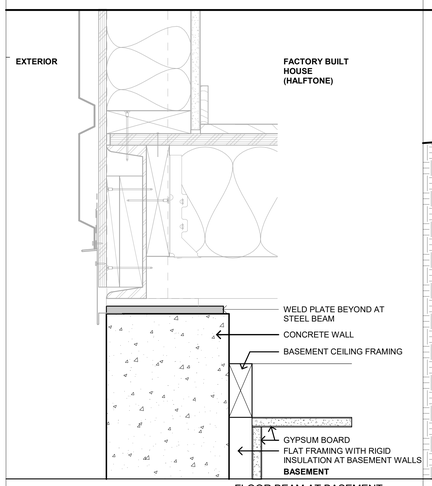
MUDROOM SITE BUILT STAIRS TO HOUSE
3" = 1'-0" 5



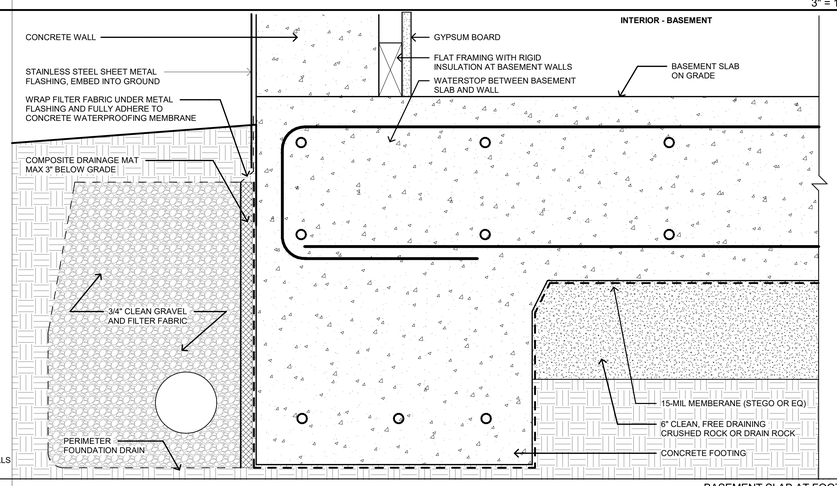
GARAGE ROOF AT WALL
3" = 1'-0" 2



GARAGE FOOTING AT WALL
3" = 1'-0" 1



FLOOR BEAM AT BASEMENT
3" = 1'-0" 4



BASEMENT SLAB AT FOOTING
3" = 1'-0" 3

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT

RECORD NO.: DEV21-3089

BY: MHenen Date: 01/26/2023

HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

COMPLETE PRIOR TO FINAL INSPECTION
SUBMIT CONSTRUCTION OBSERVATION LETTER BY PROJECT GEOLOGIST OR SOILS ENGINEER TO COUNTY GEOLOGIST FOR GEOLOGY CLEARANCE

CONNECT HOMES®
706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
12.06.2021
Delta 1_Dated: 04.26.2022

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2023
RENEWAL DATE
STATE OF CALIFORNIA

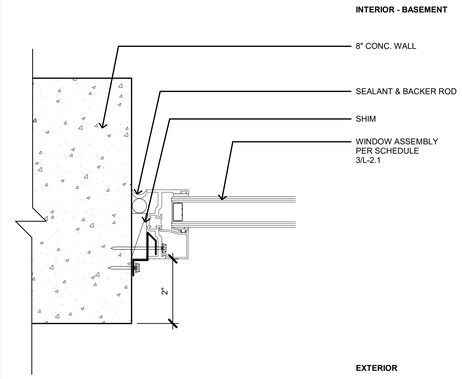
Legal Disclaimer:
The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
C6

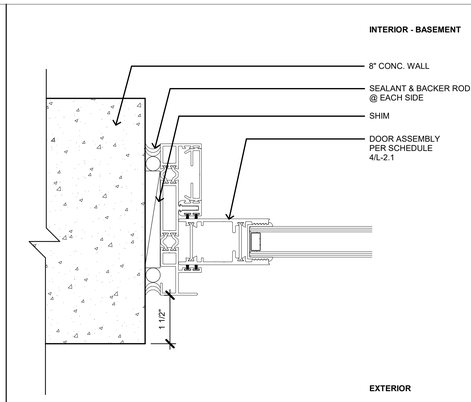
SHEET SET
LOCAL

SHEET TITLE
SITE-BUILT ARCHITECTURAL DETAILS

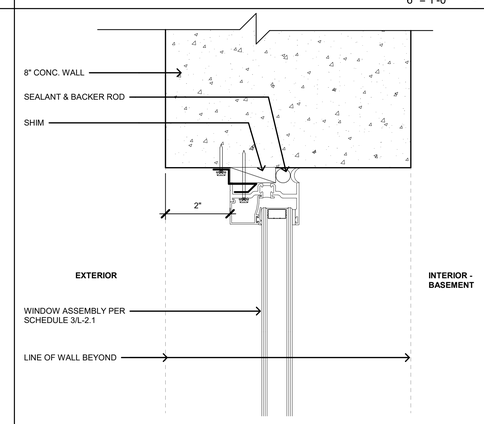
SHEET SET, SHEET NUMBER, MODEL HOME
L-3.4



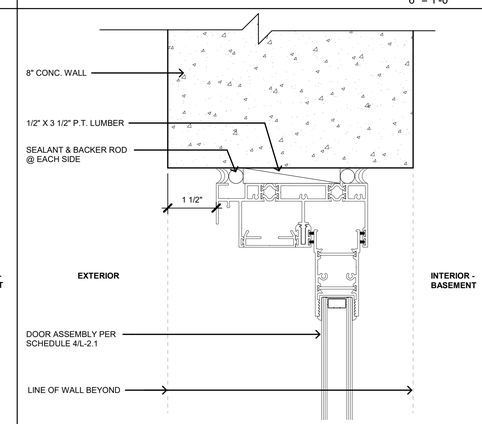
WINDOW JAMB 6
6" = 1'-0"



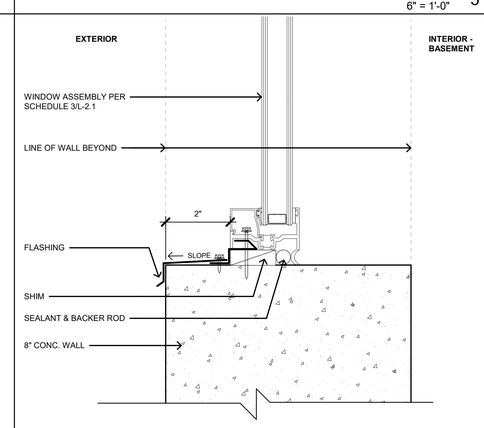
DOOR JAMB 3
6" = 1'-0"



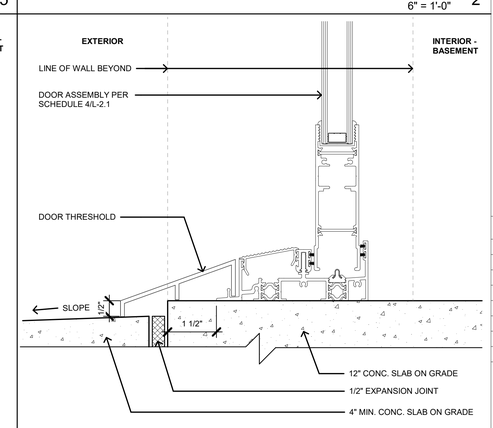
WINDOW HEAD 5
6" = 1'-0"



DOOR HEAD 2
6" = 1'-0"



WINDOW SILL 4
6" = 1'-0"



DOOR THRESHOLD 1
6" = 1'-0"

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT

RECORD NO.: DEV21-3089.

BY: MHenen Date: 01/26/2023

HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

CONNECT HOMES®
706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
12.06.2021
Delta 1_Dated: 04.26.2022

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2023
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided hereewith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part, for any purpose if Home EC products were not ordered without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
C6

SHEET SET
LOCAL

SHEET TITLE
SITE-BUILT ARCHITECTURAL DETAILS

SHEET SET / SHEET NUMBER / MODEL HOME

L-3.5

BUILDING ENERGY ANALYSIS REPORT

PROJECT:
Connect 6 - Grinsven
17085 Montebello Rd
Cupertino, CA 95014

Project Designer:
Connect Homes
706 S Hill St #1060
Los Angeles, CA 90014
3106229271

Report Prepared by:
Home Ec Inc

Job Number:
Connect 6

Date:
4/20/2022

APPROVED
18-RADCO
APPROVED FACTORY BUILT HOUSING
These plans have been approved pursuant to the California Health & Safety Code and Title 25 Regulations. Compliance to the California Building Codes (Version 11), Part 6 and the regulations adopted pursuant thereto.
This approval does not authorize or approve any omission of deviation from State laws or valid local ordinances nor is it applicable to movement of units or any damage incurred in transit.
Foundation Design is not approved.
Occupancy: Res/1 Wind Exp: Seismic Cat: MD D0 20psf: **9ft mph-C** ☒
Plan Approval No. RAD-33-1105
By: Christopher Sesma
Approval Date: 2/26/2022
Expiration Date: 4/6/2024

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has been approved and accredited by the California Energy Commission for use in California Building Energy Efficiency Standards.
This compliance report was generated by EnergyPro Software - www.energypro.com

TABLE OF CONTENTS

Cover Page 1
Table of Contents 2
Form CF1R-PRF-01-E Certificate of Compliance 3
Form RMS-1 Residential Measures Summary 15
Form MF-1R Mandatory Measures Summary 16
HVAC System Heating and Cooling Loads Summary 20
Zone Load Summary 21
Room Load Summary 22
Room Heating Peak Loads 23
Room Cooling Peak Loads 24
Form ECON-1 Energy Use and Cost Summary 28
Form ECON-2 Energy Upgrade Recommendations 29
Project Summary 30
Energy Use Summary 31

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
RECORD NO.: DEV21-3089
BY: MHenen Date: 01/26/2023
HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

CERTIFICATE OF COMPLIANCE — **CF1R-PRF-01E** — (Page 1 of 12)

Project Name: Connect 6 - Grinsven
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2022-04-20T17:47:06-07:00
Input File Name: C6_Grinsven-HZ.ribd19x

GENERAL INFORMATION			
01	Project Name	Connect 6 - Grinsven	
02	Run Title	Title 24 Analysis	
03	Project Location	17085 Montebello Rd	
04	City	Cupertino	05 Standards Version 2019
06	Zip code	95014	07 Software Version EnergyPro 8.2
08	Climate Zone	4	09 Front Orientation (deg/ Cardinal) 296
10	Building Type	Single family	11 Number of Dwelling Units 1
12	Project Scope	NewConstruction	13 Number of Bedrooms 11
14	Addition Cond. Floor Area (ft^2)	0	15 Number of Stories 1
16	Existing Cond. Floor Area (ft^2)	n/a	17 Fenestration Average U-factor 0.32
18	Total Cond. Floor Area (ft^2)	1678	19 Glazing Percentage (%) 35.03%
20	ADU Bedroom Count	n/a	21 ADU Conditioned Floor Area n/a
22	Is Natural Gas Available?	Yes	

COMPLIANCE RESULTS	
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

---

CERTIFICATE OF COMPLIANCE — **CF1R-PRF-01E** — (Page 2 of 12)

Project Name: Connect 6 - Grinsven
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2022-04-20T17:47:06-07:00
Input File Name: C6_Grinsven-HZ.ribd19x

ENERGY DESIGN RATING	Energy Design Ratings		Compliance Margins	
	Efficiency[1] (EDR)	Total[2] (EDR)	Efficiency[1] (EDR)	Total[2] (EDR)
Standard Design	70.4	32.9		
Proposed Design	68.8	31.3	1.6	1.6

RESULT: [3] COMPLIES

1: Efficiency EDR includes improvements to the building envelope and more efficient equipment
2: Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries
3: Building complies when efficiency and total compliance margins are greater than or equal to zero

- Standard Design PV Capacity: 4.77 kWdc
- PV System resized to 4.77 kWdc (a factor of 4.773) to achieve 'Standard Design PV' PV scaling

ENERGY USE SUMMARY

Energy Use (kTDV/ft^2-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	18.69	22.64	-3.95	-21.1
Space Cooling	29.09	24.89	4.2	14.4
IAQ Ventilation	3.33	3.33	0	0
Water Heating	23.04	18.85	4.19	18.2
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	**74.15**	**69.71**	**4.44**	**6**

REQUIRED PV SYSTEMS - SIMPLIFIED

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt; (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
4.77	NA	Standard	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	100

CERTIFICATE OF COMPLIANCE — **CF1R-PRF-01E** — (Page 3 of 12)

Project Name: Connect 6 - Grinsven
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2022-04-20T17:47:06-07:00
Input File Name: C6_Grinsven-HZ.ribd19x

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Indoor air quality, balanced fan
- Cool roof
- Floor has high level of insulation
- Window overhangs and/or fins
- Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY

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 CF2Rs and CF3Rs are required to be completed in the HERS Registry

Building-level Verifications:
- Quality insulation installation (QII)
- Indoor air quality ventilation

Cooling System Verifications:
- Verified SEER
- Verified Refrigerant Charge
- Airflow in habitable rooms (SC3.1.4.1.7)
- Minimum Airflow according to RA3.3 and SC3.3.3.4.1

Heating System Verifications:
- Verified HSPF
- Verified heat pump rated heating capacity
- CEC certified low-static VCHP system
- Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5)
- Verified air filter sizing (SC3.1.4.7)
- Verified air filter pressure drop rating

HVAC Distribution System Verifications:
- Ducts located entirely in conditioned space confirmed by duct leakage testing
- Verified low-leakage ducts in conditioned space must meet maximum 25 cfm leakage to outside (RA3.1.4.3.8)

Domestic Hot Water System Verifications:
- – None –

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Connect 6 – Grinsven	1678	1	11	1	0	1

CERTIFICATE OF COMPLIANCE — **CF1R-PRF-01E** — (Page 4 of 12)

Project Name: Connect 6 - Grinsven
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2022-04-20T17:47:06-07:00
Input File Name: C6_Grinsven-HZ.ribd19x

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Ground Floor	Conditioned	HVAC1	1678	8.5	DHW Sys 1	N/A

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
Arch North	Ground Floor	R-21 Ext Wall	296	Front	340	226.56	90
Arch West	Ground Floor	R-21 Ext Wall	296	Front	404	109.39	90
Arch South	Ground Floor	R-21 Ext Wall	116	Back	340	102.64	90
Arch East	Ground Floor	R-21 Ext Wall	206	Right	404	149.28	90
R-38 Roof	Ground Floor	CH R-38	n/a	n/a	1678	n/a	n/a
Roof 2	__Garage__	R-38 Roof Attic	n/a	n/a	810	n/a	n/a
Roof 3	__Garage__	R-38 Roof Attic	n/a	n/a	230	n/a	n/a
Raised Floor	Ground Floor	R-30 Floor No Crawlspace	n/a	n/a	1678	n/a	n/a
Arch East 2	__Garage__	8 CMU Wall w/R-1.35	206	Right	404	139	90
Arch South 2	__Garage__	8 CMU Wall w/R-1.35	116	Back	340	180	90
Arch West 2	__Garage__	8 CMU Wall w/R-1.35	296	Front	404	205.44	90
Arch North 2	__Garage__	8 CMU Wall w/R-1.35	296	Front	340	202.4	90
Arch North 3	__Garage__	R-21 Ext Wall	296	Front	340	180	90
Arch East 3	__Garage__	R-21 Ext Wall	206	Right	404	24.4	90
Arch South 3	__Garage__	R-21 Ext Wall	116	Back	340	0	90
Arch West 3	__Garage__	R-21 Ext Wall	296	Front	404	0	90
Arch North 4	__Garage__	R-21 Ext Wall	296	Front	340	180	90
Arch West 4	__Garage__	R-21 Ext Wall	296	Front	404	8.5	90
Arch South 4	__Garage__	R-21 Ext Wall	116	Back	340	180	90
Arch East 4	__Garage__	R-21 Ext Wall	206	Right	404	74.64	90

CERTIFICATE OF COMPLIANCE — **CF1R-PRF-01E** — (Page 5 of 12)

Project Name: Connect 6 - Grinsven
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2022-04-20T17:47:06-07:00
Input File Name: C6_Grinsven-HZ.ribd19x

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft^2)	Skylight Area (ft^2)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof	__Garage__	R-30 Roof No Attic	0	n/a	1678	0	0	0.1	0.85	No

ATTIC

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic __Garage__	Attic Garage Roof Cons	Ventilated	0	0.1	0.85	Yes	No
Attic Ground Floor	Attic RoofGround Floor	Ventilated	0	0.7	0.9	No	Yes

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
13C - Casement Portion	Window	Arch North	Front	296			1	13.5	0.3	NFRC	0.2	NFRC	Bug Screen
13C - Fixed Portion	Window	Arch North	Front	296			1	10.5	0.42	NFRC	0.19	NFRC	Bug Screen
13D - Casement Portion	Window	Arch North	Front	296			1	13.5	0.41	NFRC	0.19	NFRC	Bug Screen
13D - Fixed Portion Small	Window	Arch North	Front	296			1	10.5	0.29	NFRC	0.23	NFRC	Bug Screen
13D - Fixed Portion Large	Window	Arch North	Front	296			1	26.64	0.29	NFRC	0.23	NFRC	Bug Screen
13E - Casement Portion	Window	Arch North	Front	296			1	13.5	0.41	NFRC	0.19	NFRC	Bug Screen
13E - Fixed Portion Small	Window	Arch North	Front	296			1	10.5	0.29	NFRC	0.23	NFRC	Bug Screen
13E - Fixed Portion Large	Window	Arch North	Front	296			1	26.64	0.29	NFRC	0.23	NFRC	Bug Screen
13F - Casement Portion	Window	Arch North	Front	296			1	13.5	0.3	NFRC	0.2	NFRC	Bug Screen
13F - Fixed Portion	Window	Arch North	Front	296			1	10.5	0.42	NFRC	0.19	NFRC	Bug Screen
111A - Casement Portion	Window	Arch North	Front	296			1	13.5	0.41	NFRC	0.19	NFRC	Bug Screen
111A - Fixed Portion Smal	Window	Arch North	Front	296			1	10.5	0.29	NFRC	0.23	NFRC	Bug Screen

---

CERTIFICATE OF COMPLIANCE — **CF1R-PRF-01E** — (Page 6 of 12)

Project Name: Connect 6 - Grinsven
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2022-04-20T17:47:06-07:00
Input File Name: C6_Grinsven-HZ.ribd19x

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
111A - Fixed Portion Larg	Window	Arch North	Front	296			1	26.64	0.29	NFRC	0.23	NFRC	Bug Screen
111B - Fixed Large	Window	Arch North	Front	296			1	26.64	0.29	NFRC	0.23	NFRC	Bug Screen
110A - Casement	Window	Arch West	Front	296			1	8.75	0.41	NFRC	0.19	NFRC	Bug Screen
18A - Casement Portion	Window	Arch West	Front	296			1	13.5	0.41	NFRC	0.19	NFRC	Bug Screen
19A - CasementOver+Nextto	Window	Arch West	Front	296			1	50	0.27	NFRC	0.22	NFRC	Bug Screen
18A - Fixed Portion Large	Window	Arch West	Front	296			1	26.64	0.29	NFRC	0.23	NFRC	Bug Screen
18A - Fixed Portion Small	Window	Arch West	Front	296			1	10.5	0.29	NFRC	0.23	NFRC	Bug Screen
11.1 Swing Door	Window	Arch South	Back	116	3.33	8	1	26.64	0.35	NFRC	0.17	NFRC	Bug Screen
11.2 - 3 Panel Sliding Do	Window	Arch South	Back	116			1	76	0.3	NFRC	0.2	NFRC	Bug Screen
11B - Casement Portion	Window	Arch East	Right	206			1	13.5	0.41	NFRC	0.19	NFRC	Bug Screen
11B - Fixed Portion	Window	Arch East	Right	206			1	10.5	0.29	NFRC	0.23	NFRC	Bug Screen
11A - Casement Portion	Window	Arch East	Right	206			1	13.5	0.41	NFRC	0.19	NFRC	Bug Screen
11A - Fixed Portion Small	Window	Arch East	Right	206			1	10.5	0.29	NFRC	0.23	NFRC	Bug Screen
11A - Fixed Portion Large	Window	Arch East	Right	206			1	26.64	0.29	NFRC	0.23	NFRC	Bug Screen
13A - Casement Portion	Window	Arch East	Right	206			1	13.5	0.41	NFRC	0.19	NFRC	Bug Screen
13A - Fixed Portion	Window	Arch East	Right	206			1	10.5	0.29	NFRC	0.23	NFRC	Bug Screen
13B - Casement Portion	Window	Arch East	Right	206			1	13.5	0.41	NFRC	0.19	NFRC	Bug Screen
13B - Fixed Portion Small	Window	Arch East	Right	206			1	10.5	0.29	NFRC	0.23	NFRC	Bug Screen
13B - Fixed Portion Large	Window	Arch East	Right	206			1	26.64	0.29	NFRC	0.23	NFRC	Bug Screen
E1 - 4 Panel Sliding	Window	Arch East 2	Right	206			1	139	0.3	NFRC	0.2	NFRC	Bug Screen
W1 - Casement Portion	Window	Arch West 2	Front	296			1	13.5	0.41	NFRC	0.19	NFRC	Bug Screen
W1 - Fixed Portion Small	Window	Arch West 2	Front	296			1	10.5	0.29	NFRC	0.23	NFRC	Bug Screen
W1 - Fixed Portion Large	Window	Arch West 2	Front	296			1	26.64	0.29	NFRC	0.23	NFRC	Bug Screen
W2 - Casement Portion	Window	Arch West 2	Front	296			1	13.5	0.41	NFRC	0.19	NFRC	Bug Screen
W2 - Fixed Portion	Window	Arch West 2	Front	296			1	13.5	0.29	NFRC	0.23	NFRC	Bug Screen

---

CERTIFICATE OF COMPLIANCE — **CF1R-PRF-01E** — (Page 7 of 12)

Project Name: Connect 6 - Grinsven
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2022-04-20T17:47:06-07:00
Input File Name: C6_Grinsven-HZ.ribd19x

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
W3 - 2 Panel Sliding	Window	Arch West 2	Front	296			1	50.4	0.3	NFRC	0.2	NFRC	Bug Screen
W5 - 1 Panel SWING	Window	Arch West 2	Front	296			1	27	0.35	NFRC	0.17	NFRC	Bug Screen
W4 - 2 Panel Sliding	Window	Arch West 2	Front	296			1	50.4	0.3	NFRC	0.2	NFRC	Bug Screen
N1 - 2 Panel Sliding	Window	Arch North 2	Front	296			1	50.4	0.3	NFRC	0.2	NFRC	Bug Screen
N2 - 3 Panel Sliding	Window	Arch North 2	Front	296			1	76	0.3	NFRC	0.2	NFRC	Bug Screen
N2 - 3 Panel Sliding 2	Window	Arch North 2	Front	296			1	76	0.3	NFRC	0.2	NFRC	Bug Screen
Garage Entry Door	Window	Arch East 3	Right	206			1	24.4	0.35	NFRC	0.17	NFRC	Bug Screen
Casement	Window	Arch West 4	Front	296			1	8.5	0.41	NFRC	0.19	NFRC	Bug Screen
1 - Casement Portion	Window	Arch East 4	Right	206			1	13.5	0.41	NFRC	0.19	NFRC	Bug Screen
1 - Fixed Portion Small	Window	Arch East 4	Right	206			1	10.5	0.29	NFRC	0.23	NFRC	Bug Screen
1 - Fixed Portion Large	Window	Arch East 4	Right	206			1	26.64	0.29	NFRC	0.23	NFRC	Bug Screen
2 - Casement Portion	Window	Arch East 4	Right	206			1	13.5	0.41	NFRC	0.19	NFRC	Bug Screen
2 - Fixed Portion	Window	Arch East 4	Right	206			1	10.5	0.29	NFRC	0.23	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft^2)	U-factor
Door	Arch South 2	180	0.7
Garage Door	Arch North 3	180	0.7
Door 2	Arch North 4	180	0.7
Door 3	Arch South 4	180	0.7

CERTIFICATE OF COMPLIANCE — **CF1R-PRF-01E** — (Page 8 of 12)

Project Name: Connect 6 - Grinsven
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2022-04-20T17:47:06-07:00
Input File Name: C6_Grinsven-HZ.ribd19x

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang					Left Fin				Right Fin			
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
11.1 Swing Door	3.5	0.8	0.8	12.5	0	0	0	0	0	0	0	0	0

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	__Garage__	1678	0.1	none	0	0%	No
Slab-on-Grade 2	__Garage__	810	0.1	none	0	0%	No
Slab-on-Grade 3	__Garage__	230	0.1	none	0	0%	No

OPAQUE 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
8 CMU Wall w/R-1.35	Exterior Walls	Hollow Unit Masonry	None	n/a	None / None	0.481	Inside Finish: Gypsum Board Mass Layer: 8 in. NW CMU Solid Grout Exterior Finish: 3 Coat Stucco
R-21 Ext Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.066	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: Wood Siding/sheathing/decking

---

CERTIFICATE OF COMPLIANCE — **CF1R-PRF-01E** — (Page 9 of 12)

Project Name: Connect 6 - Grinsven
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2022-04-20T17:47:06-07:00
Input File Name: C6_Grinsven-HZ.ribd19x

OPAQUE 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
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-30	None / None	0.036	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board
Attic Garage Roof Cons	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Attic RoofGround Floor	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-38 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
CH R-38	Ceilings (below attic)	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-15.7 insul. Cavity / Frame: R-14.3 / 2x6 Inside Finish: Gypsum Board
R-30 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-30	None / None	0.034	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x10

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Required	Not Required	Not Required	n/a

CERTIFICATE OF COMPLIANCE — **CF1R-PRF-01E** — (Page 10 of 12)

Project Name: Connect 6 - Grinsven
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2022-04-20T17:47:06-07:00
Input File Name: C6_Grinsven-HZ.ribd19x

WATER HEATING SYSTEMS

01	02	03	04	05	06	07
Name	System Type	Distribution Type	Water Heater Name (#)	Solar Heating System	Compact Distribution	HERS Verification
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)	n/a	None	n/a

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition
DHW Heater 1	Heat Pump	n/a	1	50	NEEA	<= 12 kW	n/a	n/a	80 gal	A. O. Smith|HPTU 50N 120 (50 gal)	Conditioned

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 |

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type	Date
Connect 6 - Grinsven	☑ Single Family ☐ Addition Alone ☐ Multi Family ☐ Existing+ Addition/Alteration	4/20/2022

Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Units
17085 Montebello Rd Cupertino	CA Climate Zone 04	1,678	n/a	1

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Roof	Wood Framed Attic	R 38	1,678	Cool Roof	New
Wall	Wood Framed	R 20	900		New
Floor	Wood Framed w/o Crawl Space	R 30	1,678		New

FENESTRATION — Total Area: 688 | Glazing Percentage: 26.0% | New/Altered Average U-Factor: 0.32 | Average SHGC: 0.22

Orientation	Area(ft^2)	U-Factor	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (NW)	27.0	0.300	0.20	none	none	N/A	New
Front (NW)	21.0	0.420	0.19	none	none	N/A	New
Front (NW)	62.8	0.410	0.19	none	none	N/A	New
Front (NW)	175.2	0.290	0.23	none	none	N/A	New
Front (NW)	50.0	0.270	0.22	none	none	N/A	New
Rear (SE)	26.6	0.350	0.17	3.0 ft	none	N/A	New
Rear (SE)	76.0	0.300	0.20	none	none	N/A	New
Right (SW)	54.0	0.410	0.19	none	none	N/A	New
Right (SW)	95.3	0.290	0.23	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
2	Split Heat Pump	10.90 HSPF	Split Heat Pump	18.8 SEER	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
HVAC	Ductless	Ductless	n/a	n/a	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Heat Pump	66	3.45	Standard	New

2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. "Exceptions may apply." (01/2020)

Building Envelope Measures:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior jet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8 and Tables 110-113 when installed per §10-113 when the installation of *cool roof* is specified on the CFR.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alternation. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*

Fireplaces, Decorative Gas Appliances, and Gas Log Measures:

§ 110.5(e):	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*

Space Conditioning, Water Heating, and Plumbing System Measures:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.*
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110-2-A through Table 110-2-K.*
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone, and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(a)4:	**Water Heating Recirculation Loops Serving Multiple Dwelling Units.** Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas; fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.*
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is associated with a pressure-type water heater; hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j)3:	**Insulation Protection.** Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and corrosion-resistant casing or sleeve.
§ 150.0(j)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use". a Category III or IV vent, or a Type B vent with integrity to the building envelope from the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(n)2:	**Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n):	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC) or International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.

Ducts and Fans Measures:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer in writing, that the insulation meets the requirements of § 604.0.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 where ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct connections, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and mechanical draft vents.
§ 150.0(n)9:	**Protection of Insulation.** Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(n)10:	**Porous Inner Core Flex Duct.** Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(n)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*

2019 Low-Rise Residential Mandatory Measures Summary

Requirements for Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1C:	**Single Family Detached Dwelling Units.** Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	**Multifamily Attached Dwelling Units.** Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water pressure) per square foot of dwelling-unit envelope surface area as determined with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	**Multifamily Building Central Ventilation Systems.** Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be Class I or Class II vapor retarders. Pipe insulation bonds the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	**Kitchen Range Hoods.** Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.

Pool and Spa Systems and Equipment Measures:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.
§ 150.0(k)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-under piping connections to allow for future solar heating.
§ 150.0(k)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a pool cover.
§ 150.0(k)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric power periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified performance and feature, flow rate, piping, filters, and valves.*

Lighting Measures:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) rating; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	**Electronic Ballasts for Fluorescent Lamps.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	**Night Lights, Step Lights, and Path Lights.** Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).
§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2C:	**Interior Switches and Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k)2D:	**Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	**Interior Switches and Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	**Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9.

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2G:	**Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(a); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	**Interior Switches and Controls.** A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	**Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing at minimum automatic off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	**Interior Switches and Controls.** Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.
§ 150.0(k)2K:	**Interior Switches and Controls.** Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3A1 (ON and OFF switch) and the requirements in either § 150.0(k)3A2 (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3A3 (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.

Solar Ready Buildings:

§ 110.10(a)1:	**Single Family Residences.** Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	**Low-rise Multifamily Buildings.** Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on sloped roof slopes must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name: Connect 6 - Grinsven | Date: 4/20/2022
System Name: HVAC | Floor Area: 1,678

ENGINEERING CHECKS

Number of Systems	2
Heating System	
Output per System	54,000
Total Output (Btuh)	108,000
Total Output (Btuh/sqft)	64.4
Cooling System	
Output per System	48,000
Total Output (Btuh)	96,000
Total Output (Tons)	8.0
Total Output (Btuh/sqft)	57.2
Total Output (sqft/Ton)	209.8
Air System	
CFM per System	800
Airflow (cfm)	1,600
Airflow (cfm/sqft)	0.95
Airflow (cfm/Ton)	200.0
Outside Air (%)	0.0%
Outside Air (cfm/sqft)	0.00

Note: values above given at ARI conditions

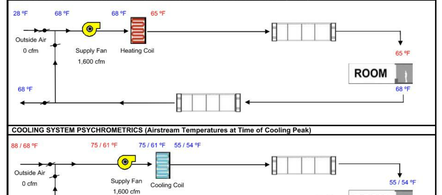
SYSTEM LOAD

	COIL COOLING PEAK CFM	Sensible	Latent	COIL HTG. PEAK CFM	Sensible
Total Room Loads	812	17,496	953	356	16,090
Return Vented Lighting	CFM 0				
Return Air Ducts	0				0
Return Fan	0			Floor Area	0
Ventilation	0	0	0	0	0
Supply Fan	0				0
Supply Air Ducts	0				0
TOTAL SYSTEM LOAD		17,496	953		16,090

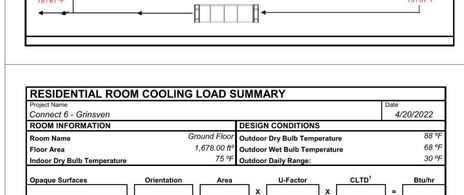
HVAC EQUIPMENT SELECTION

AOU48RLAVS-FUJITSU	80,638	10,163	71,174
Total Adjusted System Output (Adjusted for Peak Design conditions)	80,638	10,163	71,174
TIME OF SYSTEM PEAK	Aug 3 PM		Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



ZONE LOAD SUMMARY

Project Name: Connect 6 - Grinsven | System Name: HVAC | Date: 4/20/2022 | Floor Area: 1,678

ZONE NAME	SYSTEM NAME	Min OA CFM	ZONAL SYSTEM Sensible	Latent	Heating	Cooling	COOLING PEAK Date	Time	Sensible	Latent	HEATING PEAK Date	Time	Sensible	Latent	HOURS OF LOAD
Ground Floor		0	0	0	0	0	Aug 3 PM		17,496	953			16,090		8760
TOTALS			0	0	0	0									

ROOM LOAD SUMMARY

Project Name: Connect 6 - Grinsven | Date: 4/20/2022
System Name: HVAC | Floor Area: 1,678

Zone Name	Room Name	Mult.	COOLING PEAK CFM	Sensible	Latent	HTG. PEAK CFM	Sensible	Latent
Ground Floor	Ground Floor	1	812	17,496	953	812	17,496	953
		PAGE TOTAL	812	17,496	953	356	16,090	
		TOTAL *	812	17,496	953	356	16,090	

* Total includes ventilation load for zonal systems.

ROOM HEATING PEAK LOADS

Project Name: Connect 6 - Grinsven | Date: 4/20/2022

ROOM INFORMATION

Room Name	Ground Floor
Floor Area	1,678.00 ft^2
Indoor Dry Bulb Temperature	68 °F

DESIGN CONDITIONS

Time of Peak	Jan 1 AM
Outdoor Dry Bulb Temperature	28 °F

Conduction	Area	U-Value		ΔT °F	Btu/hr
CH R-38	1,678.0	0.0292	X 40	=	1,959
R-21 Ext Wall	900.1	0.0476	X 40	=	1,713
All Weather 8000	27.0	0.3000	X 40	=	324
All Weather 5000 Awning	21.0	0.4200	X 40	=	353
All Weather 5000 Casement	116.8	0.4100	X 40	=	1,915
All Weather 5000 Fixed	270.5	0.2900	X 40	=	3,138
AW5000-CASEMENT OVER AND BY FIXED	50.0	0.2700	X 40	=	540
All Weather 7000	26.6	0.3500	X 40	=	373
AW9000-3PANEL SLIDER	76.0	0.3000	X 40	=	912
R-30 Floor No Crawlspace	1,678.0	0.0339	X 40	=	2,279

Items shown with an asterisk (*) denote conduction through an interior surface to another room

Page Total 13,504

Infiltration: [1.00 (Schedule Fraction) X 1,077 (Air Sensible) X [1,678 (Area) X 8.50 (Ceiling Height) X 0.253 (ACH)] / 60] X 40 (ΔT) = 2,587

TOTAL HOURLY HEAT LOSS FOR ROOM 16,090

RESIDENTIAL COOLING LOAD SUMMARY

Project Name: Connect 6 - Grinsven | Date: 4/20/2022

ROOM INFORMATION

Room Name	Ground Floor
Floor Area	1,678.00 ft^2
Indoor Dry Bulb Temperature	75 °F

DESIGN CONDITIONS

Outdoor Dry Bulb Temperature	88 °F
Outdoor Wet Bulb Temperature	68 °F
Outdoor Daily Range:	30 °F

Opaque Surfaces	Orientation	Area	U-Factor	CLTD[1]	Btu/hr
CH R-38	(NW)	1,678.0	X 0.0292	X 37.0	= 1,812
R-21 Ext Wall	(NW)	408.1	X 0.0476	X 11.4	= 221
R-21 Ext Wall	(SE)	237.4	X 0.0476	X 11.8

Energy Upgrade Recommendations — ECON-2

Project Name	Connect 6 - Grinsven	Documentation Author	Home Ec Inc
Project Address	17085 Montebello Rd Cupertino, CA 95014	Author Address	

Recommended Improvements	Description	Annual Savings	Est. Cost to Install	Savings Site	Savings TDV

Annual Results	Energy Cost			Electricity (kWh)			Fossil Fuel (therms)		
End Use	Existing	Improved	Savings	Existing	Improved	Savings	Existing	Improved	Savings
Space Heating	$55			1,510			0		
Space Cooling	$9			248			0		
Fans	$7			202			0		
Pumps	$0			0			0		
Domestic Hot Water	$42			1,147			0		
Indoor Lighting	$16			428			0		
Outdoor Lighting	$4			97			0		
Plug Loads	$174			4,791			0		
Appliances/Process	$134			1,698			58		
Ancillary	$0			0			0		
Photovoltaic+Battery	$0			-7,780			0		
TOTAL	$439			2,341			58		

CO_2 (metric tons/year)	Existing	Improved	Savings
Electricity	0.84		
Fossil Fuel	0.31		
TOTAL	1.18		

Average Demand (kW)	6.94
TDV Energy (kBtu/ft²-yr)	89.92

Climate Zone:	4
Electric Rate:	Electric Alameda R
Gas Rate:	Gas PG&E R
Floor Area:	1,678
Type:	Single Family

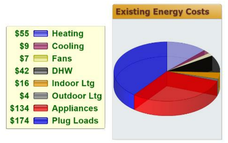
The estimated operating costs shown in this report are dependent upon many factors. The construction and conservation features of the project clearly are important. Equally important is the thermostat setting, how the thermostat is used, appliance use, and occupant interaction all influence the annual operating cost. The estimates provided in this report are based on typical conditions; your actual usage will vary.

Project Summary

17085 Montebello Rd
Cupertino, CA 95014

Date of Audit:			
Conditioned Floor Area:	1,678	House Type:	Single Family
Number of Stories:	1	Foundation Type:	Raised Floor
Number of Bedrooms:	11	Climate Zone:	4
		Weather Data:	CZ04_wy3.bin

WHERE THE ENERGY IS USED



This pie chart estimates the energy cost for the various types of end uses in the home. Data has been calculated using software that uses typical profiles of usage to estimate end use cost. Your costs may vary from these numbers depending upon how the home is operated.

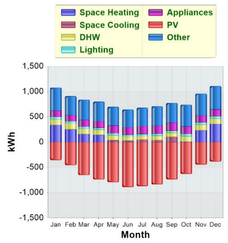
Energy Use Summary

17085 Montebello Rd
Cupertino, CA 95014

The tables and graphs below summarize the major energy uses in the home for both electricity and fossil fuels. Ancillary uses include swimming pools and spas.

ELECTRICITY

End Use	kWh/yr
Space Heating	1,510
Space Cooling	248
Fans	202
Pumps	0
Domestic Hot Water	1,147
Indoor Lighting	428
Outdoor Lighting	97
Appliances/Plug Loads	6,489
Ancillary	0
Renewables	-7,780
TOTAL	2,341



FOSSIL FUEL

End Use	Therms/yr
Space Heating	0
Domestic Hot Water	0
Appliances	0
Ancillary	58
TOTAL	58

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE

17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
12.06.2021
Delta 1_Dated: 04.26.2022

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2023
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc. ("Home EC"). It is agreed that these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
C6

SHEET SET
LOCAL

SHEET TITLE
TITLE 24 DOCUMENTATION

SHEET SET / SHEET NUMBER / MODEL HOME
L-4.2

COUNTY OF SANTA CLARA

2019 CALGREEN RESIDENTIAL CHECKLIST (MANDATORY+TIER 1)

County Amendments to CALGreen are in Italics.

- Designer to cross out items that are not applicable to the project.

- Installer or designer shall verify all applicable requirements have been satisfied and sign and date each row. County Inspectors will verify completion signatures and supporting documentation DURING CONSTRUCTION.

ITEM #	CALGreen CODE SECTION	REQUIREMENT	APPLICANT TO COMPLETE Plan Check Review Data: REFERENCE SHEET	Note or Detail No.	Installer or Designer Verification: Date	Installer or Designer Signature
PLANNING AND DESIGN: MANDATORY REQUIREMENTS						
1	4.106.2	A plan is developed and implemented to manage storm water drainage during construction.	CG-3	NOTE 1 See civil dwgs (C4 -C6)		
2	4.106.3	Construction plans indicates how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.	CG-3	NOTE 2 See civil dwgs (C1-C2.1)		
3	4.106.4.1	For new dwellings *and the **rebuild** of existing dwellings that include a panel upgrade or construction between panel and parking area,* a raceway to a dedicated 208/240-volt branch circuit meeting the requirements, is installed.	CG-3	NOTES 3 & 4 See 1&4/L-2.3 plan and electrical fixture schedule, Future electrical car charger w/ 40A dedicated race way for future EV "EV READY". 208/240-volt branch circuit		
PLANNING AND DESIGN: TIER 1 MANDATORY REQUIREMENTS						
4	A4.106.2.3	Displaced topsoil is stockpiled for reuse in a designated area and covered or protected from erosion.	CG-4	NOTE 7 See #23@ 11/L-0.1		
5	A4.106.4	Not less than 20 percent of the total parking, walking or patio surfaces are permeable.	CG-4	NOTE 9 See 1/L-1.6		
6	A4.106.8.1	For new dwellings with attached private garages, a dedicated 208/240-volt branch circuit including an overcurrent protective device is installed in the raceway, meeting the applicable requirements.	CG-4	NOTE 12 See 1&4/L-2.3 plan and electrical fixture schedule, Future electrical car charger w/ 40A dedicated race way for future EV "EV READY". 208/240-volt branch circuit		
PLANNING AND DESIGN: TIER 1 ELECTIVE REQUIREMENTS						
Comply with at least two Tier 1 elective measures - Cross out the rows not applicable						
7	A4.103.1	An infill site, greyfield site or EPA-recognized and Brownfield site is applicable.	CG-4	NOTE 1		
8	A4.103.2	Community connectivity is facilitated by one of the approved methods.	CG-4	NOTE 2		
9	A4.104.1	An individual with oversight responsibility for the project has participated in an education program promoting environmentally friendly design or development and has provided instruction to appropriate entities.	CG-4	NOTE 3		
10	A4.105.2	Existing buildings are disassembled for reuse or recycling of building materials. The proposed structure utilizes at least one of the listed materials.	CG-4	NOTE 4		
11	A4.106.2.1	Soil analysis is performed by a licensed design professional and the findings are utilized in the structural design of the building.	CG-4	NOTE 5 Soils analysis done by C2EARTH, INC.		
12	A4.106.2.2	Soil disturbance and erosion are minimized by using one or more of the methods listed	CG-4	NOTE 6 See C4, C5 & C6		
13	A4.106.3	Landscape areas disrupted during construction are restored to be consistent with native vegetation and/or at least 75% native California or drought tolerant plant and tree are utilized.	CG-4	NOTE 8		
14	A4.106.6	A vegetated roof for at least 50% of the roof area is installed. Vegetated roof complies with CPC chapters 15 and 16.	CG-4	NOTE 10		
15	A4.106.7	Nonroof heat islands are reduced for 50% of sidewalks, patios, driveways, or other paved areas by using one or more of the methods listed.	CG-4	NOTE 11		
16	A4.106.10	Outdoor lighting systems are designed and installed to comply with one of the methods listed.	CG-4 CG-1	NOTE 13 TABLE A4.106.10		
ENERGY EFFICIENCY: MANDATORY REQUIREMENTS						
17	4.201.1	Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.	T24 SHEETS	See L-4.0, 4.1 & 4.2		
WATER EFFICIENCY & CONSERVATION: MANDATORY REQUIREMENTS						
18	4.303.1	Plumbing Fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings comply with CALGreen Sections 4.303.1.1 through 4.303.1.4.4.	CG-3	NOTE 5 See CALGreen Mandatory foams and cutsheets page 1-6 for all plumbing items		
19	4.303.2	Plumbing fixtures and fittings required in CALGreen Section 4.303.1 are installed in accordance with the CPC and meet the applicable referenced standards.	CG-3	Note 6 See CALGreen Mandatory foams and cutsheets page 1-6 for all plumbing items		
20	4.304.1	Outdoor potable water use in landscape areas comply with a local water efficient landscape or the current California DWR MWELO, whichever is more stringent.	CG-3	Note 7		
21	4.305.1	For new dwellings where disinfected tertiary recycled water is available, installation of recycled water supply system is required per CPC chapter 15.	CG-3	Note 8		

ITEM #	CALGreen CODE SECTION	REQUIREMENT	APPLICANT TO COMPLETE Plan Check Review Data: REFERENCE SHEET	Note or Detail No.	Installer or Designer Verification: Date	Installer or Designer Signature
WATER EFFICIENCY & CONSERVATION : TIER 1 ELECTIVE REQUIREMENTS						
Comply with at least two Tier 1 elective measures - Cross out the rows not applicable						
22	A4.303.1	Kitchen faucet maximum flow rate does not exceed 1.5 gpm at 60 psi. See exceptions.	CG-4	NOTE 14		
23	A4.303.2	Alternate nonpotable water resources are used for indoor potable water reduction and are installed in accordance with CPC.	CG-4	NOTE 15		
24	A4.303.3	At least one qualified ENERGY STAR dishwasher or clothes washer is installed.	CG-4	NOTE 16		
25	A4.303.4	Nonwater urinals or composting toilets are installed.	CG-4	NOTE 17		
26	A4.303.5	Dwelling is equipped with a demand hot water recirculation system. The system is installed per CPC, CEnC, and the manufacturer's installation instructions.	CG-4	NOTE 18		
27	A4.304.1	An approved rainwater catchment system is designed and installed to use rainwater generated by at least 65% of the available roof area. The system is installed per CPC.	CG-4	NOTE 19		
28	A4.304.2	A water efficient landscape irrigation design that eliminates the use of potable water, is provided. Method used to accomplish the requirements comply with California Building Standards Code and one or more of listed methods.	CG-4	NOTE 20		
29	A4.304.3	Separate submeters or metering devices for outdoor potable water use is provided for landscape areas less than 5000 sq.ft.	CG-4	NOTE 21		
30	A4.305.1	Alternative plumbing piping is installed to permit the discharge from the clothes washer or other fixtures to be used for an irrigation system in compliance with CPC.	CG-4	NOTE 22		
31	A4.305.2	Dual water piping is installed for future use of recycled water at listed locations.	CG-4	NOTE 23		
32	A4.305.3	Recycled water is used for landscape irrigation.	CG-4	Note 24		
MATERIAL CONSERVATION & RESOURCE EFFICIENCY: MANDATORY REQUIREMENTS						
33	4.406.1	Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls are protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the County of Santa Clara.	CG-3	Note 9		
34	4.408.1	Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste. Submit either a Construction Waste management plan (CALGreen 4.408.2) or Utilize a waste management company (CALGreen 4.408.3).	CG-3	Note 10		
35	4.408.5	Documentation is provided to County of Santa Clara which demonstrates compliance with CALGreen sections 4.408.2 or 4.408.3.	CG-2 CG-3	Construction Waste Management Forms Note 11		
36	4.410.1	An operation and maintenance manual is placed in the building at the time of final inspection.	CG-3	Note 12		
MATERIAL CONSERVATION & RESOURCE EFFICIENCY: TIER 1 MANDATORY REQUIREMENTS						
37	A4.403.2	Reduction in cement use in foundation mix design is not less than 20 percent.	CG-4	Note 26		
38	A4.405.3.1	Use materials with a total RCV (recycled content value) not less than a 10-percent of the total material cost of the project except structural framing material.	CG-4	Note 33		
39	A4.408.1	Reduce construction waste by at least 65%. Documentation is submitted to the County of Santa Clara demonstrating compliance.	CG-2 CG-34	Construction Waste Management Forms Note 41		
MATERIAL CONSERVATION & RESOURCE EFFICIENCY: TIER 1 ELECTIVE REQUIREMENTS						
Comply with at least two Tier 1 elective measures - Cross out the rows not applicable						
40	A4.403.1	A Frost-Protected Shallow Foundation (FPSF) is utilized in compliance with CRC. The required manual includes instructions to the owner or occupant regarding the necessity for heating the structure per CRC R403.3.	CG-4	NOTE 25		
41	A4.404.1	Beams, headers and trimmers are sized and installed as specified in Chapter 23 of CBC or Chapter 6 of CRC.	CG-4	NOTE 27		
42	A4.404.2	Building dimensions and layouts are designed to minimize waste by one or more of the listed measures in at least 80% of the structure.	CG-4 Project is factory built, reduces 90% waste. See attachment	NOTE 28	1	
43	A4.404.3	Premanufactured building system, as listed, is used to eliminate solid sawn lumber	CG-4	NOTE 29		
44	A4.404.4	Material lists are included in the plans which specify the material quantity and direction for on-site cuts, for the listed systems.	CG-4	NOTE 30		
45	A4.405.1	Prefinished building materials are utilized which do not require additional painting or staining. Acceptable material list is per CALGreen A4.405.1.	CG-4	NOTE 31		
46	A4.405.2	Concrete floors that do not require additional coverings are used.	CG-4	NOTE 32		
47	A4.405.4	One or more of the listed materials from rapidly renewable sources or agricultural byproducts are used.	CG-4	NOTE 34		
48	A4.407.1	Foundation and landscape drains with discharge to an approved on-site location is installed.	CG-4	NOTE 35		
49	A4.407.2	Roof gutter and downspout system is installed to route water at least 5 feet away from the foundation or connect to landscape drains with approved on-site discharge.	CG-4 See L-1.2	NOTE 36	1	
50	A4.407.3	Flashing details complying with accepted industry standards or manufacturer's instructions are provided on the plans.	CG-4	NOTE 37		
51	A4.407.4	Building materials delivered to the construction site are protected from rain and other sources of moisture.	CG-4	NOTE 38		
52	A4.407.6	Exterior doors are covered to prevent water intrusion by one or more listed methods.	CG-4	NOTE 39		
53	A4.407.7	A permanent overhang or awning at least two feet in depth is provided at all exterior walls.	CG-4	Note 40		

See CALGreen Mandatory foams and cutsheets page 1-6 for all plumbing items

ENERGY STAR qualified dishwasher is installed, SEE 3/L-0.2 AND 3/M-7.0

ITEM #	CALGreen CODE SECTION	REQUIREMENT	APPLICANT TO COMPLETE Plan Check Review Data: REFERENCE SHEET	Note or Detail No.	Installer or Designer Verification: Date	Installer or Designer Signature
ENVIRONMENTAL QUALITY: MANDATORY REQUIREMENTS						
54	4.503.1	Any installed gas fireplace is a direct-vent sealed-combustion type. Any installed woodstove or pellet stove comply with US EPA Phase II emission limits where applicable.	CG-3	Note 13 N/A, no fire place used in project		
55	4.504.1	Duct openings and other related air distribution component openings are covered during construction until final startup of the HVAC equipment.	CG-3	Note 14 See #22 @ 11/L-0.1		
56	4.504.2.1	Adhesives, sealants and caulks are compliant with VOC and other toxic compound limits.	CG-2 CG-2	Table 4.504.1 Table 4.504.2 Note 15		
57	4.504.2.2	Architectural paints and coatings are compliant with VOC limits.	CG-2 CG-3	Table 4.504.3 Note 16		
58	4.504.2.3	Aerosol paints and coatings are compliant with product weighted MIR limits for ROC and other toxic compounds.	CG-3	Note 17		
59	4.504.2.4	Documentation are provided to the County of Santa Clara to verify that compliant VOC limit finish materials have been used.	CG-3	Note 18		
60	4.504.3	Carpet and carpet systems meet the applicable testing and product requirements.	CG-2 CG-3	Table 4.504.1 N/A, no carpet used in project Note 19		
61	4.504.5	Hardwood plywood, particleboard and medium density fiberboard composite wood meet formaldehyde limits.	CG-1 CG-3	Table 4.504.5 Note 21		
62	4.504.5.1	Documentation is provided to the County of Santa Clara to verify composite wood meets applicable formaldehyde limits.	CG-3	Note 22		
63	4.505.2	Vapor retarder and capillary break is installed at slab-on-grade foundations.	CG-3 See Detail 3/L-3.4	Note 23		
64	4.505.3	Moisture content of building materials used in wall and floor framing do not exceed 19% prior to enclosure and is checked before enclosure. Insulation products are dry prior to enclosure.	CG-3 See #21 @11/L-0.1	Note 24		
65	4.506.1	Each bathroom is mechanically ventilated and comply with applicable requirements.	CG-3 See M-7.2 for bathroom fan locations. Broan 744FL - spec shown in CALGreen mandatory forms and cutsheets	Note 25		
66	4.507.2	Heating and air-conditioning systems are sized, designed, and equipment is selected by using one of the methods listed.	CG-3 See M-7.2 Mechanical plan and schedule (HCD approved)	Note 26		
ENVIROMENTAL QUALITY: TIER 1 MANDATORY REQUIREMENTS						
67	A4.504.2	At least 90% of resilient flooring complies with applicable VOC limits.	CG-4 N/A, no wood flooring	Note 43		
68	A4.504.3	Thermal insulation in the building is installed in compliance with applicable standards.	CG-4	Note 44		
ENVIROMENTAL QUALITY: TIER 1 ELECTIVE REQUIREMENTS						
Comply with at least one Tier 1 elective measure - Cross out the rows not applicable						
69	A4.504.1	Composite wood products made with NAF or ULEF resins are used.	CG-4	Note 42		
70	A4.506.2	Filters at MERV 8 or higher are used on return air openings, during construction.	CG-4	Note 45		
71	A4.506.3	Direct vent heating and cooling equipment are utilized where the equipment will be located in the conditioned space or the space heating and water heating equipment is installed in an isolated mechanical room.	CG-4	Note 46		
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS: MANDATORY REQUIREMENTS						
72	702.1	HVAC system installers are trained and certified in the proper installation of HVAC systems.	CG-3	Note 27		
73	702.2	If required by County of Santa Clara, owner or owner's agent shall employ special inspector who are qualified and able to demonstrate competence in the discipline they are inspecting.	CG-3	Note 28		
74	703.1	Documentation used to show compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to County of Santa Clara which show substantial conformance.	CG-3	Note 29		

See CALGreen packet (HCD approved) for VOC information on products used

See CALGreen packet (HCD approved) for formaldehyde information on products used

See CALGreen packet (HCD approved) for VOC information on products used

See CALGreen packet (HCD approved) for composite wood information on products used (p71-72)

TABLE 4.504.5
FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[1]	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E1333. For additional information, see *California Code of Regulations*, Title 17, Sections 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of $^{5}/_{16}$ inch (8 mm).

TABLE A4.106.10
MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS[1,2]

ALLOWABLE RATING	LIGHTING ZONE 1	LIGHTING ZONE 2	LIGHTING ZONE 3	LIGHTING ZONE 4
Maximum Allowable Backlight Rating[3]				
Luminaire greater than 2 mounting heights (MH) from property line	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1 – 2 MH from property line	B2	B3	B4	B4
Luminaire back hemisphere is 0.5 – 1 MH from property line	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	B0	B0	B1	B2
Maximum Allowable Uplight Rating				
For area lighting[4]	U0	U0	U0	U0
For all other outdoor lighting, including decorative luminaires	U1	U2	U3	U4
Maximum Allowable Glare Rating[5]				
Luminaire greater than 2 MH from property line	G1	G2	G3	G4
Luminaire front hemisphere is 1 – 2 MH from property line	G0	G1	G1	G2
Luminaire front hemisphere is 0.5 – 1 MH from property line	G0	G0	G1	G1
Luminaire back hemisphere is less than 0.5 MH from property line	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.
2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.
3. If the nearest property line is less than or equal to two mounting heights from the back hemisphere of the luminaire distribution, the applicable reduced Backlight rating shall be met.
4. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet U-value limits for "all other outdoor lighting."
5. If the nearest property line is less than or equal to two mounting heights from the front hemisphere of the luminaire distribution, the applicable reduced Glare rating shall be met.

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT

RECORD NO.: DEV21-3089

BY: MHenen Date: 01/26/2023

HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

Project Information

CALGreen One or Two Family Residential Project Mandatory and Tier1 Requirements
County of Santa Clara

CG-1

03/30/2020

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
12.06.2021

Delta 1_Dated: 04.26.2022

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2023
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc.. Copyright 2018. The use of these drawings and specifications shall be restricted to construction of the EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
C6

SHEET SET
LOCAL

SHEET TITLE
CALGREEN MANDATORY & TIER 1 REQUIREMENTS

SHEET SET / SHEET NUMBER / MODEL HOME

CG-1

TABLE 4.504.1
ADHESIVE VOC LIMIT[1, 2]
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLE 4.504.2
SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural Nonporous Porous	 250 775
Modified bituminous	500
Marine deck	760
Other	750

TABLE 4.504.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2, 3]
Grams of VOC per Liter of Coating,
Less Water and Less Exempt Compounds

COATING CATEGORY	VOC LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
SPECIALTY COATINGS	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs Clear Opaque	 730 550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

Construction Waste Management (CWM) Plan

Fill out the form including diversion rate and facility names and addresses

Project Name: _____
Job #: _____
Project Manager: _____
Waste Hauling Company: _____
Contact Name: _____

Legend:
_____ Hauling Company
_____ Sorting Facility Name and Location
_____ Disposal Service Company

All Subcontractors shall comply with the project's Construction Waste Management Plan.
All Subcontractor foremen shall sign the CWM Plan Acknowledgment Sheet.

Subcontractors who fail to comply with the Waste Management Plan will be subject to backcharges or withholding of payment, as deemed appropriate. For instance, Subcontractors who contaminate debris boxes that have been designated for a single material type will be subject to backcharge or withheld payment, as deemed appropriate.

1. The project's overall rate of waste diversion will be ____%.
2. This project shall generate the least amount of waste possible by planning and ordering carefully, following all proper storage and handling procedures to reduce broken and damaged materials and reusing materials whenever possible. The majority of the waste that is generated on this jobsite will be diverted from the landfill and recycled for other use.
3. Spreadsheet 1, enclosed, identifies the waste materials that will be generated on this project, the diversion strategy for each waste type and the anticipated diversion rate.
4. Waste prevention and recycling activities will be discussed at the beginning of weekly subcontractor meetings. As each new subcontractor comes on-site, the WMP Coordinator will present him/her with a copy of the CWM Plan and provide a tour of the jobsite to identify materials to be salvaged and the procedures for handling jobsite debris. All Subcontractor foremen will acknowledge in writing that they have read and will abide by the CWM Plan. Subcontractor Acknowledgment Sheet enclosed. The CWM Plan will be posted at the jobsite trailer.
5. Salvage: Excess materials that cannot be used in the project, nor returned to the vendor, will be offered to site workers, the owner, or donated to charity if feasible.
6. _____ will provide a commingled drop box at the jobsite for most of the construction waste. These commingled drop boxes will be taken to_____. The average diversion rate for commingled waste will be ____%. As site conditions permit, additional drop boxes will be used for particular phases of construction (e.g., concrete and wood waste) to ensure the highest waste diversion rate possible.
7. In the event that the waste diversion rate achievable via the strategy described in (6) above, is projected to be lower than what is required, then a strategy of source-separated waste diversion and/or waste stream reduction will be implemented. Source separated waste refers to jobsite waste that is not commingled but is instead allocated to a debris box designated for a single material type, such as clean wood or metal.

   Notes:
   1. Waste stream reduction refers to efforts taken by the builder to reduce the amount of waste generated by the project to below four (4) pounds per square foot of building area.
   2. When using waste stream reduction measures, the gross weight of the product is subtracted from a base weight of four (4) pounds per square foot of building area. This reduction is considered additional diversion and can be used in the waste reduction percentage calculations.
8. _____ will track and calculate the quantity (in tons) of all waste leaving the project and calculate the waste diversion rate for the project._____ will provide Project Manager with an updated monthly report on gross weight hauled and the waste diversion rate being achieved on the project. _____ monthly report will track separately the gross weights and diversion rates for commingled debris and for each source-separated waste stream leaving the project. In the event that _____does not service any or all of the debris boxes on the project, the _____ will work with the responsible parties to track the material type and weight (in tons) in such debris boxes in order to determine waste diversion rates for these materials.
9. In the event that Subcontractors furnish their own debris boxes as part of their scope of work, such Subcontractors shall not be excluded from complying with the CWM Plan and will provide _____ weight and waste diversion data for their debris boxes.
10. In the event that site use constraints (such as limited space) restrict the number of debris boxes that can be used for collection of designated waste the project Superintendent will, as deemed appropriate, allocate specific areas onsite where individual material types are to be consolidated. These collection points are not to be contaminated with non-designated waste types.
11. Debris from jobsite office and meeting rooms will be collected by _____, _____ _____ will, at a minimum, recycle office paper, plastic, metal and cardboard.

Construction Waste Management (CWM) Worksheet

Project Name: _____
Job Number: _____
Project Manager: _____
Waste Hauling Company: _____

Construction Waste Management (CWM) Plan

WASTE MATERIAL TYPE	DIVERSION METHOD: COMMINGLED AND SORTED OFF SITE	DIVERSION METHOD: SOURCE SEPARATED ON SITE	PROJECTED DIVERSION RATE
Asphalt			
Concrete			
Shotcrete			
Metals			
Wood			
Rigid insulation			
Fiberglass insulation			
Acoustic ceiling tile			
Gypsum drywall			
Carpet/carpet pad			
Plastic pipe			
Plastic buckets			
Plastic			
Hardiplank siding and boards			
Glass			
Cardboard			
Pallets			
Job office trash, paper, glass & plastic bottles, cans, plastic			
Alkaline and rechargeable batteries, toner cartridges, and electronic devices			
Other:			
Other:			
Other:			
Other:			

Construction Waste Management (CWM) Acknowledgment

Note: This sample form may be used to assist in documenting compliance with the waste management plan.

Project Name: _____
Job Number: _____
Project Manager: _____
Waste Hauling Company: _____

CWM Plan Acknowledgment

The Foreman for each new Subcontractor that comes on site is to receive a copy of the Construction Waste Management Plan and complete this Acknowledgment Form.

I have read the Waste Management Plan for the project; I understand the goals of this plan and agree to follow the procedures described in this plan.

DATE	SUBCONTRACTOR COMPANY NAME	FOREMAN NAME	SIGNATURE

Table 1 - Recycled Content Value Calculations

A	B	C	D	E	F	G	H
Material/Assembly *	Manufacturer	Recycled Content Information Source	Material/ Assembly Cost ($)	Post-Consumer Recycled Content (%)	Pre-Consumer Recycled Content (%)	Recycled Content (%)	Recycled Content Value ($)

CALGREEN 2019 NOTES – MANDATORY REQUIREMENTS:

1. 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. SEE CALGREEN 4.106.2 FOR FURTHER DETAILS.

2. CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. SWALES, WATER COLLECTION AND DISPOSAL SYSTEMS, FRENCH DRAINS, WATER RETENTION GARDENS, AND OTHER MEASURES CAN BE USED. EXCEPTION: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.

3. NEW CONSTRUCTION SHALL COMPLY WITH CALGREEN SECTION 4.106.4.1 TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625.

EXCEPTIONS:

A. WHERE COUNTY OF SANTA CLARA HAS DETERMINED EV CHARGING AND INFRASTRUCTURE ARE NOT FEASIBLE.
B. ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNITS (JADU) WITHOUT ADDITIONAL PARKING FACILITIES.

4. FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".

THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER CURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".

5. ALL NONCOMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY, OR FINAL PERMIT APPROVAL BY BUILDING AND INSPECTION DIVISION. SEE CIVIL CODE SECTION 1101.1, ET SEQ., FOR THE DEFINITION OF A NONCOMPLIANT PLUMBING FIXTURE, TYPES OF RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT ENACTMENT DATES.

A. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.
B. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.
C. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, 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 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.
D. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.
E. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

6. 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.

7. RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT.

8. NEWLY CONSTRUCTED RESIDENTIAL DEVELOPMENTS, WHERE DISINFECTED TERTIARY RECYCLED WATER IS AVAILABLE FROM A MUNICIPAL SOURCE TO A CONSTRUCTION SITE, MAY BE REQUIRED TO HAVE RECYCLED WATER SUPPLY SYSTEMS INSTALLED, ALLOWING THE USE OF RECYCLED WATER FOR RESIDENTIAL LANDSCAPE IRRIGATION SYSTEMS. SEE CHAPTER 15 OF THE CALIFORNIA PLUMBING CODE.

9. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE COUNTY OF SANTA CLARA.

10. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH CALGREEN SECTION 4.408.2 OR 4.408.3.

A. A CONSTRUCTION WASTE MANAGEMENT PLAN IS PROVIDED. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE COUNTY OF SANTA CLARA.
   1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
   2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).
   3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN.
   4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
   5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
B. A WASTE MANAGEMENT COMPANY CAN BE UTILIZED IF APPROVED BY THE COUNTY OF SANTA CLARA. SEE CALGREEN 4.408.3 FOR FURTHER .DETAILS

11. DOCUMENTATION SHALL BE PROVIDED TO THE COUNTY OF SANTA CLARA WHICH DEMONSTRATES COMPLIANCE WITH NOTE 10.

12. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE COUNTY OF SANTA CLARA INCLUDES ALL OF THE REQUIRED INFORMATION, SHALL BE PLACED IN THE BUILDING. SEE CALGREEN 4.410.1 FOR DETAILS OF REQUIRED INFORMATION.

13. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE SANTA CLARA COUNTY ORDINANCES AND BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGULATION 6, RULE 3.

14. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE COUNTY OF SANTA CLARA TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

15. ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF CALGREEN TABLES 4.504.1 OR 4.504.2 AS REPRODUCED ON SHEET CG-1. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED 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.

16. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS AS SHOWN IN TABLE 4.504.3 SHEET CG-1. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NON-FLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3, SHEET CG-1 SHALL APPLY.

17. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(E)(1) AND (F)(1) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.

18. VERIFICATION OF COMPLIANCE WITH NOTES 15, 16, AND 17 SHALL BE PROVIDED AT THE REQUEST OF THE COUNTY OF SANTA CLARA.

19. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:

A. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
B. 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.)
C. NSF/ANSI 140 AT THE GOLD LEVEL.
D. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD.

ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1, SHEET CG-1.

20. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

A. PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350), CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
B. PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM).
C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
D. 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).

21. 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 TABLE 4.504.5 SHEET CG-1.

22. VERIFICATION OF COMPLIANCE WITH NOTE 21 SHALL BE PROVIDED AT THE REQUEST OF THE COUNTY OF SANTA CLARA.

23. CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY CBC, CHAPTER 19 OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY CRC CHAPTER 5, SHALL COMPLY WITH FOLLOWING REQUIREMENT:

A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:

A. A 4-INCH-THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED.
B. A SLAB DESIGN SPECIFIED BY THE LICENSED DESIGN PROFESSIONAL.

24. 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. 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.

25. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:

A. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
B. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
   1. 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.
   2. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.

26. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

A. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J—2016 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
B. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D—2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
C. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S—2014 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

27. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON TRAINED AND CERTIFIED TO INSTALL HVAC SYSTEMS OR CONTRACTOR LICENSED TO INSTALL HVAC SYSTEMS.

28. IF REQUIRED BY THE COUNTY OF SANTA CLARA, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE COUNTY OF SANTA CLARA FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.

29. DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE COUNTY OF SANTA CLARA WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC DOCUMENTATION OR SPECIAL INSPECTION IS NECESSARY TO VERIFY COMPLIANCE, THAT METHOD OF COMPLIANCE WILL BE SPECIFIED IN THE APPROPRIATE SECTION OR IDENTIFIED IN THE APPLICATION CHECKLIST.

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT

RECORD NO.: DEV21-3089.
BY: MHenen Date: 01/26/2023

HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

Project Information

CALGreen One or Two Family Residential Project Mandatory and Tier1 Requirements
County of Santa Clara

CG-3

03/30/2020

CONNECT HOMES®
706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
12.06.2021
Delta 1_Dated: 04.26.2022

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2023
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided hereeith are the exclusive property of Home EC, Inc. Copyright 2018. The use of these drawings and specifications shall be restricted to construction of the EC productsnd shall not be used in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
C6

SHEET SET
LOCAL

SHEET TITLE
CALGREEN MANDATORY & TIER 1 REQUIREMENTS

SHEET SET | SHEET NUMBER | MODEL HOME
CG-3

CALGREEN 2019 NOTES – TIER 1 REQUIREMENTS:

1. SITE WHICH COMPLIES WITH AT LEAST ONE OF THE FOLLOWING CHARACTERISTICS SHALL BE SELECTED:

A. AN INFILL SITE.
B. A GREYFIELD SITE.
C. AN EPA-RECOGNIZED AND REMEDIATED BROWNFIELD SITE.

2. FACILITATE COMMUNITY CONNECTIVITY BY ONE OF THE FOLLOWING METHODS:

A. LOCATE PROJECT WITHIN A ¼ MILE TRUE WALKING DISTANCE OF AT LEAST FOUR BASIC SERVICES, READILY ACCESSIBLE BY PEDESTRIANS.
B. LOCATE PROJECT WITHIN A ½ MILE TRUE WALKING DISTANCE OF AT LEAST SEVEN BASIC SERVICES, READILY ACCESSIBLE BY PEDESTRIANS.
C. OTHER METHODS INCREASING ACCESS TO ADDITIONAL RESOURCES.

EXAMPLES OF SERVICES INCLUDE, BUT ARE NOT LIMITED TO, BANK, PLACE OF WORSHIP, CONVENIENCE GROCERY, DAY CARE, CLEANERS, FIRE STATION, BARBER SHOP, BEAUTY SHOP, HARDWARE STORE, LAUNDRY, LIBRARY, MEDICAL CLINIC, DENTAL CLINIC, SENIOR CARE FACILITY, PARK, PHARMACY, POST OFFICE, RESTAURANT, SCHOOL, SUPERMARKET, THEATER, COMMUNITY CENTER, FITNESS CENTER, MUSEUM OR FARMERS MARKET.

3. INDIVIDUALS WITH OVERSIGHT AUTHORITY ON THE PROJECT WHO HAVE BEEN TRAINED IN AREAS RELATED TO ENVIRONMENTALLY FRIENDLY DEVELOPMENT SHALL TEACH GREEN CONCEPTS TO OTHER MEMBERS OF THE DEVELOPMENT STAFF AND ENSURE THAT TRAINING IS PROVIDED TO ALL PARTIES ASSOCIATED WITH THE DEVELOPMENT OF THE PROJECT.

PRIOR TO BEGINNING THE CONSTRUCTION ACTIVITIES, ALL PARTIES INVOLVED WITH THE DEVELOPMENT PROCESS SHALL RECEIVE A WRITTEN GUIDELINE AND INSTRUCTION SPECIFYING THE GREEN GOALS OF THE PROJECT.

4. THE SALVAGED MATERIALS FROM DECONSTRUCTION OF EXISTING BUILDINGS ON THE SITE SHALL BE REUSED. REUSED MATERIALS OR PRODUCTS MUST COMPLY WITH CURRENT BUILDING STANDARDS REQUIREMENTS OR BE AN ACCEPTED ALTERNATE METHOD OR MATERIAL.

MATERIALS WHICH CAN BE EASILY REUSED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

A. LIGHT FIXTURES.
B. PLUMBING FIXTURES.
C. DOORS AND TRIM.
D. MASONRY.
E. ELECTRICAL DEVICES.
F. APPLIANCES.
G. FOUNDATIONS OR PORTIONS OF FOUNDATIONS.

REUSED MATERIAL MUST BE IN COMPLIANCE WITH THE APPROPRIATE TITLE 24 REQUIREMENTS.

5. BUILDING SITE SOIL ANALYSIS SHALL BE PERFORMED BY A LICENSED DESIGN PROFESSIONAL AND THE FINDINGS SHALL BE UTILIZED IN THE STRUCTURAL DESIGN OF THE BUILDING.

6. THE EFFECT OF DEVELOPMENT ON BUILDING SITES SHALL BE EVALUATED AND THE SOIL SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:

A. NATURAL DRAINAGE PATTERNS SHALL BE EVALUATED AND EROSION CONTROLS SHALL BE IMPLEMENTED TO MINIMIZE EROSION DURING CONSTRUCTION AND AFTER OCCUPANCY.
B. SITE ACCESS SHALL BE ACCOMPLISHED BY MINIMIZING THE AMOUNT OF CUT AND FILL NEEDED TO INSTALL ACCESS ROADS AND DRIVEWAYS.
C. AS ALLOWED BY OTHER PARTS OF THE CALIFORNIA BUILDING STANDARDS CODE, UNDERGROUND CONSTRUCTION ACTIVITIES SHALL BE COORDINATED TO UTILIZE THE SAME TRENCH, MINIMIZE THE AMOUNT OF TIME THE DISTURBED SOIL IS EXPOSED AND THE SOIL SHALL BE REPLACED USING ACCEPTED COMPACTION METHODS.

7. TOPSOIL SHALL BE PROTECTED OR SAVED FOR REUSE. DISPLACED TOPSOIL SHALL BE STOCKPILED FOR REUSE IN A DESIGNATED AREA AND COVERED OR PROTECTED FROM EROSION. PROTECTION FROM EROSION INCLUDES COVERING WITH TARPS, STRAW, MULCH, CHIPPED WOOD, VEGETATIVE COVER, OR OTHER MEANS ACCEPTABLE TO THE COUNTY OF SANTA CLARA TO PROTECT THE TOPSOIL FOR LATER USE.

8. POSTCONSTRUCTION LANDSCAPE DESIGNS SHALL ACCOMPLISH ONE OR MORE OF THE FOLLOWING:

A. AREAS DISRUPTED DURING CONSTRUCTION SHALL BE RESTORED TO BE CONSISTENT WITH NATIVE VEGETATION SPECIES AND PATTERNS.
B. UTILIZE AT LEAST 75 PERCENT NATIVE CALIFORNIA OR DROUGHT TOLERANT PLANT AND TREE SPECIES APPROPRIATE FOR THE CLIMATE ZONE REGION.

9. PERMEABLE PAVING SHALL BE UTILIZED FOR NOT LESS THAN 20 PERCENT OF THE TOTAL PARKING, WALKING OR PATIO SURFACES

THE PRIMARY DRIVEWAY, PRIMARY ENTRY WALKWAY AND ENTRY PORCH OR LANDING SHALL NOT BE INCLUDED WHEN CALCULATING THE AREA REQUIRED TO BE A PERMEABLE SURFACE.

10. INSTALL A VEGETATED ROOF FOR AT LEAST 50 PERCENT OF THE ROOF AREA. VEGETATED ROOFS SHALL COMPLY WITH REQUIREMENTS FOR ROOF GARDENS AND LANDSCAPED ROOFS IN THE CALIFORNIA BUILDING CODE, CHAPTER 15 AND CHAPTER 16.

11. REDUCE NONROOF HEAT ISLANDS FOR 50 PERCENT OF SIDEWALKS, PATIOS, DRIVEWAYS OR OTHER PAVED AREAS BY USING ONE OR MORE OF THE METHODS LISTED.

A. TREES OR OTHER PLANTINGS TO PROVIDE SHADE AND THAT MATURE WITHIN 15 YEARS OF PLANTING. TREES SHOULD BE NATIVE OR ADAPTIVE TO THE REGION AND CLIMATE ZONES AND NONINVASIVE; HARDY AND RESISTANT TO DROUGHT, INSECTS AND DISEASE; EASY TO MAINTAIN (NO FREQUENT SHEDDING OF TWIGS, BRANCHES, UNWANTED FRUIT OR SEED PODS); AND SUITABLE IN MATURE SIZE AND ENVIRONMENTAL REQUIREMENTS FOR THE SITE. TREE SELECTION AND PLACEMENT SHOULD CONSIDER LOCATION AND SIZE OF AREAS TO BE SHADED, LOCATION OF UTILITIES, VIEWS FROM THE STRUCTURE, DISTANCE TO SIDEWALKS AND FOUNDATIONS, OVERHANGS ONTO ADJACENT PROPERTIES AND STREETS; OTHER 1NFRASTRUCTURE AND ADJACENT TO LANDSCAPING. IN ADDITION, SHADING SHALL NOT CAST A SHADOW, AS SPECIFIED, ON ANY NEIGHBORING SOLAR COLLECTORS PURSUANT TO PUBLIC RESOURCES CODE SECTION 25981, ET SEQ. (SOLAR SHADE CONTROL ACT).
B. USE HIGH ALBEDO MATERIALS WITH AN INITIAL SOLAR REFLECTANCE VALUE OF AT LEAST 0.30 AS DETERMINED IN ACCORDANCE ASTM E1918 OR C1549.
C. USE OPEN GRID PAVEMENT SYSTEM OR PERVIOUS OR PERMEABLE PAVEMENT SYSTEM.
D. LOCATE 50 PERCENT OF PARKING UNDERGROUND OR USE MULTILEVEL PARKING.
E. OTHER METHODS OF REDUCING HEAT ISLAND EFFECTS ACCEPTABLE TO THE COUNTY OF SANTA CLARA.

12. FOR EACH DWELLING UNIT, INSTALL A DEDICATED 208/240-VOLT BRANCH CIRCUIT IN THE RACEWAY REQUIRED BY CALGREEN SECTION 4.106.4.1 (SEE SHEET GB-2 NOTE 4). THE BRANCH CIRCUIT AND ASSOCIATED OVERCURRENT PROTECTIVE DEVICE SHALL BE RATED AT 40 AMPERES MINIMUM. OTHER ELECTRICAL COM-PONENTS, INCLUDING A RECEPTACLE OR BLANK COVER, RELATED TO THIS SECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE DESIGNATED FOR FUTURE EV CHARGING PURPOSES AS "EV READY" IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE RECEPTACLE OR BLANK COVER SHALL BE IDENTIFIED AS "EV READY."

13. OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH THE FOLLOWING:

A. THE MINIMUM REQUIREMENTS IN THE CALIFORNIA ENERGY CODE FOR LIGHTING ZONES 1-4 AS DEFINED IN CHAPTER 10 OF THE CALIFORNIA ADMINISTRATIVE CODE; AND
B. BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS AS DEFINED IN IES TM-15-11; AND
C. ALLOWABLE BUG RATINGS NOT EXCEEDING THOSE SHOWN IN CALGREEN TABLE A4.106.10

EXCEPTIONS:

1. LUMINAIRES THAT QUALIFY AS EXCEPTIONS IN THE CALIFORNIA ENERGY CODE.
2. EMERGENCY LIGHTING.
3. ONE- AND TWO-FAMILY DWELLINGS.

14. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.5 GAL-LONS PER MINUTE AT 60 PSI. WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

15. ALTERNATE NONPOTABLE WATER SOURCES SHALL BE USED FOR INDOOR POTABLE WATER REDUCTION. ALTERNATE NONPOTABLE WATER SOURCES SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING Code.

16. INSTALL AT LEAST ONE QUALIFIED ENERGY STAR DISHWASHER OR CLOTHES WASHER.

17. NONWATER URINALS OR COMPOSTING TOILETS SHALL BE INSTALLED. WHERE APPROVED, HYBRID URINALS, AS DEFINED IN CALGREEN CHAPTER 2, SHALL BE CONSIDERED NONWATER URINALS.

18. ONE- AND TWO-FAMILY DWELLINGS SHALL BE EQUIPPED WITH A DEMAND HOT WATER RECIRCULATION SYSTEM, AS DEFINED IN CALGREEN CHAPTER 2. THE DEMAND HOT WATER RECIRCULATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, CALIFORNIA ENERGY CODE, AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

19. AN APPROVED RAINWATER CATCHMENT SYSTEM SHALL BE DESIGNED AND INSTALLED TO USE RAINWATER GENERATED BY AT LEAST 65 PERCENT OF THE AVAILABLE ROOF AREA. RAINWATER CATCHMENT SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.

20. WHEN LANDSCAPING IS PROVIDED AND AS ALLOWED BY LOCAL ORDINANCE, A WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN THAT ELIMINATES THE USE OF POTABLE WATER BEYOND THE INITIAL REQUIREMENTS FOR PLANT INSTALLATION AND ESTABLISHMENT SHALL BE PROVIDED. METHODS USED TO ACCOM-PLISH THE REQUIREMENTS OF THIS SECTION SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING STANDARDS CODE AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

A. USE OF CAPTURED RAINWATER.
B. USE OF RECYCLED WATER.
C. WATER TREATED FOR IRRIGATION PURPOSES AND CONVEYED BY A WATER DISTRICT OR PUBLIC ENTITY.
D. USE OF GRAYWATER.
E. USE OF DROUGHT TOLERANT PLANTS.

21. FOR NEW WATER SERVICE CONNECTIONS, LANDSCAPED IRRIGATED AREAS LESS THAN 5,000 SQUARE FEET SHALL BE PROVIDED WITH SEPARATE SUBMETERS OR METERING DEVICES FOR OUTDOOR POTABLE WATER USE.

22. ALTERNATIVE PLUMBING PIPING SHALL BE INSTALLED TO PERMIT THE DISCHARGE FROM THE CLOTHES WASHER OR OTHER FIXTURES TO BE USED FOR AN IRRIGATION SYSTEM IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE.

23. BASED ON PROJECTED AVAILABILITY, DUAL WATER PIPING SHALL BE INSTALLED FOR FUTURE USE OF RECYCLED WATER AT THE FOLLOWING LOCATIONS:

A. INTERIOR PIPING FOR THE USE OF RECYCLED WATER SHALL BE INSTALLED TO SERVE ALL WATER CLOSETS, URINALS AND FLOOR DRAINS.
B. EXTERIOR PIPING IS INSTALLED TO TRANSPORT RECYCLED WATER FROM THE POINT OF CONNECTION TO THE STRUCTURE. RECYCLED WATER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.

24. RECYCLED WATER SHALL BE USED FOR LANDSCAPE IRRIGATION.

25. AS ALLOWED BY LOCAL CONDITIONS, UTILIZE A FROST-PROTECTED SHALLOW FOUNDATION (FPSF) IN COMPLIANCE WITH THE CALIFORNIA RESIDENTIAL CODE (CRC). WHEN AN FPSF FOUNDATION SYSTEM IS INSTALLED, THE MANUAL REQUIRED BY CALGREEN SECTION 4.410.1 SHALL INCLUDE INSTRUCTIONS TO THE OWNER OR OCCUPANT REGARDING THE NECESSITY FOR HEATING THE STRUCTURE AS REQUIRED IN SECTION R403.3 OF THE CALIFORNIA RESIDENTIAL CODE.

26. AS ALLOWED BY THE COUNTY OF SANTA CLARA, CEMENT USED IN FOUNDATION MIX DESIGN SHALL BE REDUCED NOT LESS THAN 20 PERCENT. RODUCTS COMMONLY USED TO REPLACE CEMENT IN CONCRETE MIX DESIGNS INCLUDE, BUT ARE NOT LIMITED TO:

A. FLY ASH.
B. SLAG.
C. SILICA FUME.
D. RICE HULL ASH.

27. BEAMS, HEADERS AND TRIMMERS SHALL BE SIZED AND INSTALLED AS SPECIFIED IN CHAPTER 23 OF THE CALIFORNIA BUILDING CODE, OR CHAPTER 6 OF THE CALIFORNIA RESIDENTIAL CODE, AS APPLICABLE. OTHER CALCULATIONS ACCEPTABLE TO THE COUNTY OF SANTA CLARA WHICH USE THE MINIMUM SIZE MEMBER FOR THE TRIBUTARY LOAD IS ACCEPTABLE.

28. BUILDING DIMENSIONS AND LAYOUTS SHALL BE DESIGNED TO MINIMIZE WASTE BY ONE OR MORE OF THE FOLLOWING MEASURES IN AT LEAST 80 PERCENT OF THE STRUCTURE:

A. BUILDING DESIGN DIMENSIONS IN 2-FOOT INCREMENTS ARE USED.
B. WINDOWS AND DOORS ARE LOCATED AT REGULAR 16" OR 24" STUD POSITIONS.
C. OTHER METHODS ACCEPTABLE TO THE COUNTY OF SANTA CLARA.

29. PREMANUFACTURED BUILDING SYSTEMS SHALL BE USED TO ELIMINATE SOLID SAWN LUMBER WHENEVER POSSIBLE. ONE OR MORE OF THE FOLLOWING PREMANUFACTURED BUILDING SYSTEMS IS USED:

A. COMPOSITE FLOOR JOIST OR PREMANUFACTURED FLOOR FRAMING SYSTEM.
B. COMPOSITE ROOF RAFTERS OR PREMANUFACTURED ROOF FRAMING SYSTEM.
C. PANELIZED (SIPS, ICF OR SIMILAR) FRAMING SYSTEMS.
D. OTHER METHODS APPROVED BY THE COUNTY OF SANTA CLARA.

30. MATERIAL LISTS SHALL BE INCLUDED IN THE PLANS WHICH SPECIFY THE MATERIAL QUANTITY AND PROVIDE DIRECTION FOR ON-SITE CUTS TO BE MADE FROM THE MATERIAL PROVIDED. MATERIAL LISTS AND DIRECTION SHALL BE PROVIDED FOR THE FOLLOWING SYSTEMS:

A. FLOOR FRAMING.
B. WALL FRAMING.
C. CEILING AND ROOF FRAMING.
D. STRUCTURAL PANELS AND ROOF SHEATHING.

31. UTILIZE PREFINISHED BUILDING MATERIALS WHICH DO NOT REQUIRE ADDITIONAL PAINTING OR STAINING WHEN POSSIBLE. ONE OR MORE OF THE FOLLOWING BUILDING MATERIALS THAT DO NOT REQUIRE ADDITIONAL RESOURCES FOR FINISHING ARE USED:

A. EXTERIOR TRIM NOT REQUIRING PAINT OR STAIN.
B. WINDOWS NOT REQUIRING PAINT OR STAIN.
C. SIDING OR EXTERIOR WALL COVERINGS WHICH DO NOT REQUIRE PAINT OR STAIN.

32. CONCRETE FLOORS THAT DO NOT REQUIRE ADDITIONAL COVERINGS SHALL BE USED INCLUDING BUT NOT LIMITED TO STAINED, NATURAL OR STAMPED CONCRETE FLOORS.

33. USE MATERIALS, EQUIVALENT IN PERFORMANCE TO VIRGIN MATERIALS WITH A TOTAL (COMBINED) RECYCLED CONTENT VALUE (RCV) OF NOT BE LESS THAN 10 PERCENT OF THE TOTAL MATERIAL COST OF THE PROJECT.

REQUIRED TOTAL RCV (DOLLARS) = TOTAL MATERIAL COST(DOLLARS) × 10 PERCENT

FOR THE PURPOSES OF THIS SECTION, MATERIALS USED AS COMPONENTS OF THE STRUCTURAL FRAME SHALL NOT BE USED TO CALCULATE RECYCLED CONTENT. THE STRUCTURAL FRAME INCLUDES THE LOAD BEARING STRUCTURAL ELEMENTS, SUCH AS WALL STUDS, PLATES,SILLS, COLUMNS, BEAMS, GIRDERS, JOISTS, RAFTERS AND TRUSSES. SAMPLE FORMS WHICH ALLOW USER INPUT, LOCATED AT SHEET CG-4, MAY BE USED TO SIMPLIFY DOCUMENTING COMPLIANCE WITH THIS SECTION AND FOR CALCULATING RECYCLED CONTENT VALUE OF MATERIALS OR ASSEMBLY PRODUCTS.

SOURCES AND RECYCLED CONTENT OF SOME RECYCLED MATERIALS CAN BE OBTAINED FROM CALRECYCLE IF NOT PROVIDED BY THE MANUFACTURER.

FOR FURTHER INSTRUCTION SEE CALGREEN A4.405.3.

34. ONE OR MORE OF THE FOLLOWING MATERIALS MANUFACTURED FROM RAPIDLY RENEWABLE SOURCES OR AGRICULTURAL BY-PRODUCTS SHALL BE USED:

A. INSULATION.
B. BAMBOO OR CORK.
C. ENGINEERED PRODUCTS.
D. AGRICULTURAL BASED PRODUCTS.
E. OTHER PRODUCTS ACCEPTABLE TO THE ENFORCING AGENCY.

THE INTENT OF THIS SECTION IS TO UTILIZE BUILDING MATERIALS AND PRODUCTS WHICH ARE TYPICALLY HARVESTED WITHIN A 10-YEAR OR SHORTER CYCLE.

35. INSTALL FOUNDATION AND LANDSCAPE DRAINS WHICH DISCHARGE TO A DRY WELL, SUMP, BIOSWALE OR OTHER APPROVED ON-SITE LOCATION.

36. INSTALL GUTTER AND DOWNSPOUT SYSTEMS TO ROUTE WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION OR CONNECT TO LANDSCAPE DRAINS WHICH DISCHARGE TO A DRY WELL, SUMP, BIOSWALE, RAINWATER CAPTURE SYSTEM OR OTHER APPROVED ON-SITE LOCATION.

37. PROVIDE FLASHING DETAILS ON THE BUILDING PLANS WHICH COMPLY WITH ACCEPTED INDUSTRY STANDARDS OR MANUFACTURER'S INSTRUCTIONS. DETAILS SHALL BE SHOWN ON HOUSE PLANS AT ALL OF THE FOLLOWING LOCATIONS:

A. AROUND WINDOWS AND DOORS.
B. ROOF VALLEYS.
C. DECK CONNECTIONS TO THE STRUCTURE.
D. ROOF-TO-WALL INTERSECTIONS.
E. CHIMNEYS TO ROOF INTERSECTIONS.
F. DRIP CAPS ABOVE WINDOWS AND DOORS WITH ARCHITECTURAL PROJECTIONS.

38. PROTECT BUILDING MATERIALS DELIVERED TO THE CONSTRUCTION SITE FROM RAIN AND OTHER SOURCES OF MOISTURE.

39. EXTERIOR DOORS TO THE DWELLING SHALL BE COVERED TO PREVENT WATER INTRUSION BY ONE OR MORE OF THE FOLLOWING:

A. AN AWNING AT LEAST 4 FEET IN DEPTH IS INSTALLED.
B. THE DOOR IS PROTECTED BY A ROOF OVERHANG AT LEAST 4 FEET IN DEPTH.
C. THE DOOR IS RECESSED AT LEAST 4 FEET.
D. OTHER METHODS WHICH PROVIDE EQUIVALENT PROTECTION.

40. A PERMANENT OVERHANG OR AWNING AT LEAST 2 FEET IN DEPTH SHALL BE PROVIDED AT ALL EXTERIOR WALLS.

41. NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE IN COMPLIANCE WITH THE FOLLOWING:

AT LEAST A 65 PERCENT REDUCTION. ANY MIXED RECYCLABLES THAT ARE SENT TO MIXED-WASTE RECYCLING FACILITIES SHALL INCLUDE A QUALIFIED THIRD PARTY VERIFIED FACILITY AVERAGE DIVERSION RATE. VERIFICATION OF DIVERSION RATES SHALL MEET MINIMUM CERTIFICATION ELIGIBILITY GUIDELINES, ACCEPTABLE TO THE COUNTY OF SANTA CLARA.

DOCUMENTATION SHALL BE PROVIDED TO THE COUNTY OF SANTA CLARA WHICH DEMONSTRATES COMPLIANCE WITH THIS SECTION. DOCUMENTATION SHALL BE IN COMPLIANCE WITH CALGREEN SECTION 4.408.5.

42. USE COMPOSITE WOOD PRODUCTS MADE WITH EITHER CALIFORNIA AIR RESOURCES BOARD APPROVED NO-ADDED FORMALDEHYDE (NAF) RESINS OR ULTRA-LOW EMITTING FORMALDEHYDE (ULEF) RESINS.

DOCUMENTATION MUST BE PROVIDED THAT VERIFIES THAT FINISH MATERIALS ARE CERTIFIED TO MEET THE POLLUTANT EMISSION LIMITS.

43. AT LEAST 90 PERCENT OF THE TOTAL AREA OF RESILIENT FLOORING SYSTEMS INSTALLED IN THE BUILDING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN AT LEAST ONE OF THE FOLLOWING:

A. PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS,"VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350), CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
B. PRODUCTS CERTIFIED UL GREENGUARD GOLD (FORMERLY GREENGUARD CHILDREN & SCHOOLS PROGRAM.)
C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
D. 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.)

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
RECORD NO.: DEV21-3089
ALL WORK SHALL BE IN ACCORDANCE WITH 2019 CALGREEN AND ADOPTED STANDARDS
PLANNING APPROVAL OF THESE STANDARD PLANS DOES NOT INCLUDE APPROVAL FOR INSPECTIONS

DOCUMENTATION MUST BE PROVIDED THAT VERIFIES THAT FINISH MATERIALS ARE CERTIFIED TO MEET THE POLLUTANT EMISSION LIMITS IN THIS SECTION.

44. INSTALL THERMAL INSULATION IN COMPLIANCE WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350), CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE; PRODUCTS CERTIFIED UNDER THE UL GREENGUARD GOLD (FORMERLY GREENGUARD CHILDREN & SCHOOLS PROGRAM); OR MEET 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).

DOCUMENTATION MUST BE PROVIDED THAT VERIFIES THE MATERIALS ARE CERTIFIED TO MEET THE POLLUTANT EMISSION LIMITS IN THIS SECTION.

45. PROVIDE FILTERS ON RETURN AIR OPENINGS RATED AT MERV 8 OR HIGHER DURING CONSTRUCTION.

46. DIRECT-VENT HEATING AND COOLING EQUIPMENT SHALL BE UTILIZED IF THE EQUIPMENT WILL BE LOCATED IN THE CONDITIONED SPACE OR INSTALL THE SPACE HEATING AND WATER HEATING EQUIPMENT IN AN ISOLATED MECHANICAL ROOM.

Project Information

CALGreen One or Two Family Residential Project Mandatory and Tier1 Requirements
County of Santa Clara

THE COUNTY OF SANTA CLARA 1850

CG-4

03/30/2020

CONNECT HOMES®
706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
12.06.2021
Delta 1_Dated: 04.26.2022

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2023
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided hereith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication of these plans, drawings or in whole or in part is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
C6

SHEET SET
LOCAL

SHEET TITLE
CALGREEN MANDATORY & TIER 1 REQUIREMENTS

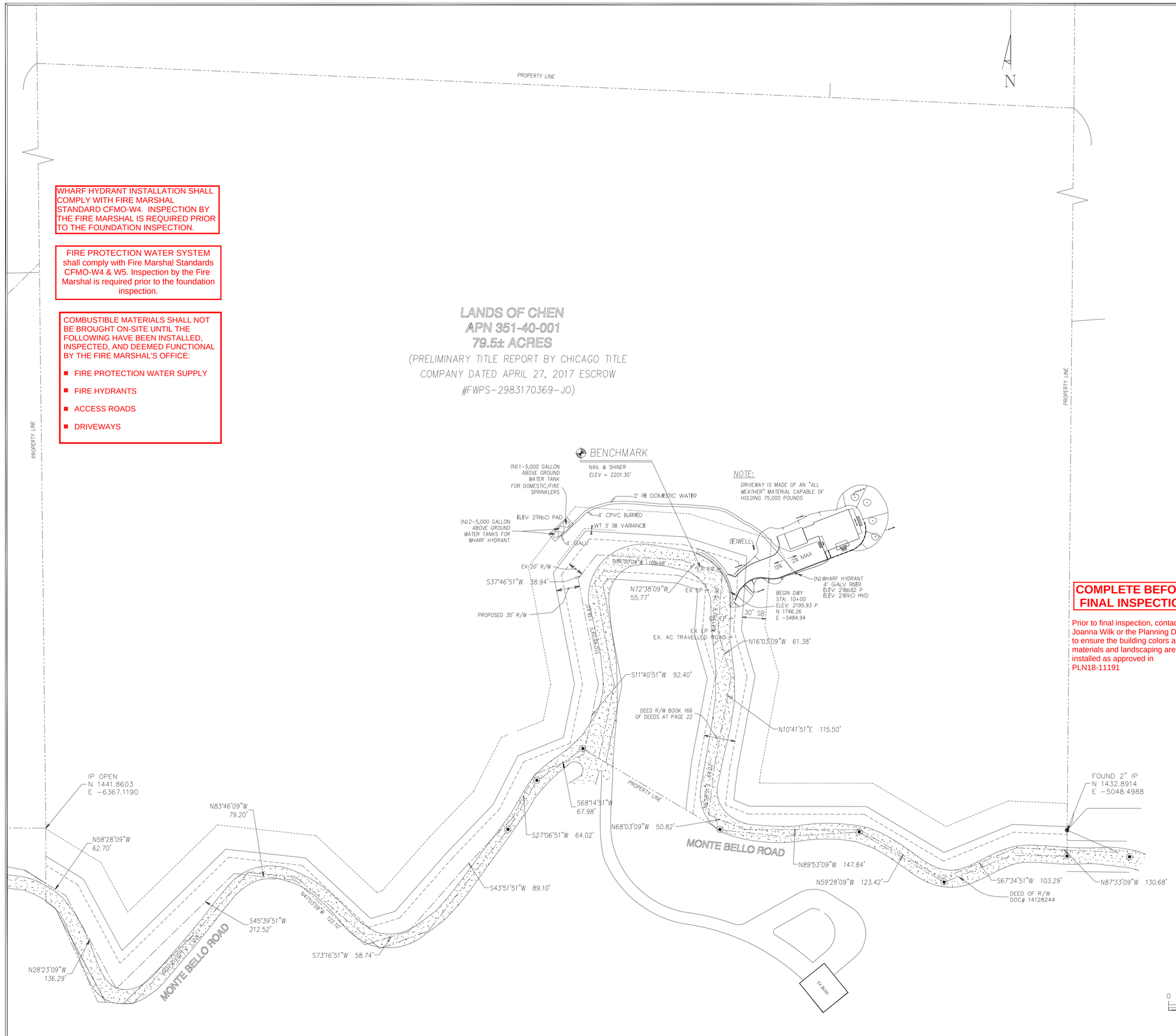
SHEET SET | SHEET NUMBER | MODEL HOME
CG-4

WHARF HYDRANT INSTALLATION SHALL COMPLY WITH FIRE MARSHAL STANDARD CFMO-W4. INSPECTION BY THE FIRE MARSHAL IS REQUIRED PRIOR TO THE FOUNDATION INSPECTION.

FIRE PROTECTION WATER SYSTEM shall comply with Fire Marshal Standards CFMO-W4 & W5. Inspection by the Fire Marshal is required prior to the foundation inspection.

COMBUSTIBLE MATERIALS SHALL NOT BE BROUGHT ON-SITE UNTIL THE FOLLOWING HAVE BEEN INSTALLED, INSPECTED, AND DEEMED FUNCTIONAL BY THE FIRE MARSHAL'S OFFICE:

- FIRE PROTECTION WATER SUPPLY
- FIRE HYDRANTS
- ACCESS ROADS
- DRIVEWAYS



LEGEND & ABBREVIATIONS

AB	AGGREGATE BASE	BENCHMARK
AC	ASPHALT CONCRETE	BOUNDARY
BLDG	BUILDING	
BSL	BUILDING SETBACK LINE	CATCH BASIN
BW	BOTTOM OF WALL/BACK OF WALK	COBBLE ROCK ENERGY DISSIPATOR
CED	COBBLE ROCK ENERGY DISSIPATOR	
CG	CURB & GUTTER	CONCRETE
℄	CENTERLINE	
CO	SANITARY SEWER CLEANOUT	550 CONTOUR: EXISTING
CONC	CONCRETE	
CSD	COUNTY STANDARD DETAIL	550 CONTOUR: PROPOSED OR NEW
DE	DRAINAGE EMITTER	
DI	DRAINAGE INLET	100.46 DESIGN GRADE
DIP	DUCTILE IRON PIPE	
DS	DOWNSPOUT	DOWNSPOUT WITH SPLASHBLOCK
DWY	DRIVEWAY	DIV
EA	EASEMENT	DIVERSION VALVE
ELEV	ELEVATION	BACKWATER VALVE (SEE PROJECT NOTES)
EM	ELECTRIC METER	
E(OH)	ELECTRIC OVERHEAD	
E(UG)	ELECTRIC UNDERGROUND	DRAINAGE SWALE
EP	EDGE OF PAVEMENT	EASEMENT LINE
EX	EXISTING	
FD	FOUND +101.70 OR (101.70)	EXISTING ELEVATION
FF	FINISH ELEVATION OF SUBFLOOR	EXISTING FENCE
FG	GROUND FINISH GRADE	
FH	FIRE HYDRANT	EXISTING TREE TO BE REMOVED
FL	FLOW LINE	
G	GARAGE SLAB ELEVATION/GAS LINE	EXISTING TREE TO REMAIN
GM	GAS METER	
HP	HIGH POINT	
INV	INVERT	FOUND IRON PIPE AT PROPERTY CORNER
LIP	LIP OF GUTTER	
LS	LANDSCAPED AREA	FILTER FABRIC ROLLS
MAX	MAXIMUM	GM GAS METER
MH	MANHOLE	GRADE TO DRAIN
MIN	MINIMUM	
NTS	NOT TO SCALE	GUY POLE
OH	OVERHEAD	FIRE HYDRANT
OG	ORIGINAL GROUND	
P	PAVEMENT FINISH GRADE	INLET
PAD	PAD ELEVATION	JOINT POLE
ℙ	PROPERTY LINE	
PP	POWER POLE PROP PROPOSED	LIGHTING
PSE	PUBLIC SERVICE EASEMENT	LIGHTING POLE
PUE	PUBLIC UTILITY EASEMENT	
PVMT	PAVEMENT	LOW POINT
PVC	POLYVINYL CHLORIDE	
R	RADIUS	MB MAIL BOX
RW	RETAINING WALL	MONUMENT WELL
REM	REMOVE	
R/W	RIGHT OF WAY	OVERLAND FLOW DIRECTION
SB	SETBACK	
SCCSD	SANTA CLARA COUNTY STANDARD DETAIL	PGE PGE BOX
SCCRA	SANTA CLARA COUNTY ROAD & AIRPORTL	PROJECT SITE
		RETAINING WALL
S.C.V.W.D	SANTA CLARA VALLEY WATER DISTRICT	RIGHT OF WAY
SD	STORM DRAIN	SANITARY SEWER CLEAN OUT MANHOLE
SDE	STORM DRAIN EASEMENT	
SE	SLOPE EASEMENT	
SS	SANITARY SEWER/LATERAL	SANITARY SEWER MANHOLE
STA	STATION	STORM DRAIN MANHOLE
STD	STANDARD CITY DETAIL	
SW	SIDEWALK	TEST PIT
TB	TOP OF BANK	TOP OF FILL
TC	TOP OF CURB	
TD	TRENCH DRAIN	TOE OF FILL
TED	T ENERGY DISSIPATOR	
TEMP	TEMPORARY	TOP OF CUT
TOE	TOE OF BANK	TOE OF CUT
TG	TOP OF GRATE	
TPF	TREE PROTECTION FENCE	1 TREE NUMBER
TW	TOP OF WALL	
TYP	TYPICAL	
VG	VALLEY GUTTER	W UTILITY: EXISTING
W	WATER	W UTILITY: PROPOSED
WLK	WALKWAY	
WM	WATER METER	WM WATER METER
WV	WATER VALVE	WV WATER VALVE
		W WELL
		TREE PROTECTION FENCE

COMPLETE BEFORE FINAL INSPECTION

Prior to final inspection, contact the Joanna Wilk or the Planning Division to ensure the building colors and materials and landscaping are installed as approved in PLN18-11191

PLAN MUST BE POSTED ON JOB FOR FINAL APPROVAL

County of Santa Clara - Planning Division
APPROVED WITH CONDITIONS
RECORD # DEV21-3089

THIS PROJECT IS APPROVED TO SUBMIT FOR DEVELOPMENT PLAN REVIEW. IT IS UNLAWFUL TO MAKE ANY CHAGES OR ALTERATIONS TO THESE PLANS WITHOUT THE WRITTEN APPROVAL FROM THE PLANNING DIVISION.

- [ ] LAND USE ENTITLEMENT
- [ ] APPROVED FOR ISSUANCE OF GRADING PERMIT ONLY
- [x] APPROVED FOR ISSUANCE OF BUILDING PERMIT ONLY

PLANNER: joannawilk — DATE: 2/2/2023

PLN18-11191

NOTES

Building Setback Certification (BSC) is Required by a Licensed Land Surveyor
DEV Record No. DEV21-3089.

Surveyor shall complete the County of Santa Clara Building Location Certification Form Prior to requesting a foundation inspection.

BSC required for the water tanks structure.
BSC required for the following property lines:

- [ ] North
- [ ] East
- [ ] Other: Montebello F
- [ ] South
- [ ] West

Zoning Required Setback: 30 — Planning Approved Setback: 4

Notes: PLN18-11191

GRAPHIC SCALE
0 60 120
(IN FEET)
1 inch = 60 ft.

NO.	REVISIONS	APP'D	DATE	BY

QB DESIGNED — DATE
PT DRAWN — DATE
1" = 60' SCALE
NL CHECKED — DATE

Residential Fire Protection Water System

LANDS OF CHEN
17085 MONTEBELLO ROAD
APN 351-40-001

Cupertino California

PROJECT NO.
CONTRACT NO.
DRAWING NO.
SHT NO.
FILE NO.

APPLICANT : CHEN

ROAD NAME : MONTEBELLO ROAD

COMPLETE BEFORE FINAL INSPECTION

Prior to final inspection, contact the Joanna Wilk or the Planning Division to ensure the building colors and materials and landscaping are installed as approved in PLN18-11191

PLAN MUST BE POSTED ON JOB FOR FINAL APPROVAL

County of Santa Clara - Planning Division
APPROVED WITH CONDITIONS
RECORD # DEV21-3089

THIS PROJECT IS APPROVED TO SUBMIT FOR DEVELOPMENT PLAN REVIEW. IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS TO THESE PLANS WITHOUT THE WRITTEN APPROVAL FROM THE PLANNING DIVISION.

- [ ] LAND USE ENTITLEMENT
- [ ] APPROVED FOR ISSUANCE OF GRADING PERMIT ONLY
- [x] APPROVED FOR ISSUANCE OF BUILDING PERMIT ONLY

PLANNER Joanna Wilk **DATE** 2/2/2023
PLN18-11191
NOTES

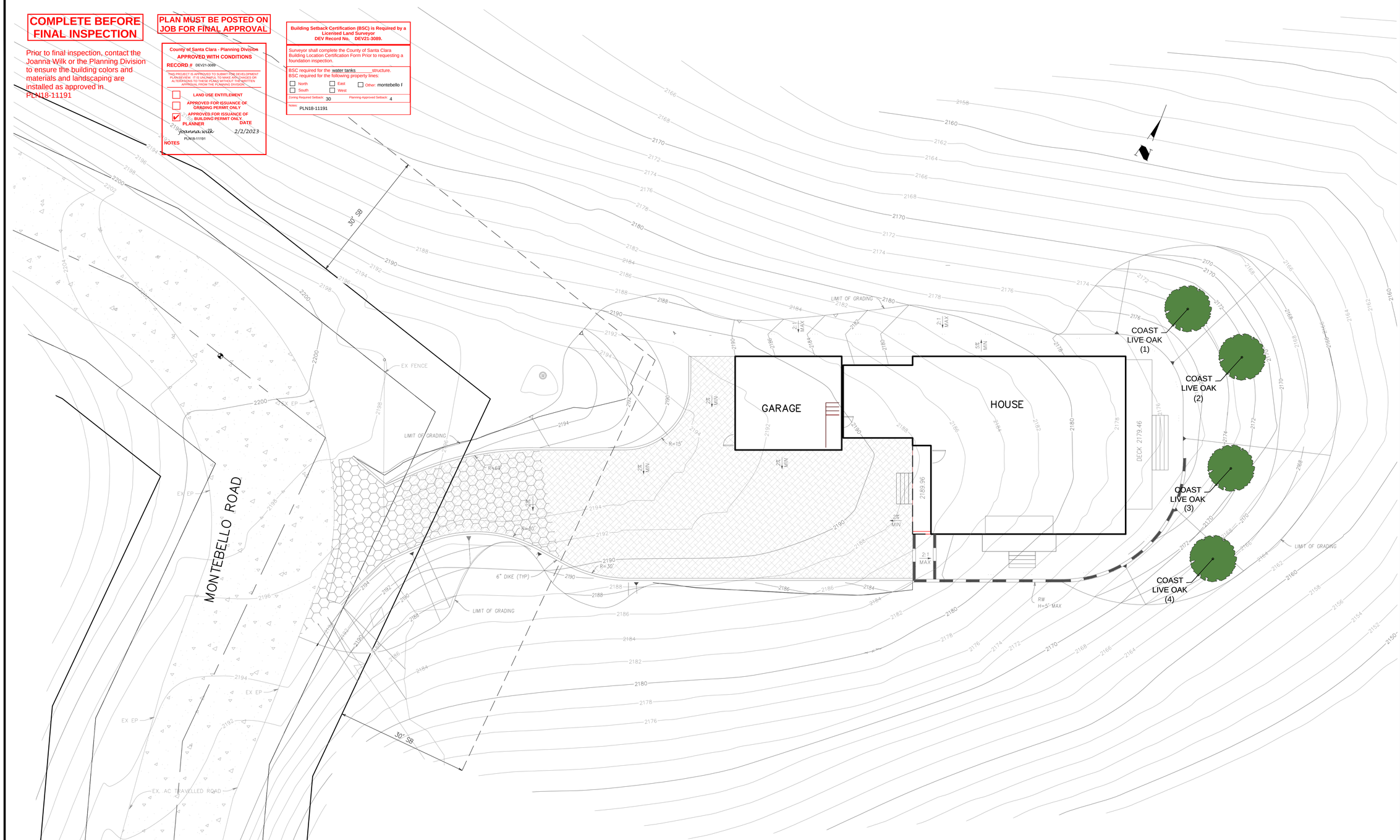
Building Setback Certification (BSC) is Required by a Licensed Land Surveyor
DEV Record No. DEV21-3089.

Surveyor shall complete the County of Santa Clara Building Location Certification Form Prior to requesting a foundation inspection.

BSC required for the water tanks structure.
BSC required for the following property lines:
- [ ] North
- [ ] East
- [ ] Other: montebello F
- [ ] South
- [ ] West

Zoning Required Setback: 30 Planning Approved Setback: 4

Notes: PLN18-11191



PLANTING LEGEND

BOTANICAL NAME	COMMON NAME	QUANTITY	SPACING	CONTAINER
TREES				
QUERCUS AGROIFOLIA	COAST LIVE OAK	4	SEE PLAN	24 INCH BOX

LANSCAPE AREA = 480SF (LESS THAN 500SF)

GRAPHIC SCALE
0 10 20
(IN FEET)
1 inch = 10 ft.

ROAD NAME : MONTEBELLO ROAD

NO.	REVISIONS	APP'D	DATE	BY

12/03/2021	DATE
QB DESIGNED	
12/03/2021	DATE
PT DRAWN	
12/03/2021	DATE
1"=10' SCALE	
12/03/2021	DATE
NL CHECKED	

PREPARED BY OWNER

LANDSCAPE PLAN
LANDS OF CHEN
17085 MONTEBELLO ROAD
APN 351-40-001

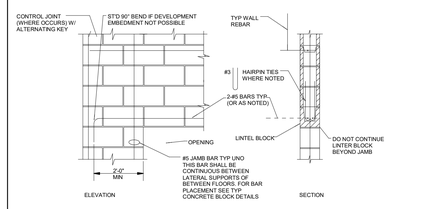
Cupertino **California**

PROJECT NO. ----
CONTRACT NO.
FILE NO.

DRAWING NO. L1
SHT NO. 1 OF 1

@	AT	FIXT	FIXTURE	PAR	PARALLEL
AB	ANCHOR BOLT	FJT	FLUSH JOINT	PBD	PARTICLE BOARD
ABC	AGGREGATE BASE COURSE	FLR	FLOOR	PCC	PRECAST CONCRETE
ABV	ABOVE	FLUR	FLUORESCENT	PCF	POUNDS PER CUBIC FOOT
AD	AREA DRAIN	FLEX	FLEXIBLE	PCS	PIECES
ADD	ADDENDUM	FND	FOUNDATION	PERF	PERFORATE (D)
ADH	ADHESIVE	FO*	FACE OF	PERI	PERIMETER
ADJ	ADJACENT, ADJUSTABLE	FP	FIREPROOF (ED)	PFB	PREFABRICATE (D)
ADOH	ALTERNATE DIRECTION OF HOOK	FP'G	FIREPROOFING	PFS	POUNDS PER SQUARE FOOT
AFF	ABOVE FINISHED FLOOR	FR	FRAME (D)(ING)	PL	PLATE
AGG	AGGREGATE	FRC	FIRE RESISTANT COATING	PLBG	PLUMBING
ALT	ALTERNATE	FRGD	FORGED	PLF	POUNDS PER LINEAR FOOT
ALUM	ALUMINUM	FRMG	FRAMING	P.L.	PARALLAM
ANCH	ANCHOR (AGE)	FT	FOOT, FEET	PLWD	PLYWOOD
ANOD	ANODIZED	FTG	FOOTING	PMT	PAVEMENT
APPRX	APPROXIMATE	FURR	FURRED, FURRING	PNL	PANEL
ARCH	ARCHITECT (URAL)	FV	FIELD VERIFY	POSTEN	POST TENSION (D)
ASPH	ASPHALT			PRETEN	PRETENSIONED
AUTO	AUTOMATIC	GA	GAUGE	POLY	POLYETHYLENE
		GALV	GALVANIZED	PR	PAIR
B	BOTTOM	GC	GENERAL CONTRACTOR	PRJ	PROJECT
BB	BOND BEAM	GI	GALVANIZED IRON	PSC	PRESTRESSED CONCRETE
BC	BOTTOM CHORD	GKT	GASKET	PSF	POUNDS PER SQUARE FOOT
BD	BOARD	GLZ	GLAZE, GLAZING	PSI	POUNDS PER SQUARE INCH
BEG	BEGIN (ING)	GLM	GLULAM	PT	POINT
BEL	BELOW	GP	GALVANIZED PIPE	P.T.	PRESSURE TREATED
BIT	BITUMINOUS	GPM	GALLONS PER MINUTE	PTC	POST--TENSIONED CONCRETE
BJT	BED JOINT	GPPL	GYPSUM PLASTER	PTD	PAINTED
BLDG	BUILDING	GRVL	GRAVEL, GRANULAR	PVC	POLYVINYL CHLORIDE
BLK	BLOCK (G, ING)	GRD	GRADE, GRADING	PVMT	PAVEMENT
BLW	BELOW	GRN	GRANITE		
BM	BEAM	GSS	GALVANIZED SHEET STEEL	QTY	QUANTITY
BMK	BENCH MARK	GT	GROUT		
BOT	BOTTOM OF	GVL	GRAVEL	R	RADIUS, RISER
BPL	BEARING PLATE	GWB	GYPSUM WALLBOARD	RB	REBAR
BRD	BOARD	GYP	GYPSUM	RD	ROOF DRAIN
BRDG	BRIDGING			RECT	RETANGULAR
BRG	BEARING	H	HIGH	REF	REFERENCE, REFER TO
BRK	BRICK	HBD	HARDBOARD	REINF	REFORCE (D) (ING)
BRZ	BRONZE	HC	HOLLOW CORE	REM	REMOVE
BS	BOTH SIDES	HD	HEAVY DUTY	REQD	REQUIRED
BTWN	BETWEEN	HDNR	HARDENER	REQS	REQUIREMENTS
BVL	BEVELED	HDR	HEADER	RETG	RETAINING
BW	BOTH WAYS	HDWR	HARDWARE	REV	REVISION, REVISED
		HDWD	HARDWOOD	RFG	ROOFING
C	CHANNEL, COMPRESSION	HES	HIGH EARLY STRENGTH	RFH	ROOF HOOCH
CAD	CADMIUM		CEMENT	RFV	REPLACE (ED)(EVE)(OR)
CAM	CAMBER	HH	HANDHOLE	RM	ROOM
C/C	CENTER TO CENTER	HJT	HEADJOINT	RO	ROUGH OPENING
CEM	CEMENT	HK	HOOK	RT	FIRE RETARDANT TREATED
CF	CUBIC FOOT	HM	HOLLOW METAL	RT	RUBBER TILE
CHAM	CHAMFER	HORIZ	HORIZONTAL	RTG	RATING
CI	CAST IRON	HPT	HIGH POINT	RVS	REVERSE SIDE
CIP	CAST--IN--PLACE	HR	HOUR	RVT	RIVET
CIR	CIRCLE	HSA	HEADED STUD ANCHOR		
CIRC	CIRCUMFERENCE	HSB	HIGH STRENGHT BOLT	S	SOUTH
C.J	CONSTRUCTION JOINT	HT	HEIGHT	SC	SOLID CORE
CJ	CONTROL JOINT	HWD	HARDWOOD	SCHED	SCHEDULE
CLG	CEILING			SDL	SUPERIMPOSED DEAD LOAD
CLK	CAULK, (G, ING)	ID	INSIDE DIAMETER	SDS	SELF DRILL SCREW
CLKG	CAULKING	IN	INCHE (ES)	SE	STRUCTURAL ENGINEER
CLR	CLEAR	INCL	INCLUDE (D), INCLUDING	SECT	SECTION
CLS	CLOSURE	INSUL	INSULATE, INSULATION	SF	SQUARE FOOT, SQUARE
CM	CENTIMETER	INT	INTERIOR		FEET
CMP	CORRUDATED METAL PIPE	INTM	INTERMEDIATE	SHO	SHORE, SHORING
CMU	CONCRETE MASONRY UNIT	INV	INVERT	SHT	SHEET
CNTR	CENTER			SHTH	SHEATHING
COL	COLUMN	JST	JOIST	SI	SQUARE INCH
COG	CENTER OF GRAVITY	JT	JOINT	SIM	SIMILAR
COMB	COMBINATION			SL	SLEEVE
COMP	COMPRESS (ED)(ION)(IBLE)	K	KIP (S)	SLNT	SEALANT
COMPO	COMPOSITE	KO	KNOCKOUT	SMS	SHEET METAL SCREW
CONN	CONNECT (ION)	KSI	KIPS PER SQUARE INCH	SOG	SLAB ON GRADE
CONC	CONCRETE			SPA	SPACE, (ING)
CONST	CONSTRUCT (ION) (ED)	L	LONG, LENGTH	SPC	SPACER
CONT	CONTINUE, CONTINUOUS	LAM	LAMINATE (D)	SPEC	SPECIFICATION (S)
CONTR	CONTRACTOR	LB	POUND, LAG BOLT	SQ	SQUARE
COR	CORRUGATED	LBL	LABEL	SSTL	STAINLESS STEEL
CP	COMPLETE PENETRATION	LC	LIGHT CONTROL	STG	STAGGERED
CPG	COPING	LD	DEVELOPMENT LENGHT	STD	STANDARD
CR	CRANE	LG	LONG, LENGTH	STL	STEEL
CRS	COURSE (S)	LH	LEFT HAND	STOR	STORAGE
CS	COUNTERSINK	LL	LIVE LOAD	STRUCT	STRUCTURE
CTSK	COUNTERSUNK SCREW	LLH	LONG LEG HORIZONTAL	STR	STRUCTURAL
CU	CUBIC	LLV	LONG LEG VERTICAL	SYM	SYMETRICAL, SYMETRY
CX	CONNECT (ION)	LPT	LOW POINT	SYS	SYSTEM
CY	CUBIC YARD	LT	LIGHT		
		LTL	LINTEL	T	TOP, TORSION, TREAD
D	DEEP, DEPTH	LVL	LEVEL (ING)	T&B	TOP AND BOTTOM
DBL	DOUBLE	LW	LIGHT WEIGHT	T&G	TONGUE AND GROOVE
DEF	DEFLECTION	LWC	LIGHT WEIGHT CONCRETE	TC	TOP CHORD
DEG	DEGREE	LWF	LIGHT WEIGHT FILL	TEN	TENSILE, TENSILE
DEMO	DEMOLISH, DEMOLITION			TEMP	TEMPORARY, TEMPERATURE
DEP	DEPRESSED	M	METER (S) MOMENT	THD	THREAD (ED)
DEPT	DEPARTMENT	MATL	MATERIAL	THK	THICK (NESS)
DET	DETAIL	MAS	MASONRY	TMPD	TEMPERED
DIAG	DIAGONAL	MAX	MAXIMUM	TO*	TOP OF
DIA	DIAMETER	MB	MACHINE BOLT	TL	TOTAL LOAD
DIM	DIMENSION (ED)	MBR	MEMBER	TR	TREAD
DIV	DIVISION	MCONN	MOMENT CONNECTION	TS	TUBE STEEL
DL	DEAD LOAD	MECH	MECHANICAL	TYP	TYPICAL
DN	DOWN	MED	MEDIUM		
DP	DEEP	MET	METAL	UC	UNDERCUT
DPC	DAMPPROOFING	MEMB	MEMBER	UGO	UNDERGROUND
DWL	DOWEL (ED)	MEP	MECHANICAL, ELECTRICAL,	UL	UNDERWRITERS
DWG	DRAWING, (S)		& PLUMBING		LABORATORY
		MFD	METAL FLOOR DECKING	UND	UNDER
E	EAST,	MFR	MANUFACTURE (R) (ED)	UNF	UNFINISHED
	MODULUS OF ELASTICITY	MID	MID, MIDDLE	UNO	UNLESS NOTED OTHERWISE
EA	EACH	MIN	MINIMUM, MINUTE		
EB	EXPANSION BOLT	MISC	MISCELLANEOUS	V	SHEAR FORCE, VELOCITY
EF	EACH FACE	MM	MILLIMETER (S)	VB	VAPOR BARRIER
EJT	EXPANSION JOINT	MMB	MEMBRANE	VER	VERIFY
EL	ELEVATION	MO	MASONRY OPENING	VERT	VERTICAL
ELEC	ELECTRIC (AL)	MOD	MODUL	VG	VERTICAL GRAIN
ENCL	ENCLOSE, ENCLOSED	MOMU	MOMENT (ED)	VIF	VERIFY IN FIELD
ENG	ENGINEER	MOV	MOVABLE	VJ	V--JOINTED
EQ	EQUAL, EQUALIBRIUM	MTL	MATERIAL	VNR	VENEER
EQUIP	EQUIPMENT			V.T.R.	VENT THROUGH ROOF
ESTM	ESTIMATE (ED)	N	NORTH, NEW		
EV	EXPANSION BOLT	NAT	NATURAL	W	WEST, WIDTH, WIDE,
EW	EACH WAY	NL	NAILABLE		WIDE FLANGE
EXCA	EXCAVATE (D) (ION)	NMT	NONMETALLIC	W/	WITH
(E), EXIST	EXISTING	NO	NUMBER	W/O	WITHOUT
EXMP	EXPANDED METAL PLATE	NOM	NOMINAL	WD	WOOD
EXP	EXPOSED	NTS	NOT TO SCALE	WI	WROUGHT IRON
EXPN	EXPANSION			WM	WIRE MESH
EXS	EXTRA STRONG	OA	OVERALL	WP	WATERPROFING
EXT	EXTERIOR, EXTERNAL	O.C.	ON CENTER	WPR	WATER REPELLENT
		OD	OUTSIDE DIAMETER	WPT	WORKING POINT
FAS	FASTENER	OH	OVERHEAD	WS	WATER STOP
FBO	FURNISHED BY OTHERS	OHMS	OVALHEAD MACHINE SCREW	WT	WEIGHT
FD	FLOOR DRAIN	OHWS	OVALHEAD WOOD SCREW	WTW	WALL TO WALL (W/W)
FHMS	FLATHEAD MACHINE SCREW	OJ	OPEN--WEB JOINT (S)	WWF	WELDED WIRE FABRIC
FHS	FIRE HOSE STATION	OPH	OPPOSITE HAND	WWM	WELDED WIRE MESH
FHWS	FLATHEAD WOOD SCREW	OPNG	OPENING		
FIN	FINISH (ED)	OPP	OPPOSITE		

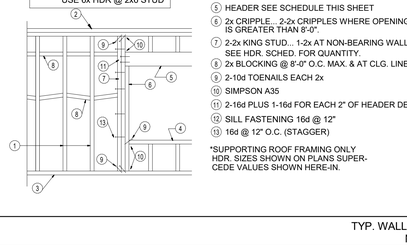
ABBREVIATIONS
NO SCALE 19



OPENINGS @ MASONRY
NO SCALE 16

HEADER		
SIZ	MAX	OT JAMB
4X4	4'-0"	1
4X6	6'-0"	2
4X8	8'-0"	2
4X10	10'-0"	3
4X12	12'-0"	3

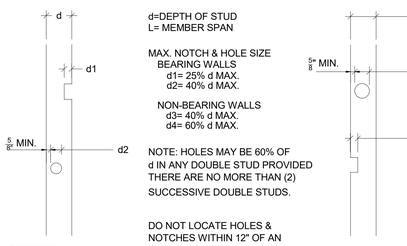
USE 6x HDR @ 2x6 STUD



NOTES:
1. 2x STUDS @ 16" O.C.
2. DOUBLE TOP PLATES
3. SILL PLATE
4. 2x SILL... 2- 2x WHERE OPENING IS GREATER THAN 6'-0"
5. HEADER SEE SCHEDULE THIS SHEET
6. 2x CRIPPLE... 2-2x CRIPPLES WHERE OPENING IS GREATER THAN 8'-0"
7. 2-2x KING STUD... 1-2x AT NON-BEARING WALLS. SEE HDR. SCHED. FOR QUANTITY.
8. 2x BLOCKING @ 8'-0" O.C. MAX. & AT CLG. LINES.
9. 2-10d TOENAILS EACH 2x
10. SIMPSON A35
11. 2-16d PLUS 1-16d FOR EACH 2" OF HEADER DEPTH
12. SILL FASTENING 16d @ 12"
13. 16d @ 12" O.C. (STAGGER)

*SUPPORTING ROOF FRAMING ONLY HDR. SIZES SHOWN ON PLANS SUPERCEDE VALUES SHOWN HERE-IN.

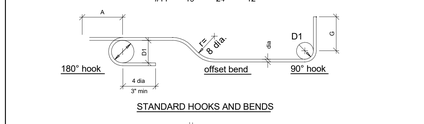
TYP. WALL FRAMING
NO SCALE 15



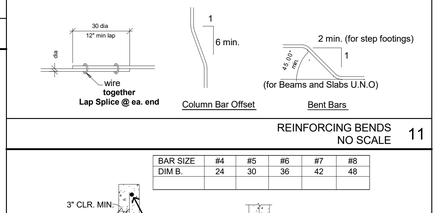
NOTCHES AND BORING IN STUDS
NO SCALE 14

STANDARD HOOK DIMENSIONS

SIZE	A	G	D1
#3	5	6	2 1/4"
#4	5	8	3"
#5	5	10	3 3/4"
#6	5	12	4 1/2"
#7	10	10	5 1/4
#8	11	16	6"
#9	15	19	9 1/2"
#10	17	22	10 3/4"
#11	19	24	12"

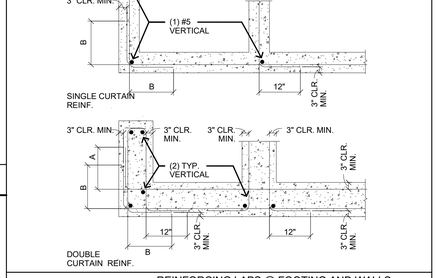


STANDARD HOOKS AND BENDS

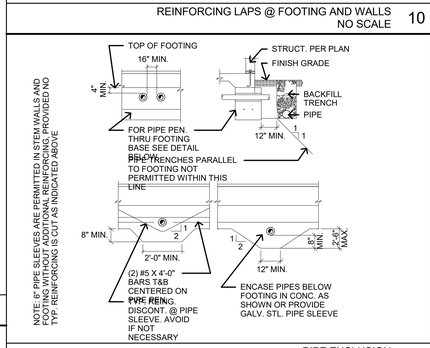


REINFORCING BENDS
NO SCALE 11

BAR SIZE	#4	#5	#6	#7	#8
DIM B.	24	30	36	42	48



REINFORCING LAPS @ FOOTING AND WALLS
NO SCALE 10



PIPE EXCLUSION
NO SCALE 9

HOLE

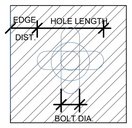
BOLT DIA.	SLOT DIM.	EDGE DIST.
1/2"	9/16" x 1 1/4"	1/4"
5/8"	11/16" x 1 9/16"	1 3/8"
3/4"	13/16" x 1 7/8"	1 9/16"
7/8"	15/16" x 2 3/16"	1 13/16"
7/8"	1 1/16" x 2 1/2"	2"
>1 1/8"	d + 1/16" x 2.5d	2d

TYPICAL SLOTTED HOLE REQUIREMENTS

REFER TO "SPECIFICATION FOR STURCTURAL JOINTS USING ASTM A325 OR A490 BOLTS"

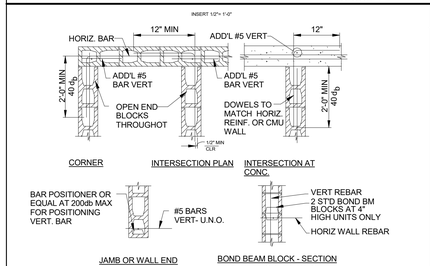
LONG SLOTTED HOLES

BOLTS SHALL BE ASTM A325-SC (SLIP-CRITICAL AS PER AISC PLATE WASHERS ARE REQUIRED. NO PAINT OR PRIMER UNLESS APPROVED IN THE VICINITY OF THE CONNECTION.



*AISC 360 TABLE

SLIP CRITICAL SLOTTED HOLES
NO SCALE 8



NOTES:
1. PLACE VERT REBAR AT ℄ OF WALL UNO
2. PROVIDE CLEANOUTAT BOTTOM COURSE FOR GROUT POURS GREATER THAN 5'-0"

REINFORCING @ MASONRY
NO SCALE 7

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE 2019 CALIFORNIA BUILDING CODE AND THE ADDITIONAL PUBLICATIONS LISTED HEREIN.

2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. THESE DRAWINGS SHALL BE READ AND COORDINATED WITH ALL OTHER CONTRACT DRAWINGS, INCLUDING VENDOR DRAWINGS AND SUBCONTRACTOR SHOP DRAWINGS.

3. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE SIMILAR TO OTHERS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL GENERALLY FOLLOW OTHER SIMILAR DETAILS,

4. SPECIFIC DIMENSIONS, DETAILS AND NOTES SHALL TAKE PRECEDENCE OVER GENERAL NOTES, TYPICAL DETAILS, MINIMUM CODE VALUES OR SCALED INFORMATION ON PLANS OR SECTIONS AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE ENGINEER.

5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WITH ARCHITECTS DRAWINGS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES, CONFLICTS OR UNCLEAR CONDITIONS ALL DISCREPANCIES PRIOR TO CONSTRUCTION.

6. IN THE EVENT OF DEVIATIONS, DISCREPANCIES, CONFLICTS OR UNCLEAR CONDITIONS BETWEEN THE STRUCTURAL DRAWINGS AND THE PROJECT SPECIFICATIONS, THE STRUCTURAL DRAWINGS SHALL CONTROL

7. CONTRACTOR--INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. PERIODIC JOB SITE VISITS BY THE OWNER AND/OR ENGINEER DO NOT CONSTITUTE REVIEW OR APPROVAL OF CONSTRUCTION TECHNIQUES BUT ARE INTENDED SOLELY FOR THE PURPOSE OF CHECKING GENERAL COMPLIANCE OF THE WORK WITH THE PROJECT CONSTRUCTION DOCUMENTS.

9. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH WALLS AND FLOORS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, TEXTURE & OTHER FINISH DETAILS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE JOB SITE IN A SAFE CONDITION AND EMPLOYING OSHA APPROVED CONSTRUCTION PRACTICES AND OSHA REGULATIONS PERFORMED IN A WORKMANLIKE MANNER. THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

11. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN OF FORMWORK AND OTHER TEMPORARY CONSTRUCTION STRUCTURES. CARE MUST BE TAKEN DURING CONSTRUCTION NOT TO EXCEED THE DESIGN LIVE LOAD CAPACITY OF THE STRUCTURE (SEE LOADING VALUES IN DESIGN SUMMARY). CONSTRUCTION MATERIALS SHALL BE SPREAD OUT TO AVOID OVERLOADING INDIVIDUAL MEMBERS.

12. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THESE DRAWINGS. FORMWORK SHALL NOT BE REMOVED UNTIL THE CONCRETE HAS REACHED ITS DESIGN STRENGTH AS INDICATED IN CONCRETE NOTES.

13. SHORING AND RESTORING SHALL BE DESIGNED BY A QUALIFIED DESIGNER AND THE ERECTED SHORING SHALL BE INSPECTED BY A REGISTERED ENGINEER, EXPERIENCED IN THE DESIGN OF SHORING SYSTEMS, WHO SHALL SUBMIT AN INSPECTION REPORT TO THE ARCHITECT.

14. SHOP DRAWING REVIEW BY THE ENGINEER IS FOR GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD AND THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY. THE REPRODUCIBLE WILL BE MARKED AND RETURNED.

15. ANY PROPOSED DETAIL CHANGE SHALL BE CLEARLY IDENTIFIED ON THE SHOP DRAWINGS WITH APPROPRIATE SUPPORTING DOCUMENTATION INCLUDED FOR PROPER EVALUATION OF THE CHANGE.

16. IN THE EVENT OF DEVIATIONS, DISCREPANCIES OR CONFLICTS BETWEEN APPROVED SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL.

17. THE CONTRACTOR WILL REMAIN RESPONSIBLE FOR ALL ERRORS OF DETAILING, FABRICATION, AND FOR THE CORRECT FITTING OF ALL STRUCTURAL MEMBERS INCLUDING COORDINATION WITH OTHER TRADES.

GENERAL CONDITIONS
NO SCALE 6

1. ALL STRUCTURAL SAWN LUMBER SHALL BE DOUGLAS-FIR LARCH OF THE FOLLOWING GRADES, UNLESS NOTED OTHERWISE:
2X2, 2X3, 2x4, 3X3 & 3X4 ---------- NO 2, Fb = 900 PSI
2X6, 3X6, & 4X6 ---------- NO 2, Fb = 900 PSI
2X8, 3X8, & 4X8 ---------- NO 2, Fb = 900 PSI
2X10, 3X10, & 4X10 ---------- NO 2, Fb = 900 PSI
2X12, 3X12, & 4X12 ---------- NO 2, Fb = 900 PSI
2X14, 3X14, & 4X14 ---------- NO 2, Fb = 900 PSI
ALL SIZES OF 6X ---------- NO 1. Fb = 1000 PSI
2X & 3X DECKING ----------SELECT DEX Fb = 1000 PSI
SILL PLATES-DOUG FIR (WOLMANIZED)----------NO 3, Fb = 500 PSI

2. ALL STRUCTURAL LUMBER SHALL BE GRADED IN ACCORDANCE WITH GRADING RULES OF THE WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION.

3. ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUG-FIR, ALL FIELD CUTS SHALL BE FIELD TREATED BY AWPA METHOD H-84

4. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC., UNLESS SPECIFICALLY DETAILED OR NOTED.

5. 2" SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS.

6. CROSS BRIDGING SHALL BE PROVIDED 8'-0" o.c. MAXIMUM FOR ALL ROOF JOISTS OR RAFTERS MORE THAN 8" IN DEPTH. & ALL FLOOR JOISTS MORE THAN 4" IN DEPTH USE 2X3 OR AN APPROVED TYPE OF METAL BRIDGING.

7. PLYWOOD OR O.S.B. SHEATHING USED ON ROOF, FLOOR & SHEAR WALLS SHALL BE GRADE MARKED STRUCTURAL PS-1-09.

8. NOTCH ALL JOISTS AND RAFTERS, AS REQUIRED, FOR FULL BEARING ON JOIST HANGERS & PLATES, MINIMIZE WOOD REMOVAL AND OVER CUTTING.

9. BOLTS, ASTM A-307, WITH STANDARD CUT WASHERS BETWEEN WOOD, NUTS & BOLT HEADS (USE MALLEABLE IRON WASHERS WHERE BOLTS ARE IN TENSION.)

10. BOLTS WITH "UPSET" OR "ROLLED" THREADS ARE NOT ALLOWED. BOLT DIAMETERS INDICATED ARE SHANK DIAMETERS.

11. HOLES FOR BOLTS SHALL BE BORED 1/32" TO 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER.

12. RETIGHTEN ALL BOLTS JUST PRIOR TO BEING ENCLOSED. MACHINE APPLIED NAILING: USE OF

13. MACHINE APPLIED NAILING IS SUBJECT TO SATISFACTORY JOB SITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE PROJECT ARCHITECT OR STRUCTURAL ENGINEER. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE NAILING WILL NOT BE APPROVED IN 5/16" PLYWOOD. IF NAILHEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.

14. ALL MANUFACTURED WOOD PRODUCTS SHALL BE TRUSJOIST, BOISE CASCADE OR SIMILAR. INSTALLATION AND CONSTRUCTION PROCEDURES SHALL BE IN STRICT CONFORMANCE WITH CURRENT MANUFACTURER'S RECOMMENDATIONS. A COPY OF THE MOST RECENT MANUFACTURER CATALOG FOR EACH PRODUCT UTILIZED ON THE JOB SHALL BE READILY AVAILABLE ON-SITE AT ALL TIMES. STRUCTURAL ELEMENTS MAY ONLY BE DRILLED, CUT OR MODIFIED AS SPECIFICALLY ALLOWED BY MANUFACTURER AND FURTHER MODIFIED BY THESE DRAWINGS. ANY DEVIATIONS FROM MANUFACTURER RECOMMENDATIONS OR THESE DRAWINGS WILL REQUIRE MEMBER REPLACEMENT.

15. ALL WOOD CONNECTOR HARDWARE SHALL BE SIMPSON STRONG-TIE OR EQUIVALENT, AND SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS

16. ALL STRUCTURAL LUMBER EXPOSED TO TOP SOIL AND CONTINUOUS WEATHER ELEMENTS SHALL BE PRESSURE TREATED.

GENERAL LUMBER NOTES
NO SCALE 5

LOADING ANALYSIS AND DESIGN PER CBC 2019 & ASCE 7-16
A. AXIAL LOADS:
LIVE LOADS:
ROOF = 20.0 PSF
DECK= 60 PSF
FLOOR = 40.0 PSF
B. LATERAL LOADS
WIND:
WIND RISK CATEGORY II
WIND IMPORTANCE FACTOR IW=1
BASIC WIND SPEED: 91 MPH
EXPOSURE CATEGORY: C
SEISMIC:
SEISMIC RISK CATEGORY II
LATERAL FORCE RESISTING SYSTEM: ORDINARY STEEL MOMENT FRAME IR=3.5
SEISMIC IMPORTANCE FACTOR: I e= 1.0
SITE CLASS: C PER GEOTECHNICAL REPORT
SEISMIC DESIGN CATEGORY: E
Ss=2.543 g, S_1=0.964g, S_{MS}=3.051g, S_{DS}=2.034g, S_{M1}=1.35g

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
RECORD NO.: DEV21-3089
BY: MHenen Date: 01/26/2023
HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

DESIGN SUMMARY
NO SCALE 1

1. ALL WELDING SHALL BE IN STRICT CONFORMANCE WITH THE LATEST EDITION OF AWS A1.1 AND THE 2019 CALIFORNIA BUILDING CODE.

2. ALL WELDING ELECTRODES (FILLER METAL) SHALL BE E7XXX (70KSI), U.N.O., AND SHALL BE LOW HYDROGEN TYPES. FIELD WELDING OF FULL AND PARTIAL PENETRATION WELDS OF THE STEEL MOMENT FRAME CONNECTIONS BETWEEN MOMENT FRAME BEAMS AND MOMENT FRAME COLUMNS SHALL BE BY SHIELDED METAL ARC PROCESS USING LOW HYDROGEN ELECTRODES.

3. ALL WELDS SHALL HAVE A FILLER METAL WITH CHARPY V-NOTCH TOUGHNESS OF 20 FT/LBS AVERAGE AT -20 DEGREES FAHRENHEIT AND 40 FT/LBS @ 70 DEGREES FAHRENHEIT. CERTIFY CONFORMANCE TO CHARPY V-NOTCHES TOUGHNESS REQUIREMENTS WITH TESTS BY AN INDEPENDENT TESTING LABORATORY.

4. LENGTHS OF WELD ARE EFFECTIVE LENGTHS AS SPECIFIED IN THE APPLICABLE CODE. WHERE LENGTH OF WELD IS NOT SHOWN IT SHALL BE FULL LENGTH OF JOINT. ALL BUTT WELDS SHALL BE FULL PENETRATION, UNLESS NOTED OTHERWISE.

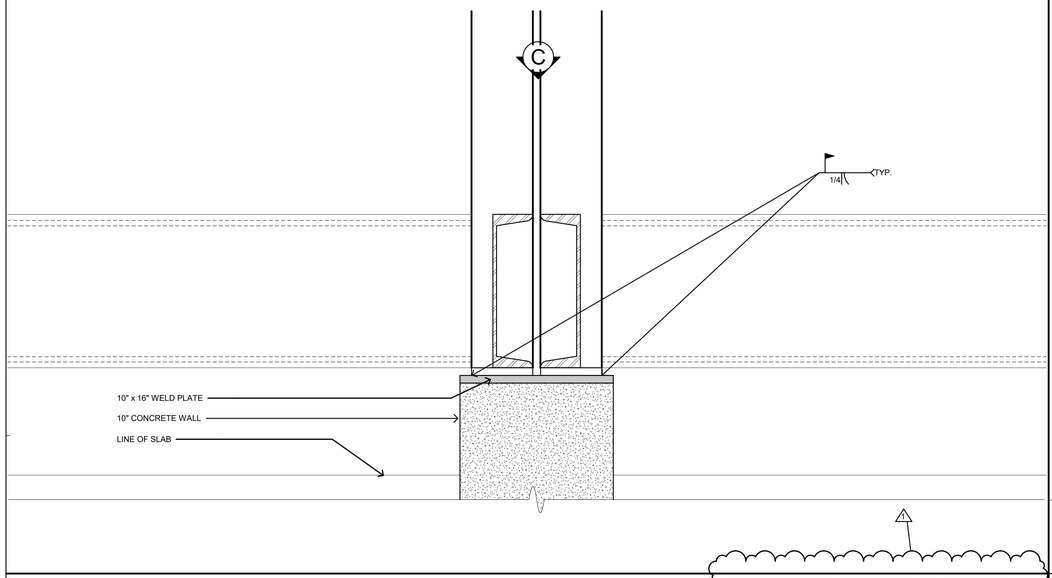
5. CONTRACTOR SHALL PROVIDE FIELD WELDING AR REQUIRED FOR CONSTRUCTION. WHERE FIELD WELDING IS NOTED, THE DESIGNATION IS GIVEN AS A SUGGESTED CONSTRUCTION PROCEDURE ONLY.

6. ALL SHOP WELDS SHALL BE PERFORMED BY A CERTIFIED WELDER.

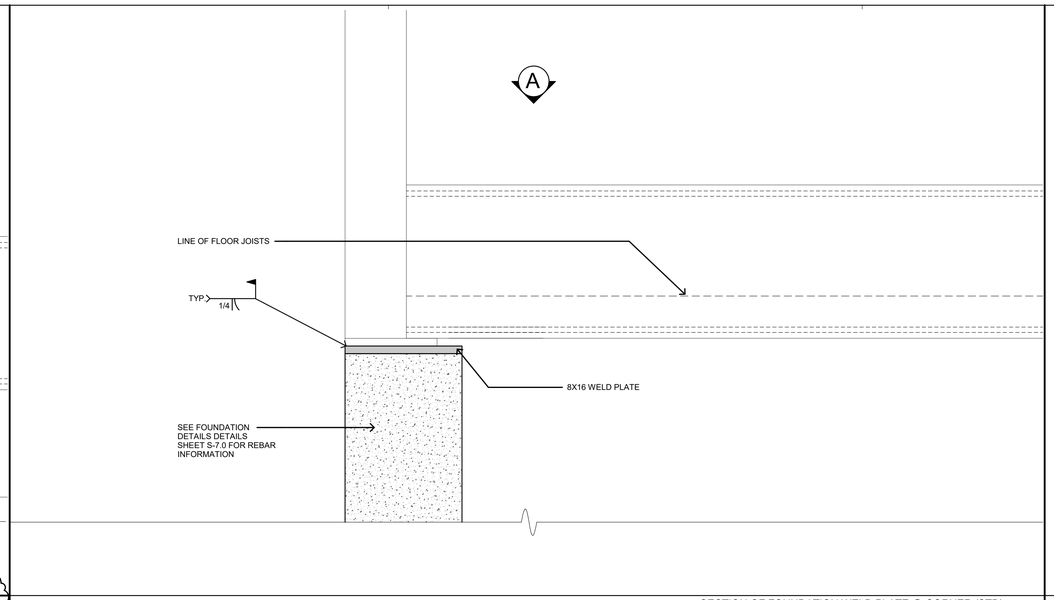
7. ALL WELDERS SHALL BE QUALIFIED FOR THE WORK THEY WILL BE DOING & SHALL HAVE CURRENT CERTIFICATIONS BY AWS.

8. FACES OF FILLET WELDS EXPOSED TO VIEW SHALL HAVE AS-WELDED SURFACES THAT ARE REASONABLY SMOOTH AND UNIFORM. NO FINISHING OF GRINDING SHALL BE REQUIRED, EXCEPT WHERE CLEARANCES OR FIT OF OTHER ITEMS MAY SO NECESSITATE.

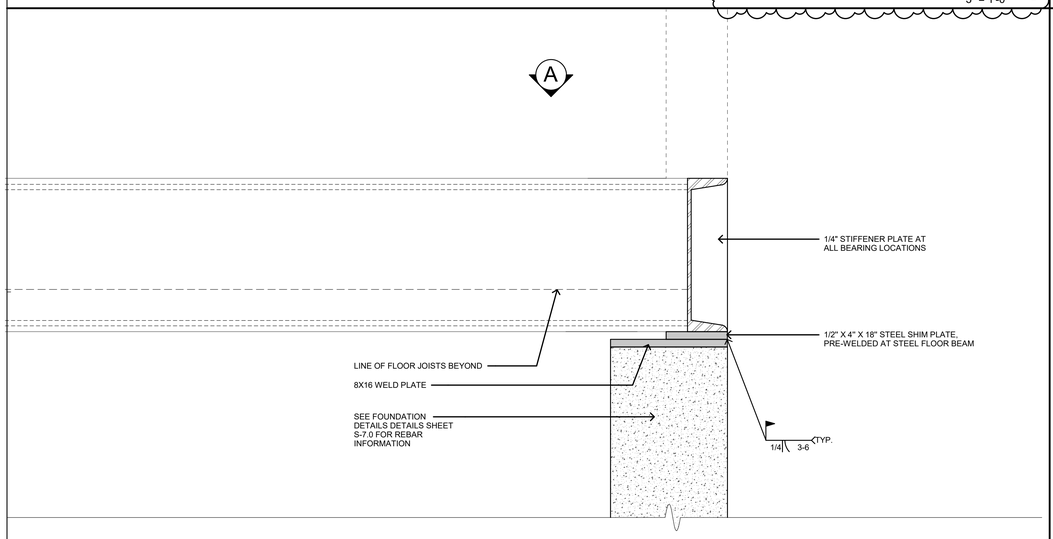
9. ALL PARTIAL AND FULL PENETRATION WELDS WHICH AR



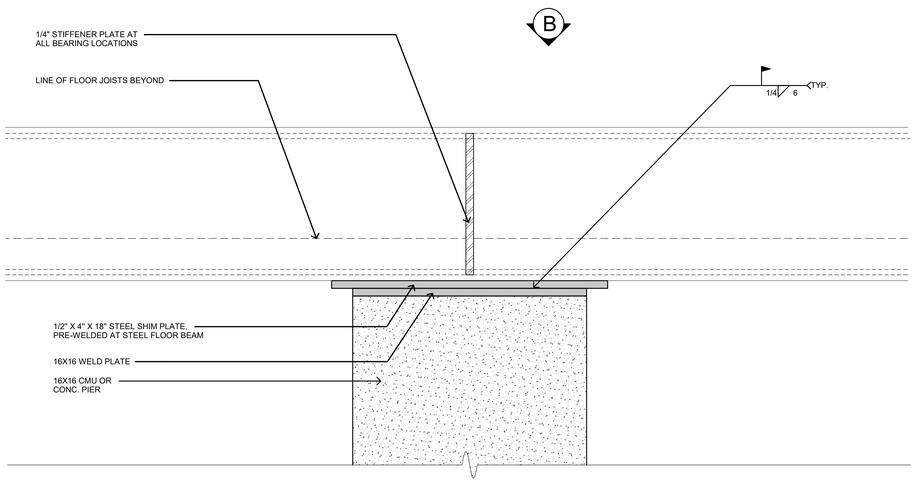
SECTION OF FOUNDATION WELD PLATE @ MATELINE
3" = 1'-0" 5



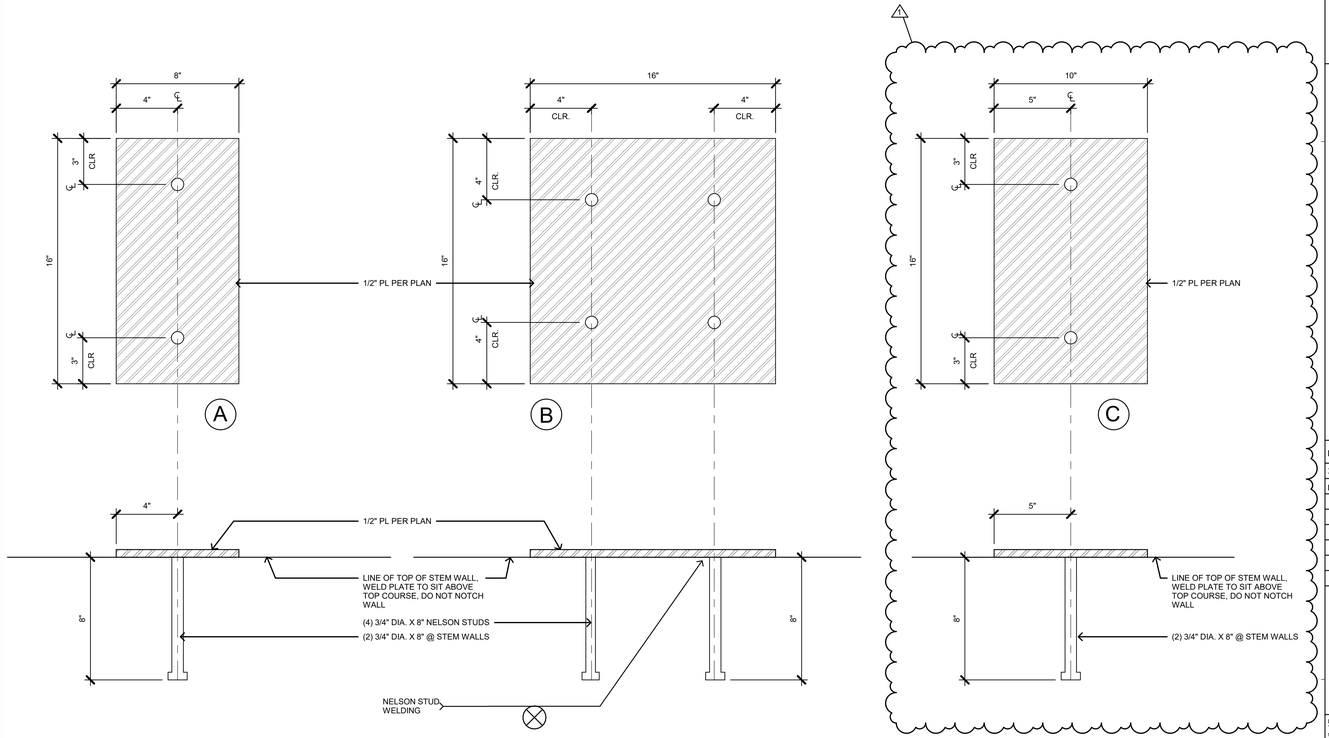
SECTION OF FOUNDATION WELD PLATE @ CORNER (STD)
3" = 1'-0" 2



SECTION OF FOUNDATION WELD PLATE @ MIDSPAN
3" = 1'-0" 4



SECTION OF FOUNDATION WELD PLATE @ PIER (STD)
3" = 1'-0" 3



FOUNDATION WELD PLATE DETAILS @ CONCRETE STEM WALL
3" = 1'-0" 1A

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT

RECORD NO.: DEV21-3089.

BY: MHenen Date: 01/26/2023

HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

STAMP OF APPROVAL

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

APPROVING AUTHORITY

REGISTERED PROFESSIONAL ENGINEER REZA SHAHNI No. 77710 Exp 12-31-2023 CIVIL STATE OF CALIFORNIA

8th St. CONSTRUCTION & CONSULTING
reza@8thstreets.com
t: 619.906.0202

CONNECT 6: GRINSVEN RESIDENCE

17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
12.06.2021
Delta 1_Dated: 04.26.2022

Legal Disclaimer:
The house designs, drawings and specifications contained herein and provided to you are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain in Home EC, Inc. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME

C6

SHEET SET

STRUCTURAL

SHEET TITLE

SYSTEM FOUNDATION DETAILS (GENERAL SITE)

SHEET SET | SHEET NUMBER | MODEL HOME

S-5.0 (GV)

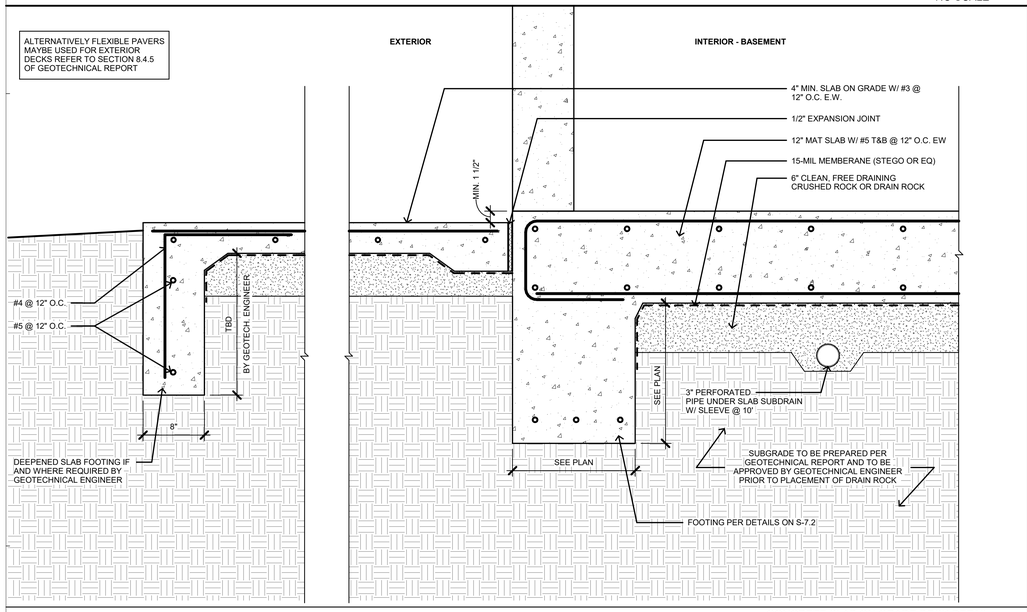
FOUNDATION NOTES:

-CONTRACTOR SHALL OBTAIN GEOTECHNICAL INVESTIGATION REPORT BY C2 EARTH INC. DATED 09/03/2021 (DOMUMENT ID 21079C-01R1)
-CONTRACTOR SHALL STUDY THE REPORT IN ITS ENTIRETY AND APPLY ALL INSTRUCTIONS AND RECOMMENDATIONS REQUIRED BY GEOTECHNICAL ENGINEER OF RECORD
-GEOTECHNICAL ENGINEER OF RECORD, SHOULD BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO SITE CLEARING, GRADING, AND/OR FOUNDATION OPERATIONS ON THE PROPERTY TO GIVE THE SOIL ENGINEER TIME TO DISCUSS THE PROBLEMS THAT MAY BE ENCOUNTERED IN THE FIELD AND COORDINATE THE WORK WITH THE CONTRACTOR.
-FIELD OBSERVATION AND TESTING DURING THE GRADING, EXCAVATION AND FOUNDATION OPERATIONS MUST BE PROVIDED BY REPRESENTATIVES OF GEOTECHNICAL ENGINEER OF RECORD, TO ENABLE THEM TO FORM AN OPINION REGARDING THE ADEQUACY OF THE SITE PREPARATION, THE ACCEPTABILITY OF FILL MATERIALS, AND THE EXTENT TO WHICH THE EARTHWORK CONSTRUCTION AND THE DEGREE OF COMPACTION COMPLY WITH THE SPECIFICATION REQUIREMENTS
-PER GEOTECHNICAL REPORT BECAUSE OF THE PRESENCE OF SHALLOW BEDROCK ALONG THE RIDGE CREST IN THE AREA OF THE PROPOSED IMPROVEMENTS THE ANTICIPATED GRADING WHICH WILL LIKELY REMOVE EXISTING FILL AND COLLUVIUM IN MAJORITY OF THE BUILDING AREAS, ANTICIPATE THAT SUPPORTIVE BEDROCK ALONG THE NORTHERN AND EASTERN SIDES OF THE PROPOSED GARAGE AND RESIDENCE MAY BE OVERLAIN BY 2 TO 3 FEET OF NON-SUPPORTIVE COLLUVIUM. IT SHOULD BE ANTICIPATED THAT FOOTINGS WITHIN THESE AREAS MAY NEED TO BE DEEPENED TO ACHIEVE SUPPORT WITHIN THE UNDERLYING BEDROCK
-CONTRACTOR IS TO OBTAIN APPROVAL FROM GEOTECHNICAL ENGINEER OF RECORD PRIOR TO PLACEMENT OF REINFORCING STEEL AND CONCRETE POURING, TO ASSURE PROPER COMPACTION AND EMBEDMENT INTO SUITABLE SOILS
-FOOTINGS SHOULD BE DEEPENED AS NECESSARY TO PROVIDE REQUIRED HORIZONTAL CONFINEMENT BETWEEN THE FOOTING BOTTOMS AND THE FACE OF THE NEAREST SLOPE. REQUIRED 5' SETBACK FROM FACE OF SLOPE (DAY LIGHT RULE) IS TO BE APPROVED BY GEOTECHNICAL ENGINEER OF RECORD.
- CONTRACTOR SHALL STUDY SECTION 8.3.4, 8.5 & 8.4.3 OF GEOTECHNICAL REPORT REAGARDING DRAINNAGE AND SUBDRAIN REQUIREMNTS
- CONTRACTOR MUST CONSIDER AND DETAIL ALL MEANS TO CONDUCT STORM WATER AWAY FROM THE FOUNDATION AND PERIMETER OF BUILDING
-LANDSCAPE TO BE DESIGNED KEEPING IRRIGATION WATER AWAY FROM FOUNDATION AND PERIMETER OF THE BUILDING.
-WATERPROOFING AND DRAINAGE IS OUTSIDE AREA OF EXPERTISE OF STRUCTURAL ENGINEER. SHOWN DRAINAGE SCHEMATICS ARE SUGGESTIVE. A QUALIFIED DRAINAGE AND WATERPROOFING CONSULTANT SHOULD BE RETAINED IN ORDER TO RECOMMEND PRODUCTS AND APPLICATION METHODS WHICH WOULD PROVIDE SUFFICIENT PROTECTION TO FOUNDATION.
- ALL CONCRETE SHALL BE 3000 PSI GRADE AND ALL COMPLETED MASONRY UNIT SHALL BE OF 2500 PSI GRADE
-SLAB SUBGRADE IS TO BE INSPECTED FOR COMPACTION AND OPTIMUM MOISTURE CONTENT BY GEOTECHNICAL ENGINEER OF RECORD
-AT GARAGE SLAB CRACK CONTROL JOINTS SHOULD EXTEND A MINIMUM DEPTH OF ONE-FOURTH THE SLAB THICKNESS AND SHOULD BE CONSTRUCTED USING SAW-CUTS OR OTHER METHODS AS SOON AS PRACTICAL AFTER CONCRETE PLACEMENT. THE EXTERIOR FLOORS SHOULD BE POURED SEPARATELY IN ORDER TO ACT INDEPENDENTLY OF THE WALLS AND FOUNDATION SYSTEM.
-A MINIMUM OF 10 MILS THICK, POLYETHYLENE VAPOR RETARDER SHEETING IS RECOMMENDED UNDER SLABS (RAVEN INDUSTRIES "VAPORBLOCK 10, STEGO INDUSTRIES 10 MIL "STEGOWRAP" OR W.R. MEADOWS SEALTIGHT 10 MIL "PERMINATOR") THE WATER VAPOR RETARDER SHOULD BE A DECAY RESISTANT MATERIAL COMPLYING WITH ASTM E96 OR ASTM E1249 NOT EXCEEDING 0.01 PERMS. ASTM E154 AND ASTM E1745 CLASS A. THE VAPOR RETARDER SHOULD, MAINTAIN THE RECOMMENDED PERMEANCE AFTER CONDITIONING TESTS PER ASTM E1745. THE VAPOR BARRIER SHOULD BE PLACED BETWEEN THE CONCRETE SLAB AND THE COMPACTED GRANULAR AGGREGATE SUBBASE MATERIAL. THE WATER VAPOR RETARDER (VAPOR BARRIER) SHOULD BE INSTALLED IN ACCORDANCE WITH ASTM SPECIFICATION E 1643-18.

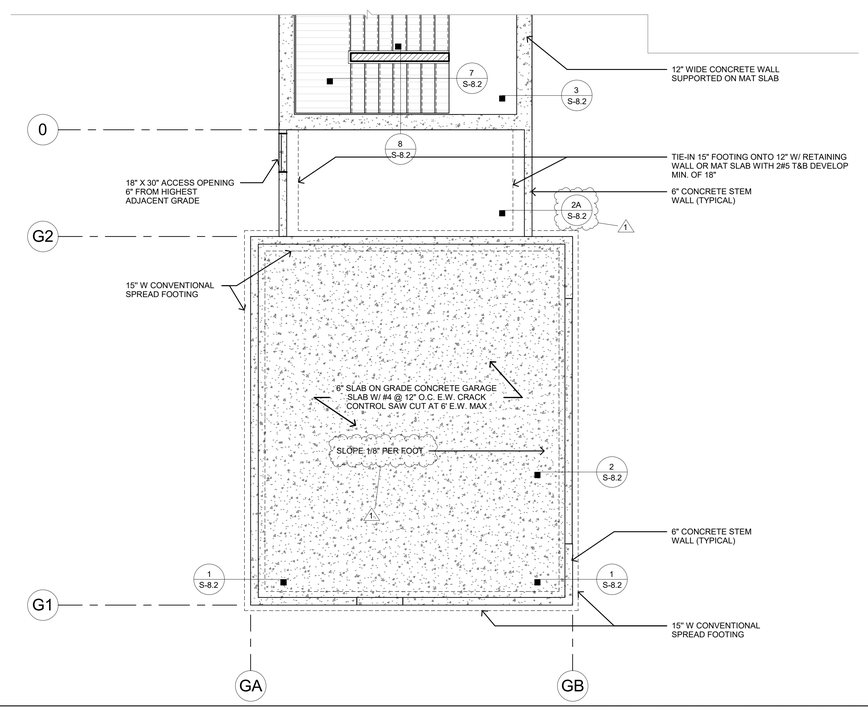
FOUNDATION NOTE 7
NO SCALE

COMPLETE PRIOR TO FINAL INSPECTION
SUBMIT CONSTRUCTION OBSERVATION LETTER BY PROJECT GEOLOGIST OR SOILS ENGINEER TO COUNTY GEOLOGIST FOR GEOLOGY CLEARANCE.

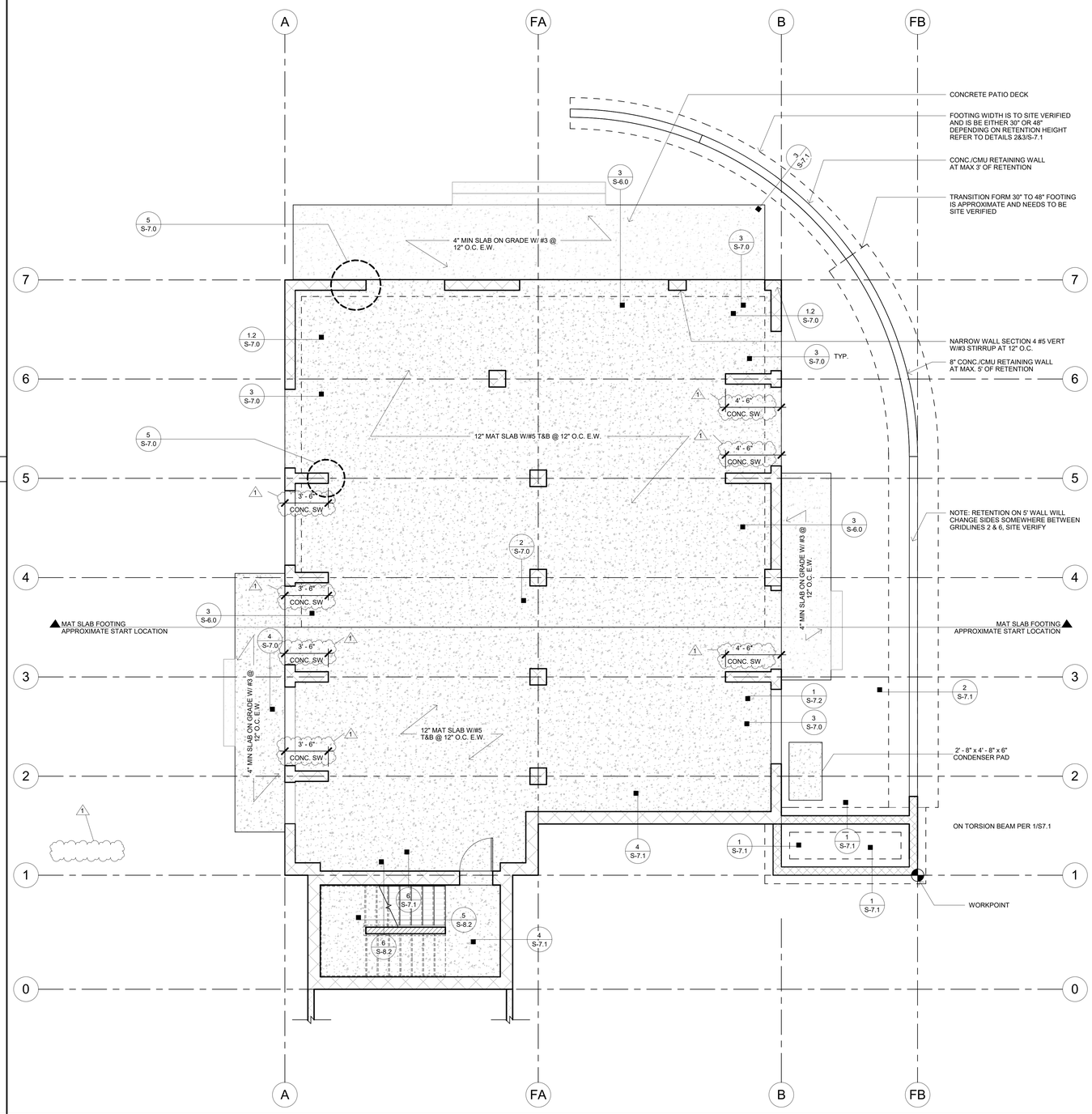
COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
RECORD NO.: DEV21-3089.
BY: MHenen Date: 01/26/2023
HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS



CONCRETE SLAB ON GRADE DECK DETAIL 3
1 1/2" = 1'-0"



GARAGE/MUDROOM STRUCTURAL FOUNDATION PLAN 2
1/4" = 1'-0"



GROUND STRUCTURAL FOUNDATION PLAN 1
1/4" = 1'-0"

CONNECT HOMES®
706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

APPROVING AUTHORITY
REGISTERED PROFESSIONAL ENGINEER REZA SHAHNI No. 77110 Exp 12-31-2023 CIVIL STATE OF CALIFORNIA

8th St. CONSTRUCTION & CONSULTING
reza@8thstreets.com
t: 619.906.0202

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
12.06.2021
Delta 1_Dated: 04.26.2022

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided hereith are the exsluisve property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be limited to the construction of the EC product and shall not be used in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

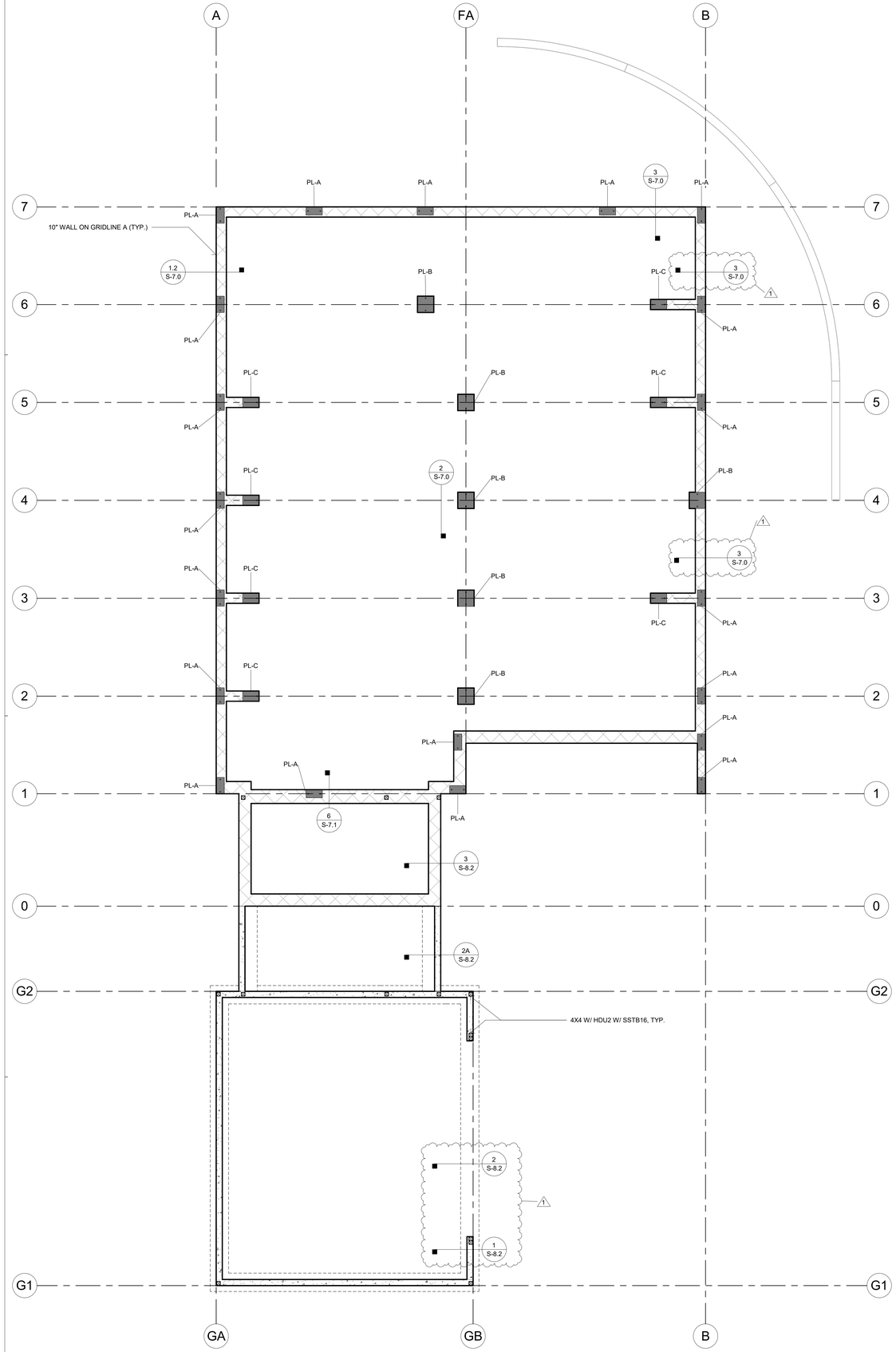
MODEL HOME
C6

SHEET SET
STRUCTURAL

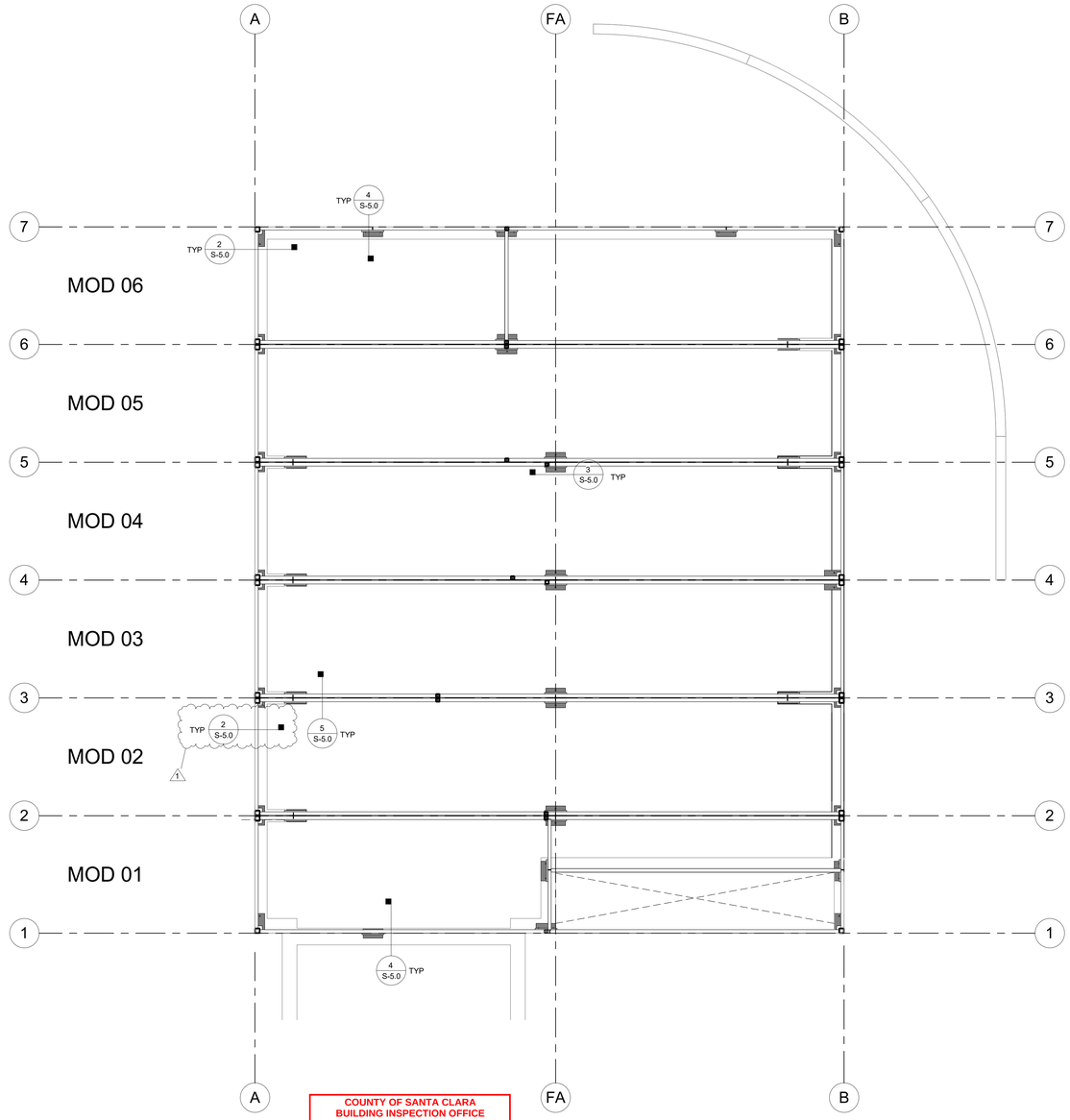
SHEET TITLE
STRUCTURAL FOUNDATION AND DECK PLANS

SHEET SET / SHEET NUMBER / MODEL HOME

S-6.0



GARAGE/ENTRY HALLWAY/BASEMENT CONNECTION 3
1/4" = 1'-0"



COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT

RECORD NO.: DEV21-3089.

BY: MHenen Date: 01/26/2023

HARD COPY OF THESE STAMPED PLANS
MUST BE ON THE SITE FOR INSPECTIONS

STEEL FLOOR BEAMS CHECK PLAN 2
1/4" = 1'-0"

WELD PLATE KEY - LOCAL

WELD PLATE	DESCRIPTION	QUANTITY	NOTES
PL-A	Weld Plate 8"x16"	20	See S-5.0 for Plate Specification
PL-B	Weld Plate 16"x16"	6	See S-5.0 for Plate Specification
PL-C	Weld Plate 10"x16"	8	See S-5.0 for Plate Specification

1

FOUNDATION ITEM KEYS 1
NO SCALE

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

APPROVING AUTHORITY

REGISTERED PROFESSIONAL ENGINEER
REZA SHAHNI
No. 77710
Exp 12-31-2023
CIVIL
STATE OF CALIFORNIA

8th St. CONSTRUCTION
& CONSULTING
reza@8thstreets.com
t: 619.906.0202

CONNECT 6: GRINSVEN RESIDENCE

17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED

12.06.2021

Delta 1_Dated: 04.26.2022

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, of these plans and specifications, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME

C6

SHEET SET

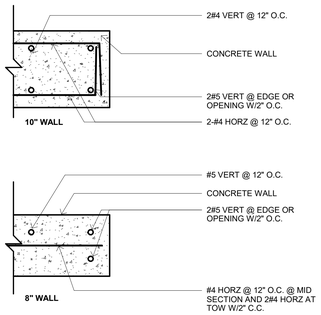
STRUCTURAL

SHEET TITLE

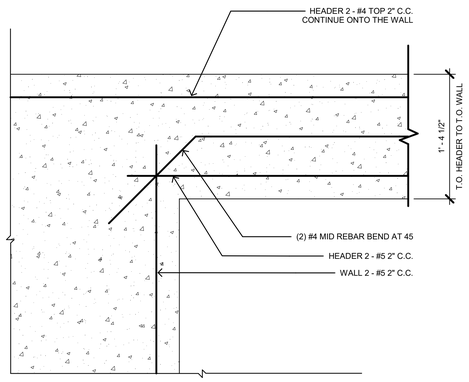
STEEL FLOOR BEAMS CHECK PLAN AND FOUNDATION TIE DETAILS

SHEET SET / SHEET NUMBER / MODEL HOME

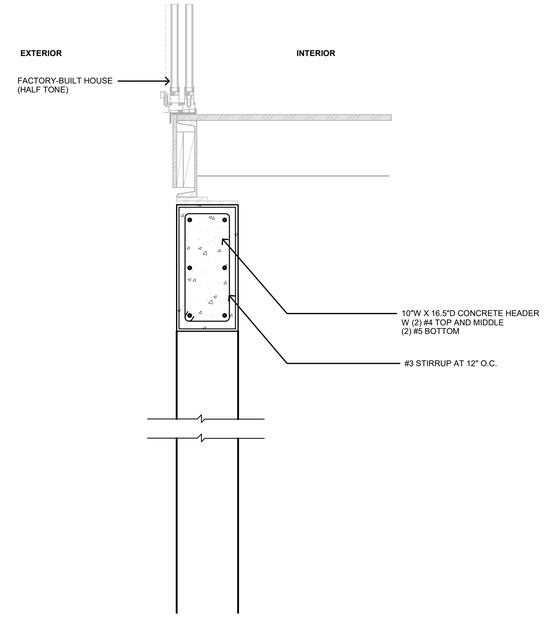
S-6.1



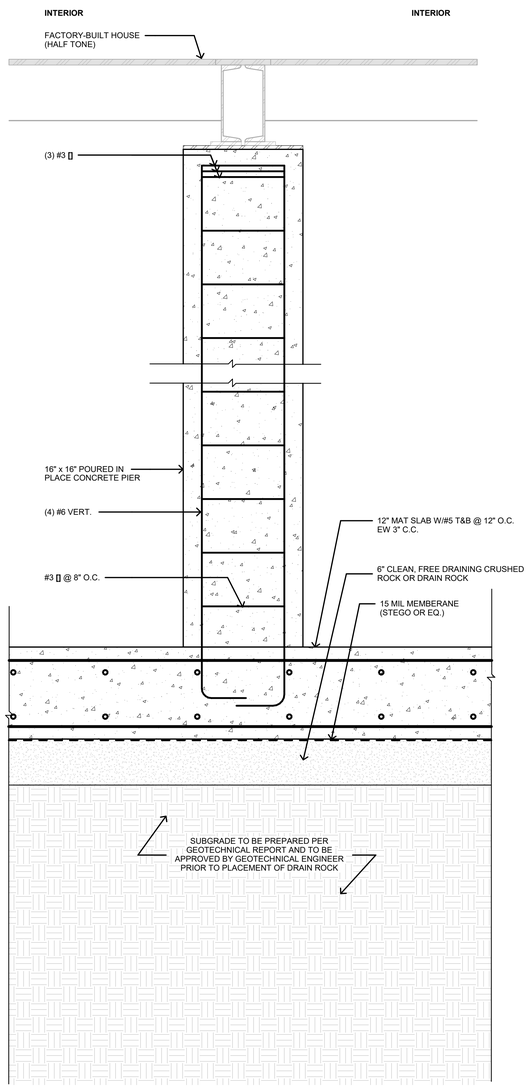
TYP. WALL @ OPENING OR EDGE (TYP) 5
1 1/2" = 1'-0"



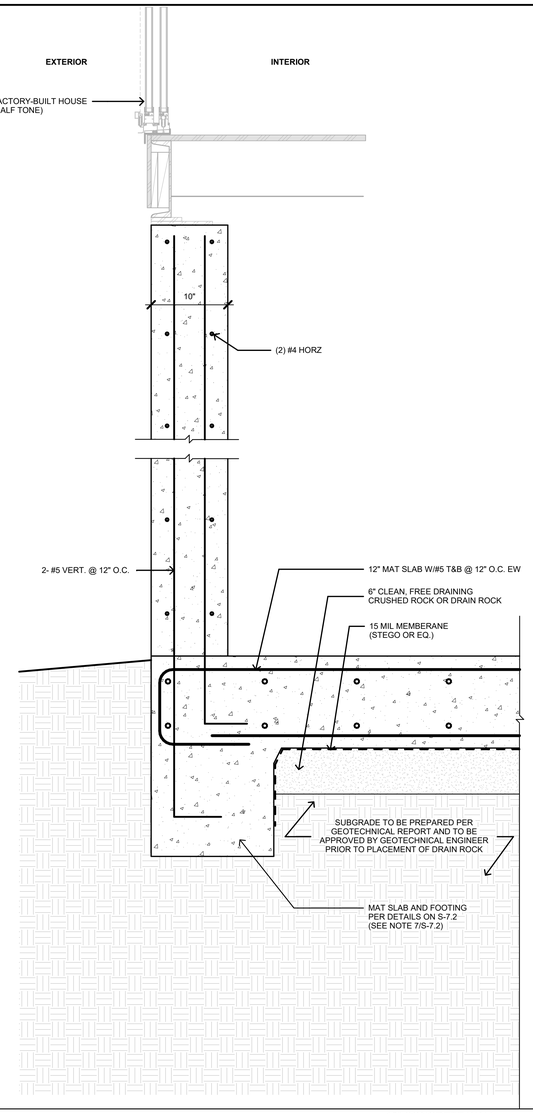
WALL HEADER CROSS SECTION 4
1 1/2" = 1'-0"



CONCRETE WALL AT OPENING 3
1 1/2" = 1'-0"



INTERIOR CONCRETE COLUMN 2
1 1/2" = 1'-0"



10" CONCRETE WALL 1.2
1 1/2" = 1'-0"

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT

RECORD NO.: DEV21-3089.

BY: MHenen Date: 01/26/2023

HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

COMPLETE PRIOR TO FINAL INSPECTION

SUBMIT CONSTRUCTION OBSERVATION LETTER BY PROJECT GEOLOGIST OR SOILS ENGINEER TO COUNTY GEOLOGIST FOR GEOLOGY CLEARANCE.

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

APPROVING AUTHORITY

REGISTERED PROFESSIONAL ENGINEER
REZA SHAHNI
No. 77710
Exp 12-31-2023
CIVIL
STATE OF CALIFORNIA

8th St. CONSTRUCTION & CONSULTING
reza@8thstreets.com
t: 619.906.0202

CONNECT 6: GRINSVEN RESIDENCE

17085 MONTEBELLO RD, CUPERTINO, CA, 95014

DATE ISSUED

12.06.2021

Delta 1_Dated: 04.26.2022

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided hereith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME

C6

SHEET SET

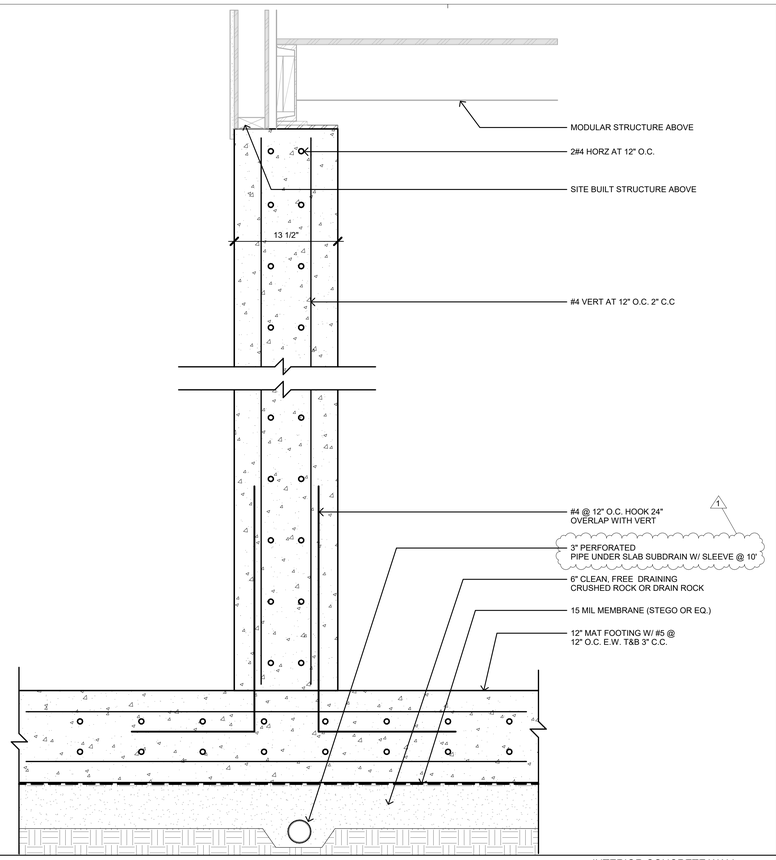
STRUCTURAL

SHEET TITLE

SITE DETAILS

SHEET SET | SHEET NUMBER | MODEL HOME

S-7.0
(GV)



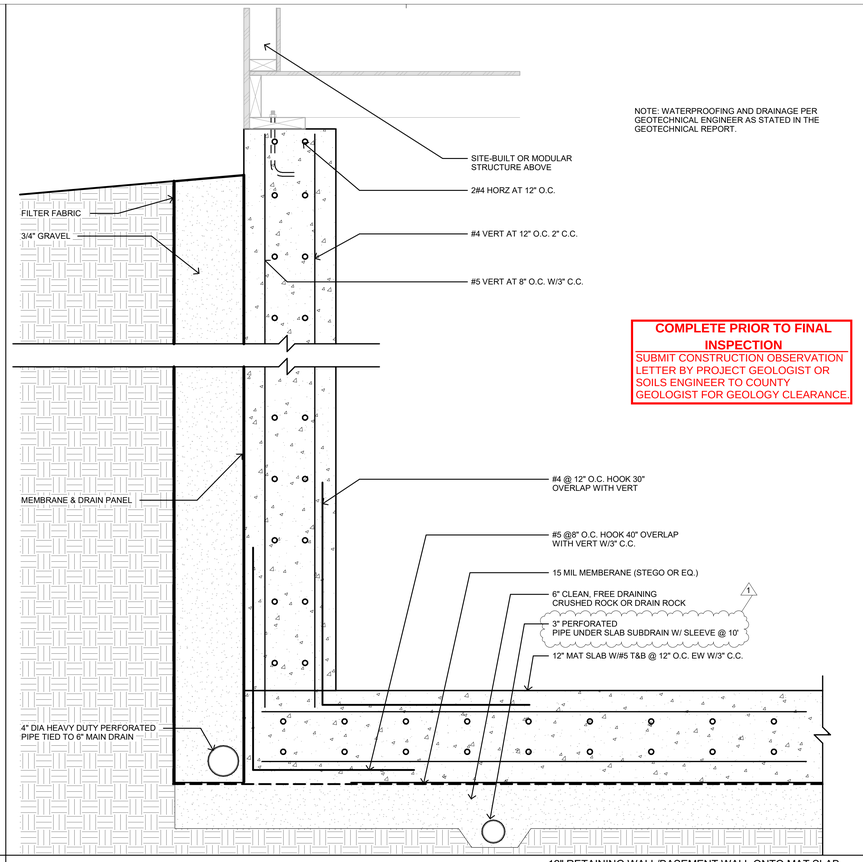
INTERIOR CONCRETE WALL 6
1 1/2" = 1' - 0"

COUNTY OF SANTA CLARA BUILDING INSPECTION OFFICE PLANS APPROVED FOR PERMIT

RECORD NO.: DEV21-3089.

BY: MHenen Date: 01/26/2023

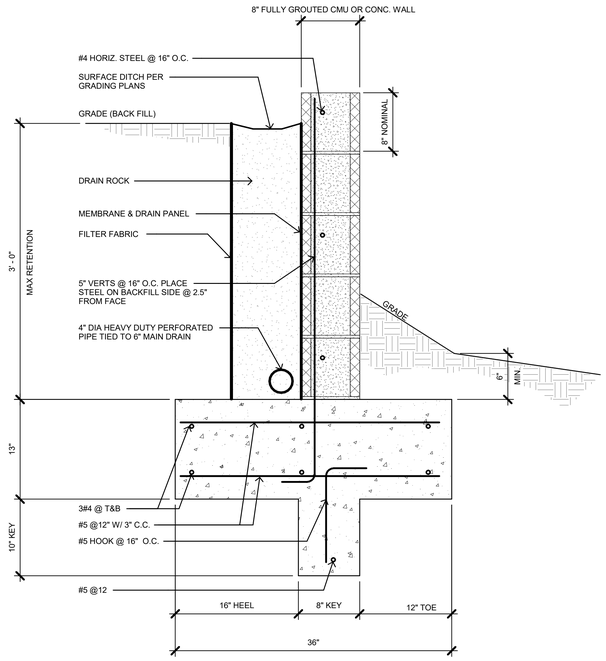
HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS



COMPLETE PRIOR TO FINAL INSPECTION
SUBMIT CONSTRUCTION OBSERVATION LETTER BY PROJECT GEOLOGIST OR SOILS ENGINEER TO COUNTY GEOLOGIST FOR GEOLOGY CLEARANCE.

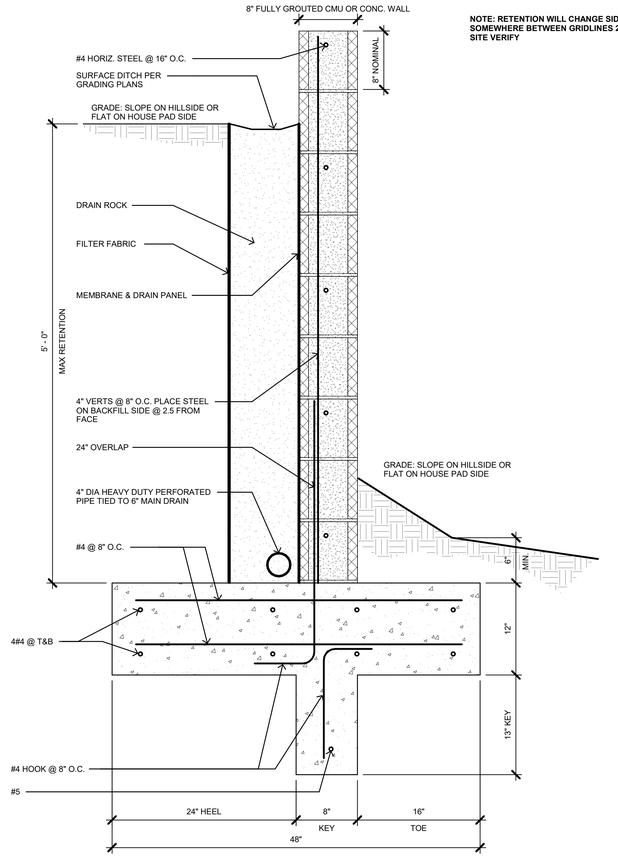
12" RETAINING WALL/BASEMENT WALL ONTO MAT SLAB 4
1 1/2" = 1'-0"

NOTE: PROVIDE WALL EXPANSION JOINTS IF REQUIRED BY GEOTECHNICAL ENGINEER

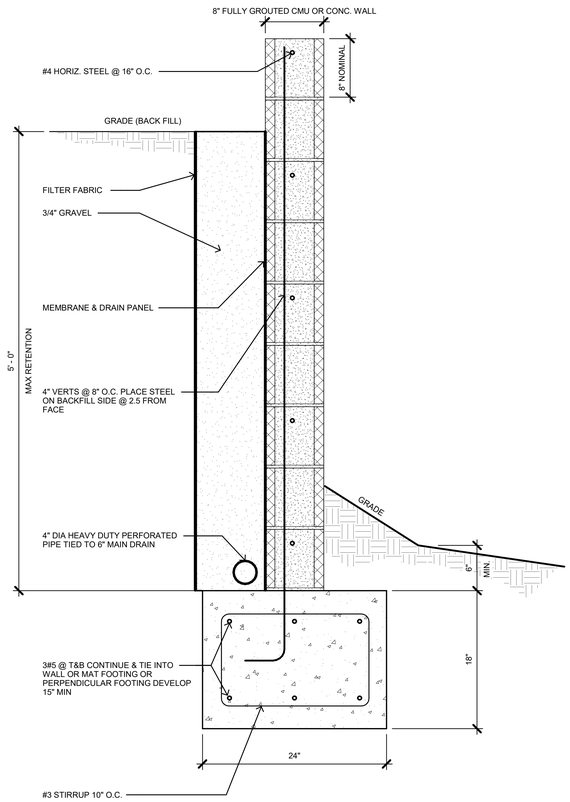


RETAINING WALL FOR UPTO 3' MAX RETENTION 3
1 1/2" = 1' - 0"

NOTE: RETENTION WILL CHANGE SIDES SOMEWHERE BETWEEN GRIDLINES 2&6, SITE VERIFY



RETAINING WALL FOR UPTO 5' MAX RETENTION 2
1 1/2" = 1' - 0"



RETAINING WALL FOR UPTO 5' MAX RETENTION ON TORSION BEAM 1
1 1/2" = 1'-0"

CONNECT HOMES®
706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

APPROVING AUTHORITY

REGISTERED PROFESSIONAL ENGINEER REZA SHAHI No. 77710 Exp 12-31-2023 CIVIL STATE OF CALIFORNIA

8th St. CONSTRUCTION & CONSULTING
reza@8thstreets.com
t: 619.906.0202

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
12.06.2021
Delta 1_Dated: 04.26.2022

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction, publication or use, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
C6

SHEET SET
STRUCTURAL

SHEET TITLE
FOUNDATION WALL DETAILS

SHEET SET / SHEET NUMBER / MODEL HOME

S-7.1

NOTE: GEOTECHNICAL ENGINEER OF RECORD IS TO DETERMINE IF PERIMETER SLAB FOOTING IS NECESSARY AND WHAT DEPTH THE FOOTING IS TO BE EXTENDED INTO SUPPORTING SOILS. THAT DETERMINATION WILL MANDATE WHICH DETAIL (1 TO 5) IS APPLICABLE

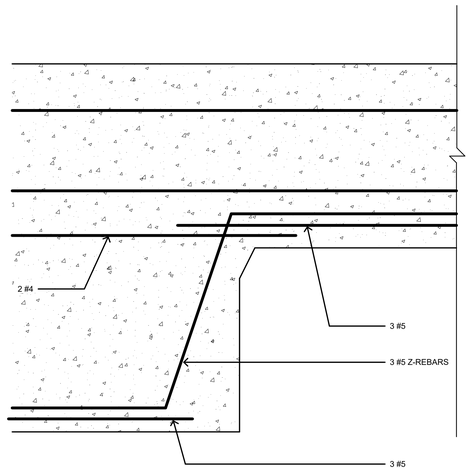
COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT

RECORD NO.: DEV21-3089.

BY: MHenen Date: 01/26/2023

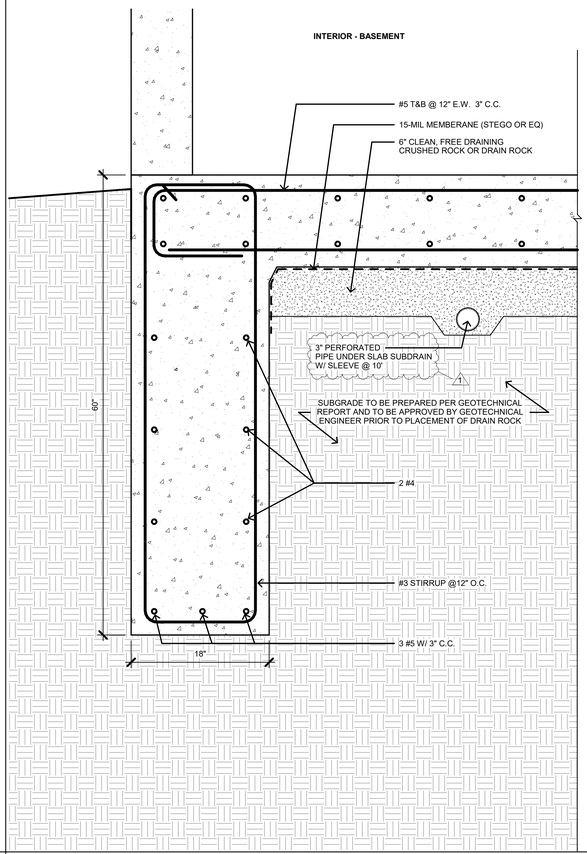
HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

SLAB FOOTING NOTE
NO SCALE 7

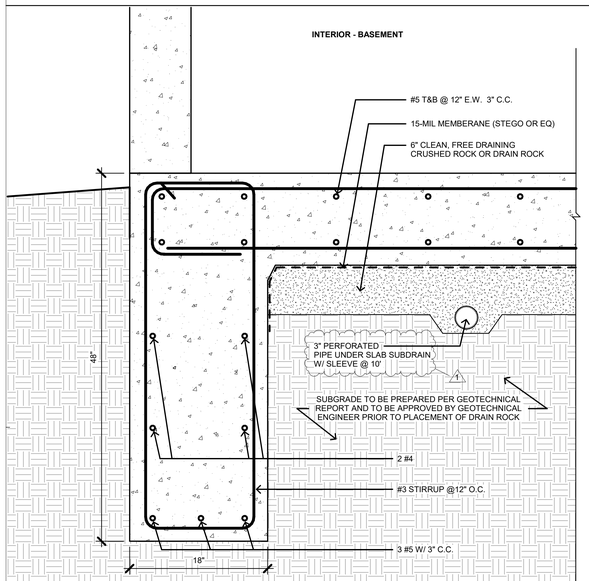


COMPLETE PRIOR TO FINAL INSPECTION
SUBMIT CONSTRUCTION OBSERVATION LETTER BY PROJECT GEOLOGIST OR SOILS ENGINEER TO COUNTY GEOLOGIST FOR GEOLOGY CLEARANCE.

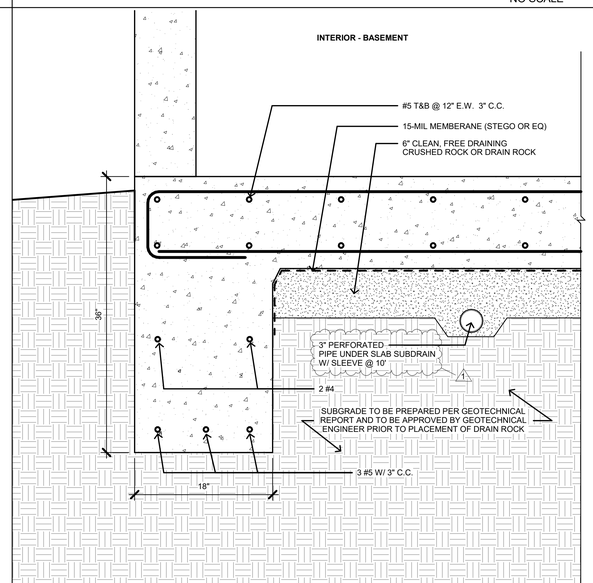
EXAMPLE OF TRANSITION BETWEEN 1' TO 2' FOOTING
3" = 1'-0" 6



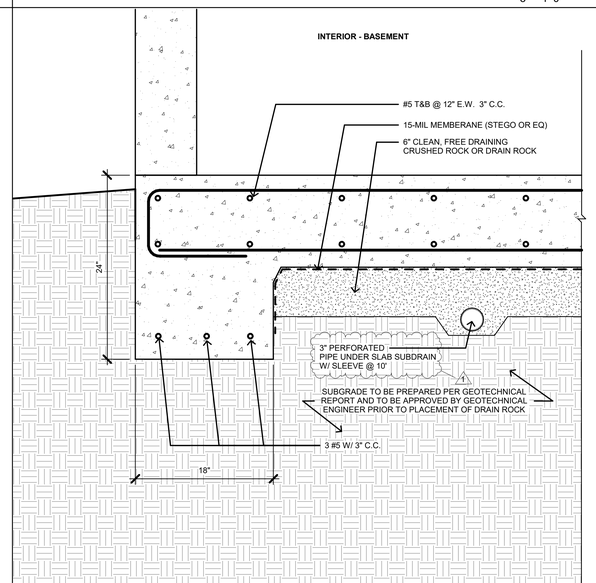
MAT SLAB W/ 48" FOOTING
1 1/2" = 1'-0" 5



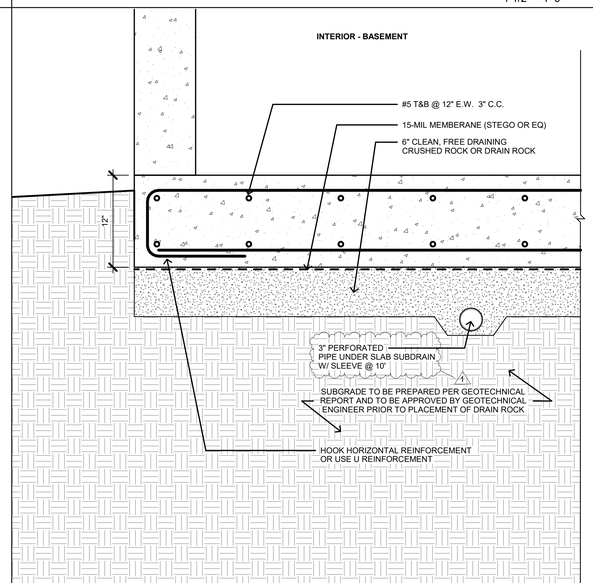
MAT SLAB W/ 36" FOOTING
1 1/2" = 1'-0" 4



MAT SLAB W/ 24" FOOTING
1 1/2" = 1'-0" 3



MAT SLAB W/ 12" FOOTING
1 1/2" = 1'-0" 2



NOTE: THIS DETAIL IS USED FOR UPHILL SIDE OF MAT SLAB AND WHERE DEPTH OF GRADING CUT ID MORE THAN 4'

MAT SLAB WITHOUT FOOTING
1 1/2" = 1'-0" 1

CONNECT HOMES®
706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

APPROVING AUTHORITY

REGISTERED PROFESSIONAL ENGINEER REZA SHAHNI No. 77710 Exp 12-31-2023 CIVIL STATE OF CALIFORNIA

8th St. CONSTRUCTION & CONSULTING
reza@8thstreets.com
t: 619.906.0202

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
12.06.2021
Delta 1_Dated: 04.26.2022

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided hereith are the exclusive property of Home EC, Inc., Copyright 2019. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication of these plans, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

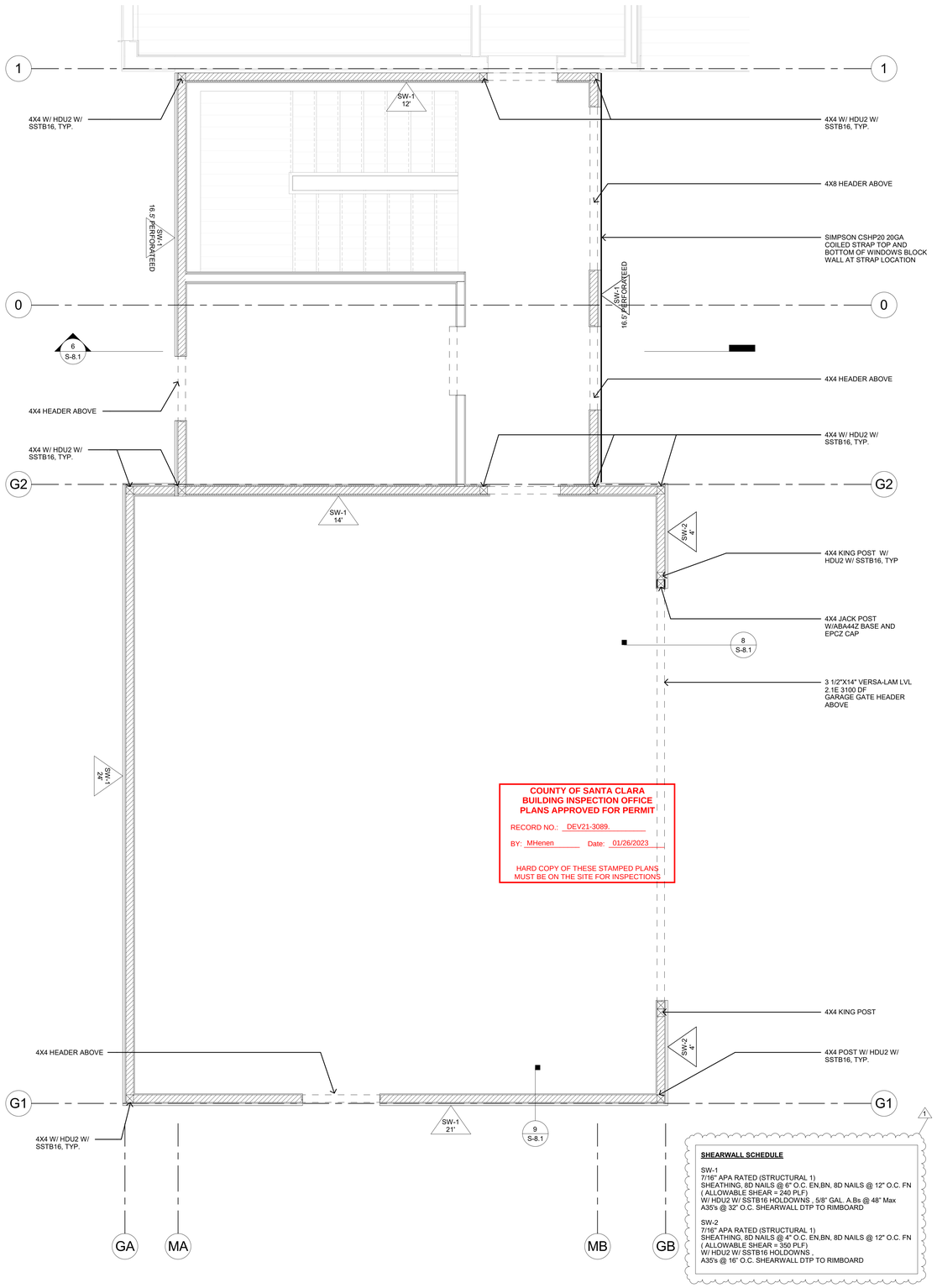
MODEL HOME
C6

SHEET SET
STRUCTURAL

SHEET TITLE
MAT SLAB W/ SLAB EDGE FOOTING AT HILLSIDE

SHEET SET, SHEET NUMBER, MODEL HOME

S-7.2



COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT

RECORD NO.: DEV21-3089.

BY: MHenen Date: 01/26/2023

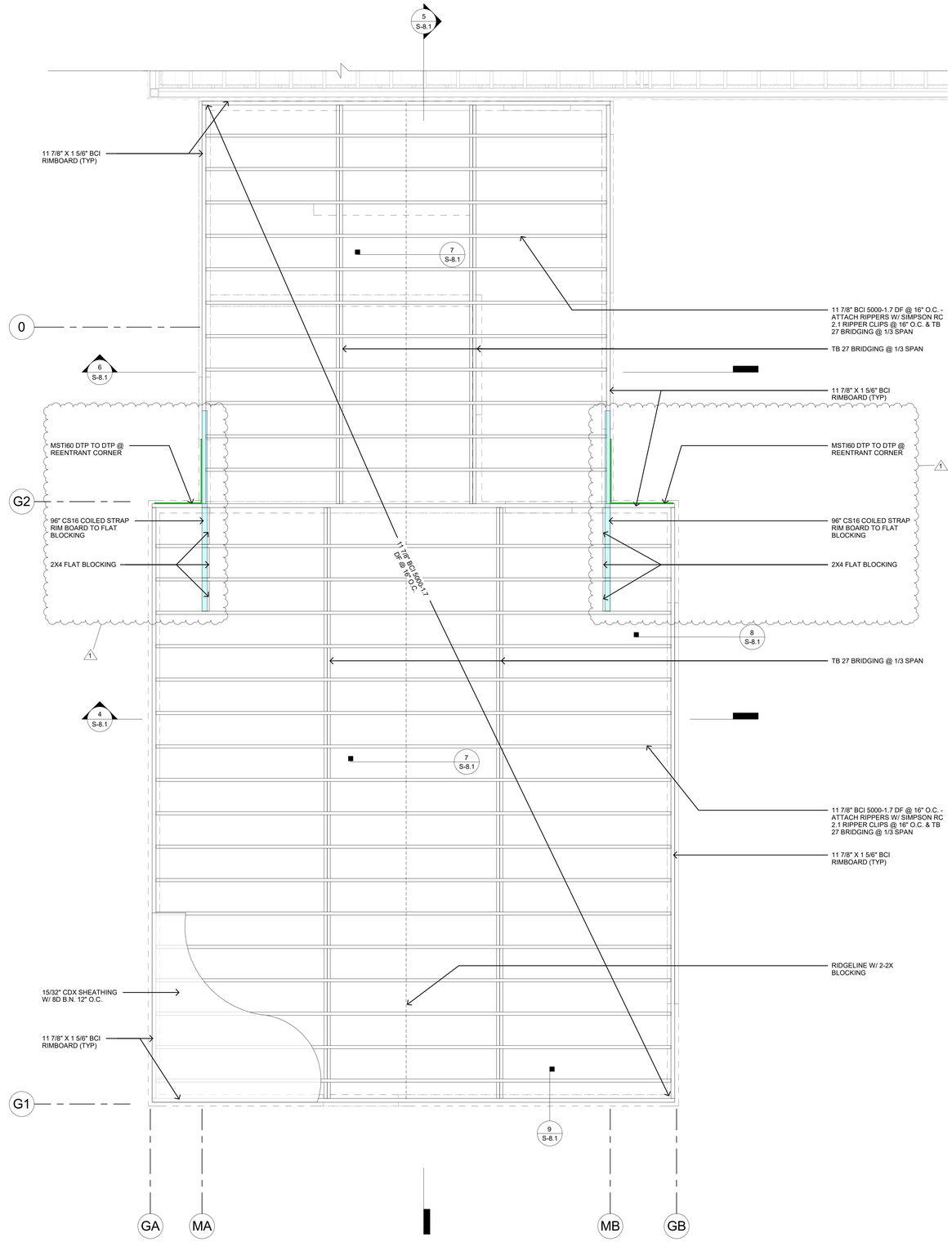
HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

SHEARWALL SCHEDULE

SW-1
7/16" APA RATED (STRUCTURAL 1)
SHEATHING, 8D NAILS @ 6" O.C. EN,BN, 8D NAILS @ 12" O.C. FN
(ALLOWABLE SHEAR = 240 PLF)
W/ HDU2 W/ SSTB16 HOLDOWNS , 5/8" GAL. A.Bs @ 48" Max
A35's @ 32" O.C. SHEARWALL DTP TO RIMBOARD

SW-2
7/16" APA RATED (STRUCTURAL 1)
SHEATHING, 8D NAILS @ 4" O.C. EN,BN, 8D NAILS @ 12" O.C. FN
(ALLOWABLE SHEAR = 350 PLF)
W/ HDU2 W/ SSTB16 HOLDOWNS ,
A35's @ 16" O.C. SHEARWALL DTP TO RIMBOARD

WALL AND SHEAR WALL PLAN 2
1/2" = 1'-0"



GARAGE & MUDROOM ROOF FRAMING PLAN 1
1/2" = 1'-0"

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

APPROVING AUTHORITY

REGISTERED PROFESSIONAL ENGINEER REZA SHAHNI No. 77710 Exp 12-31-2023 CIVIL STATE OF CALIFORNIA

8th St. CONSTRUCTION & CONSULTING
reza@8thstreets.com
t: 619.906.0202

CONNECT 6: GRINSVEN RESIDENCE

17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED

12.06.2021

Delta 1_Dated: 04.26.2022

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided hereewith are the exclusive property of Home EC, Inc. ("Home EC"). The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME

C6

SHEET SET

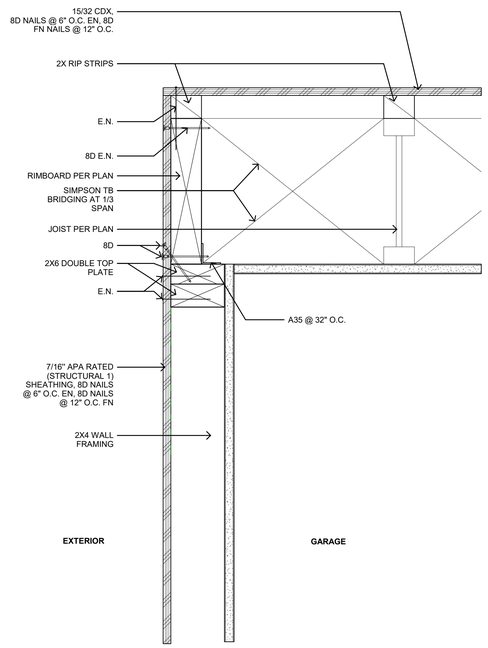
STRUCTURAL

SHEET TITLE

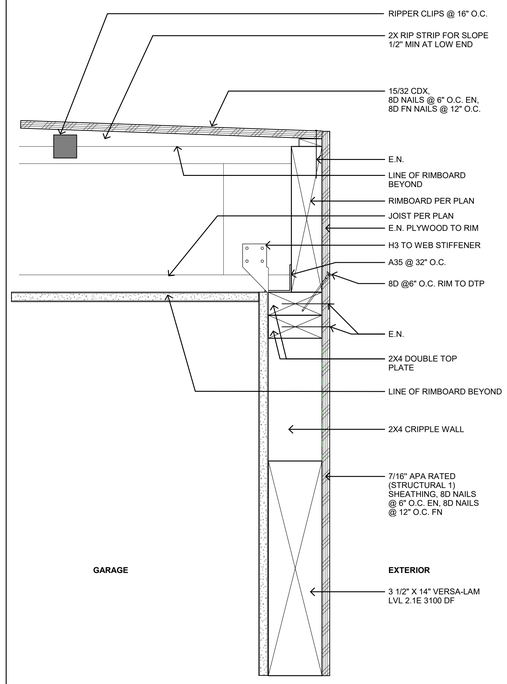
CEILING AND ROOF FRAMING PLAN

SHEET SET, SHEET NUMBER / MODEL HOME

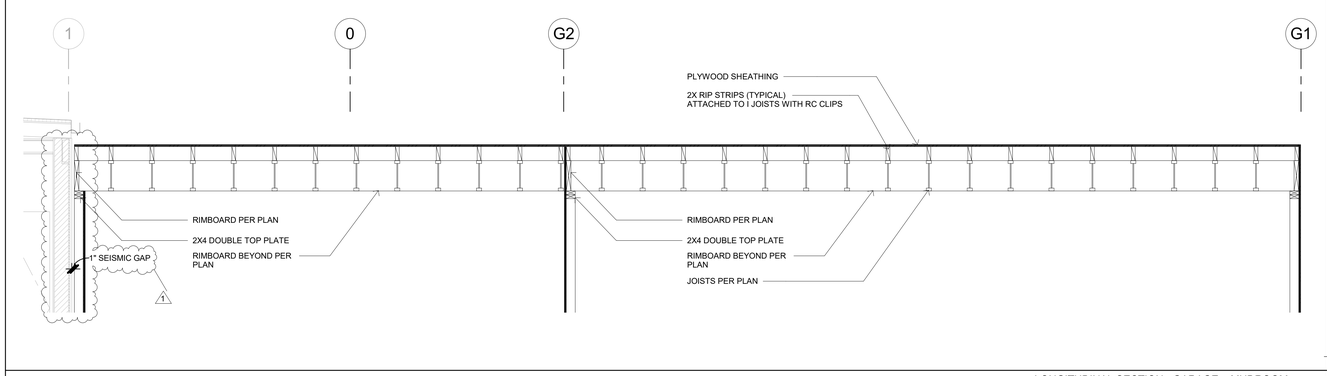
S-8.0



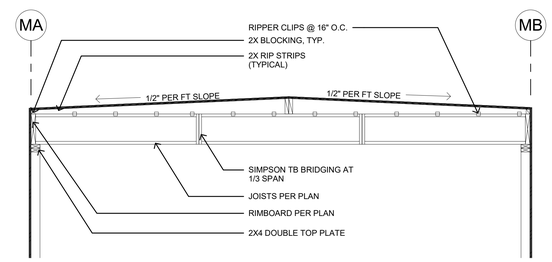
ROOF LONGITUDINAL @GARAGE 9
3" = 1'-0"



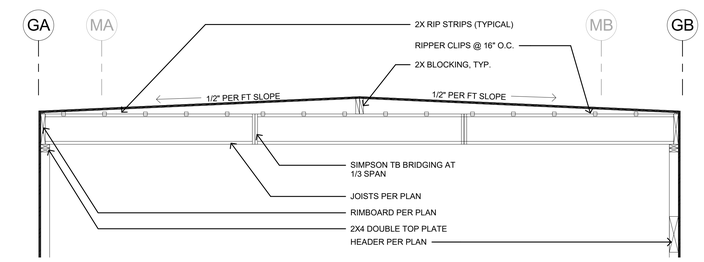
TRANSVERSE ROOF TRANSVERSE @ GARAGE DOOR 8
3" = 1'-0"



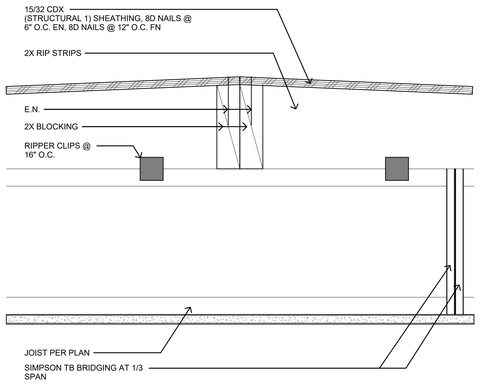
LONGITUDINAL SECTION - GARAGE + MUDROOM 5
1/2" = 1'-0"



TRANSVERSE SECTION - MUDROOM 6
1/2" = 1'-0"



TRANSVERSE SECTION - GARAGE 4
1/2" = 1'-0"



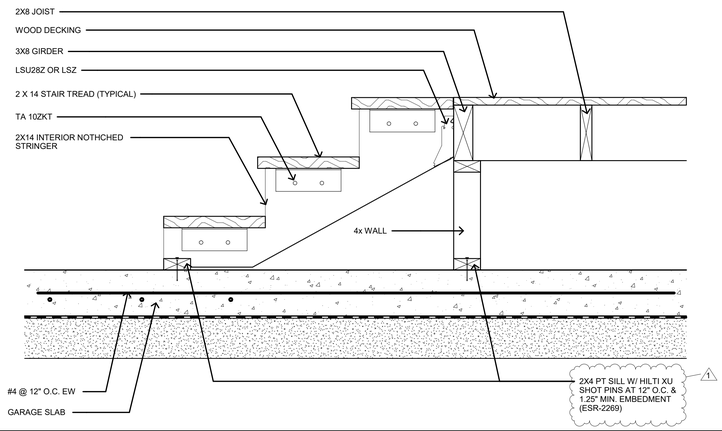
ROOF LONGITUDINAL @ GARAGE RIDGE 7
3" = 1'-0"

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT

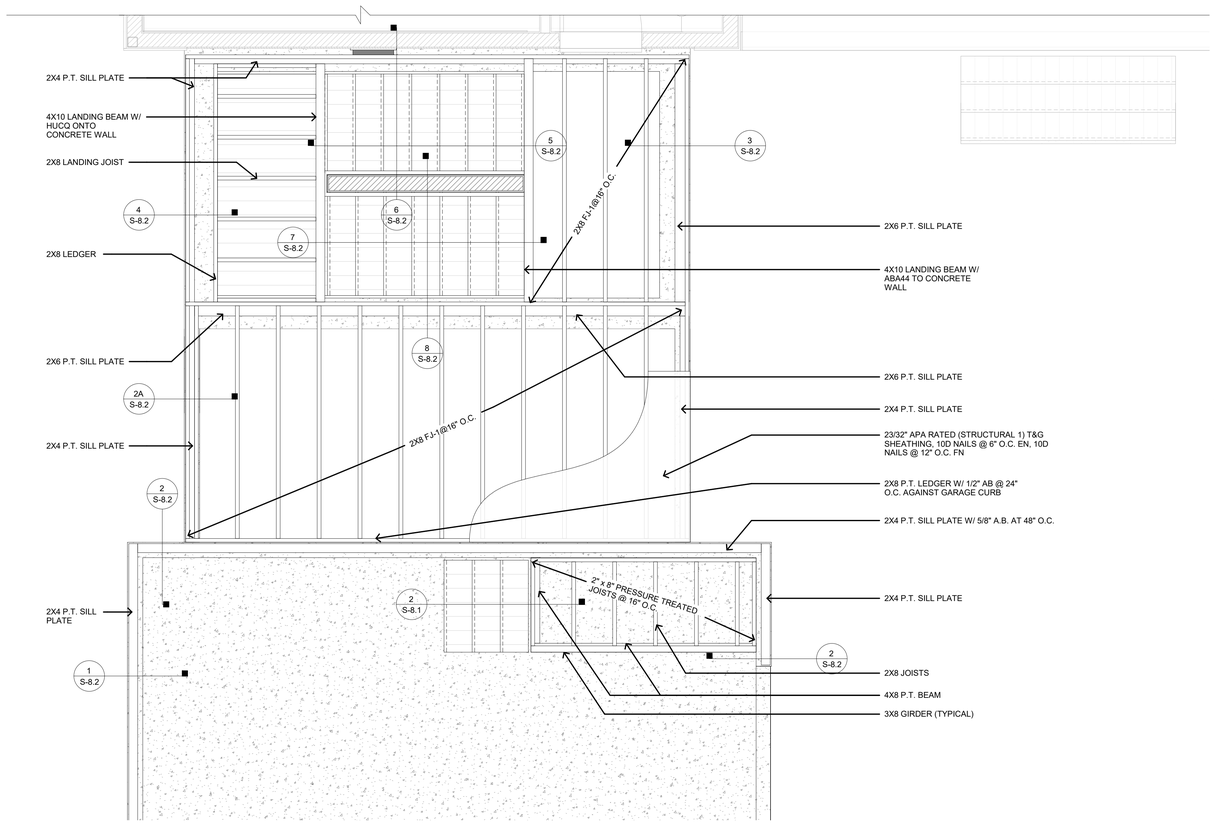
RECORD NO.: DEV21-3089

BY: MHenen Date: 01/26/2023

HARD COPY OF THESE STAMPED PLANS
MUST BE ON THE SITE FOR INSPECTIONS



STAIRS AT GARAGE DECK 2
1 1/2" = 1'-0"



MUDROOM FLOOR FRAMING PLAN 1
1/2" = 1'-0"

CONNECT HOMES®
706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

APPROVING AUTHORITY

REGISTERED PROFESSIONAL ENGINEER
REZA SHAHNI
No. 77710
Exp 12-31-2023
CIVIL
STATE OF CALIFORNIA

8th St. CONSTRUCTION
& CONSULTING
reza@8thstreets.com
t: 619.906.0202

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
12.06.2021
Delta 1_Dated: 04.26.2022

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided hereewith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

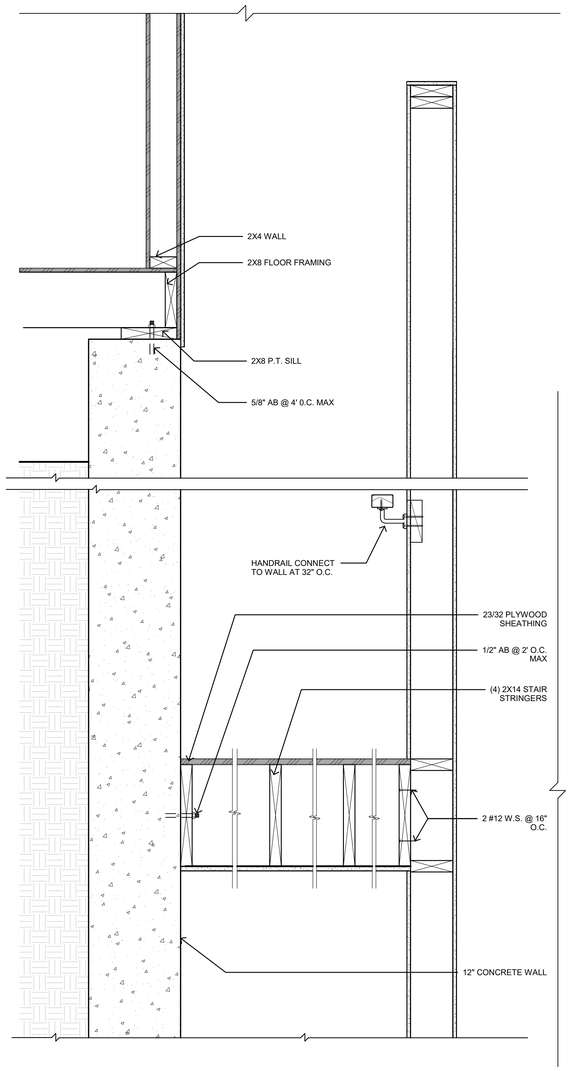
MODEL HOME
C6

SHEET SET
STRUCTURAL

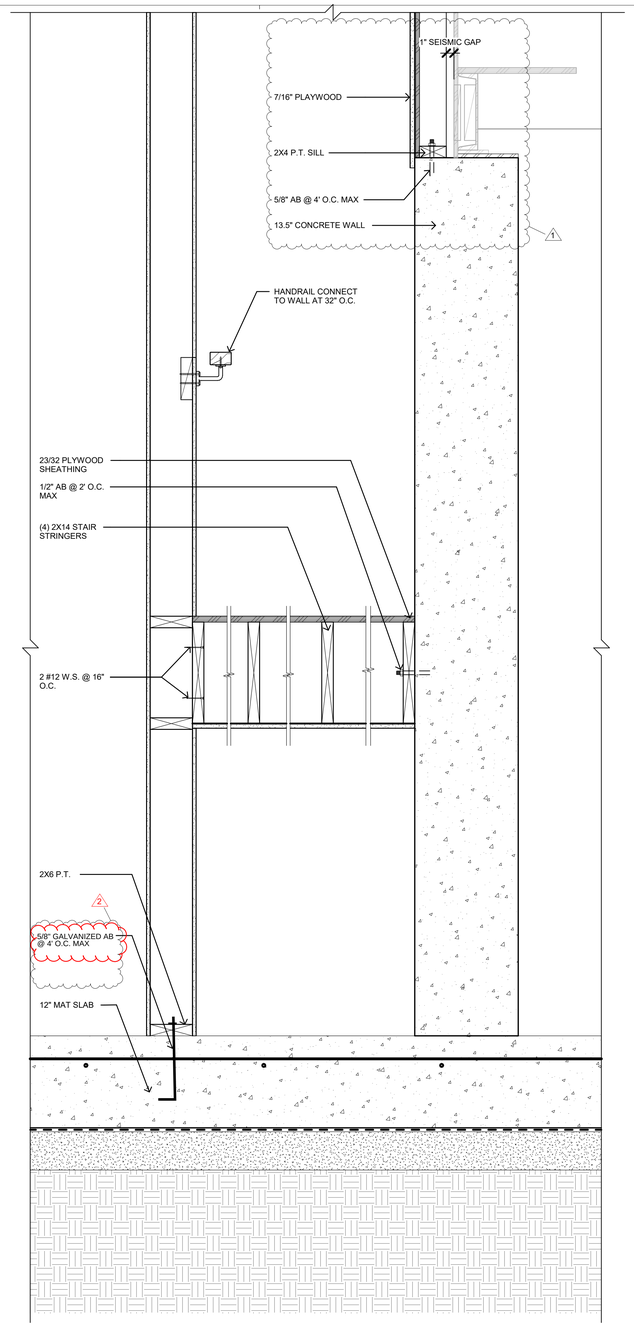
SHEET TITLE
DECK FRAMING
PLAN AND DETAILS

SHEET SET | SHEET NUMBER | MODEL HOME

S-8.1



MUDROOM SITE BUILT STAIRS TO MUDROOM ROOM
1 1/2" = 1'-0" 8



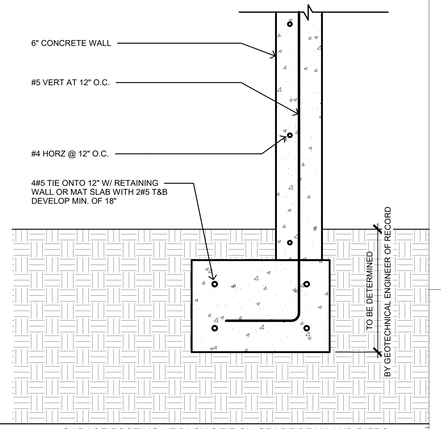
MUDROOM SITE BUILT STAIRS TO HOUSE
1 1/2" = 1'-0" 6

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT

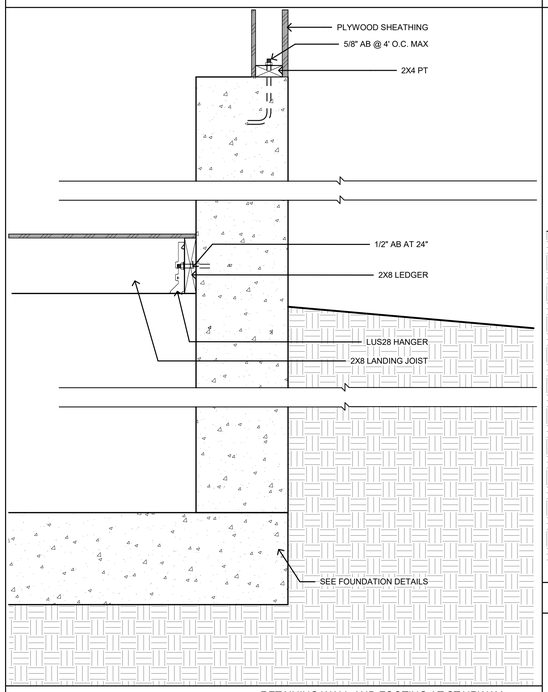
RECORD NO.: DEV21-3089
BY: MHenen Date: 01/26/2023

HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

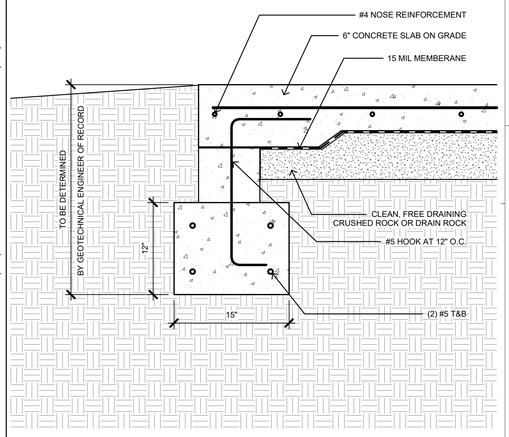
COMPLETE PRIOR TO FINAL INSPECTION
SUBMIT CONSTRUCTION OBSERVATION LETTER BY PROJECT GEOLOGIST OR SOILS ENGINEER TO COUNTY GEOLOGIST FOR GEOLOGY CLEARANCE.



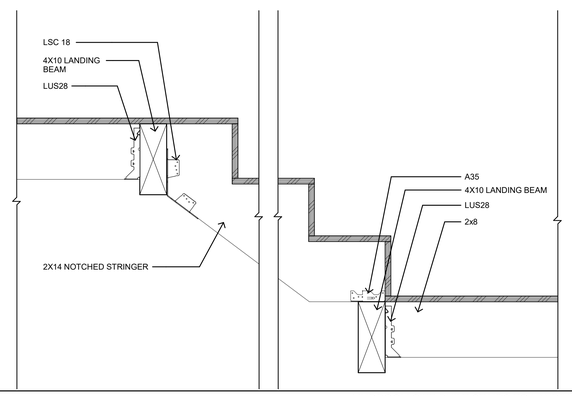
GARAGE FOOTING AT BACK SIDE ON GRADE BEAM AND PIERS
1 1/2" = 1'-0" 2A



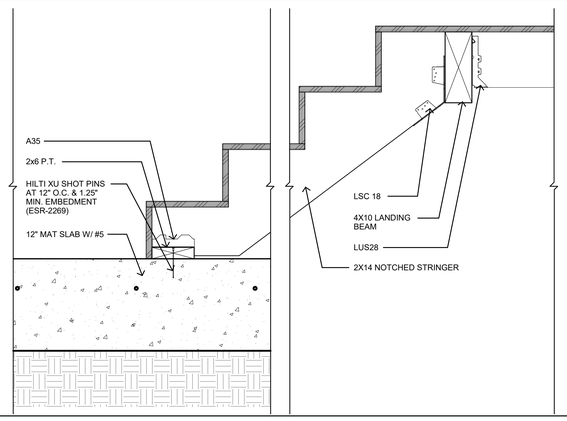
RETAINING WALL AND FOOTING AT STAIRWAY
1 1/2" = 1'-0" 4



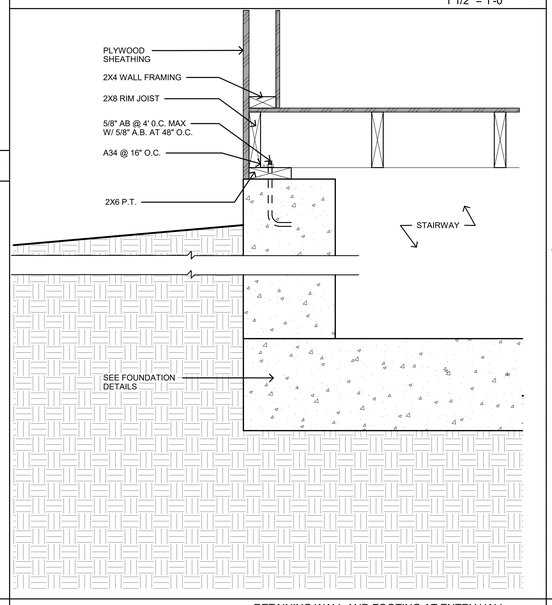
GARAGE FOOTING GARAGE GATE OPENING
1 1/2" = 1'-0" 2



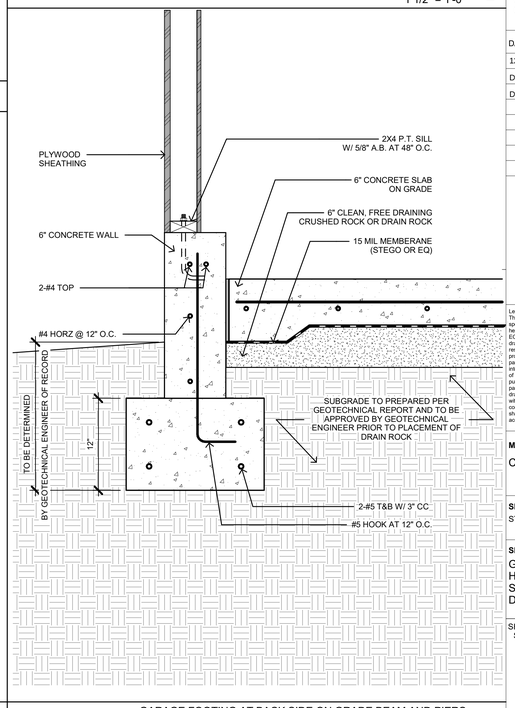
MUDROOM SITE BUILT STAIRS TO LANDING
1 1/2" = 1'-0" 7



MUDROOM SITE BUILT STAIRS AT BASEMENT LANDING
1 1/2" = 1'-0" 5



RETAINING WALL AND FOOTING AT ENTRY HALL
1 1/2" = 1'-0" 3



GARAGE FOOTING AT BACK SIDE ON GRADE BEAM AND PIERS
1 1/2" = 1'-0" 1

CONNECT HOMES®
706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

APPROVING AUTHORITY

REGISTERED PROFESSIONAL ENGINEER
REZA SHAHNI
No. 77110
Exp 12-31-2023
CIVIL
STATE OF CALIFORNIA

8th St. CONSTRUCTION & CONSULTING
reza@8thstreets.com
t: 619.906.0202

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
12.06.2021
Delta 1_Dated: 04.26.2022
Delta 2_Dated: 09.30.2022

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC project for the specified site only. Any whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
C6

SHEET SET
STRUCTURAL

SHEET TITLE
GARAGE&ENTRY HALLWAY STRUCTURAL DETAILS

SHEET SET | SHEET NUMBER | MODEL HOME

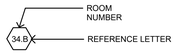
S-8.2

BUILDING GRID LINES

REVISION CLOUD

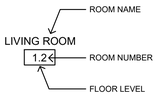
(CLOUD AROUND REVISION OPTIONAL)

WINDOW SYMBOL

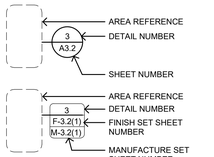


DOOR SYMBOL

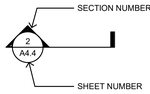
ROOM LABEL



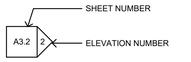
DETAIL



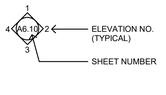
SECTION



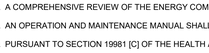
EXTERIOR ELEVATION



INTERIOR ELEVATION

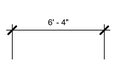


EQUIPMENT TAG



MATERIAL TAG

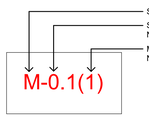
DIMENSION STRING



NORTH ARROW

WORK POINT OR CONTROL POINT

SHEET KEY



*SHEET SET CATEGORIES:
M: MANUFACTURE SET
F: FINISH SET
S: STRUCTURAL SET

SYMBOL LEGEND
NO SCALE 12

RESUME OF WORK

ON-SITE WORK FOR LOCAL GC OR OWNER
THIS SCOPE OF WORK IS A GENERAL OUTLINE FOR THE WORK REQUIRED TO BE PERFORMED BY THE LOCAL GC FOR A CONNECT HOME. IT IS NOT INTENDED TO BE USED AS A COMPREHENSIVE LIST. IT IS THE RESPONSIBILITY OF THE LOCAL GC AND OWNER TO REVIEW THE LOCAL ARCHITECTURAL DRAWINGS AND THE LOCAL BID SET AND CONSTRUCTION SET AS WELL AS THE GEOTECHNICAL REPORT AND CIVIL RECOMMENDATIONS (IF APPLICABLE).

LOCAL GC OR OWNER PRE-DELIVERY SCOPE OF WORK:

1. DEMOLITION
A) DEMOLISH EXISTING HOUSE (IF APPLICABLE)

2. EROSION AND SEDIMENTATION CONTROL NOTES
A) FOLLOW ALL DIRECTIONS OF EROSION CONTROL PLAN PER BMPS AND ALL RELATED COUNTY REQUIRED MEASURES

3. GRADING
A) REVIEW SOILS REPORT AND GRADING RECOMMENDATIONS (IF APPLICABLE)

B) GRADING/ EXCAVATION FOR FOOTINGS, CRAWLSPACE, TRENCHING, DRIVEWAY

C) BACKFILL AND COMPACT ALL SOIL REMOVED FOR UTILITY TRENCHING AND FOOTINGS

4. FOUNDATIONS
A) CONCRETE FOUNDATION FOOTINGS FOR HOUSE

B) STEM WALLS AND PIERS PER PLAN

C) FOUNDATION VENTS

D) CRAWLSPACE ACCESS DOOR

E) INSTALL CLASS I VAPOR RETARDER AT CRAWLSPACE AND DRAINS AS REQUIRED

5. STEEL
A) SUPPLY AND INSTALL WELD PLATES AT TOP OF STEM WALLS AND PIERS

6. UTILITY INFRASTRUCTURE
A) SEWER: RUN SANITARY SEWER LINE FROM PROPERTY LINE TO STUB UP/POINT OF CONNECTION(S) IN CRAWLSPACE
- COORDINATE WITH LOCAL RESPONSIBLE AGENCY IF NEW SEWER LATERAL WILL BE REQUIRED
- INSTALL SEPTIC SYSTEM (IF APPLICABLE)

B) WATER: RUN WATER MAIN SERVICE LINE FROM WATER METER TO MANIFOLD/SHUT OFF VALVE OUTSIDE CRAWLSPACE AND TO SUPPLY STUB UPS/POINTS OF CONNECTION IN CRAWLSPACE FOR DOMESTIC SERVICES AND FIRE SPRINKLER SERVICE
- COORDINATE METER SIZE AND MAIN LINE SIZE REQUIREMENTS WITH LOCAL UTILITY COMPANY AND FIRE SPRINKLER REQUIREMENTS
- INSTALL ROUGH PLUMBING FOR EXTERIOR HOSE BIBS
- IF PROPERTY IS ON WATER WELL, INSTALL WATER WELL, TANKS, PUMPS, (IF APPLICABLE)

C) GAS: RUN GAS SERVICE LINE FROM PROPERTY LINE TO METER LOCATION
- COORDINATE METER LOCATION AND MAIN LINE SIZE WITH LOCAL UTILITY COMPANY
- IF PROPERTY IS ON PROPANE, INSTALL PROPANE TANK

D) ELECTRICAL: INSTALL PIPE SLEEVE AND STUB UP/ POINT OF CONNECTION IN CRAWLSPACE TO PULL FUTURE ELECTRIC SERVICE INTO CRAWLSPACE
- COORDINATE SERVICE REQUIREMENTS AND SERVICES SIZE WITH LOCAL POWER COMPANY
- IF ADDITIONAL STRUCTURES ON SITE (GARAGE, CARPORT), RUN UNDERGROUND CONDUIT FROM CRAWLSPACE OR MAIN SERVICE PANEL TO THOSE LOCATIONS
- INSTALL TEMPORARY POWER, COORDINATE WITH LOCAL POWER COMPANY

E) FIRE: COORDINATE FIRE SAFETY REQUIREMENTS (DRIVEWAYS, TURNOUTS, HYDRANTS, WATER SUPPLY) WITH LOCAL FIRE DEPARTMENT

7. SITE DRAINAGE
A) INSTALL SUBSURFACE DRAINAGE AND/OR WATER CATCHMENT SYSTEMS PER PLANS AND/OR LOCAL REQUIREMENTS

B) SUPPLY AND INSTALL ALL SITE DRAINAGE AS REQUIRED, INCLUDING DRAINAGE OUTLET FOR CRAWLSPACE AND SUBDRAIN AS RECOMMENDED BY GEOTECHNICAL REPORT

BEFORE CONNECT HOMES CAN SCHEDULE THE DELIVERY OF THE HOME THE FOLLOWING REQUIREMENTS MUST BE MET:
- FOUNDATIONS COMPLETE
- STAGING AREA FOR CRANE AND TRUCKS CLEAR OF ALL DEBRIS
- NO OPEN TRENCHES
- TEMPORARY POWER
- TEMPORARY TOILET
- ANY DISTURBED OR EXCAVATED AREAS ON SITE WITHIN THE CONNECT HOMES WORK ZONE (FOR CRANE, TRUCKS AND ALL AROUND THE FOUNDATION) TO BE BACKFILLED AND COMPACTED BEFORE DELIVERY.

NOTE:

CONNECT HOMES STRONGLY ADVISES NOT COMPLETING DRIVEWAYS WITH FINISH MATERIALS PRIOR TO MODULE DELIVERY TO AVOID POTENTIAL ROAD WEAR

RESUME OF WORK OWNER/LOCAL GC: ON SITE WORK: PRE-DELIVERY
NO SCALE 11

LOCAL GC OR OWNER POST-DELIVERY SCOPE OF WORK:

1. FOUNDATIONS
A) CONCRETE PADS FOR CONDENSERS, SITE-BUILT STAIRS, DECKS.
B) FINISH SLAB FOR CARPORT/ GARAGE (IF APPLICABLE)

2. UTILITY INFRASTRUCTURE
A) SEWER: INSTALL SANITARY DRAINAGE BRANCH IN CRAWLSPACE CONNECTING SANITARY DRAIN LINE STUB DOWNS UNDER HOUSE AND CONNECT TO SANITARY DRAINAGE STUB UP IN CRAWLSPACE.

B) WATER: CONNECT WATER SERVICE LINE STUB DOWNS UNDER HOUSE TO STUB UP IN CRAWLSPACE AND CONNECT FIRE SPRINKLER RISER STUB DOWNS UNDER HOUSE TO STUB UP IN CRAWLSPACE, INSTALL HOSE BIBS

C) GAS: INSTALL SEISMIC SHUTOFF VALVE, CONNECT GAS SERVICE FROM METER TO GAS LINE STUB DOWNS UNDER HOUSE TO STUB UP IN CRAWLSPACE

D) ELECTRICAL: COORDINATE ELECTRIC METER LOCATION AND SIZE OF SERVICE WITH LOCAL UTILITY COMPANY
- SUPPLY AND INSTALL MAIN ELECTRICAL PANEL AND RUN OVERHEAD OR UNDERGROUND SERVICE TO METER
- CONNECT ELECTRIC SERVICE FROM MAIN SERVICE PANEL TO HOUSE SUB PANEL
- RUN SERVICE TO CONDENSER (IF APPLICABLE)
- IF ADDITIONAL STRUCTURES ON SITE (GARAGE/ CARPORT), RUN ELECTRIC SERVICE TO THEM

E) COORDINATE DIRECTLY WITH THE LOCAL TELEPHONE AND CABLE PROVIDERS SERVICING THE AREA TO PROVIDE SERVICE FOR THE HOME, INCLUDING THE INSTALLATION OF TELEPHONE AND CABLE PANELS AND THE PULLING OF LOW VOLTAGE WIRES CONNECTING THE DEVICES INSIDE THE HOUSE TO THE PANELS (IF APPLICABLE)

F) COORDINATE INSTALL OF SOLAR PANELS WITH SOLAR PANEL SUB CONTRACTOR, COORDINATE WITH LOCAL UTILITY COMPANY (IF APPLICABLE)

3. GRADING
A) COMPLETE BACKFILL AND FINISH GRADING

4. SITE FEATURES (CHECK PLANS TO SEE IF APPLICABLE)
A) GARAGE/ CARPORT
B) SITE DECKS AND STAIRS
C) LID/ WATER CATCHMENT SYSTEMS
D) HARDSCAPES
E) GATES, FENCING
F) DRIVEWAY

5. SITE DRAINAGE
A) CONNECT DOWNSPOUTS TO SUBSURFACE DRAINS, RAIN BARRELS, OR SUPPLY AND INSTALL SPLASH BLOCKS (IF APPLICABLE)

ADDITIONAL NOTES:
• LOCAL GC OR OWNER WILL MAINTAIN A TEMPORARY TOILET, TEMPORARY POWER, JOBSITE FENCING AND SECURITY AND WILL BE RESPONSIBLE FOR HAULING ANY TRASH AND CONSTRUCTION DEBRIS DURING THE COURSE OF ON-SITE WORK AS WELL AS DURING CONNECT HOMES' INSTALLATION SERVICES ON SITE.
• LOCAL GC OR OWNER WILL BE RESPONSIBLE FOR THE COORDINATION AND SCHEDULING OF ALL LOCAL JURISDICTION INSPECTIONS, PUBLIC INSPECTIONS, DEPUTY INSPECTIONS AND STRUCTURAL OBSERVATIONS AT THE SITE THAT ARE REQUIRED BY THE LOCAL JURISDICTION BUILDING DEPARTMENT OR AGENCY FOR THE WORK THEY PERFORM.

RESUME OF WORK OWNER/LOCAL GC - ON SITE WORK: POST-DELIVERY
NO SCALE 10

#	Number	CORR	Corridor	F.A.	Fire Alarm	I.D.	Inside Diameter	N	North	R	Riser	T	Tread
(E)	Existing	C.T.	Ceramic Tile	F.D.	Floor Drain	INCL	Including	N.I.C.	Not in Contract	RAD	Radius	T.B.	Towel Bar
		CTR	Center	FDN	Foundation	INSUL	Insulation	NO	Number	R.D.	Roof Drain	T&G	Tongue and Groove
A/C	Air Conditioning	CTSK	Countersunk	F.E.	Fire Extinguisher	INT	Interior	NOM	Nominal	REF	Reference	T.O.C.	Top of Curb
ADJ	Adjustable	C.W.	Cold Water	F.G.	Finish Grade			N.S.	No Scale	REFR	Refrigerator	T.O.D.	Top of Drain
A.F.F.	Above Finish Floor			FIN	Finish	JST	Joist	N.T.S.	Not to Scale	REINF	Reinforced or Reinforcing	TEL	Telephone
ALT	Alter or Alternate	D	Deep or Depth	FLASH	Flashing	JT	Joint			REQ	Requirement	TEMP	Tempered or Temperature
ALUM	Aluminum	DBL	Double	FLR	Floor			O/	Over	RESIL	Resilient	TER	Terrazzo
ANOD	Anodized	DET	Detail	FLUOR	Fluorescent	KIT	Kitchen	OA	Overall	REV	Revised	THK	Thick or Thickness
APPROX	Approximate	DIA	Diameter	F.O.C.	Face of Concrete			OBSC	Obscure	RFG	Roofing	THR	Threshold
ARCH	Architectural	DIM	Dimension	F.O.F.	Face of Finish	LAM	Laminate	O.C.	On Center	R.H.	Right Hand	TOIL	Toilet
		DISP	Dispenser	F.O.M.	Face of Masonry	LAV	Lavatory	O.D.	Outside Diameter	RM	Room	T.O.P.	Top of Parapet
BD	Board	DN	Down	F.O.S.	Face of Structure	L.F.	Lineal Feet	O.F.D.	Overflow Drain	R.O.	Rough Opening	T.O.S.	Top of Slab
BLDG	Building	D.O.	Door Opening	FR	Frame	L.H.	Left Hand	O.H.	Overhang	RWD	Redwood	T.O.W.	Top of Wall
BLK	Block	DR	Door	FT	Foot or Feet	L.R.	Living Room	OVHD	Overhead			T.P.D.	Toilet Paper Dispenser
BLKG	Blocking	DS	Downspout	FTG	Footing	LT	Light	OPNG	Opening	S	South	T.S.	Top of Steel
BM	Beam	D.S.P.	Dry Standpipe	FURR	Furring or Furred	LVR	Louver	OPP	Opposite	S.C.	Solid Core	TV	Television
BOT	Bottom	DWG	Drawing							SCHED	Schedule	TYP	Typical
BR	Bedroom	DWR	Drawer	GA	Gauge	MATL	Material			SECT	Section		
BSMT	Basement			GALV	Galvanized	MAX	Maximum	PC	Piece	SEP	Separation or Separate		
		E	East	G.I.	Galzanized Iron	MECH	Mechanical	P.D.	Planter Drain	SH	Shelf	UNF	Unfinished
CAB	Cabinet	EA	Each	GL	Glass or Glazing	MEMB	Membrane	PL	Plate	SHR	Shower	U.O.N.	Unless Otherwise Noted
CEM	Cement	EL	Elevation	GND	Ground	MET	Metal	P.L.	Property Line	SHT	Sheet		
CER	Ceramic	ELEC	Electrical	GR	Grade	MFR	Manufacture	PLMG	Plumbing	SIM	Similar	VERT	Vertical
C.I.	Cast Iron	ELEV	Elevation	GYP	Gypsum	MH	Manhole	PLAS	Plaster	SIP	Structurally Insulated Panel	VEST	Vestibule
CLG	Ceiling	EMER	Emergency			MIN	Minimum	PLYWD	Plywood	SLDG	Sliding	V.I.F.	Verify in Field
CLO	Closet	ENCL	Enclosure	H	High	MIR	Mirror	PR	Pair	SPEC	Specification		
CLR	Clear	E.O.S.	Edge of Slab	H.B.	Hose Bib	MISC	Miscellaneous	PT	Paint	SQ	Square		
CMU	Concrete Masonry Unit	EQ	Equal	H.C.	Hollow Core	M.O.	Masonry Opening	PTN	Partition	S.S.	Stainless Steel	W	West
COL	Column	EQUIP	Equipment	HCP	Handicapped	M.R.	Moisture Resistant			STD	Standard	W/	With
CONC	Concrete	EXST	Existing	HDWR	Hardware	MUL	Mullion			STL	Steel	W.H.	Water Heater
CONN	Connection	EXP	Expansion	HDWD	Hardwood					STOR	Storage	W/O	Without
CONST	Construction	EXT	Exterior	H.M.	Hollow Metal					STRUCT	Structural	W.C.	Water Closet
CONT	Continuous			HORIZ	Horizontal					SUSP	Suspended	WD	Wood
CONTR	Contractor			HT	Height					SW	Switch	WP	Waterproof
				HVAC	Heating, Ventilation and Air Conditioning					SYM	Symmetrical	WPM	Waterproof Membrane
				H.W.	Hot Water					SYS	System	W.S.P.	Wet Standpipe
												WT	Weight

LIST OF ABBREVIATIONS
NO SCALE 3

RESUME OF WORK
FACTORY SCOPE OF WORK

1. Structural Steel Frames
a) Weld and assemble steel frame
b) Prep, prime and paint
c) Install blocking and blocking fastener at steel beams
d) Notes: Supply mating plates, bolts, and accessories to be installed in field

2. Floor Assembly
a) Install floor joists
b) Install insulation
c) Install plywood subfloor
d) Install tile flooring at bathroom locations
e) Install stair and landing framing (for 2 story only)

3. Ceiling Assembly
a) Install gypsum board ceiling, finish and paint
b) Install ceiling joists at dropped ceiling locations
d) Install exterior wood siding soffit at covered deck locations

4. Roofing Assembly
a) Install roof rafter and cripple wall framing
b) Install roof insulation
c) Install plywood sheathing
d) Install roofing membrane

5. Wall Assembly
a) Install wall framing
b) Install insulation
c) Install interior gypsum board, finish and paint
d) Install interior baseboard
e) Install interior tile at bathroom locations
f) Install interior doors
g) Install exterior plywood sheathing
h) Install exterior building wrap, flexible flashing and metal flashing, sill pans
i) Install exterior siding
j) Install exterior window and door assemblies

6. Electrical
a) Install rough electrical
b) Install electrical fixtures
c) Install electrical panel and sub panel (for 2 story only)
d) Install low voltage devices and rough ins -wires will be pulled in field
e) Install conduit for Solar to roof (wiring and install of system in Owner Scope)
f) Install conduit for EV Charger (wiring and install by Owner) (if applicable)

7. Plumbing
a) Install rough plumbing -water, sanitary drain, gas
b) Install water heater and outtake and intake vent caps
c) Install plumbing fixtures
d) Install rough plumbing stub downs at floor and vent stub ups at roof

8. Mechanical
a) Install mini splits
b) Supply mechanical condenser -to be installed on site
c) Install thermostats
c) Install laundry room vent grill (if applicable)
d) Install ERV and ERV grills/ducting
e) Install ducting for bathrooms fans and hood vent
f) Install Heat Mats and thermostats (if applicable)

9. Fire Sprinklers
a) Install fire sprinkler manifold
b) Install fire sprinkler heads, supply lines and stub downs
c) Install fire sprinkler alarm bell
d) Install fire sprinkler interior horn(s)

10. Appliances
a) Install factory-installed appliances
b) Install hood vent stub out

11. Casework
a) Install casework
b) Install countertops

12. Delivery Prep
a) Install close-up plastic at all exterior walls for shipping
b) Secure ship loose items
c) Crib modules for truck pick up
d) Provide forklifts as needed for loading modules onto trucks

RESUME OF WORK CONNECT HOMES - FACTORY
NO SCALE 8

RESUME OF WORK
FINISH INSTALLATION - IN FIELD SCOPE OF WORK

1. Structural Steel Frames
a) Weld bottom steel corner plates and steel shim plates located at floor beams to steel weld plates on concrete stem wall and piers
b) Weld mating side plates at modules' connection
c) Install mate line bolts through roof beams at roof
d) Install mate line connection plates through roof beams at roof
e) Install bolts at storyline connections. (for 2 story only)

2. Floor Assembly
a) Install plywood subfloor along floor mating seams
b) Install insulation at floor mating seams
c) Install wood flooring
d) Complete stair landing assembly (for 2 story only)

3. Ceiling Assembly
a) Install gypsum board ceiling, finish and paint at access blockouts (where applicable)
b) Install mateline ceiling board between beams

4. Roofing Assembly
a) Install mateline blocking as needed
b) Install plywood sheathing along mating seams
c) Complete roofing membrane mateline overlaps
d) Install metal gutter and fascia trim metals
e) Install metal downspouts
f) Install metal trim piece at underside of blocking along roof beam mating seams
g) Install roof ventilation

5. Wall Assembly
a) Install gypsum board along wall mating seams and remaining areas, finish and paint
b) Prime and paint along wall mating seams
c) Install wall base along wall mating seams
d) Install insulation along wall mating seams
e) Install exterior plywood sheathing, flexible flashing lap and exterior furring strips along wall mating seams
f) Install exterior siding along wall mating seams and remaining areas
g) Install exterior metal corner caps/ exterior siding at corners (if applicable)
h) Install exterior metal base fascia

6. Electrical
a) Complete electric circuit and switch connections crossovers between modules
b) Connect second floor subpanel to first floor subpanel (2 story only)
c) Install remaining electrical fixtures
d) Install exterior lights
e) Test electrical systems in house

7. Plumbing
a) Install roof vent sleeves and protection collars at vent stub ups
b) Install remaining plumbing fixtures
c) Test plumbing systems in house
8. Mechanical
a) Install fan units
b) Install supply and return air registers
c) Complete thermostat wiring
d) Install condenser
f) Connect remaining ducting, including range hood and crossovers
g) Test mechanical system

9. Appliances
a) Install remaining appliances (within CH scope)
b)Test appliances

10. **Casework**
a) Install pre-assembled casework as needed at mating seams and in remaining areas

RESUME OF WORK CONNECT HOMES - FINISH INSTALLATION
NO SCALE 7

MANUFACTURING SET - STATE

Sheet Number	Sheet Name
M-0.1	TITLE SHEET
M-0.2	MATERIALS AND FINISHES - MANUFACTURE SET
M-0.3	SCHEDULES - DOOR AND WINDOW
M-2.0	FLOOR AND ROOF PLANS
M-3.0	EXTERIOR ELEVATIONS
M-3.1	BUILDING SECTIONS
M-4.0	INTERIOR ELEVATIONS
M-4.1	INTERIOR ELEVATIONS
M-4.2	INTERIOR ELEVATIONS
M-5.1 (GV)	MANUFACTURE DETAILS - SECTIONS AND PLANS
M-7.0	PLUMBING SCHEDULES AND NOTES
M-7.1	MECHANICAL PLANS AND SCHEDULES
M-7.3	ARCHITECTURAL LIGHTING, POWER, AND RCPS
M-7.4	ARCHITECTURAL FIRSESPRINKLER PLAN

FINISH INSTALLATION SET - STATE

Sheet Number	Sheet Name
F-5.1 (GV)	FINISH DETAILS - SECTIONS AND PLANS

STRUCTURAL SET - STATE

Sheet Number	Sheet Name
S-1.0	STRUCTURAL NOTES
S-2.0	STRUCTURAL PLANS OVERALL
S-2.1	STRUCTURAL PLANS - MODULES 01 - 03
S-2.2	STRUCTURAL PLANS 04 - 06
S-2.3	STRUCTURAL PLANS - OVERALL ROOF
S-3.0	STRUCTURAL STEEL DETAILS
S-4.0	STRUCTURAL FRAMING DETAILS
S-5.0	SYSTEM FOUNDATION DETAILS (GENERAL SITE)

FIRE SPRINKLER PERMIT : UNDER DEFERRED SEPARATE PERMIT

SOLAR/PHOTOVOLTAIC SYSTEM PERMIT: UNDER DEFERRED SEPARATE PERMIT (SITE INSTALLED)

MANUFACTURE, FINISH, AND STRUCTURAL SET SHEET SCHEDULE
NO SCALE 2

GENERAL:

SITE ADDRESS:	17085 MONTEBELLO RD CUPERTINO, CA, 95014
APN:	351 - 40 - 001
LOT SIZE:	79.5 ACRES (3,463,020 SF)
ZONING:	R-1-8
CONSTRUCTION TYPE:	TYPE V-B
OCCUPANCY TYPE:	OCCUPANCY GROUP R3
WUI ZONE:	YES
SRA:	HIGH FIRE ZONE

PROJECT DESCRIPTION
1,920 SF SINGLE FAMILY FACTORY BUILT RESIDENCE WITH ATTACHED SITE-BUILT BASEMENT, MUDROOM & GARAGE

PROJECT INFORMATION
NO SCALE 5

REGULATING CODES: 2019 CBSC

- CA RESIDENTIAL CODE
- CA ELECTRICAL CODE
- CA MECHANICAL CODE
- CA PLUMBING CODE
- CA ENERGY CODE
- CALGREEN CODE

NOTE:
THESE PLANS ARE SUBMITTED TO CALIFORNIA HCD DEPARTMENT UNDER THE CALIFORNIA FACTORY BUILT HOUSING PROGRAM, IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATION, TITLE 25, CHAPTER 3, SUBCHAPTER 1

APPLICABLE CODES
NO SCALE 1

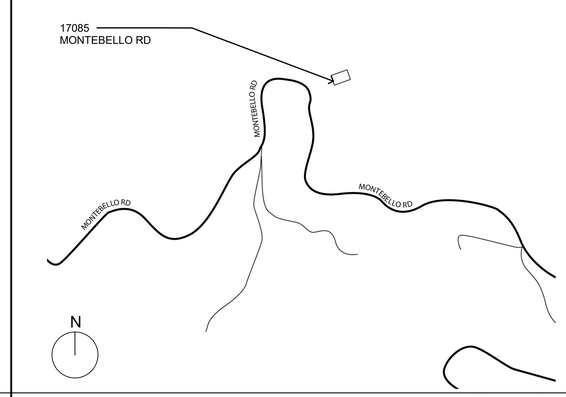
DIMENSIONING NOTES

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.) UNLESS OTHERWISE NOTED. SHEATHING IS NOT INCLUDED AS STRUCTURE IN DIMENSIONING. DIMENSIONS ARE TO FRAMING.
2. DO NOT SCALE FROM DRAWINGS.
3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY HOME EC PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.

MISCELLANEOUS NOTES

5. SOUND INSULATION REQUIRED IN ALL INTERIOR WALLS.
6. PROVIDE 1.28 GALLONS OF WATER PER FLUSH TOILETS.
7. WATER HEATERS SHALL BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL.
8. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE REQUIRED QUALITY STANDARDS FOR INSULATION MATERIAL.
9. EXTERIOR DOORS MUST OPEN OVER A LANDING NOT MORE THAN ½" BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING THE LANDING SHALL NOT BE MORE THAN 8" BELOW THE THRESHOLD.
10. AS REQUIRED BY AGENCY, AN APPROVED SEISMIC SHUTOFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
11. FOR TYPICAL MOUNTING HEIGHTS OF DOOR HARDWARE, ELECTRICAL DEVICES AND MECHANICAL CONTROLS SEE DETAIL 6/M-0.4(1) REFER TO DETAIL WHEN DIMENSIONS OF STATED ITEMS ARE NOT SHOWN IN ELEVATION.
12. PROVIDE R-12 EXTERIOR BLANKET INSULATION FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS, AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RE-CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE NSULATED PER PLUMBING DIVISION.
13. INSULATION VALUES SHALL BE AS FOLLOWS: ALL EXTERIOR WALLS = R-22 TAPERED ROOF INSULATION = MINIMUM R-40, MAXIMIUM AT RIDGE LINE R-50 8.25" HIGH DENSITY BATT INSULATION IN FLOORS = R-30
INTERIOR BATH AND BEDROOM WALLS BATT INSULATION = R-13
14. HANDRAILS AT STAIRS SHALL BE REQUIRED WHERE THERE ARE 4 OR MORE RISERS, AND NOT BE LESS THAN 34" NOR MORE THAN 38" ABOVE LANDINGS AND NOSINGS OF TREADS.
15. GRIPS ON RAILS SHALL HAVE A 1 ½" MINIMUM AND 2" MAXIMUM DIAMETER OR OFFER EQUIVALENT GRIPPING SURFACE.
16. GUARDRAILS AND HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION.
17. A COMPREHENSIVE REVIEW OF THE ENERGY COMPLAINCE CALCULATION AND DETAILS BASED ON CLIMATE ZONE AND BUILDING ORIENTATION WILL BE CONDUCTED BY THE LOCAL ENFORCEMENT AGENCY.
18. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER
19. PURSUANT TO SECTION 19981 [C] OF THE HEALTH AND SAFETY CODE, NO FACTORY-BUILT HOUSING SHALL BE IN ANY WAY MODIFIED DURING INSTALLATION UNLESS APPROVAL FOR SUCH MODIFICATION IS FIRST OBTAINED FROM THE LOCAL ENFORCEMENT AGENCY

GENERAL NOTES
NO SCALE 9



VICINITY MAP
NO SCALE 6

ARCHITECT:
Jared Levy (Home Ec, Inc.)
706 S. Hill St. #706
Los Angeles, CA 90014
323 697 2386 TEL
info@connect-homes.com

MODULAR BUILDER:
Connect Homes Factory
1811 Riverview Dr.
San Bernardino, CA 92408

STRUCTURAL ENGINEER:
Reza Shabani, M.Eng., M.Sc. , PE.
8th St. CONSTRUCTION & CONSULTING
619 906 0202 TEL
reza@8thstreets.com

GENERAL CONTRACTOR:
TBD

OWNER:
JEREMY VAN GRINSVEN
17085 MONTEBELLO RD
CUPERTINO, CA, 95014
919 412 6358 TEL
jeremy@vangrinsven.us

PROJECT DIRECTORY
NO SCALE 4

RADCO
APPROVED FACTORY BUILT HOUSING
These plans have been approved pursuant to the provisions of the State of California Health and Safety Code, Division 13, Part 6 and the regulations adopted pursuant thereto.
Approval does not authorize or approve any extension of deviation from State laws or valid local ordinances nor is it applicable to movement of units or modules after delivery to the site.
Foundation Design is not approved.
Occupancy Roof Lt. Wind Exp. Seismic Cat
R3 20psf 91 mph C D
Plan Approved No. RAD-33-1105
By Christopher Sesma
Approved Date 4/6/2021
Expiration Date 4/6/2024

STAMP OF APPROVAL

CONNECT HOMES

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA, 95014

DATE ISSUED
04.02.2021

APPROVING AUTHORITY

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, of these plans, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
3 BED / 2 BATH | 1,920 SF TOTAL

SHEET SET
STATE

SHEET TITLE
TITLE SHEET

SHEET SET | SHEET NUMBER | MODEL HOME
M-0.1

ASTM E136 TESTING
FOR
CONNECT-HOMES
ON
METAL SALES T4-WALL PANEL 24 GAUGE STEEL
FINISH: PVDF (KYNAR 500 ®)
VTEC #100-6077
TESTED: APRIL 23, 2019

VTEC Laboratories Inc.

April 23, 2019

Client: Connect-Homes
706 S. Hill Street Suite #1060
Los Angeles, CA 90014

Attention: Gordon Stott

Scope:
This report contains the reference to the test method, conditioning of sample, description of material, and test results.

Test Method:
This test was conducted in accordance with ASTM E136, "Standard Test Method for Behavior of Materials in a Vertical Tube Furnace at 750°C".

Disclaimer: This is a factual report of the results obtained from the laboratory test of sample products. The results may be applied only to the products tested and should not be constructed as applicable to other similar products of the manufacture. The report is not a recommendation or a disapprobation by VTEC Laboratories, Inc. of the material tested. While this report may be used for obtaining product acceptance, it may not be used in advertising.

Notice: VTEC Laboratories Inc. will not be liable for any loss or damage resulting from the use of the data in this report, in excess of the invoice. This report pertains to the sample tested only. Such report shall not be interpreted to be a warranty, either expressed or implied as to the suitability or fitness of said sample for such uses or applications, as the party contracting for the report may apply such sample.

Material Tested:
Supplier: Connect-Homes
Product Description: Metal Sales T4 - Wall Panel
24 Gauge Steel
Finish: PVDF (Kynar 500 ®)
Specimen Dimensions: 51 mm x 38 mm x 38 mm
Color: White, Silver
Sample Selection: Supplier
Material Description by: Supplier and VTEC
Date of Selection: December 2004
Purpose of Test: Combustion Characteristics

Conditioning:
The specimens were conditioned according to the ASTM E136 specification.

Results:
The conditions for passing the test are as follows:

At least three of the four specimens tested exhibit:
1. Zero% weight loss
2. No flaming after the first 30 seconds
3. Final center and surface temperatures must be less than 30°C above the furnace starting temperature (750°C)

Sample #	Weight Before (grams)	Weight After (grams)	Final Center Temperature (deg.C)	Final Surface Temperature (deg.C)	Weight Loss (percent)	Flaming After First 30 Seconds?
1	469.7	465.7	749	749	0.9	No
2	451.5	448.3	748	750	0.7	No
3	440.9	438.1	750	750	0.6	No
4	435.6	432.5	751	755	0.7	No
Average:	**449.4**	**446.1**	**749**	**751**	**0.7**	

Samples were composed of multiple 50mm by 38mm by 0.635mm tiles stacked and bound together to create the necessary sample size. The tested product met all requirements as defined by the ASTM E136.

Neil Schultz
Executive Director

Amirudin Rahim
Technical Director

NOTE FOR ALL PRODUCTS: FOLLOW AND COMPLY WITH ALL MANUFACTURER SPECIFICATIONS AND GUIDELINES FOR PREPARTION, COMPATABILITY, DELIVERY AND HANDLING, INSTALLATION, PROTECTION AND WARRANTY REQUIREMENTS

FIRESPRINKLERS

Bulletin 006 January 2020

Reliable®

Model RFC Series Residential Sprinklers
Flat Concealed Pendent

cULus Listed

Features

- cULus Listed as Residential Sprinklers
- Push-On cover plate installation
- Low water flow requirements

Product Description

Model RFC Series residential sprinklers are flat cover plate, concealed pendent sprinklers intended for installation in accordance with NFPA 13, NFPA 13R, or NFPA 13D. The sprinklers are cULus Listed as Residential Sprinklers in accordance with UL 1626. In addition, Model RFCLL Series sprinklers are cULus Certified for Health Effects to NSF/ANSI standard 61 Annex G (LL) and Australian WaterMark Certified (WMCS).

Model RFC30 sprinklers have a 165°F (74°C) temperature rated fusible-link operating element. Model RFC43, RFC49, RFC58, and RFC76 sprinklers are offered with either a 165°F (74°C) or 212°F (100°C) temperature rated fusible-link operating element. Sprinklers with a 165°F (74°C) temperature rating are ordinary temperature classification and are listed for use with a 135°F (57°C) temperature rated cover plate. Sprinklers with a 212°F (100°C) temperature rating are intermediate temperature classification and are listed for use with a 165°F (74°C) temperature rated cover plate.

Model RFC Series sprinklers are installed with a Model RFC or Model G5 Cover Plate. Model G5 Cover Plates may be installed by either pushing or threading the cover plate into the sprinkler cup. Model RFC30, RFC30LL, RFC43, RFC43LL, RFC49 and RFC49LL sprinklers allow 1/2" (13 mm) of cover plate adjustment. Model RFC58 and RFC76 sprinklers allow 3/4" (19 mm) of cover plate adjustment. Model RFC and G5 Cover Plates are available in a variety of finishes as listed in Table H.

Model RFC30 & RFC30LL

Model RFC43 & RFC43LL

Model RFC49 & RFC49LL

Model RFC58

Model RFC76

Model RFC & G5 Cover Plate

Table A

Sprinkler Model	Nominal K-Factor gpm/psi$^{1/2}$ (l/min/bar$^{1/2}$)	Max. Coverage Area ft x ft (m x m)	Listings & Approvals	Sprinkler Identification Number (SIN)
RFC30	3.0 (43)	14 x 14 (4.3 x 4.3)	cULus	RA0611
RFC30LL	3.0 (43)	14 x 14 (4.3 x 4.3)	cULus, LL, WMCS	RA3211
RFC43	4.3 (62)	20 x 20 (6.1 x 6.1)	cULus	RA0612
RFC43LL	4.3 (62)	20 x 20 (6.1 x 6.1)	cULus, LL, WMCS	RA3212
RFC49	4.9 (71)	20 x 20 (6.1 x 6.1)	cULus	RA0616
RFC49LL	4.9 (71)	20 x 20 (6.1 x 6.1)	cULus, LL, WMCS	RA3216
RFC58	5.8 (84)	20 x 20 (6.1 x 6.1)	cULus	RA0613
RFC76	7.6 (109)	20 x 20 (6.1 x 6.1)	cULus	RA0618

cULus: cULus Listed to UL1626, Residential Sprinklers for Fire Protection Service.
LL: cULus Certified for Health Effects to NSF/ANSI Standard 61 Annex G (Less than 0.25% Lead content).
WMCS: Australian WaterMark Certified.

www.reliablesprinkler.com

METAL SIDING (TYPICAL):

24 GAUGE, CORRUGATED METAL SIDING IS NON-COMBUSTIBLE MATERIAL.
(SEE L-0.2/2 METAL SIDING ASTM TESTING)

WOOD SIDING (TYPICAL):

WUI REMARKS: EXTERIOR WALL PROTECTION AND EXTERIOR PORCH CEILINGS:
OFFICE OF THE STATE FIRE MARSHALL - BUILDING MATERIALS LISTING PROGRAM

LISTING NO: 8140-2041:0001

CATEGORY: 8140 - EXTERIOR WALL SIDING AND SHEATHING FOR WILDLAND URBAN INTERFACE (W.U.I)

LISTEE: AMERICAN WOOD COUNCIL, 222 CATOCTIN CIRCLE, SE, SUITE 201, LEESBURG, VA 20175

DESIGN: SOLID SAWN WOOD SIDING W/NO THROUGH HOLES OR LOOSE KNOTS, INSTALLED OVER STRUCTURAL PLYWOOD, TONGUED AND GROOVED IN A VERTICAL ORIENTATION W/MINIMUM NOMINAL 6" WIDE AND NOMINAL 1" THICK BOARDS, "WESTERN RED CEDAR"

DECKING (TYPICAL):

WUI REMARKS: OFFICE OF THE STATE FIRE MARSHAL - BUILDING MATERIALS LISTING PROGRAM
LISTING NO: 8110-2041:0002

CATEGORY: 8110 - DECKING FOR WILDLAND URBAN INTERFACE (WUI)

LISTEE: AMERICAN WOOD COUNCIL, 222 CATOCTIN CIRCLE, SE, SUITE 201, LEESBURG, VA 20175

DESIGN: SOLID "WOOD" DECKING, WHEN INSTALLED OVER MINIMUM 2"X6", SOLID "FIJIAN MAHOGANY" OR BETTER JOISTS, SPACED 24" OR LESS ON CENTER, AND DECKING AND JOISTS COMPLYING WITH AMERICAN SOFTWOOD LUMBER STANDARDS PS 20 SD FOLLOWS: MINIMUM NOMINAL 5/4" THICK AND NOMINAL 6" WIDE DECKING BOARDS WITH A MAXIMUM 3/8" RADIUS EDGES MADE OF SOLID WOOD SPECIES "WESTERN RED CEDAR." HAVING A CLASS B FLAME SPREAD RATING WHEN TESTED IN ACCORDANCE WITH ASTM E84. LUMBER GRADES" 3 COMMON, COMMERCIAL OR BETTER GRADES FOR CEDARS. REFER TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PRODUCT DATA SHEETS.

SITE-BUILT DECK FRAMING:
FIRE-RETARDANT-TREATED WOOD IDENTIFIED FOR EXTERIOR USE THAT COMPLIES WITH THE REQUIREMENTS OF SECTION 2303.2

EXTERIOR WINDOWS & DOORS 708A/R337.8 AS PER CRC SECTION R337:

A) DOORS SHALL BE OF APPROVED NON-COMBUSTIBLE CONSTRUCTION, 20 MINUTE RATED, 1 3/8" SOLID CORE RAILS/STILES OR MEET THE REQUIREMENTS OF SFM 12-7A-1.

B) EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN DOORS SHALL BE DUAL GLAZED WITH A MINIMUM OF ONE TEMPERED PANE DUAL GLAZING, OR BE GLASS BLOCK UNITS, OR BE 20 MINUTE FIRE-RATED OR MEET THE REQUIREMENTS OF SFM 12-7A-2.

ROOFING - 705A/R337.5 AS PER CRC SECTION R337:

Roof coverings on new buildings shall be class A - noncombustible in accordance with adopted CBC Standards or otherwise as may be approved by the Chief Building Official. Roof coverings shall be class A or noncombustible fire retardant materials.

EXTERIOR COVERING - 707A/R337.7 AS PER CRC SECTION R337:

EXTERIOR WALL COVERINGS SHALL BE NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL AND SHALL EXTEND FROM THE FOUNDATION TO THE ROOF. 2"X'S ARE ALLOWED FOR RAFTER BLOCKING.
EXCEPTION
A. ONE LAYER OF 5/8" GYPSUM SHEATHING UNDERNEATH EXTERIOR COVERING.

VENTS – 706A/R337.6 AS PER CRC SECTION R337

WHEN REQUIRED BY CHAPTER 15, ROOF AND ATTIC VENTS SHALL BE COVERED BY METAL WIRE MESH, VENTS, OTHER MATERIALS OR DEVICES THAT MEET ALL OF THE FOLLOWING REQUIREMENTS:
A) THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE MINIMUM 1/16TH INCH AND SHALL NOT EXCEED 1/8TH INCH.
B) THE MATERIALS USED SHALL BE NONCOMBUSTIBLE.
C) THE MATERIALS MUST BE CORROSION RESISTANT.

NOTE: THE USE OF PAINTS, COATINGS, STAINS, OR OTHER SURFACE TREATMENTS ARE NOT ALLOWED TO BE USED TO SATISFY THE ABOVE REQUIREMENTS

NOTE FOR ALL PRODUCTS: FOLLOW AND COMPLY WITH ALL MANUFACTURER SPECIFICATIONS AND GUIDELINES FOR PREPARTION, COMPATABILITY, DELIVERY AND HANDLING, INSTALLATION, PROTECTION AND WARRANTY REQUIREMENTS

METALS

CORRUGATED METAL SIDING PANEL	Manufacturer: Metal Sales Product: 1" T4 wall Sizes: 40", 5' Min Panel x 31' Max Panel Gauge: 24 Gauge (Confirm span and wind load req. with Structural Engineer) Finish: Kynar Coated (Manufacturer Finish), TBD Attachment: Color matched #10 x 1" Aster Wood Screws Contact: Pilar Bashor, Metal Sales, 909.346.2861
METAL TRIM PIECES	Manufacturer: Metal Sales Product/Sizes/ Finishes: See Profile Sheet, A-53(8) Attachment: Color matched #10 Wood Screws and 1/8" Rivets
METAL FLASHING AND TRIM	Manufacturer: Metal Sales Product/Sizes/ Finishes: Varies, See Metal Profile Sheet. Finish TBD Attachment:
GUTTER AND ACCESSORIES	Manufacturer: Avenger Metals Product: Custom Gutter Profile, 24 Ga., Color to Match Metal Trims Include: Gutter pre-made corners All-purpose bar Gutter straps @ 2'-0" o.c. Gutter Sealant or Metal-caulk
DOWNSPOUTS	Manufacturer: American Gutters Product/Sizes/ Finishes: Varies, See Metal Profile Sheet. Color to Match Metal Trims Attachment: Downspout Pipe Saddle Hangers

WOODS/FIBERBOARDS

VERTICALLY ORIENTED TONGUE AND GROOVE WOOD SIDING	Wood: Western Red Cedar Grade: STK Size/Pattern: Nominal 1" x 6" x 12', Tongue and Groove Siding, V-Joint, S1S Dressing: Smooth Remarks: Back prime all siding before installation Fasteners: 2-1/2" 24Ga Stain: See "Paints" Design: Solid sawn wood siding W/NO through holes or loose knots, installed over structural plywood, tongued and grooved in a vertical orientation w/minimum nominal 4" wide and nominal 1" thick boards, "Western Red Cedar"
DECKING	Wood: Fijian Mahogany (True Mahogany) Grade: Clear, kiln-dried Size/Pattern: Min. 3/4" x 5 1/2" with Max. 3/16" Edge to Edge spacing Remarks: Needs to be supported 12" O.C. Back prime all decking before installation. Fasteners: Stainless steel screws. Color: TBD Stain: See paints.
WOOD FLOORING	Manufacturer: The Garrison Collection Type: Engineered, pre-finished flooring Size: 7" wide, 5/8" thick Installation: Nailed Finish: French Connection: TBD
WALL BASE	Composite: 1/2" x 2 1/2" FJ Pine primed. Finish: See Paints
INTERIOR DOOR CASING	Wood: 3/4" x 2 1/2" FJ Pine primed. Finish: See Paints
PLYWOOD SHEATHING	Wall: 32/16, Structural 1 1/2" Perf Cat Zip System Sheathing, 4' x 10' Floor: 23/32" Rated Sturd-I-Floor 24 O.C. T&G Exposure 1 Plywood, 4' x 8' **Note: Floor sheathing to be glued to joists** Roof: 15/32" APA RATED Structural 1 Sheathing, 4' x 10'

TILE AND STONE

F-CT1	Bathroom Floor	Manufacturer: Daltile, Portfolio Color: TBD Size: 12" x 24" Ceramic (1/3 running bond - see plan) Remarks: Finish with Tile and Grout Sealer
F-CT2	Shower/Bath Walls	Manufacturer: Daltile, Color Wheel - Linear Color: TBD Size: 4" x 12" Ceramic (Horizontal, running bond) Remarks: Use Schluter at all exposed edges Finish with Tile and Grout Sealer
F-CT3	Shower Floor	Manufacturer: Daltile, Portfolio Color: TBD Size: 12" x 24" Ceramic (1/3 running bond - see plan) Remarks: Use Schluter at all exposed edges Finish with Tile and Grout Sealer
F-CT4	Shower Curb	Manufacturer: Daltile, Portfolio Color: TBD Size: 12" x 24" Ceramic (1/3 running bond - see plan) Remarks: Use Schluter at all exposed edges Finish with Tile and Grout Sealer
F-CT5	Kitchen Backsplash	Manufacturer: Daltile, Color Wheel - Linear Color: TBD Size: 2" x 8" Ceramic (vertical, stacked bond) Remarks: Use Schluter at all exposed edges Finish with Tile and Grout Sealer
F-CT6	Kitchen Countertop	Manufacturer: Caesarstone, Classico Collection Color: TBD (Group A) Size: 2" x 8" Ceramic (vertical, stacked bond) Remarks: N/A
TRIM	Bath Tile Walls and Niches: Corner Edges	Manufacturer: Schluter Color: Brushed Stainless Steel, E 100 EB Size: 3/8" height Remarks: Use trim at all exposed edges

NOTE FOR ALL PRODUCTS: FOLLOW AND COMPLY WITH ALL MANUFACTURER SPECIFICATIONS AND GUIDELINES FOR PREPARTION, COMPATABILITY, DELIVERY AND HANDLING, INSTALLATION, PROTECTION AND WARRANTY REQUIREMENTS

THERMAL AND MOISTURE PROTECTION

BATT INSULATION	For 2x6 Walls: Product: Knauf EcoBatt R21HD, Faced, 15" wide batts #R21K-1593-KN For 2x4 Walls: Product: Knauf EcoBatt R11, Faced 15" wide batts #R11K-1593-KN For Floors: Product: Knauf EcoBatt R30HD, Unfaced 15" wide batts #R30U-1648-KN For Roof: Product: Knauf EcoBatt R30HD, Faced 24" wide batts #R30-1648-KN
GYPSUM WALLBOARD	Walls: 1/2" x 4 x 8 Regular GWB, Pabco Ceiling: 1/2" x 4 x 8 Regular GWB, Pabco Wet Areas: Green board, 1/2" thick 4x8 Moisture Resistant
GREEN BOARD, DRYWALL WATER CURB	Walls (Bathroom, Kitchen, Washer, Water Heater): 1/2" x 4 x 8 Moisture Resistant
TRIM FOR DRYWALL	Manufacturer: Award Metals or Equal Drywall: 1-1/4" x 1-1/4" Corner Bead Trim Windows: 1-1/4" x 1/2" L-Bead Trim Mini Split Boxes: 5/8" L-Trim Garage: Z Trim
TILE BACKER BOARD	Manufacturer: Hydro-Blok Tile Wall: 5/8" Wallboard Shower Floor: 1/2" Single Slope Shower Pan
FLEXIBLE FLASHING	At Doors and Windows - Manufacturer: ZIP SYSTEM Product: Zip System Liquid Flashing At Exterior Walls, Doors and Windows - Manufacturer: ZIP SYSTEM Product: Zip System Tape At Exterior Walls, Penetrations - Manufacturer: ZIP SYSTEM Product: Zip System Stretch Tape At Exterior Walls - Manufacturer: Dupont Product: Galvanized Roll Flashing, RV1050G-28, 28 Ga. - 10" wide
SEALANT	General: Dap, All-Purpose Acrylic Later Caulk Plus Silicone Bathrooms & Kitchens: Dap, Kwik-Seal Kitchen and Bath Adhesive Caulk - Waterproof Seal Remarks: Colors to match adjacent building finishes. Verify compatability with all building wrap and flexible flashing products.
INSULATING SEALANT (AT DOORS AND WINDOWS)	Doors & Windows: Sika USA, Sikaflex 1A White Urethane sealant, 10 oz tube (24 tubes/box) Door Pans: ZIP System Liquid Flashing Remarks: Colors to match adjacecnt building finishes. Verify compatibility with all building wrap and flexible flashing products.
ROOFING ASSEMBLY	Membrane: Carlisle, Sure-Flex PVC Membrane, 60 mil, Color: White Adhesive: Carlisle, Sure-Flex PVC, Hydrobond Water-Based Adhesive Seam Plate: Carlisle Piranha Plates 2 3/8" Diameter Listing Number: ICC-ES ESR-1463 Roof Deck Board /Rigid Insulation: SecurShield Polyiso, 4' x 8' x 1" insulation Vent Flashing: See Plumbing and Mechanical Schedules for sizes. Remarks: Total Roof R-Value = R-38.

PAINTS

F-P1 STEEL FRAME (INTERIOR)	**PRIMER:** Sherwin-Williams 561 Acrylic Metal Primer, 1 Coat **PAINT:** Sherwin-Williams Pro Industrial DTM Acrylic (Eg-Shel)
F-P2 STEEL FRAME (EXTERIOR)	**PRIMER:** Sherwin-Williams 561 Acrylic Metal Primer, 1 Coat Manufacturer: Sherwin-Williams **Paint:** Sherwin-Williams Pro Industrial DTM Acrylic (Eg-Shel)
F-P3 BASEBOARDS, DOORS, CASEMENTS	**PRIMER:** (For not primed, MDF surfaces) Extreme Bond, Interior/Exterior Bonding Primer, B51W00150, 1 Coat **Paint:** SOLO Interior/Exterior 100% Acrylic Semi-Gloss, A76W00051
F-P4 INTERIOR WALLS AND CEILINGS	**PRIMER:** Premium Wall & Wood Primer, B28W08111, 1 Coat **PAINT:** Harmony Interior Acrylic Latex, Flat, B05W01051
F-P5 WET LOCATIONS	**PRIMER:** Premium Wall & Wood Primer, B28W08111, 1 Coat **PAINT:** SOLO Interior/Exterior 100% Acrylic Satin, A77W00051
F-P6 WOOD STAIN (SIDING)	**STAIN:** WoodScapes Exterior Acrylic House Stain
F-P7 WOOD STAIN (DECK)	**STAIN:** SuperDeck Waterborne Stain

RADCO
APPROVED FACTORY BUILT HOUSING
These plans have been approved pursuant to the provisions of the State of California Health and Safety Code, Division 13, Part 6 and the regulations adopted pursuant thereto.
Approvals herein does not authorize or approve any extension of deviation from State laws or valid local ordinances affecting the construction or location of units over highways, county roads or city streets.
Foundation Design is not approved.
Occupancy Roof LL Wind Exp Seismic Cat
R3 20psf 91 mph C D
Plan Approval No. RAD-33-1105
By Christopher Sesma
Approved Date 4/8/2021
Expiration Date 4/8/2024

STAMP OF APPROVAL

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA, 95014

DATE ISSUED
04.02.2021

APPROVING AUTHORITY

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC project for the original owner. Reuse in or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
3 BED / 2 BATH |
1,920 SF TOTAL

SHEET SET
STATE

SHEET TITLE
MATERIALS AND FINISHES - MANUFACTURE SET

SHEET SET | SHEET NUMBER | MODEL HOME

M-0.2

EXTERIOR DOOR SCHEDULE - STATE

TYPE	#	MFGR	DESCRIPTION	Finish	ROUGH WIDTH	ROUGH HEIGHT	FRAME WIDTH	FRAME HEIGHT	OPERATION TYPE	OPERATION	FRAME TYPE	GLASS	HARDWARE	EGRESS	SCREENS
H	11.2	All Weather	Series 8000, Aluminum, 3-Panel	Dark Bronze Anodized Class I	117"	96"	116 1/2"	95 1/2"	Slider	XOO	Nail-On	3/16 SB70 T, ARGON, Black TPS, Black TPS, Black TPS, 3/16 LOF ENRGY ADV T	Black Flushmount Handle w/ Actuator Only, Standard 40" Handle Height, 3" Rollers	Yes	w/ Charcoal Mesh Screen
J	11.1	All Weather	Series 7000, Swing Door	Dark Bronze Anodized Class I	40"	96"	39 1/2"	95 1/2"	Swing	Left In Swing	Nail-On	3/16 SB70 T, ARGON, Black TPS, Black TPS, Black TPS, 3/16 LOF ENRGY ADV T	Black, Handle Set, Tokyo, Keyed Cylinder, 3 Hinges, w/ Standard Threshold	Yes	N/A
Z3	17.1	Masonite or Equal	1 3/8" Solid or Honeycomb Core Steel or 20 Minute Fire Rated, Self Closing and Self Latching, Double Bore, White Weather Stripping		34"	82"	32"	80"	Swing			N/A			

EXTERIOR DOOR SCHEDULE
NO SCALE 8

WINDOW SCHEDULE - STATE

TYPE	#	MFGR	Comments	FINISH	ROUGH WIDTH	ROUGH HEIGHT	FRAME WIDTH	FRAME HEIGHT	OPERATION TYPE	OPERATION	FRAME TYPE	GLASS	GLAZING BEAD	HARDWARE	EGRESS	SCREENS
A2	111B	All Weather	Series 5000: Fixed Window	Dark Bronze Anodized Class I	38"	96"	37 1/2"	95 1/2"	Fixed	Fixed	Nail-On	3/16 SB70 T, ARGON, Black TPS, Black TPS, Black TPS, 3/16 LOF ENRGY ADV T	Square Bead	N/A	No	N/A
E-L	18A	All Weather	Series 5000: Casement Window over Fixed (Left) + Fixed (Right) - EGRESS WINDOW	Dark Bronze Anodized Class I	76"	96"	75 1/2"	95 1/2"	Push Out	Roto Operated - Hinge Left	Nail-On	3/16 SB70 T, ARGON, Black TPS, Black TPS, Black TPS, 3/16 LOF ENRGY ADV T	Square Bead	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	Yes	w/ Charcoal Mesh Screens
E-R	111A	All Weather	Series 5000: Casement Window Over Fixed (Right) + Fixed (Left) - EGRESS WINDOW	Dark Bronze Anodized Class I	76"	96"	75 1/2"	95 1/2"	Push Out	Roto Operated - Hinge Right	Nail-On	3/16 SB70 T, ARGON, Black TPS, Black TPS, Black TPS, 3/16 LOF ENRGY ADV T	Square Bead	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	Yes	w/ Charcoal Mesh Screens
E-R	13E	All Weather	Series 5000: Casement Window Over Fixed (Right) + Fixed (Left)	Dark Bronze Anodized Class I	76"	96"	75 1/2"	95 1/2"	Push Out	Roto Operated - Hinge Right	Nail-On	3/16 SB70 T, ARGON, Black TPS, Black TPS, Black TPS, 3/16 LOF ENRGY ADV T	Square Bead	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	Yes	w/ Charcoal Mesh Screens
E-R	13D	All Weather	Series 5000: Casement Window Over Fixed (Right) + Fixed (Left)	Dark Bronze Anodized Class I	76"	96"	75 1/2"	95 1/2"	Push Out	Roto Operated - Hinge Right	Nail-On	3/16 SB70 T, ARGON, Black TPS, Black TPS, Black TPS, 3/16 LOF ENRGY ADV T	Square Bead	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	Yes	w/ Charcoal Mesh Screens
E-R	13B	All Weather	Series 5000: Casement Window Over Fixed (Right) + Fixed (Left) - EGRESS WINDOW	Dark Bronze Anodized Class I	76"	96"	75 1/2"	95 1/2"	Push Out	Roto Operated - Hinge Right	Nail-On	3/16 SB70 T, ARGON, Black TPS, Black TPS, Black TPS, 3/16 LOF ENRGY ADV T	Square Bead	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	Yes	w/ Charcoal Mesh Screens
E-R	11A	All Weather	Series 5000: Casement Window Over Fixed (Right) + Fixed (Left)	Dark Bronze Anodized Class I	76"	96"	75 1/2"	95 1/2"	Push Out	Roto Operated - Hinge Right	Nail-On	3/16 SB70 T, ARGON, Black TPS, Black TPS, Black TPS, 3/16 LOF ENRGY ADV T	Square Bead	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	Yes	w/ Charcoal Mesh Screens
E-R	19A	All Weather	Series 5000: Casement Window Over Fixed (Right) + Fixed (Left) - EGRESS WINDOW	Dark Bronze Anodized Class I	76"	96"	75 1/2"	95 1/2"	Push Out	Roto Operated - Hinge Right	Nail-On	3/16 SB70 T, ARGON, Black TPS, Black TPS, Black TPS, 3/16 LOF ENRGY ADV T	Square Bead	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	Yes	w/ Charcoal Mesh Screens
F1	13F	All Weather	Series 5000: Casement Window Over FIxed	Dark Bronze Anodized Class I	36"	96"	35 1/2"	95 1/2"	Push Out	Roto Operated - Hinge Left	Nail-On	3/16 SB70 T, ARGON, Black TPS, Black TPS, Black TPS, 3/16 LOF ENRGY ADV T	Square Bead	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	Yes	w/ Charcoal Mesh Screens
F1	13A	All Weather	Series 5000: Casement Window Over FIxed	Dark Bronze Anodized Class I	36"	96"	35 1/2"	95 1/2"	Push Out	Roto Operated - Hinge Left	Nail-On	3/16 SB70 T, ARGON, Black TPS, Black TPS, Black TPS, 3/16 LOF ENRGY ADV T	Square Bead	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	Yes	w/ Charcoal Mesh Screens
F1	13C	All Weather	Series 5000: Casement Window Over FIxed	Dark Bronze Anodized Class I	36"	96"	35 1/2"	95 1/2"	Push Out	Roto Operated - Hinge Right	Nail-On	3/16 SB70 T, ARGON, Black TPS, Black TPS, Black TPS, 3/16 LOF ENRGY ADV T	Square Bead	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	Yes	w/ Charcoal Mesh Screens
F1	11B	All Weather	Series 5000: Casement Window Over FIxed	Dark Bronze Anodized Class I	36"	96"	35 1/2"	95 1/2"	Push Out	Roto Operated - Hinge Left	Nail-On	3/16 SB70 T, ARGON, Black TPS, Black TPS, Black TPS, 3/16 LOF ENRGY ADV T	Square Bead	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	Yes	w/ Charcoal Mesh Screens
B	110A	All Weather	Push Out -Right Hinged	Dark Bronze Anodized Class I	30"	42"	29 1/2"	41 1/2"	Push Out	Roto Operated - Hinge Left	Nail-On	3/16 SB70 T, ARGON, Black TPS, Black TPS, Black TPS, 3/16 LOF ENRGY ADV T	Square Bead	Black, Casement Folding Handle, Standard, Casement Butt Hinges, w/ Multipoint	No	w/ Charcoal Mesh Screens

WINDOW SCHEDULE
NO SCALE 7

INTERIOR DOOR SCHEDULE - STATE

Type	#	MFGR	DESCRIPTION	FINISH	ROUGH WIDTH	ROUGH HEIGHT	PANEL WIDTH	PANEL HEIGHT	OPERATION	FRAME TYPE	HINGES	HARDWARE	ACCESSORIES
Z-1	13.2	Masonite or Equal	Flush Primed Hardboard Hollowcore Door. 1 3/8" Thick Door	Primed	34"	82 1/2"	32"	80"	See Plan	Interior Pre Hung	Brushed Chrome Square Corner Hinges	Please Choose	Sugastune DSD-02k 304 Floor Stop
D-64	13.20	Masonite or Equal	Flush Passage Door. Interior. Hollow Core		34"	82"	32"	80"					
Z-2	15.1	Masonite or Equal	Flush Slab Interior Pocket Door, Hollow Core	Primed	66"	84"	32"	80"	See Plan	Pre Hung	Brushed Chrome Square Corner Hinges	Please Choose	N/A
Z-1	16.1	Masonite or Equal	Flush Primed Hardboard Hollowcore Door. 1 3/8" Thick Door	Primed	34"	82 1/2"	32"	80"	See Plan	Interior Pre Hung	Brushed Chrome Square Corner Hinges	Please Choose	Sugastune DSD-02k 304 Floor Stop
Z-1	17.2	Masonite or Equal	Flush Primed Hardboard Hollowcore Door. 1 3/8" Thick Door	Primed	34"	82 1/2"	32"	80"	See Plan	Interior Pre Hung	Brushed Chrome Square Corner Hinges	Please Choose	Sugastune DSD-02k 304 Floor Stop
Z-1	18.1	Masonite or Equal	Flush Primed Hardboard Hollowcore Door. 1 3/8" Thick Door	Primed	34"	82 1/2"	32"	80"	See Plan	Interior Pre Hung	Brushed Chrome Square Corner Hinges	Please Choose	Sugastune DSD-02k 304 Floor Stop
Z-1	19.1	Masonite or Equal	Flush Primed Hardboard Hollowcore Door. 1 3/8" Thick Door	Primed	34"	82 1/2"	32"	80"	See Plan	Interior Pre Hung	Brushed Chrome Square Corner Hinges	Please Choose	Sugastune DSD-02k 304 Floor Stop
Z-1	110.1	Masonite or Equal	Flush Primed Hardboard Hollowcore Door. 1 3/8" Thick Door	Primed	34"	82 1/2"	32"	80"	See Plan	Interior Pre Hung	Brushed Chrome Square Corner Hinges	Please Choose	Sugastune DSD-02k 304 Floor Stop
Z-1	111.1	Masonite or Equal	Flush Primed Hardboard Hollowcore Door. 1 3/8" Thick Door	Primed	34"	82 1/2"	32"	80"	See Plan	Interior Pre Hung	Brushed Chrome Square Corner Hinges	Please Choose	Sugastune DSD-02k 304 Floor Stop

INTERIOR DOOR SCHEDULE
NO SCALE 6

1. EACH UNIT OF TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.

2. ALL GLASS LITES IN DOORS AND SIDE LITES TO BE TEMPERED.

3. SAFETY GLAZING IS REQUIRED AT THE FOLLOWING LOCATIONS:
A) GLAZING IN INGRESS AND EGRESS DOOR.
B) GLAZING LOCATED WITHIN 40 INCHES OF A DOOR WHEN THE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
C) GLAZING IN PANELS HAVING AN AREA IN EXCESS OF 9 SQUARE FEET AND THE LOWER EDGE LESS THAN 18 INCHES ABOVE A WALKING SURFACE WITHIN 36 INCHES.
D) GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL.
OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS
WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS.
E) ALL GLAZING NOT DICTATED TO BE SAFETY GLAZING SHALL BE TEMPERED.

4. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING
THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. 91.6706

5. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION.
91. 6709.1. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.

6. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MINIMUM 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG.

7. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPENABLE FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT.

8. STRAIGHT DEAD BOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEAD BOLT SHALL HAVE A MINIMUM THROW OF 3/4".

9. THE USE OF A LOCKING SYSTEM WHICH CONSIST OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEAD BOLT OPERATED BY A NON-REMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED, SHALL NOT BE CONSIDERED A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEAD BOLT SHALL NOT BE SEPARATED BY MORE THAN 8"

10. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16" THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4" THICK INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQUARE INCHES IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18" LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2". STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8" AND 3" IN WIDTH.

11. SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.

12. VERIFY DOOR FRAME AND SASH DIMENSIONS WITH WOOD SIDING LAYOUT AND WINDOW DETAILS. SEE EXTERIOR ELEVATIONS.

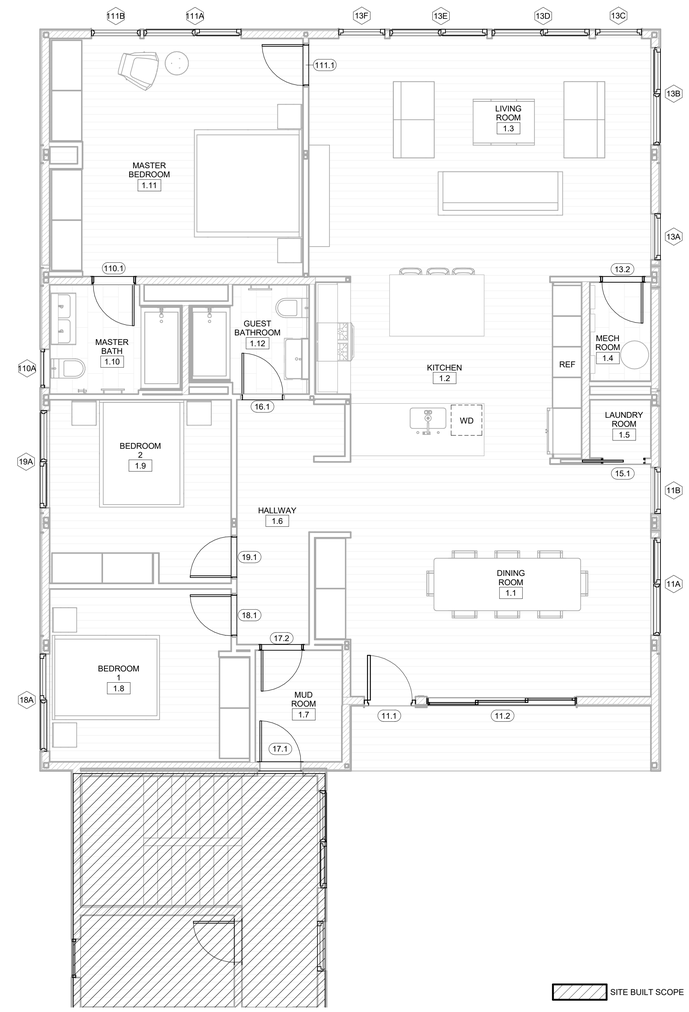
WUI REQUIREMENTS FOR EXTERIOR WINDOWS & DOORS 708A/R337.8 AS PER CRC SECTION R337:

A) DOORS SHALL BE OF APPROVED NON-COMBUSTIBLE CONSTRUCTION, 20 MINUTE RATED, 1 3/8" SOLID CORE RAILS/STILES OR MEET THE REQUIREMENTS OF SFM 12-7A-1.

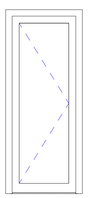
B) EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN DOORS SHALL BE DUAL GLAZED WITH A MINIMUM OF ONE TEMPERED PANE DUAL GLAZING, OR BE GLASS BLOCK UNITS, OR BE 20 MINUTE FIRE-RATED OR MEET THE REQUIREMENTS OF SFM 12-7A-2.

NOTE: THE USE OF PAINTS, COATINGS, STAINS, OR OTHER SURFACE TREATMENTS ARE NOT ALLOWED TO BE USED TO SATISFY THE ABOVE REQUIREMENTS

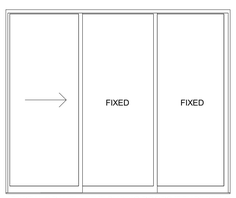
DOOR AND WINDOW NOTES
NO SCALE 5



M - LEVEL 1 - DOOR AND WINDOW
1/4" = 1'-0" 4



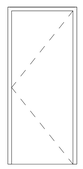
TYPE J: EXTERIOR SWING DOOR [TEMPERED GLASS]



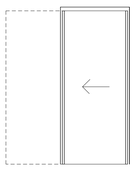
TYPE H: 3 PANEL MULTI SLIDING DOORS [TEMPERED GLASS]

NOTE: DO NOT SCALE, DOOR SIZE SHOWN MAY VARY FROM ACTUAL DOOR SIZE.
NOTE: REFER TO SCHEDULE FOR DOOR DIMENSIONS AND HANDEDNESS.
NOTE: DOORS SHOWN FROM EXTERIOR

EXTERIOR DOORS LEGEND
NO SCALE 3



TYPE Z1 - INTERIOR SWING DOOR

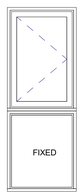


TYPE Z2 - POCKET DOOR

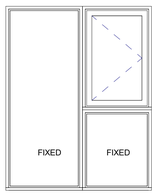
NOTE: DO NOT SCALE, DOOR SIZE SHOWN MAY VARY FROM ACTUAL DOOR SIZE.
NOTE: REFER TO SCHEDULE FOR DOOR DIMENSIONS AND HANDEDNESS.
NOTE: DOORS SHOWN FROM EXTERIOR

INTERIOR DOORS LEGEND
NO SCALE 2

TYPE A: FIXED WINDOW [TEMPERED GLASS]



TYPE F: CASEMENT OVER FIXED WINDOW [TEMPERED GLASS]



TYPE E: CASEMENT OVER FIXED + FIXED WINDOW [TEMPERED GLASS]

TYPE B: CASEMENT [TEMPERED GLASS] SILL HEIGHT MIN 24" ABOVE F.F.

NOTE: DO NOT SCALE, WINDOW SIZE SHOWN MAY VARY FROM ACTUAL WINDOW SIZE.
NOTE: REFER TO SCHEDULE FOR WINDOW DIMENSIONS AND OPERABILITY.
NOTE: WINDOWS SHOWN FROM EXTERIOR

WINDOW LEGEND
NO SCALE 1

RADCO
APPROVED FACTORY BUILT HOUSING
These plans have been approved pursuant to the provisions of the State of California Health and Safety Code, Division 13, Part 6 and the regulations adopted pursuant thereto.
Approvals herein does not authorize or approve any extension of deviation from State laws or valid local ordinances or any encroachment upon rights of units over highways, county roads or city streets.
Foundation Design is not approved.
Occupancy Roof LL Wind Exp Seismic Cat
R3 20psf **91 mph C** D
Plan Approved By: RAD-33-1105
Christopher Sesma
By
Approved Date 4/8/2021
Expiration Date 4/8/2024

STAMP OF APPROVAL

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA, 95014

DATE ISSUED
04.02.2021

APPROVING AUTHORITY

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC project for which they were prepared, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

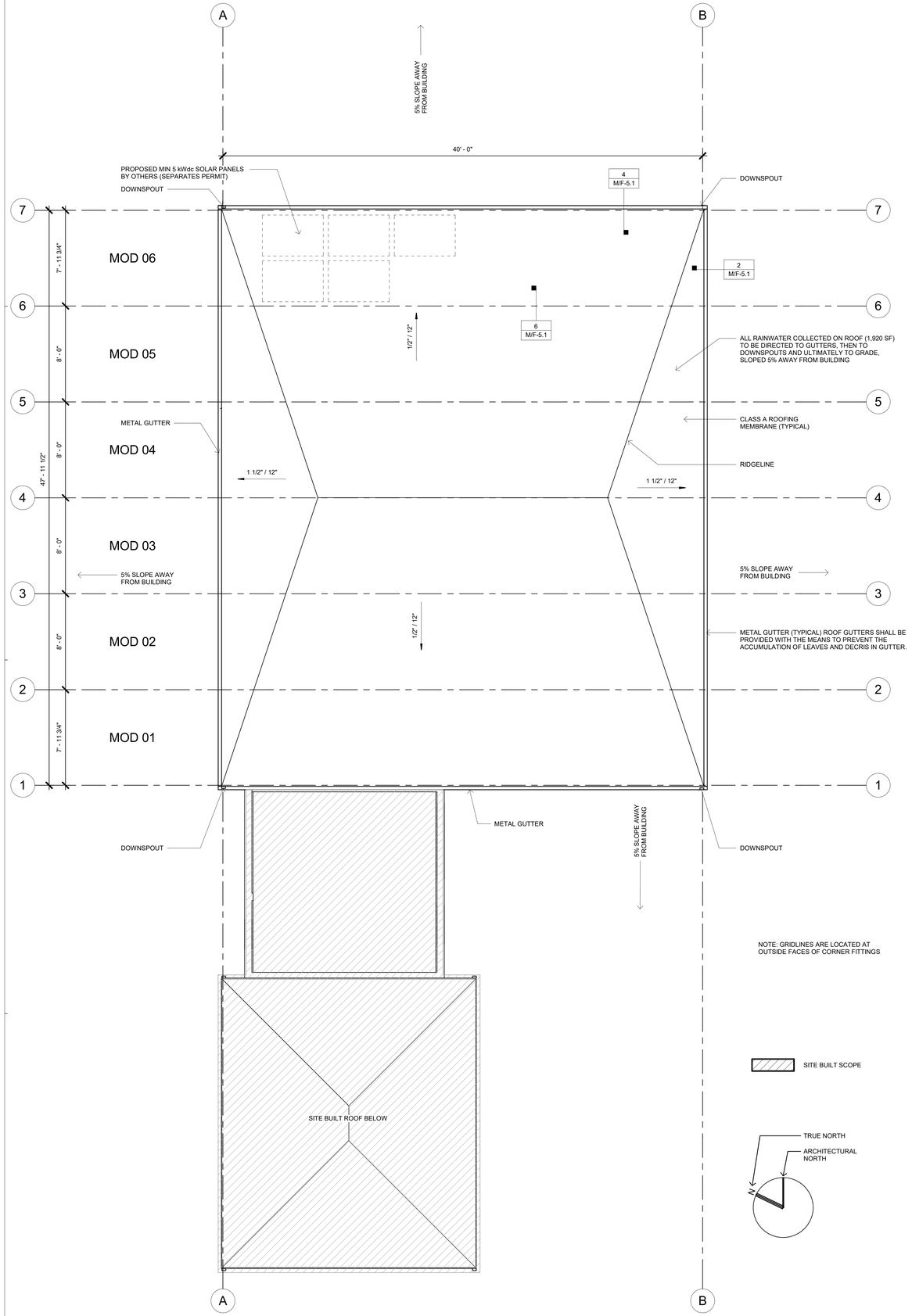
MODEL HOME
3 BED / 2 BATH | 1,920 SF TOTAL

SHEET SET
STATE

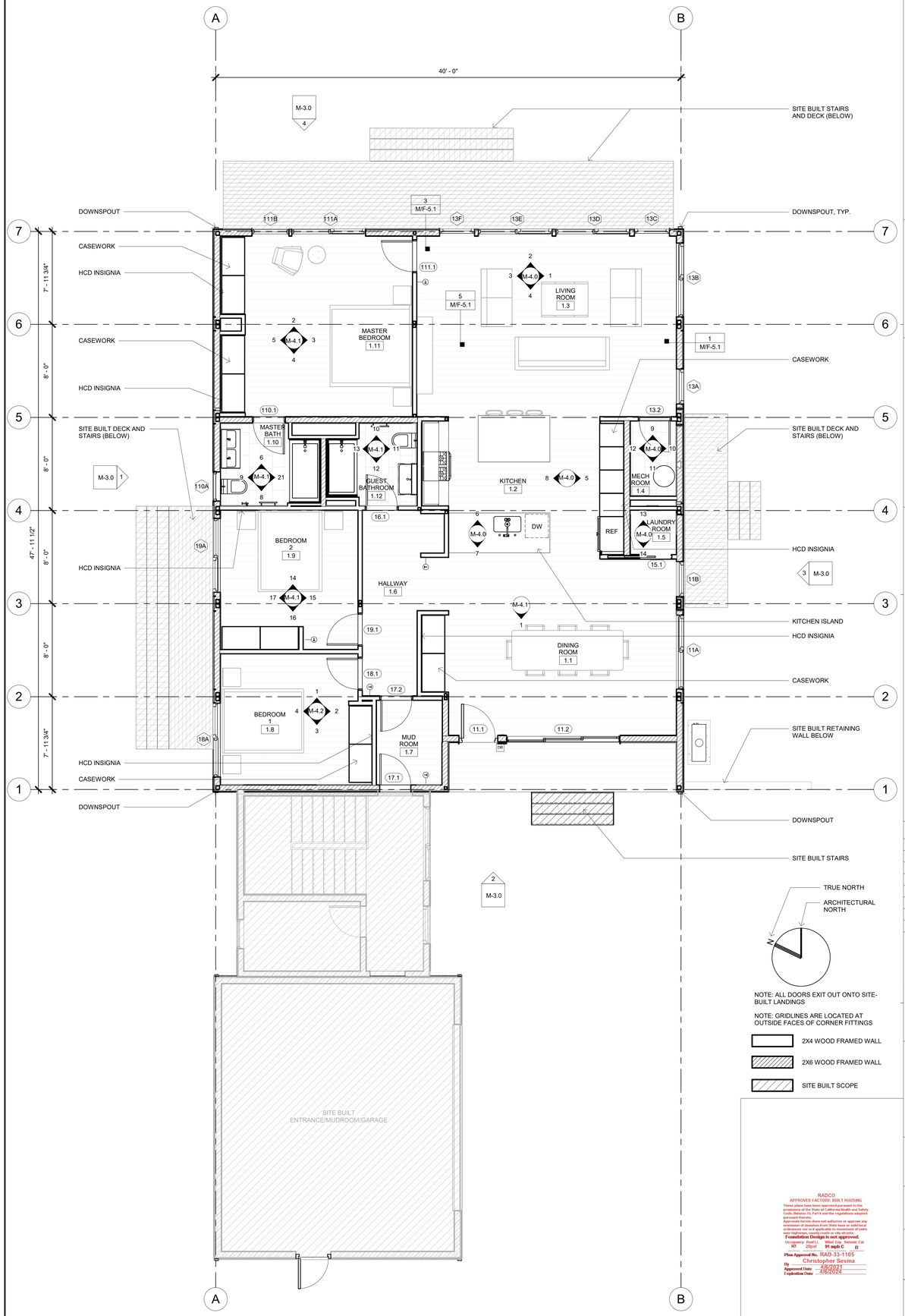
SHEET TITLE
SCHEDULES - DOOR AND WINDOW

SHEET SET | SHEET NUMBER | MODEL HOME

M-0.3



M - LEVEL 1 - ROOF PLAN 2
1/4" = 1'-0"



M- LEVEL 1 - FINISH FLOOR PLAN 1
1/4" = 1'-0"

RADCO
APPROVED FACTORY BUILT HOUSING
These plans have been approved pursuant to the California Health and Safety Code and California Safety Code, Division 13, Part 6 and the regulations adopted pursuant thereto.
This approval in no does not authorize or approve any excursion of deviation from State laws or valid local ordinances nor is it applicable to movement of units into highlands and other areas of jurisdiction.
Foundation Designs are not approved.
Occupancy: R-3/U Type of Const: V-B Stories: 1
SD: 20psf **91 mph C** **B**
Plan Approved No. RAD-33-1105
By Christopher Sesma
Approved Date 4/6/2021
Expiration Date 4/6/2024

STAMP OF APPROVAL

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA, 95014

DATE ISSUED
04.02.2021

APPROVING AUTHORITY

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The House designs, drawings and specifications contained herein and provided hereunto are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain in Home EC, Inc. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
3 BED / 2 BATH | 1,920 SF TOTAL

SHEET SET
STATE

SHEET TITLE
FLOOR AND ROOF PLANS

SHEET SET | SHEET NUMBER | MODEL HOME

M-2.0

WUI / HIGH FIRE HAZARD NOTES PER CRC SECTION R337 AND CBC CHAPTER 7A:

1. ROOFING - 705A/R337.5 ROOF COVERINGS ON NEW BUILDINGS SHALL BE CLASS A - NONCOMBUSTIBLE IN ACCORDANCE WITH ADOPTED CBC STANDARDS OR OTHERWISE AS MAY BE APPROVED BY THE CHIEF BUILDING OFFICIAL. ROOF COVERINGS SHALL BE CLASS A OR NONCOMBUSTIBLE FIRE RETARDANT MATERIALS.

2. EXTERIOR COVERING - 707A/R337.7 EXTERIOR WALL COVERINGS SHALL BE NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL AND SHALL EXTEND FROM THE FOUNDATION TO THE ROOF. 2"X'S ARE ALLOWED FOR RAFTER BLOCKING.
EXCEPTION:
A. ONE LAYER OF 5/8" GYPSUM SHEATHING UNDERNEATH EXTERIOR COVERING.

3. OPEN ROOF EAVES - 707A.4/R337.7.4 EAVES AND SOFFITS SHALL BE NON-COMBUSTIBLE, IGNITION-RESISTANT OR HAVE A LAYER OF 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVER OF UNDERSIDE OF THE ROOF DECK (SEE GYPSUM ASSOC. FIRE RESISTANCE DESIGN MANUAL).
EXCEPTION:
A. SOLID WOOD RAFTER TAILS HAVING A MINIMUM NOMINAL DIMENSION OF 2 INCHES.

4. FLOOR/UNDERFLOOR PROTECTION - 707A.7/R337.7 THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION-RESISTANT INTEGRITY OF EXTERIOR WALLS OR SHALL BE ENCLOSED TO GRADE.
707A.8 BUILDINGS SHALL HAVE ALL UNDERFOOT AREAS ENCLOSED TO GRADE IN ACCORDANCE WITH 704A.3, EXCEPT, WHERE THE UNDERSIDE OF ALL EXPOSED FLOORS, EXPOSED STRUCTURAL COLUMNS, BEAMS AND SUPPORTING WALLS ARE PROTECTED AS REQUIRED WITH IGNITION-RESISTANT
MATERIAL CONSTRUCTION OR BE HEAVY TIMBER*.
*HEAVY TIMBER – FOR THE PURPOSE OF THIS CHAPTER, HEAVY TIMBER SHALL BE SAWN LUMBER OR GLUE LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES.
702A/337.2

5. DECKING - 709A/R337.9 WHEN WITHIN 10 FEET OF THE PRIMARY STRUCTURE, THE CONSTRUCTION OF DECKING SURFACES, STAIR TREADS AND RISERS AND LANDINGS OF DECKS, PORCHES AND BALCONIES SHALL COMPLY WITH ONE OF THE FOLLOWING:
A) IGNITION RESISTANT.
B) FIRE RETARDANT TREATED WOOD,
C) NON-COMBUSTIBLE
D) ANY MATERIAL THAT COMPLIES WITH SFM 12-7A-4A

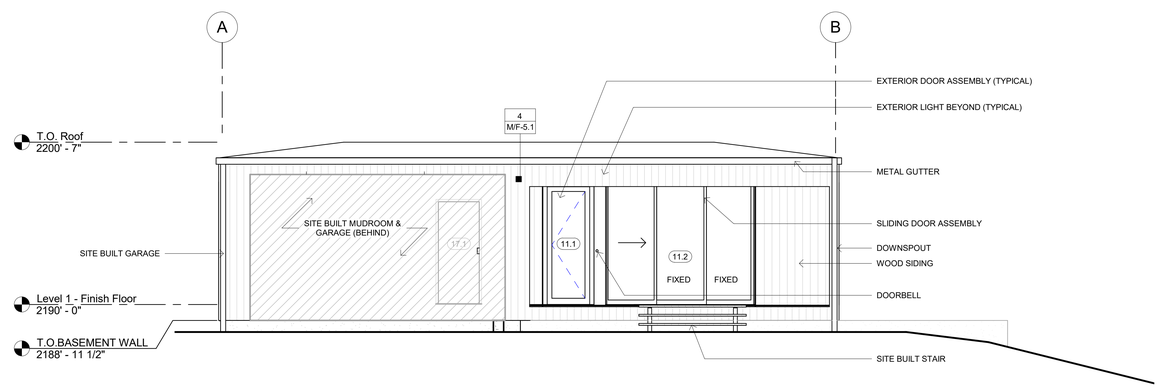
6. VENTS – 706A/R337.6 WHEN REQUIRED BY CHAPTER 15, ROOF AND ATTIC VENTS SHALL BE COVERED BY METAL WIRE MESH, VENTS, OTHER MATERIALS OR DEVICES THAT MEET ALL OF THE FOLLOWING REQUIREMENTS:
A) THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE MINIMUM 1/16TH INCH AND SHALL NOT EXCEED 1/8TH INCH.
B) THE MATERIALS USED SHALL BE NONCOMBUSTIBLE.
C) THE MATERIALS MUST BE CORROSION RESISTANT.
EAVE VENTS – 706A.3/R337.6.3 EAVE AND CORNICE VENTS SHALL NOT BE USED UNLESS THEY RESIST THE INTRUSION OF FAME AND BURNING EMBERS AND MEET ONE OF THE FOLLOWING:
A) THE ATTIC SPACE IS SPRINKLERED.
B) THE EXTERIOR WALL COVERING IS IGNITION RESISTANT AND THE VENT IS LOCATED MORE THAN 12' ABOVE THE GROUND OR WALKING SURFACE.

7. EXTERIOR WINDOWS & DOORS 708A/R337.8
A) DOORS SHALL BE OF APPROVED NON-COMBUSTIBLE CONSTRUCTION, 20 MINUTE RATED, 1 3/8" SOLID CORE RAILS/STILES OR MEET THE REQUIREMENTS OF SFM 12-7A-1.
B) EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN DOORS SHALL BE DUAL GLAZED WITH A MINIMUM OF ONE TEMPERED PANE DUAL GLAZING, OR BE GLASS BLOCK UNITS, OR BE 20 MINUTE FIRE-RATED OR MEET THE REQUIREMENTS OF SFM 12-7A-2.
NOTE: THE USE OF PAINTS, COATINGS, STAINS, OR OTHER SURFACE TREATMENTS ARE NOT ALLOWED TO BE USED TO SATISFY THE ABOVE REQUIREMENTS

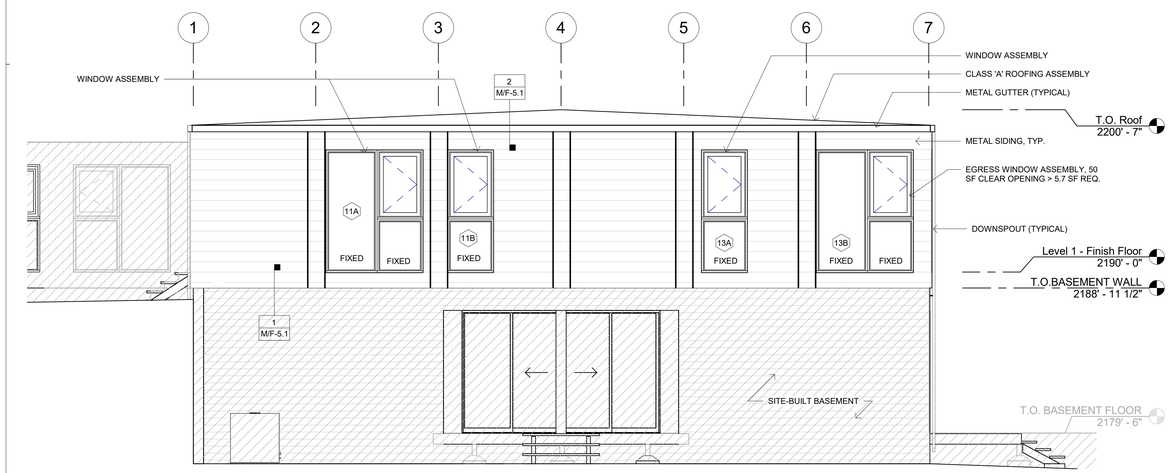
8. EXTERIOR COVERING - 707A/R337.7 AS PER CRC SECTION R337:
EXTERIOR WALL COVERINGS SHALL BE NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL AND SHALL EXTEND FROM THE FOUNDATION TO THE ROOF. 2"X'S ARE ALLOWED FOR RAFTER BLOCKING.
EXCEPTION:
A. ONE LAYER OF 5/8" GYPSUM SHEATHING UNDERNEATH EXTERIOR COVERING.

WUI NOTES
NO SCALE 5

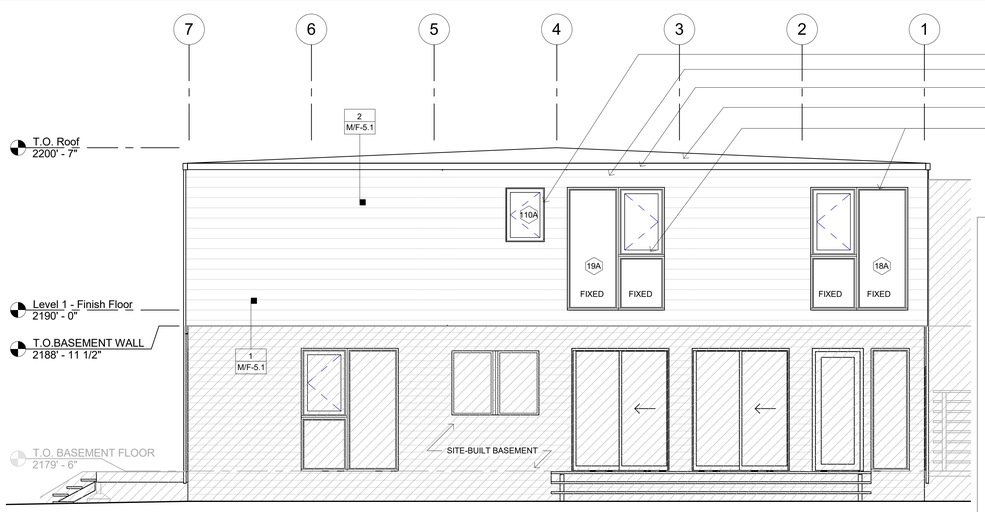
NORTH ELEVATION
1/4" = 1'-0" 4



SOUTH ELEVATION
1/4" = 1'-0" 2



EAST ELEVATION
1/4" = 1'-0" 3



WEST ELEVATION
1/4" = 1'-0" 1

RADCO
APPROVED FACTORY-BUILT HOUSING
These plans have been approved pursuant to the provisions of the State of California Health and Safety Code Section 19960, Part II and the regulations adopted pursuant thereto.
Approvals herein does not authorize or approve any excursion of deviation from State laws or valid local ordinances nor is it applicable to movement of units after the initial installation is completed.
Foundation Design is not approved.
Occupancy Roof LL Wind Exp Seismic Cat
R3 20psf 91 mph C D
Plan Approval No. RAD-33-1105
By Christopher Sesma
Approved Date 4/8/2021
Expiration Date 4/6/2024

STAMP OF APPROVAL

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA, 95014

DATE ISSUED
04.02.2021

APPROVING AUTHORITY

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

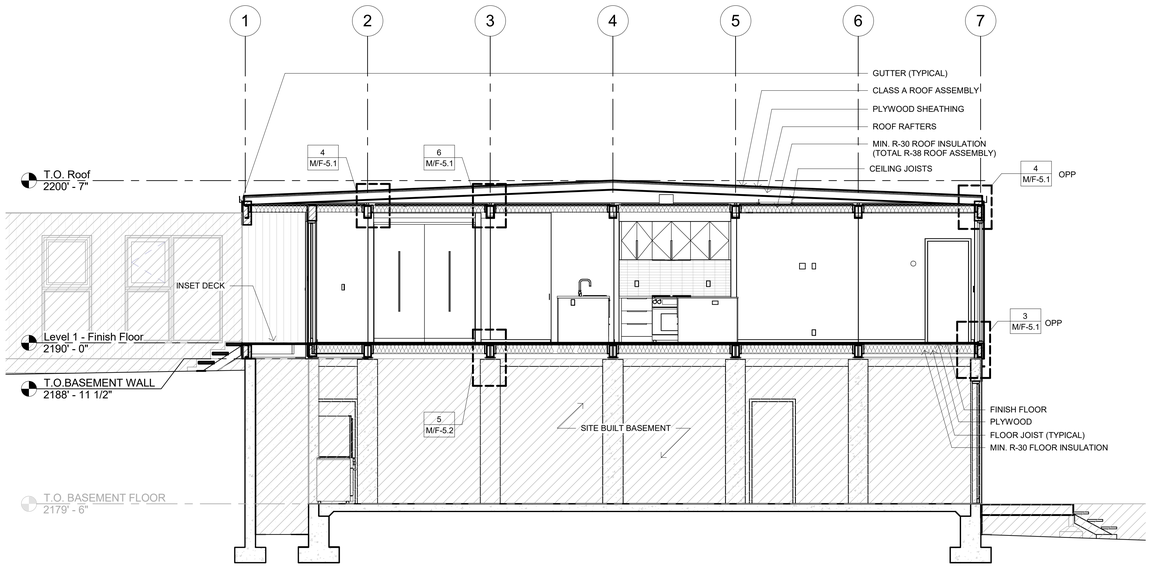
Legal Disclaimer:
The house design, drawings and specifications contained herein and provided hereewith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part, for any purpose other than that for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
3 BED / 2 BATH | 1,920 SF TOTAL

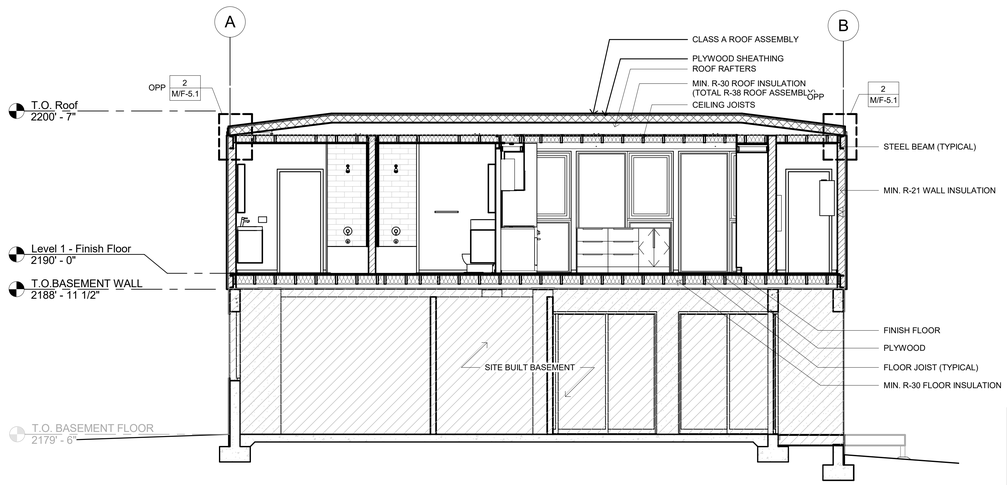
SHEET SET
STATE

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET SET / SHEET NUMBER / MODEL HOME
M-3.0



TRANSVERSE SECTION
1/4" = 1'-0" 2



LONGITUDINAL SECTION
1/4" = 1'-0" 1

RADCO
APPROVED FACTORY-BUILT HOUSING
These plans have been approved pursuant to the provisions of the State of California Health and Safety Code Section 19960, Part II and the regulations adopted pursuant thereto.
Approvals herein does not authorize or approve any ommission of deviation from State laws or valid local ordinances nor is it applicable to movement of units or modules from factory to site.
Foundation Design is not approved.

Occupancy	Roof LL	Wind Exp	Seismic Cat
R3	20psf	91 mph C	D

Plan Approval No. RAD-33-1105
By Christopher Sesma
Approval Date 4/6/2021
Expiration Date 4/6/2024

STAMP OF APPROVAL

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA, 95014

DATE ISSUED
04.02.2021

APPROVING AUTHORITY

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part, for any purpose other than that for which were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

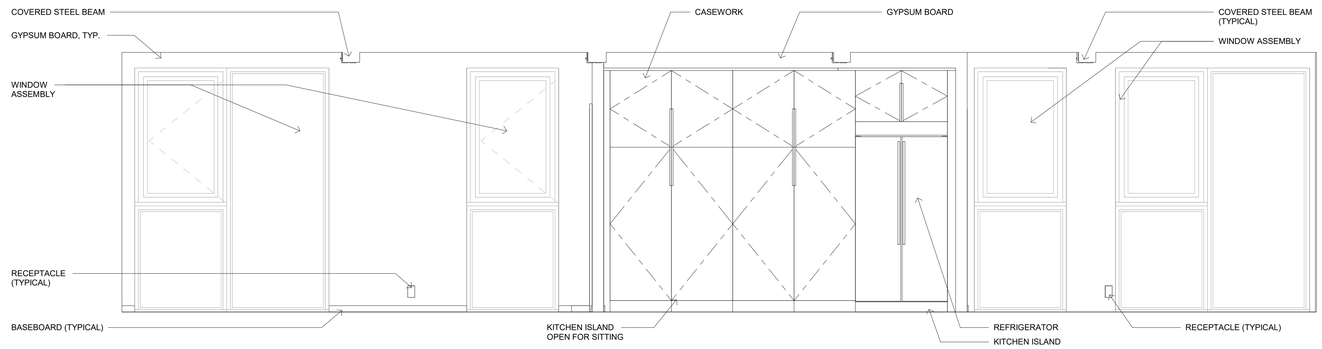
MODEL HOME
3 BED / 2 BATH |
1,920 SF TOTAL

SHEET SET
STATE

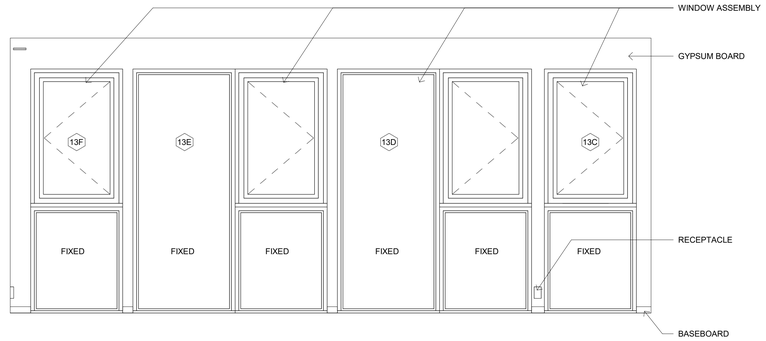
SHEET TITLE
BUILDING SECTIONS

SHEET SET | SHEET NUMBER | MODEL HOME

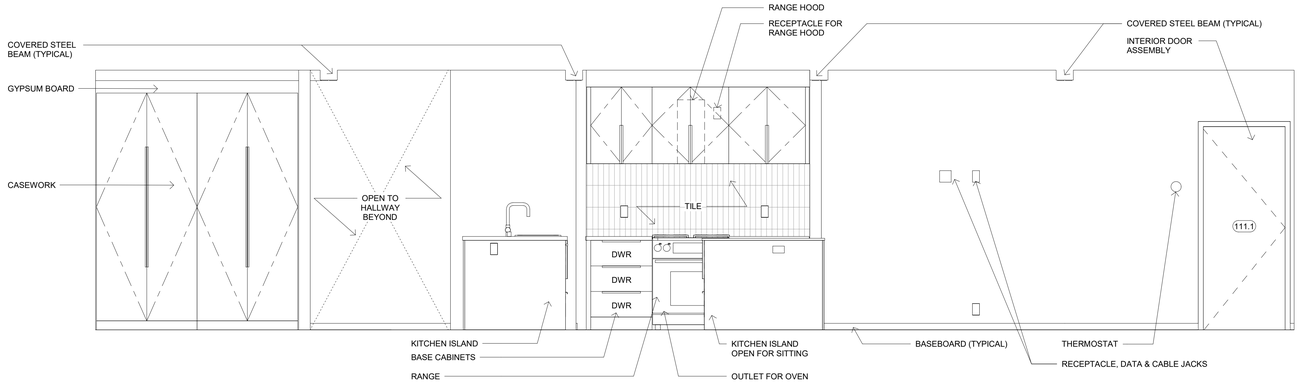
M-3.1



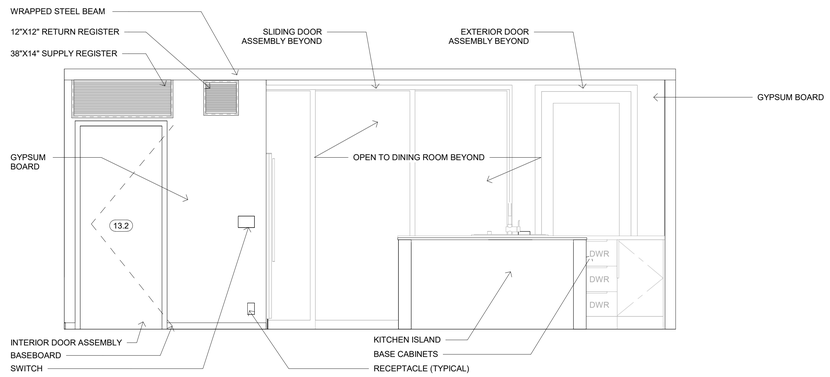
LIVING ROOM/ KITCHEN/DINING ROOM - EAST
1/2" = 1'-0" 1



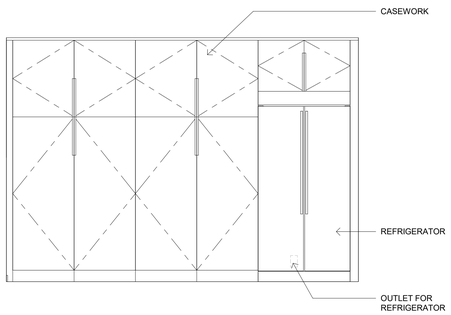
LIVING ROOM - NORTH
1/2" = 1'-0" 2



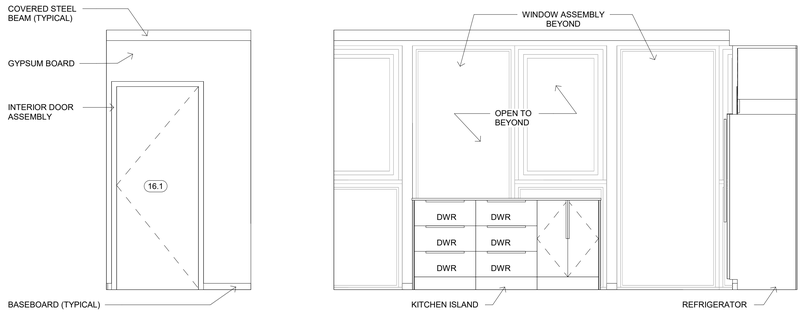
LIVING ROOM/ KITCHEN/DINING ROOM - WEST
1/2" = 1'-0" 3



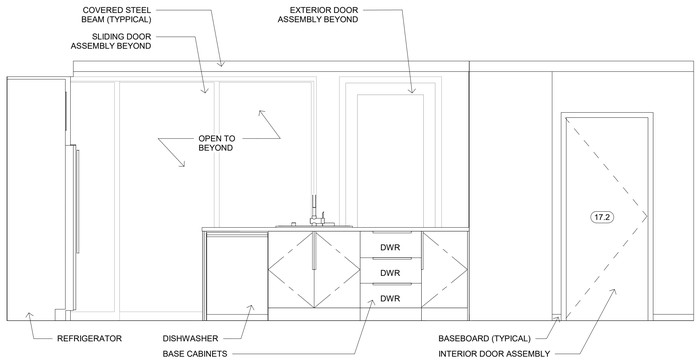
LIVING ROOM - SOUTH
1/2" = 1'-0" 4



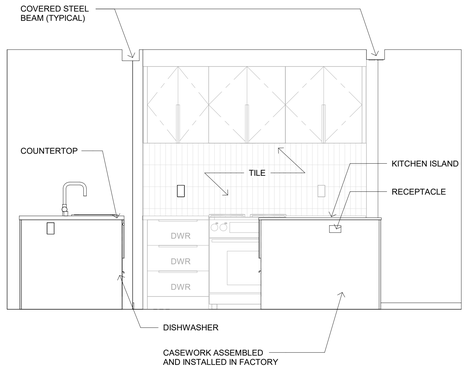
KITCHEN - EAST
1/2" = 1'-0" 5



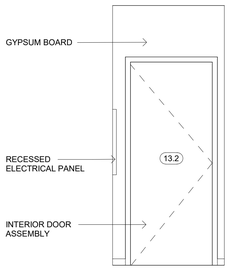
HALLWAY/ KITCHEN - NORTH
1/2" = 1'-0" 6



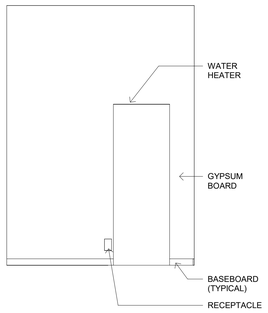
LIVING ROOM/ HALLWAY - SOUTH
1/2" = 1'-0" 7



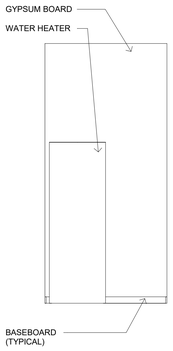
KITCHEN ISLAND - EAST
1/2" = 1'-0" 8



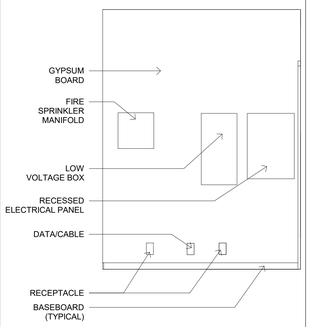
MECHANICAL ROOM - NORTH
1/2" = 1'-0" 9



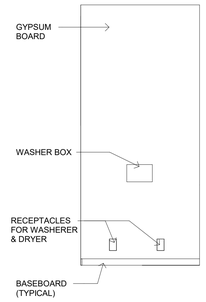
MECHANICAL ROOM - EAST
1/2" = 1'-0" 10



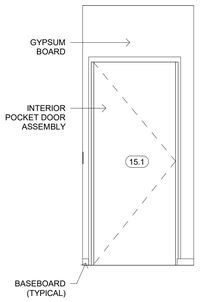
M - MECHANICAL ROOM SOUTH
1/2" = 1'-0" 11



MECHANICAL ROOM - WEST
1/2" = 1'-0" 12



LAUNDRY ROOM - NORTH
1/2" = 1'-0" 13



LAUNDRY ROOM - SOUTH
1/2" = 1'-0" 14

STAMP OF APPROVAL

RADCO
APPROVED FACTORY BUILT HOUSING
These plans have been approved pursuant to the provisions of the State of California Health and Safety Code, Division 13, Part 6 and the regulations adopted pursuant thereto.
The approval shown does not authorize or approve any extension of deviation from State laws or valid local ordinances nor is it applicable to movement of units or modules after leaving the factory.
Foundation Design is not approved.

Occupancy	Roof Lt.	Wind Exp	Seismic Cat
R3	20psf	91 mph C	D

Plan Approved No. RAD-33-1105
By Christopher Sesma
Approved Date 4/6/2021
Expiration Date 4/6/2024

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA, 95014

DATE ISSUED
04.02.2021

APPROVING AUTHORITY

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc., Copyright 2019. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these plans, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

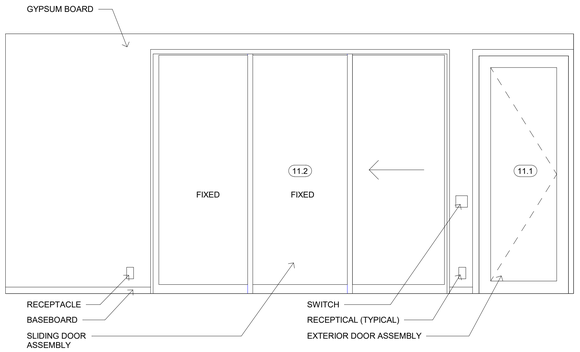
MODEL HOME
3 BED / 2 BATH |
1,920 SF TOTAL

SHEET SET
STATE

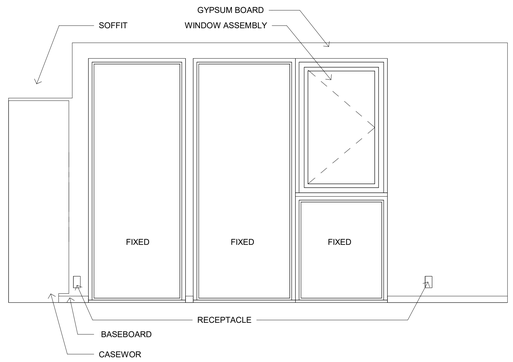
SHEET TITLE
INTERIOR ELEVATIONS

SHEET SET / SHEET NUMBER / MODEL HOME

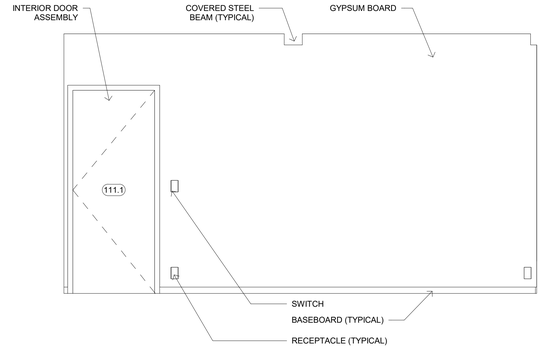
M-4.0



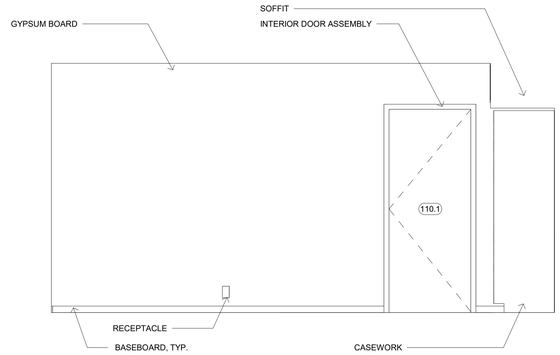
LIVING ROOM - SOUTH 1
1/2" = 1'-0"



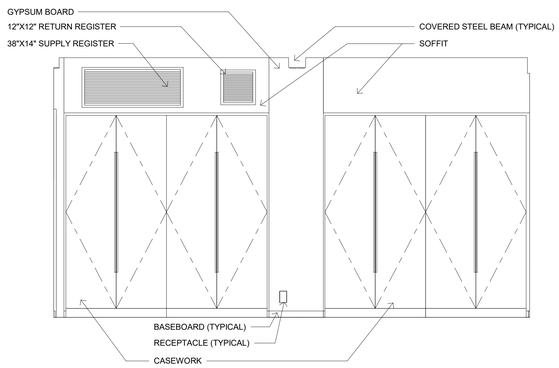
MASTER BEDROOM - NORTH 2
1/2" = 1'-0"



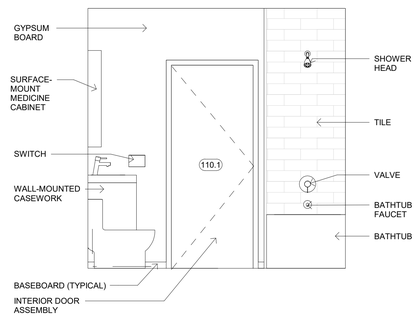
MASTER BEDROOM EAST 3
1/2" = 1'-0"



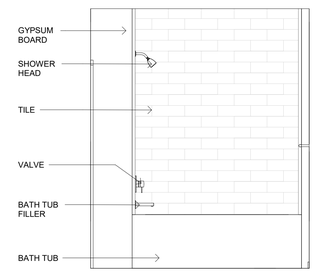
MASTER BEDROOM - SOUTH 4
1/2" = 1'-0"



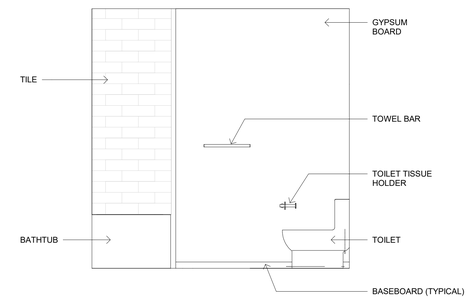
MASTER BEDROOM - WEST 5
1/2" = 1'-0"



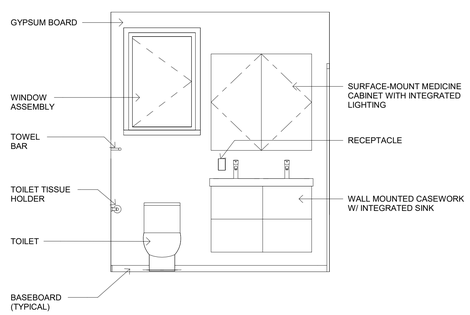
MASTER BATH - NORTH 6
1/2" = 1'-0"



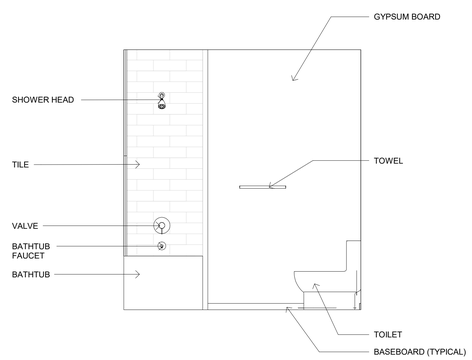
MASTER BATH - EAST 21
1/2" = 1'-0"



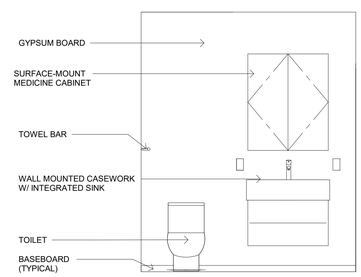
MASTER BATH - SOUTH 8
1/2" = 1'-0"



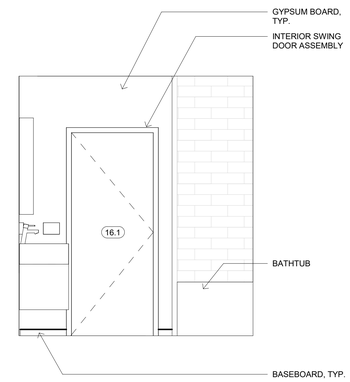
MASTER BATH - WEST 9
1/2" = 1'-0"



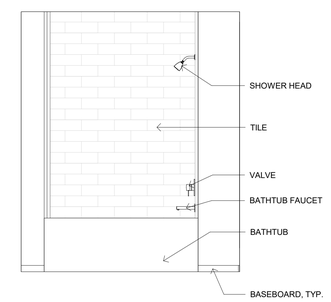
BATH 02 - NORTH 10
1/2" = 1'-0"



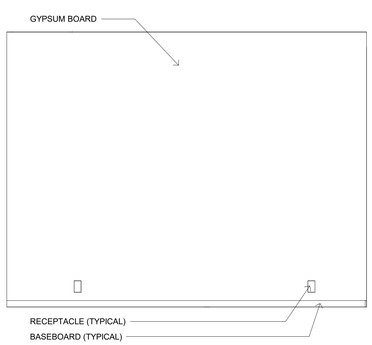
BATH 02 - EAST 11
1/2" = 1'-0"



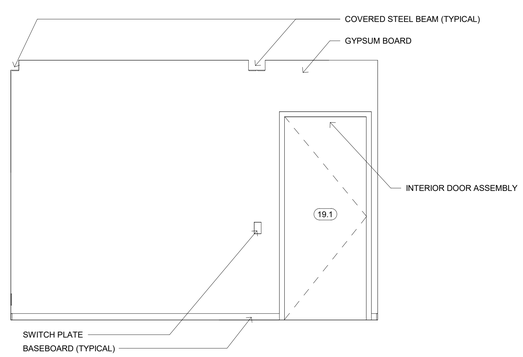
BATH 02 - SOUTH 12
1/2" = 1'-0"



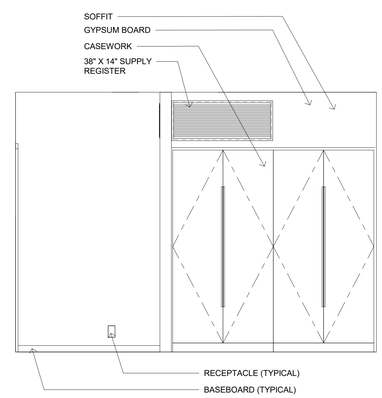
BATH 02 - WEST 13
1/2" = 1'-0"



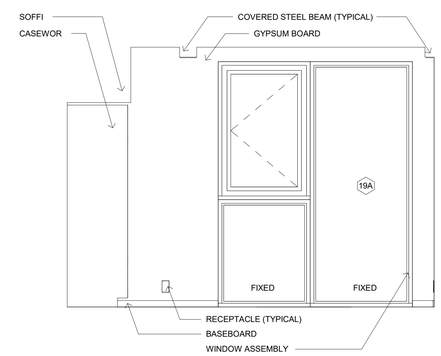
BEDROOM 02 - NORTH 14
1/2" = 1'-0"



BEDROOM 02 - EAST 15
1/2" = 1'-0"



BEDROOM 02 - SOUTH 16
1/2" = 1'-0"



BEDROOM 02 -WEST 17
1/2" = 1'-0"

RADCO
APPROVED FACTORY BUILT HOUSING
These plans have been approved pursuant to the provisions of the State of California Health and Safety Code, Division 13, Part 6 and the regulations adopted pursuant thereto.
Approvals herein does not authorize or approve any extension of deviation from State laws or valid local ordinances or any violation of the provisions of units on highways, or in mobilehome or city streets.
Foundation Design is not approved.
Occupancy Roof LL Wind Exp. Seismic Cat
R3 20psf 91 mph C D
Plan Approved No. RAD-33-1105
By Christopher Sesma
Approved Date 1/6/2021
Expiration Date 8/6/2024

STAMP OF APPROVAL

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA, 95014

DATE ISSUED
04.02.2021

APPROVING AUTHORITY
LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction, in whole or in part, or use of these designs, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

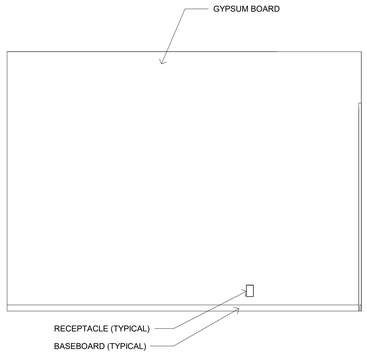
MODEL HOME
3 BED / 2 BATH | 1,920 SF TOTAL

SHEET SET
STATE

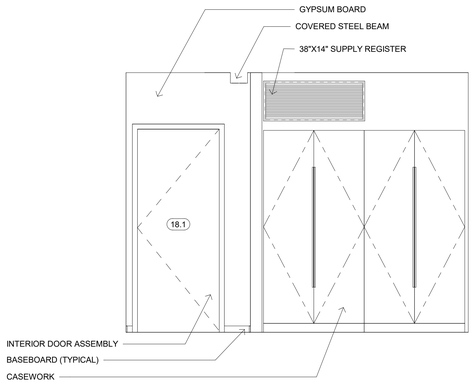
SHEET TITLE
INTERIOR ELEVATIONS

SHEET SET | SHEET NUMBER | MODEL HOME

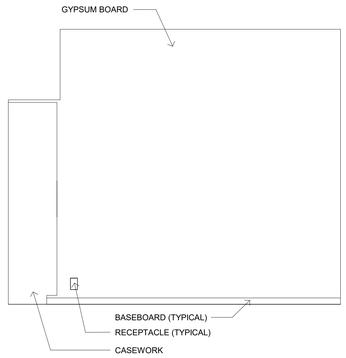
M-4.1



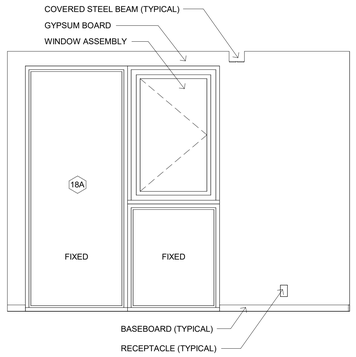
BEDROOM 01 - NORTH 1
1/2" = 1'-0"



BEDROOM 01 - EAST 2
1/2" = 1'-0"



BEDROOM 01 - SOUTH 3
1/2" = 1'-0"



BEDROOM 01 - WEST 4
1/2" = 1'-0"

RADCO
APPROVED FACTORY-BUILT HOUSING
These plans were found to be in compliance with and in conformance to the provisions of the State of California Health and Safety Code, Division 13, Part 6 and the regulations adopted pursuant thereto.
Approval herein does not authorize or approve any violation of any provisions of any state law or local ordinances nor is it applicable to movement of units over highways, county roads or city streets.
Foundation Plan Not Approved.
Occupancy: R-3 Type of Construction: VB
85 psf/sf **91 mph C** II
Plan Approval No. RAD-33-1105
By Christopher Sesma
Approved Date 4/8/2021
Expiration Date 4/8/2024

STAMP OF APPROVAL

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA, 95014

DATE ISSUED
04.02.2021

APPROVING AUTHORITY

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
This House design, drawings and specifications contained herein and provided hereith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications remains vested with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima face evidence of the acceptance of these restrictions.

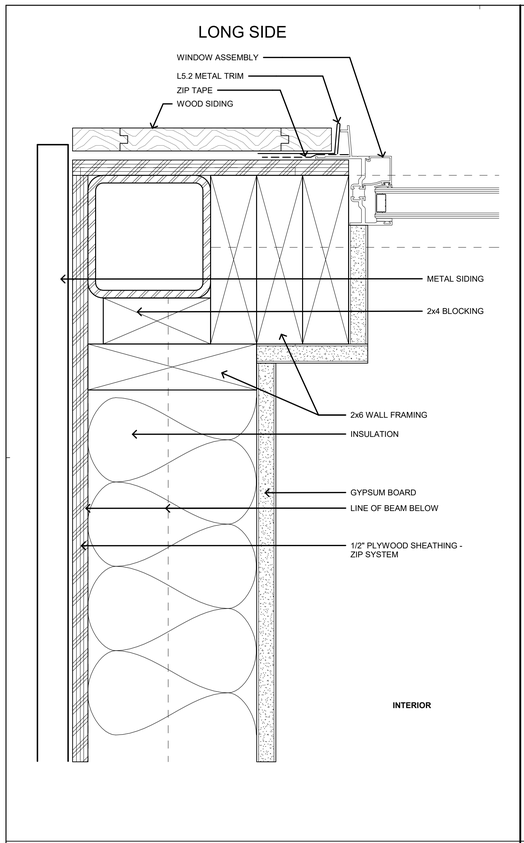
MODEL HOME
3 BED / 2 BATH | 1,920 SF TOTAL

SHEET SET
STATE

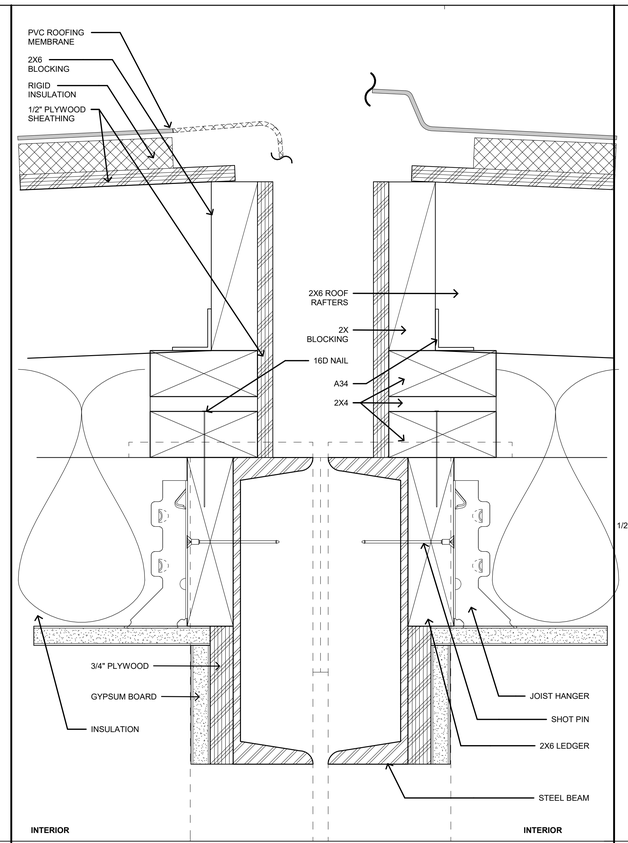
SHEET TITLE
INTERIOR ELEVATIONS

SHEET SET, SHEET NUMBER / MODEL HOME

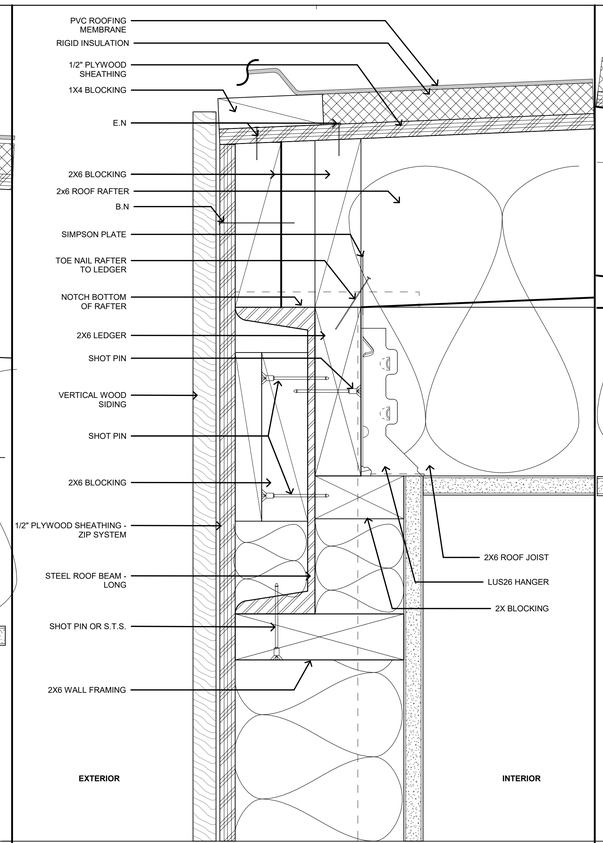
M-4.2



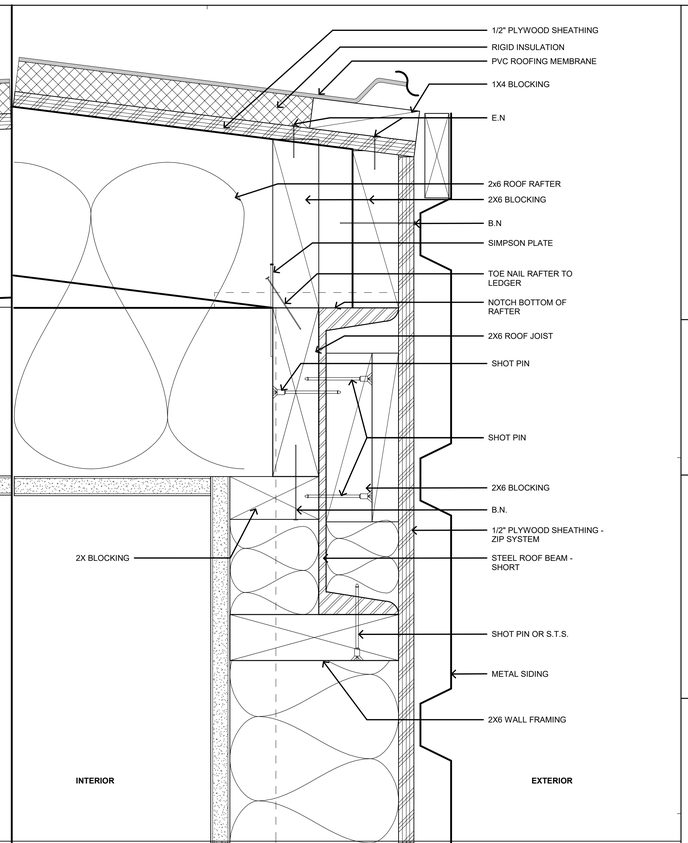
PLAN CORNER W/ DOOR IN LONG WALL 8
6" = 1'-0"



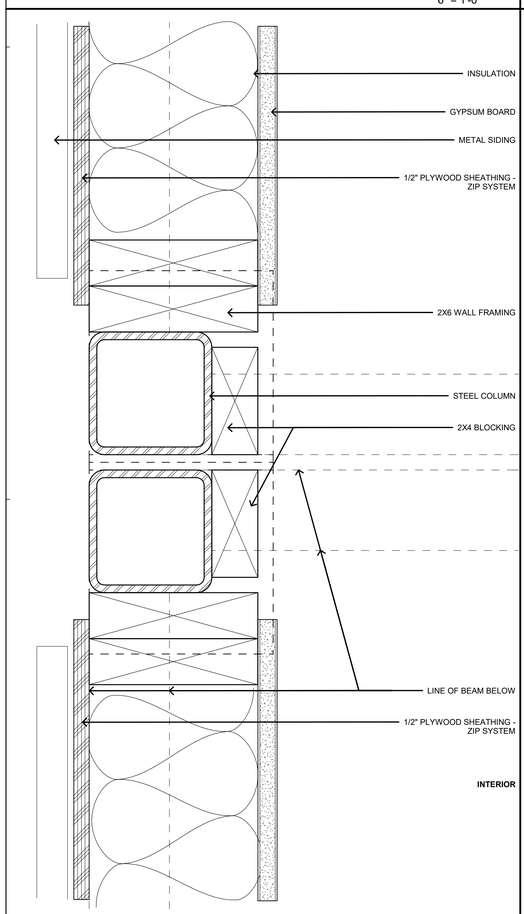
LONG ROOF BEAM @ MODLINE 6
6" = 1'-0"



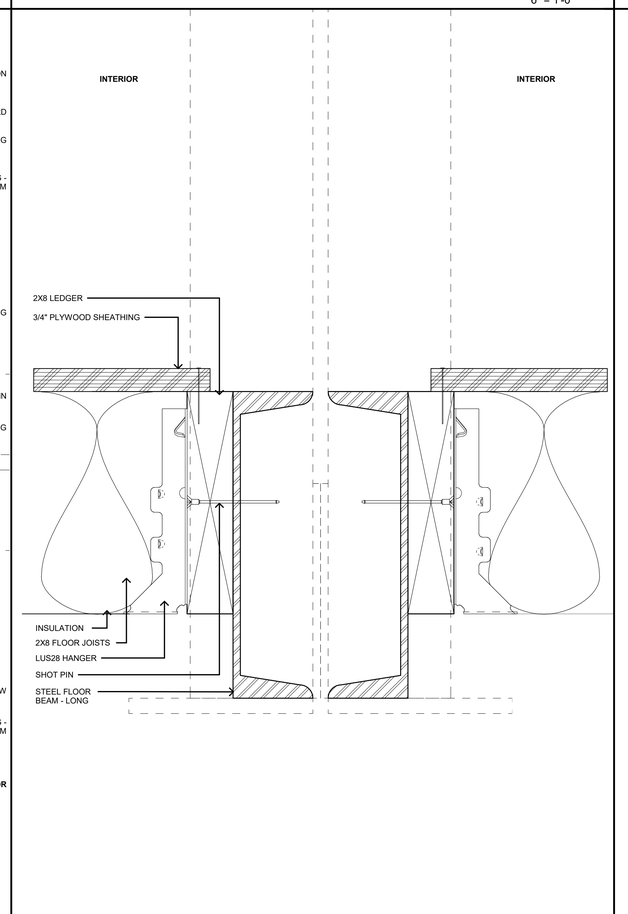
LONG ROOF BEAM 4
6" = 1'-0"



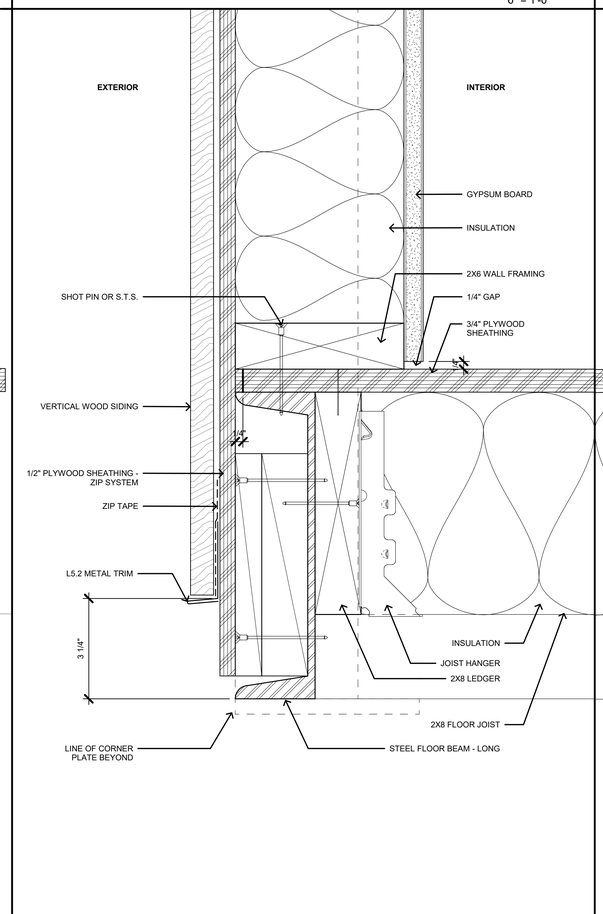
SHORT ROOF BEAM 2
6" = 1'-0"



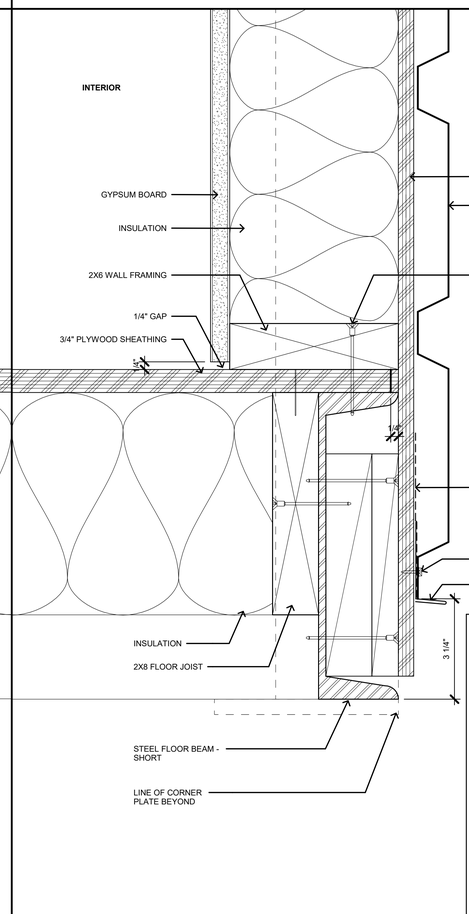
PLAN MODLINE 7
6" = 1'-0"



LONG FLOOR BEAM @ MODLINE 5
6" = 1'-0"



LONG FLOOR BEAM 3
6" = 1'-0"



SHORT FLOOR BEAM 1
6" = 1'-0"

RADCO
APPROVED FACTORY - BUILT HOUSING
These plans have been approved pursuant to the provisions of the State of California Health and Safety Code, Division 13, Part 6 and the regulations adopted pursuant thereto.
Approval of these plans does not authorize or approve any excursion of deviation from State laws or valid local ordinances nor is it applicable to movement of units or buildings after delivery to the site.
Foundation Design is not approved.

Occupancy	Roof Ld.	Wind Exp	Seismic Cat
R3	20psf	91 mph C	D

Plan Approved No. RAD-33-1105
By Christopher Sesma
Approved Date 4/6/2021
Expiration Date 4/6/2024

STAMP OF APPROVAL

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA, 95014

DATE ISSUED
04.02.2021

APPROVING AUTHORITY
LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided hereeith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part, for purposes other than those for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

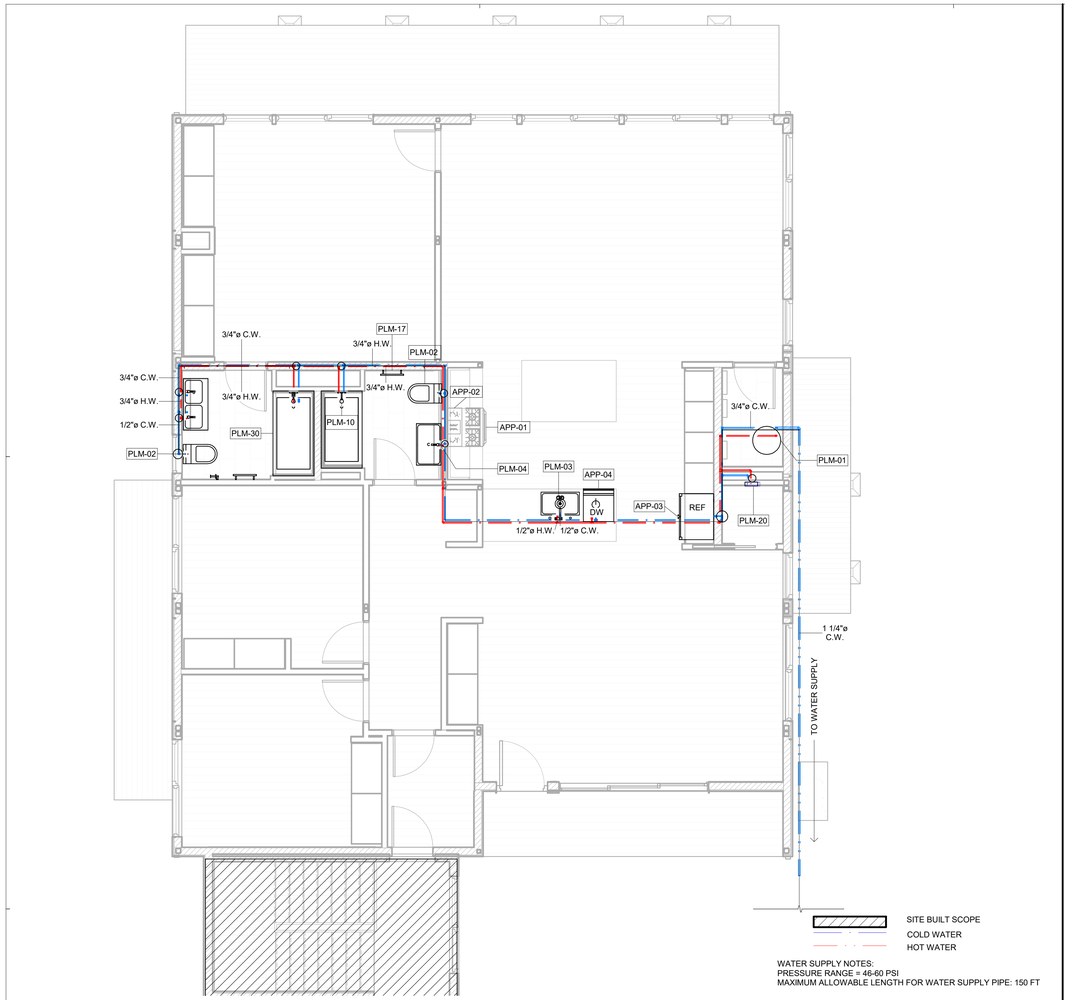
MODEL HOME
3 BED / 2 BATH | 1,920 SF TOTAL

SHEET SET
STATE

SHEET TITLE
MANUFACTURE DETAILS - SECTIONS AND PLANS

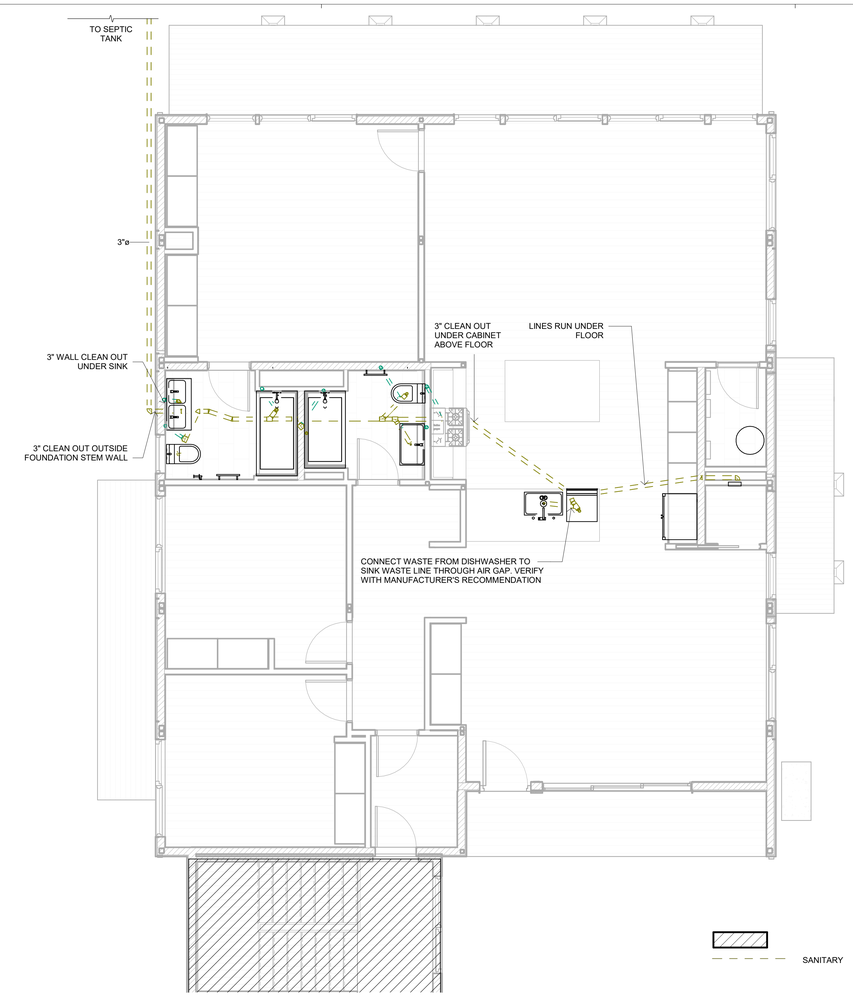
SHEET SET | SHEET NUMBER | MODEL HOME

M-5.1 (GV)

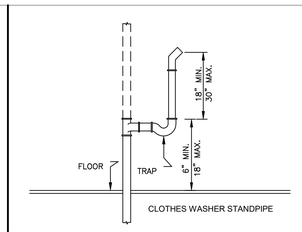


WATER SUPPLY NOTES:
PRESSURE RANGE = 46-60 PSI
MAXIMUM ALLOWABLE LENGTH FOR WATER SUPPLY PIPE: 150 FT

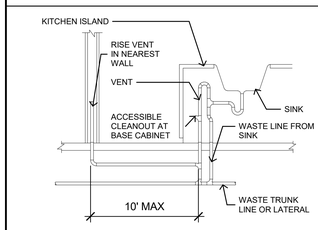
M - LEVEL 1 - PLUMBING PLAN - HOT AND COLD WATER
1/4" = 1'-0" 9



M - LEVEL 1 - PLUMBING PLAN - SANITATION
1/4" = 1'-0" 8



CLOTHES WASHER STANDPIPE
NO SCALE 7



KITCHEN ISLAND CLEANOUT
NO SCALE 6

PRIVATE USE FIXTURE UNIT ANALYSIS

FIXTURE TYPE	WEIGHT F.U.[1]	NO. FIXTURES	TOTAL
KITCHEN (SINK)	1.5	1	1.5
LAVATORY	1	3	3
WATER CLOSET	3	2	6
TUB/SHOWER	4	4	16
WASHER	4	1	4
SERVICE SINK/BAR SINK	1.5	0	0
DISHWASHER	1.5	1	1.5
HOSE BIB	1	2	2

TOTAL FIXTURE UNITS = 34

34 F.U. = 21 GPM [2]

1. DEMAND FIXTURE WEIGHT PER TABLE 6-5 OF CPC.
2. FLOW RATE PER CPC CHART A-2.

GAS SUPPLY NOTES:
- PROPANE
- THE INLET PRESSURE IS 0.5 PSI OR LESS
- THE ALLOWABLE PRESSURE DROP IS 0.5 INCHES WATER COLUMN
- MAXIMUM DISTANCE TO MOST REMOTE APPLIANCE (GAS DRYER): 65'-0"

PRIVATE USE FIXTURE UNIT ANALYSIS
NO SCALE 5

PLUMBING FIXTURE SCHEDULE - STATE

ITEM	DESCRIPTION	MANUFACTURER	MODEL	FINISH	COMMENTS	QUANTITY
PLM-01	Voltex® HPTU-66N Hybrid Electric Heat Pump 66-Gallon Water Heater	AO Smith	HPTU-66N		66 GALLONS, ELECTRIC	1
PLM-02	One Piece Dual Flush High Efficiency Toilet with Soft Close Seat	Eago	TB351		Finish: White Flow Rate: 1.28 GPM	2
PLM-03	Concetto Single-Handle Kitchen Faucet	Grohe	31453001			1
PLM-04	Bathroom Faucet, Concetto Single-Handle S-Size	Grohe	3427000A			7
PLM-05	Air Activated Disposer Switch	West Brass	ASB-2B3-26			1
PLM-06	Dishwasher Air Gap Chrome Plated	Proflo	PFGAPCP			1
PLM-07	Garbage Disposal	InSinkErator	3/4 HP Essential Evolution, Black Enamel Gray Food Waste Disposer			1
PLM-10	Shower Head Set: RELEXA PLUS 65 Head Shower 1 Spray and Shower Arm 182 mm NPT	Grohe	2834200E (Shower Head) 27414000 (Shower Arm)			2
PLM-11	Concetto Pressure Balance Valve Trimset w/ Grohsafe Universal Pressure Balance Rough-In valve	Grohe	19457001 (Valve Trimset) 35015001 (Rough-In valve)			2
PLM-12	Concetto Tub Spout	Grohe	13275001			2
PLM-13	"SITKA" 60" x 32" Soaking Tub - Right Drain	Mirabelle	MIRSKS6032RWH (Tub) MB643CP (Cable Drain)			1
PLM-15	Architect Collection 66" x 32" Tub w/ Panel Height 19 1/4" - Left Drain	Duravit	700408 (Tub) 791224 (Cable Drain)			1
PLM-20	Centro II Washing Machine Outlet Box	Oatey	38156			2
PLM-27	40 1/2" Sink Cabinet w/ 4 Drawers- See Casework CSW-27	IKEA	Godmorgon Odensvik 40 1/2" Double Sink			1

PLUMBING FIXTURE SCHEDULE
NO SCALE 4

APPLIANCE SCHEDULE - STATE

ITEM	DESCRIPTION	MANUFACTURER	MODEL	FINISH	COMMENTS	QUANTITY
APP-01	30-Inch 5-Element Electric Slide-In Convection Range	Kitchen Aid	KSGG700ESS	Steel		1
APP-02	30" EVENTUELL Built-in Extractor Hood	IKEA	904.62.138			1
APP-04	24" 46 DBA Dishwasher w/ ProWash Cycle	Kitchen Aid	KDTE104ESS W10278635RP (Whirlpool Water Supply Line) 4317824 (Whirpool Power Cord Kit)			1

APPLIANCE SCHEDULE
NO SCALE 3

ITEM	DESCRIPTION	PICTURE
A	LONG SWEEP 1/4" BEND	
B	LONG TURN TEE WYE, SINGLE	
C	SANITARY TEE	
D	DOUBLE SANITARY TEE	
E	VENT TEE	
F	DOUBLE VENT TEE	
G	VENT ELL	
H	DOUBLE FIXTURE FITTING	
P	P TRAP	

WASTE AND VENT LINES

ABS-DWV
BASED ON 1/4" PER FOOT SLOPE.
PLACE A CLEAN-OUT AT UPPER TERMINAL ENDS AND AT EACH BRANCH EXCEEDING 5' IN LENGTH.

PIPE FIXTURE LEGEND
NO SCALE 2

PIPE SCHEDULE

SERVICES		TYPE "L" COPPER W/SOLDIT COPPER FTG.	200 PSI PVC CPVC RING-TITE FITTINGS	PER FITTING	SCH 40 BLACK STEEL MALLEABLE IRON FITTING	SCH 40 GALV. STEEL SCREWED FITTINGS	ABS/DWV*	CAST IRON	SCH 40 CPVC W/PVC FITTINGS	REMARKS
WATER	INSIDE		●							
	OUTSIDE		●							
SANITARY DRAINAGE	INSIDE					●				
	OUTSIDE					●				
SANITARY VENT	INSIDE					●				*IF PERMITTED FOR USE IN THE LOCALITY BY BUILDING DEPARTMENT
	OUTSIDE					●				
INDIRECT WASTE	INSIDE					●				*IF PERMITTED FOR USE IN THE LOCALITY BY BUILDING DEPARTMENT
	OUTSIDE					●				
NATURAL GAS	INSIDE									
	OUTSIDE									
FIRE PROTECTION	INSIDE								●	MUST MEET ASTM F 438
	OUTSIDE								●	

FIXTURE SCHEDULE

FIXTURE UNITS	FIXTURES	ROUGH-IN SERVICES: TRAP	WASTE	VENT	HOT WATER	COLD WATER		NOTES
3	TOILET	INT.	3"	2"	-	1/2"		
5	SINK AND FAUCET	1 1/2"	2"	1 1/2"	1/2"	1/2"		
2	HOSE BIB	-	-	-	-	3/4"		INSTALLED ON SITE
3	SHOWER / TUB	2"	-	2"	1/2"	1/2"		
1	DISHWASHER	-	2"	-	1/2"	1/2"		*DRAIN THROUGH KITCHEN SINK WITH AIR GAP
1	CLOTHES WASHER UTILITY BOX	-	2"	2"	1/2"	1/2"		
3	CLOTHES DRYER	-	-	4"	-	-		
3	FLAS WATER HEATER	-	-	-	3/4"	3/4"		
3	RANGE	-	-	-	-	-		
3	FAU	-	-	-	-	-		

CHECK ALL APPLICABLE CODE REQUIREMENTS PRE-INSTALLATION. NOTIFY ARCHITECT WITH ANY PROBLEMS THAT ARISE.

PIPE AND FIXTURE SCHEDULE
NO SCALE 1

RADCO
APPROVED FACTORY-BUILT HOUSING
These plans have been approved pursuant to the Rules and Regulations of the State of California Health and Safety Code, Division 13, Part 6 and the regulations adopted pursuant thereto.
Approvals herein does not authorize or approve any violation of any provisions of any state law or local ordinance not in if applicable to movement of units over highways, county roads or city streets.
Foundation Design is not approved.
Occupancy Roof Lt. Wind Exp. Seismic Cat
R3 25psf **91 mph C** **D**
Plan Approval No. RAD-33-1105
By Christopher Sesma
Approved Date 4/8/2021
Expiration Date 4/8/2024

STAMP OF APPROVAL

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA, 95014

DATE ISSUED
04.02.2021

APPROVING AUTHORITY
LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc. ("Home EC"). The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

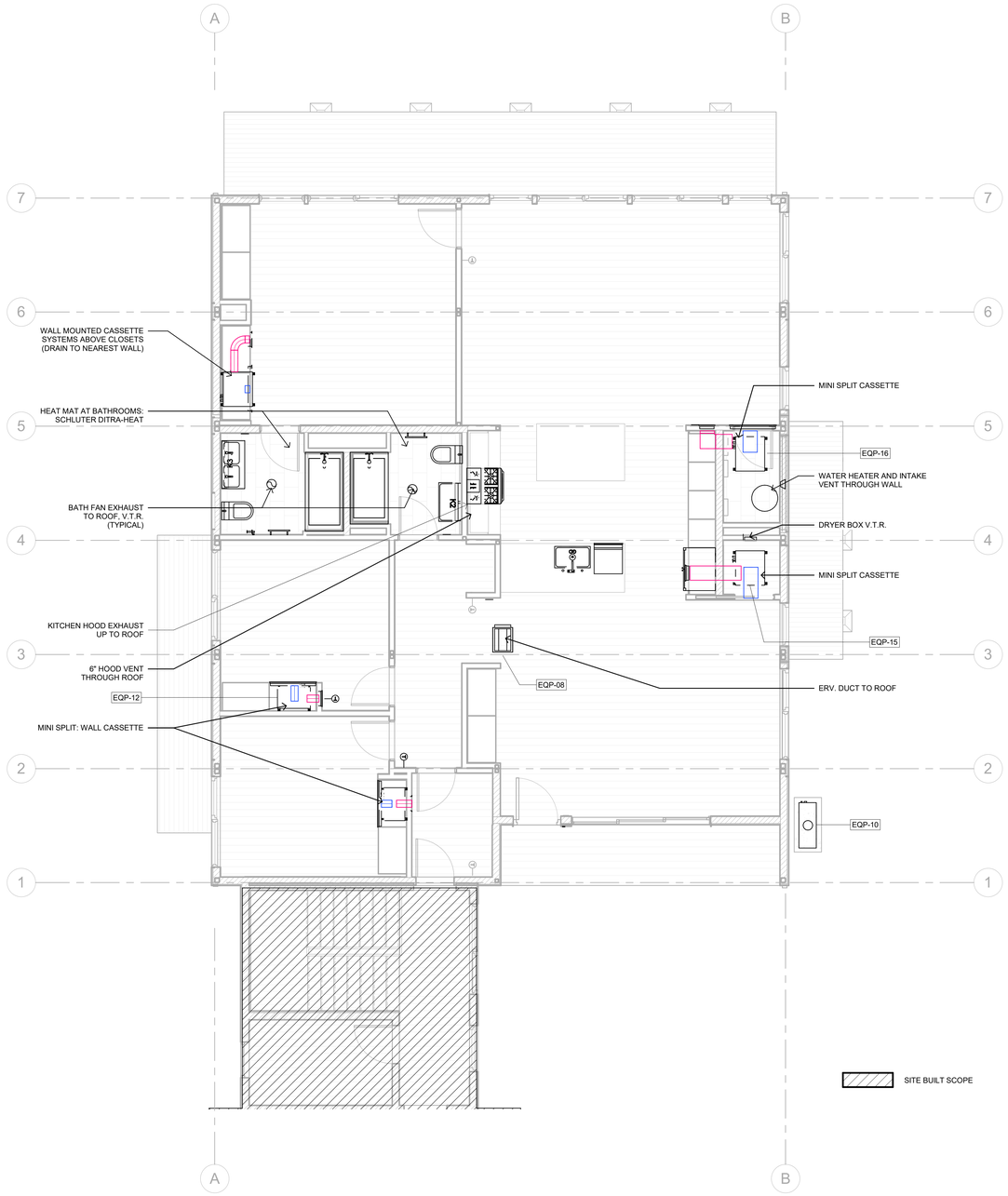
MODEL HOME
3 BED / 2 BATH | 1,920 SF TOTAL

SHEET SET
STATE

SHEET TITLE
PLUMBING SCHEDULES AND NOTES

SHEET SET, SHEET NUMBER / MODEL HOME

M-7.0



LIGHTING AND ELECTRICAL PLAN
1/4" = 1'-0"
2

MECHANICAL EQUIPMENT SCHEDULE - STATE

ITEM	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS	QUANTITY
EQP-04	12-1/2 in. Dryer Box for 2 x 4 Wall Vent	In-O-Vate Technologies	IDB350	Material: Aluminized Steel	1
EQP-08	WhisperComfort™ ERV - Balanced Air Solution, 40/20 CFM	Panasonic	FV-04VE1-4-30CFM-24W		1
EQP-10	Residental Air Conditioner Heat Pump (3 Tons)	Fujitsu	AOU48RLAVS	18.8 SEER | 9.6 EER	1
EQP-12	Slim Duct (4000 BTU) Indoor Unit	Fujitsu	ARUL4TLAV1		3
EQP-14	Slim Duct (9,500 BTU) Indoor Unit	Fujitsu	ARUL9TLAV2		1
EQP-15	Slim Duct (12,000 BTU) Indoor Unit	Fujitsu	ARUL12TLAV2		1
EQP-16	Slim Duct (14,000 BTU) Indoor Unit	Fujitsu	ARUL14TLAV2		1
EQP-21	38"X14" SUPPLY REGISTER				5
EQP-24	12"X12" RETURN REGISTER	Dayus Register & Grille			5

MECHANICAL EQUIPMENT SCHEDULE
NO SCALE
1

RADCO
APPROVED FACTORY BUILT HOUSING
These plans have been approved pursuant to the provisions of the State of California Health and Safety Code Section 19971, Part II and the regulations adopted pursuant thereto.
Approvals herein does not authorize or approve any violation of any state or federal law or any local ordinance not in if applicable to movement of units over highways, county roads or city streets.
Foundation Design is not approved.
Occupancy Roof LL Wind Exp Seismic Cat
RI 20psf **B1 mph C D**
Plan Approval No. RAD-33-1105
By Christopher Sesma
Approved Date 4/8/2021
Expiration Date 4/8/2024

STAMP OF APPROVAL

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA, 95014

DATE ISSUED
04.02.2021

APPROVING AUTHORITY

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided hereith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to construction of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
3 BED / 2 BATH | 1,920 SF TOTAL

SHEET SET
STATE

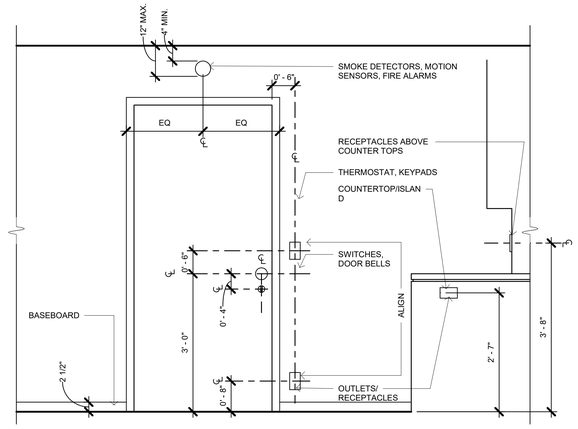
SHEET TITLE
MECHANICAL PLANS AND SCHEDULES

SHEET SET | SHEET NUMBER | MODEL HOME
M-7.1

CEILING MOUNTED TRACK FIXTURE	GFI DUPLEX OUTLET
CEILING MOUNTED LIGHT FIXTURE	WATERPROOF DUPLEX OUTLET
CEILING MOUNTED LIGHT FIXTURE W/ PULL CHAIN	SWITCHED DUPLEX OUTLET
WATERPROOF CEILING MOUNTED EXTERIOR LIGHT FIXTURE	DOOR BELL
RECESSED INTERIOR LIGHT FIXTURE	220V OUTLET
PENDANT LIGHT FIXTURE	QUAD OUTLET
WALL MOUNTED LIGHT FIXTURE	DUPLEX FLOOR OUTLET
WATERPROOF WALL MOUNTED LIGHT FIXTURE	QUAD FLOOR OUTLET
FLUORESCENT TUBE LIGHT FIXTURE	SPECIAL OUTLET
LED BEAM STRIP LIGHT FIXTURE	TELEPHONE JACK
DUPLEX OUTLET	DATA JACK
ARC FAULT DUPLEX OUTLET	GARBAGE DISPOSAL
	CEILING MOUNT EXHAUST FAN AND LIGHT

SMOKE DETECTOR	
DOOR CHIME	
JUNCTION BOX FOR FAN	
CEILING MOUNTED SPEAKER	
MOTOR	
CABLE/SATELLITE JACK	
INTERCOM	
ALARM SYSTEM	
ALARM KEYPAD	
THERMOSTAT	
DIMMER	
DIMMER 3 WAY	
SWITCH	
DOUBLE SWITCH	

ELECTRICAL LEGEND
NO SCALE 8



TYPICAL MOUNTING HEIGHTS
3/4" = 1'-0" 7

Residential Standard Calculation

STEP 1	**Article 220.42 & 220.52**					
sq. ft	1920	General Lighting load	5,760 VA			
	4	Small Appliance	6,000 VA			
	1	Laundry circuit	1,500 VA			
			13,260 VA			
			3,000 VA @ 100%=	3,000 VA		
			10,260 VA @ 35% =	3,591 VA		
			VA @ 25% =	VA		
STEP 2	**Article 220.50 & 220.51** ☑				General Lighting Demand Load	6,591 VA
	A/C Condenser & Fixed Electric Space Heating			QTY		
1 ton	4,400 VA	AHU 1	15 kW	11,600 VA	1	Heating Load 11,600 VA
A/C #2	VA	AHU 2	Select	VA	Qty	CU Load 6,003 VA
A/C #3	VA	AHU 3	Select	VA	Qty	
A/C #4	VA	AHU 4	Select	VA	Qty	Greater of Heat @ 100% vs.A/C @ 100% 11,600 VA
A/C #5	VA	AHU 5	Select	VA	Qty	
STEP 3	**Article 220.53**				Appliance Demand Load	9,073 VA
4,500 VA	1	Water Heater	4,500 VA			
1,800 VA	1	Refrigerator	1,800 VA		Dryer Demand Load	2,900 VA
800 VA		Freezer	VA			
1,400 VA	1	Dishwasher	1,400 VA		Range Demand Load	VA
1,587 VA	1	Disposal	1,587 VA			
1,200 VA	1	Range Hood	1,200 VA		Service Demand	30,164 VA
1,300 VA	0	Microwave	VA			
1,440 VA		Central Vac	VA		Demand Load ☑ @ 208V, 1ph	145 A
288 VA		Mini Refrig	VA			
400 VA		Compactor	VA		Neutral Demand	97 A
12,000 VA		Insta Hot	VA			
1,500 VA		Wine Cooler	VA		Min.Service Req.	200 A
	1/6 hp	Jacuzzi Tub	506 VA			
	select	Sprinkler	VA			
	select	Well Pump	VA			
	1/3 hp	Fountain Pump	828 VA			
	select	Elevator	VA			
		Pool Equip. Panel	VA	100% Demand		
		Other load	VA	No Demand		
		Other load	VA	No Demand	Total Appliance Load	11,821 VA
				4 or more demand @ 75% plus 100% demand loads		9,073 VA
STEP 4	**Article 220.54**					
		Electric Clothes Dryers	5,000 VA			
STEP 5	**Article 220.55**					
		Electric Ranges	Col C demand	8000		
or		Number of appliances	1			
		Cooktop	Col B demand			
	Check Box for Gas Range	Cooktop	2,400 W	Col B demand		
		Oven(s)	8,800 W	Col B demand		
		Oven(s)	Col B demand			
		Number of appliances	0	Dem. Factor	0%	
		Cooktop & Oven Demand Load			W	

PROPOSED HOUSE PANEL: 200 AMPS

MAIN SERVICE SIZE TO BE DETERMINED BY LOCAL GC

* AFCI = ARC-FAULT CIRCUIT INTERRUPTER PER SECTION 210.12 ALL WIRE IS CU NM
** USE TWO POLE BREAKERS

NOTES:

1. SMOKE / CO DETECTORS MUST BE LISTED AND IN ACCORDANCE WITH BUILDING CODES. SMOKE / CO DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, BE EQUIPPED WITH BATTERY BACK-UP AND BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS. DUAL SENSOR PHOTOELECTRIC/ IONIZATION SMOKE ALARMS ARE RQD. IN ALL AREAS/ ROOMS USED FOR SLEEPING AND IN THE IMMEDIATE VICINITY OUTSIDE THESE AREAS/ ROOMS. SMOKDE ALARMS INSTALLED WITHIN 20 FT. OF A KITCHEN, BATHROOM, OR ROOM CONTAINING A FIREPLACE OR
WOOD-BURNING STOVE SHALL BE OF THE PHOTOELECTRIC TYPE.

2. ALL CIRCUITS SUPPLYING OUTLETS IN FAMILY ROOMS, LIVING ROOMS, DENS, BEDROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER PER NEC SECTION 210.12

3. LOCK DOG BREAKERS FOR FURNACE AND WATER HEATER TO BE INSTALLED IN BREAKER BOX AS REQUIRED PER NEC SECTION 422.31

ELECTRICAL CALCULATIONS AND NOTES
NO SCALE 6

LIGHTING FIXTURE SCHEDULE - M

TYPE	DESCRIPTION	MAKE	LAMP	MODEL	WATTS	COUNT
C	Default	TBD	LED	TBD (Chosen By Installer)	12W	1
H	2'-0	TBD	LED	TBD	TBD	4
K2	31.5" Mirror Cabinet Light	IKEA	Built-in LED	31 1/2" Storjorm - See Casework Schedule	25W	1
K3	39 3/8" Mirror Cabinet Light	IKEA	Built-in LED	31 1/2" Storjorm - See Casework Schedule	25W	1
M	Ceiling Mounted Waterproof	Halo	Fluorescent Lamp	H995ICAT (Recessed Can) RL460WH940 (Baffle Trim)	60W	2
N	Recessed LED	Halo	LED	H995ICAT (Recessed Can) RL460WH935 (Baffle Trim)	60W	33
Q	Outdoor Fluorescent Down Light	Hinkley	120 Volt GU24 Base	1646SK-LED	18W	2

NOTE: LAMPS/BULBS TO BE SUPPLIED BY FACTORY WITH FIXTURES

Wallplate: Leviton Decora Series Wallplate (with screws)
Finish: White

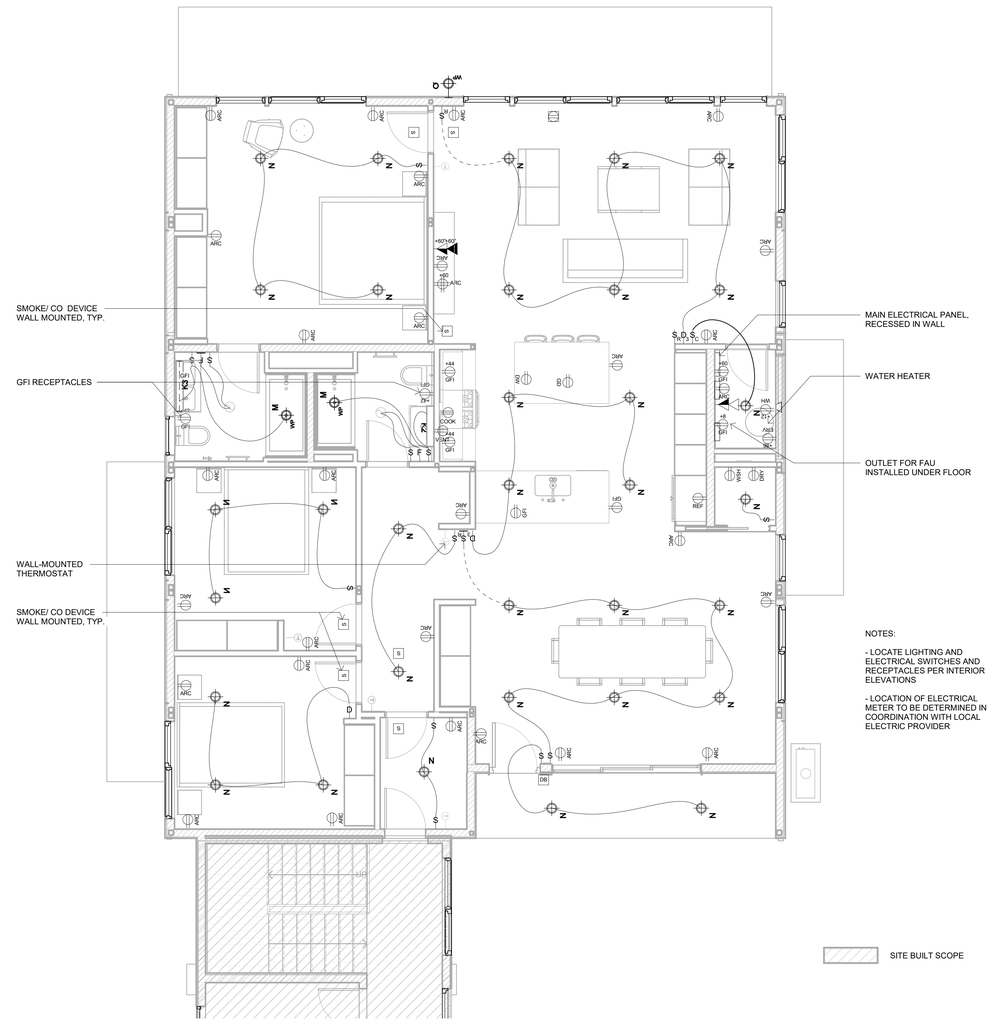
LIGHTING SCHEDULE
NO SCALE 5

ELECTRICAL FIXTURE SCHEDULE - M

DESCRIPTION	MAKE	MODEL	Count
GFI Service Receptacle Underfloor	TBD (Chosen by Installer)	TBD (Chosen by Installer)	1
15A Tamper-Resistant - Decora Duplex Receptacle/Outlet, White	Leviton	T5325-W	1
20A Tamper-Resistant - Decora Duplex Receptacle/Outlet, White	Leviton	T5825-W	2
20Amp 120/277 Volt, Decora Plus Rocker Single-Pole AC Quiet Switch, White	Leviton	5621-2W	2
ARC Duplex			1
Caseta Wireless Smart Lighting Switch for All Bulb Types and Fans, White	Lutron		2
Caseta Wireless Wallplate Bracket for Pico Remote	Lutron	PJ2-2B-GWH PICO-WBX-ADAPT	2
Duplex - GFI - Vertical	Leviton	X7899-W, 20-amp GFCI, Decora Series, White	2
Duplex: Dishwasher	Leviton	X7899-W	1
Duplex: Floor Receptacle	Enerlites	975506-SS	1
Duplex: Garbage Disposal	Leviton	X7899-W	1
Duplex: GFI receptacle	Leviton	X7899-W	6
Duplex: Oven/Range	Leviton	T5825-W	1
Duplex: Refrigerator	Leviton	T5825-W	1
Duplex: Vent	Leviton	T5825-W	1
Duplex: Vertical Arc Fault	Leviton	T5825-W	28
Duplex: Water Heater	Leviton	T5825-W	1
Receptacle: Quad	Leviton	(2) T5825-W	1
Smoke/ Carbon Monoxide Alarm	Nest	2nd generation, Hardwired	7
Switch 1-Way Dimmer	Lutron	Diva Series - Note Lutron DVCL-153P-WH Diva Dimmable CFL/LED Dimmer for track lights. Bathroom fluorescent has unique	5
Switch 3-Way Caseta/remote	Lutron	PICO-WBX-ADAPT	1
Switch 3-Way Dimmer	Lutron	Diva Series - Note Lutron DVCL-153P-WH Diva Dimmable CFL/LED Dimmer for track lights. Bathroom fluorescent has unique	2
Switch, 1-Way Switch, Lutron Caseta	Lutron	PD-6ANS-WH	1
Switch, 2-Function Control, Bath Fan	Leviton	5634-W	1
Switch: 1-Way Dimmer	Leviton	DSL06-1LZ	1
Switch: 1-Way Dual Switch	Leviton	5634-W	1
Switch: 1-Way Switch	Leviton	5621-2W	5

Grand total: 79

ELECTRICAL FIXTURE SCHEDULE
NO SCALE 4



NOTES:

- LOCATE LIGHTING AND ELECTRICAL SWITCHES AND RECEPTACLES PER INTERIOR ELEVATIONS

- LOCATION OF ELECTRICAL METER TO BE DETERMINED IN COORDINATION WITH LOCAL ELECTRIC PROVIDER

LIGHTING AND ELECTRICAL PLAN
1/4" = 1'-0" 3

LOW VOLTAGE DEVICE SCHEDULE - A

Item	Description	Manufacturer	Model	Quantity
DB	Wireless Doorbell	Ring	WiFi Enabled Video Doorbell	1
EQP-23	Feedthrough QuickPort F-Connector (Cable), eXtreme Cat 5e QuickPort Connector, White (Data), Blank QuickPort Insert (Blank Port) QuickPort Decora Insert, 3-Port, White (Insert)	Leviton	1084-FW (Cable), 5G110-RW5 (Data), 41084-BI (Blank Port), 41643-W (Insert)	1
EQP-25	eXtreme Cat 5e QuickPort Connector, White (Data), Voice Grade QuickPort Connector, 6P6C White (Telephone), Blank QuickPort Insert (Blank port), QuickPort Decora Insert, 3-Port, White (Insert)	Leviton	5G110-RW5 (Data), 41106-RW6(Telephone), 41084-BI (Blank port), 41643-W (Insert)	1

LOW VOLTAGE DEVICE SCHEDULE
NO SCALE 2

ELECTRICAL EQUIPMENT SPECIFICATION - M

Item	Description	Manufacturer	Model	Comments	Quantity
EQP-20	House Electrical SubPanel - C6	Procurement to Decide	200 Amp Subpanel, Procurement to Decide	Placement: Mechanical Room, Recessed in wall	1
EQP-21	28" Structured Media Enclosure and Flush-Mount Cover	Leviton	47605-28W	Placement: Mechanical Room, Recessed in wall	1
FIRE-01	Firesprinkler manifold w/14" x 14" Metal Wall Access Panel	Elmdor	SF14X14PC-SDL	Placement: Mechanical Room	1

ELECTRICAL EQUIPMENT SPECIFICATION
NO SCALE 1

RADCO
APPROVED FACTORY-BUILT HOUSING
These plans have been approved pursuant to the provisions of the State of California Health and Safety Code Sections 19990, Part II and the regulations adopted pursuant thereto.
Approvals herein does not authorize or approve any extension of duration from State laws or valid local ordinances nor is it applicable to movement of units from the manufacturer's plant site.
Foundation Design is not approved.
Occupancy Roof LL Wind Exp Seismic Cat
R3 20psf 91 mph C D
Plan Approval No. RAD-33-1105
By Christopher Sesma
Approved Date 4/6/2021
Expiration Date 4/6/2024

STAMP OF APPROVAL

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA, 95014

DATE ISSUED
04.02.2021

APPROVING AUTHORITY

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided hereith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part, for any purpose other than that for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
3 BED / 2 BATH | 1,920 SF TOTAL

SHEET SET
STATE

SHEET TITLE
ARCHITECTURAL LIGHTING, POWER, AND RCPS

SHEET SET | SHEET NUMBER | MODEL HOME

M-7.3

GENERAL NOTES:

- IT IS THE RESPONSIBILITY OF THE OWNER TO MAINTAIN THE ENTEGRITY OF TE SPRINKLER SYSTEM .
- THE SPRINKLER CONTRACTOR WILL PROVIDE THE OWNER WITH THE NECESSARY INSTRUCTION MANUAM FOR THE UPKEEP OF THE SYSTEM.
- ONLY NEW SPRINKLERS SHALL BE EMPLOYED IN THE INSTALLATION OF THE SPRINKLER SYSTEM.
- THE SYSTEM SHALL ONELY EMPLOY THE USE OF APPROVED MATERIALS AND DEVICES.
- SPRINKLERS PLANS SHALL BE APPROVED PRIOR TO THE INSTALLATION OF ANY PIPE. a SET OF APPROVED PLANS SHALL BE MAINTAINED AT AL TIMES AT THE JOB SITE.
- AN APPOINTMENT SHALL BE MADE A MIN OF TWO WORKING DAYS IN ADVANCE WITH THE APPROPRIATE FIRE PREVENTATION OFFICE FOR ALL INSPECTIONS AND TESTS.
- ALL SYSTEM PIPING SHALL BE HYDROSTATICALLY TESTED AT 200 PSI FOR 2 HOURS OR AT 50 PSI ABOVE THE SYSTEM OPERATING PRESSURE, WHICHEVER IS GREATER. HYDRO TEST SHALL BE WITNESSED BY GFD INSPECTOR.
- ALL UNDERGROUND MAIND AND LEAD-IN CONNECTIONS SHALLE BE FLUSHED IN TABLE 1-11.1.2 (NFPA#13) PRIOR TO CONNECTION TO THE OVERHEAD PIPING. THE FULSHING SHALL CONTINUE UNTIL WATER IS CLEAR, FLUSHING SHOULD BE PERFORMED AT THE TIME OF HYDROSTTIC TEST AND SHALL BE WITNESSED BY INSPECTOR.
-ALL VALVES SHALL HAVE A PERMANENTLY AFFIXED SIGN INDIACTING ITS FUNCTION.
-A STOCK OF SPACE SPRINKLERS OF EACH STYLE, TYPE, AND TEMPERATURE RATING ALONG WITH A SPRINKLER WRENCH SHALL BE LOCATED AT THE MAIN RISER WILL PROVIDE AN ENDED HEAD WRENCH AND NECESSARY ATTACHMENTS FOR HEAD REPLACEMENT.
-ANY PROTION OF THIS SPRINKLER SYSTEM WHICH IS EXPOSED TO FREEZING SHALL BE ADEQUATELY PROTECTED AGAINST THIS EXPOSURE.
-DESIGN AND INSTALLATION OF FIRE SPRINKLER SHALL CONFORM NFPA 13D 2010 EDIION AND LAUMC 2011 EDITION.

GENERAL NOTES
NO SCALE 3

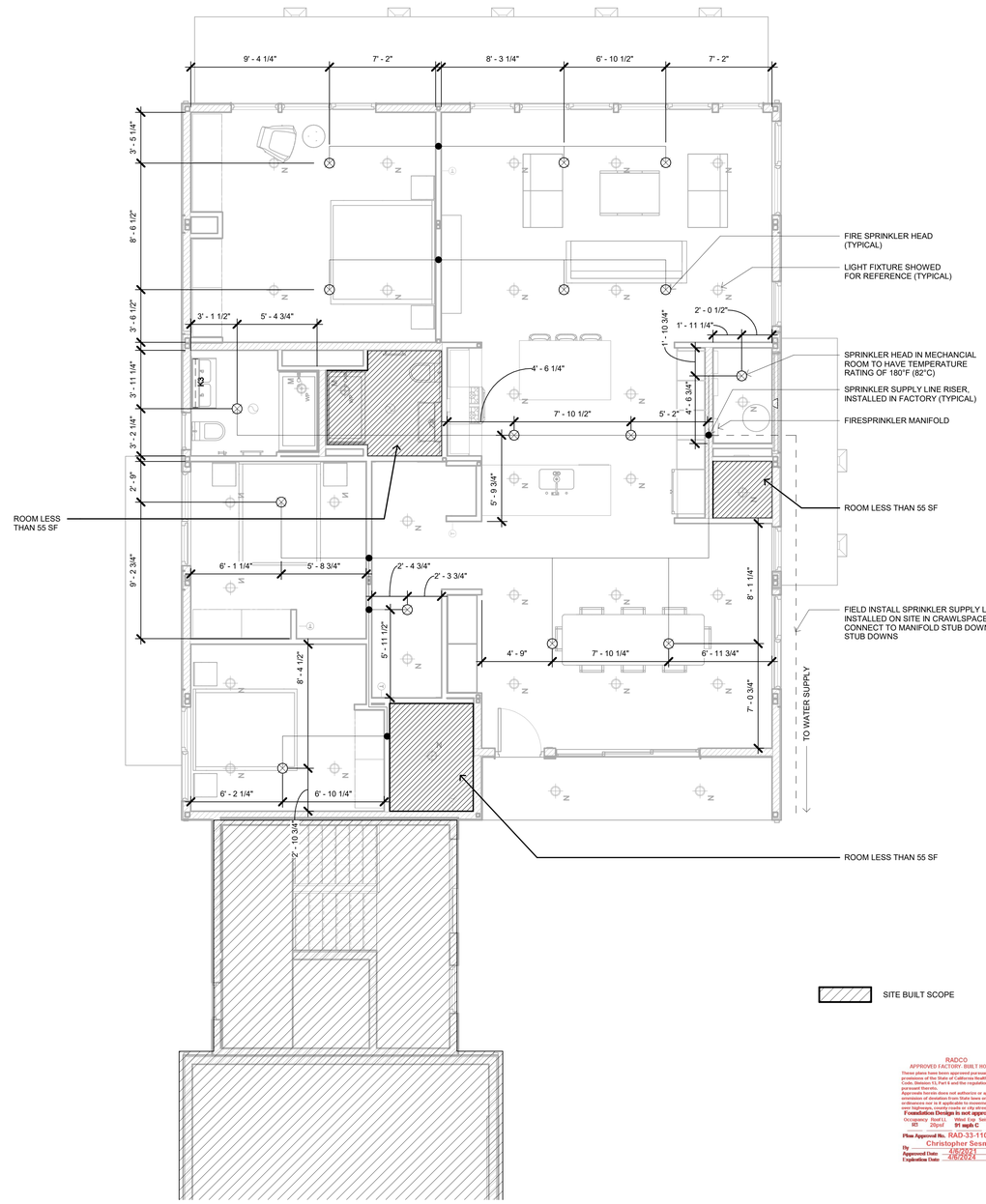
CONSTRUCTION NOTES:

MAX. DISTANCE BETWEEN HANGERS
6'-0" C/C
FIRE SPINKLER INSTALLATION INCLUDING HANGERS BRACING DEFLECTOR DISTANCE PER CODE
ALL VALVES, PIPE, FITTING, HEADS TO BE APPROVED
DEPTH OF BURY TO BE MIN. 30" AND SHALL BE HYDRO TESTED, FLUSHED AND WITNESSED BY GFD PRIOR TO CONNECT TO OVERHEAD PIPES
DRAIN AND ALARM BELL PER CODE
INSPECTOR TEST PER CODE

SPRNKLER HEADS:
TOTAL SPRENKLED HEAD TO THIS JOB IS 11
SPRINKLER TO BE:
PENDENT TO BE GLOBE W/K 4.9 TEMP. 155f ORIF SIZE 1/2
SIN GL4906
COVERAGE 18X18
QTY 11

PIPE MATERIAL:
UNDERGROUND PIPING TO BE COPPER I
ABOVE GROUND PIPING TO BE CPVC

CONSTRUCTION NOTES
NO SCALE 2



RADCO
APPROVED FACTORY-BUILT HOUSING
These plans have been approved pursuant to the provisions of the State of California Health and Safety Code Section 19990, Part II and the regulations adopted pursuant thereto.
Approvals herein does not authorize or approve any extension of duration from State laws or valid local ordinances nor is it applicable to movement of units or modules from the factory. **Foundation Design is not approved.**

Occupancy	Roof L1.	Wind Exp	Seismic Cat
R3	20psf	91 mph C	D

Plan Approval No. RAD-33-1105
By Christopher Sesma
Approval Date 4/6/2021
Expiration Date 4/6/2024

LEVEL 1 - FIRESPRINKLER PLAN
1/4" = 1'-0" 1

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA, 95014

DATE ISSUED
04.02.2021

APPROVING AUTHORITY
LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part, for any purpose other than that for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

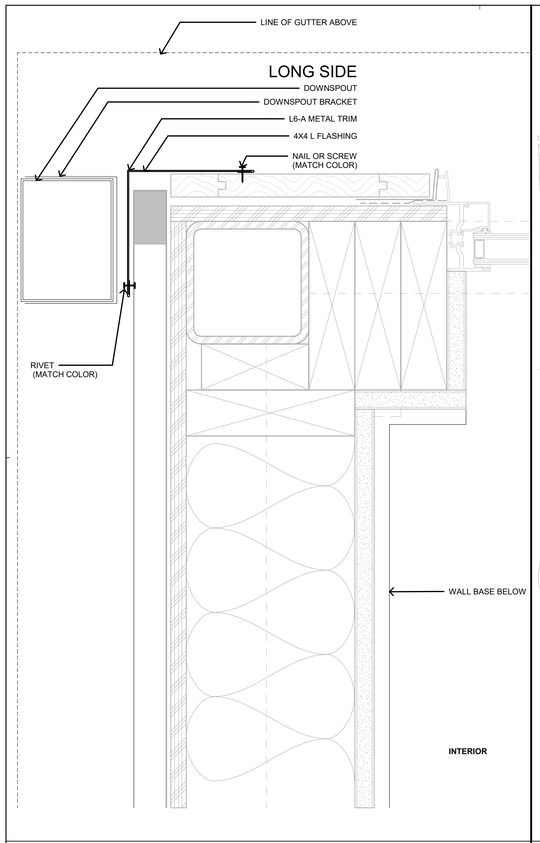
MODEL HOME
3 BED / 2 BATH |
1,920 SF TOTAL

SHEET SET
STATE

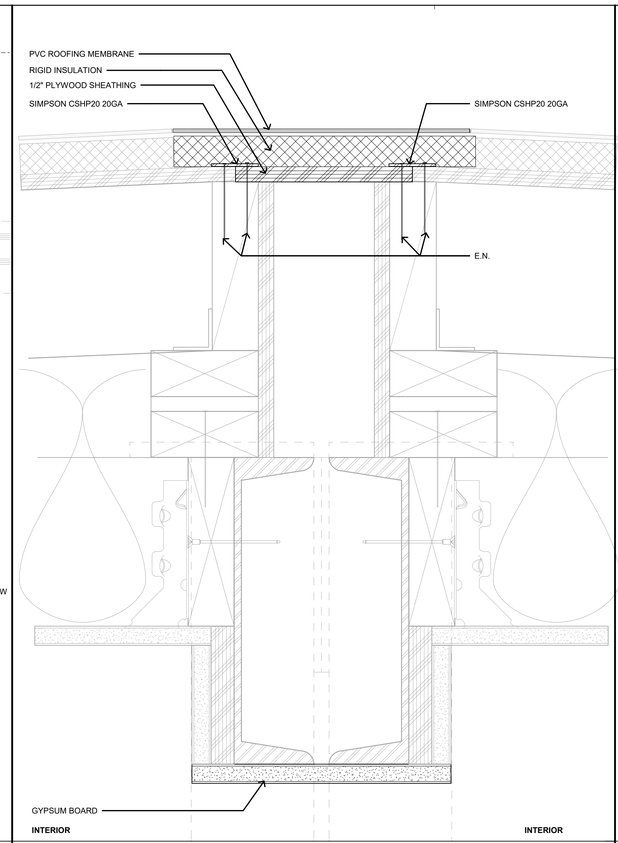
SHEET TITLE
ARCHITECTURAL FIRSESPRINKLER PLAN

SHEET SET / SHEET NUMBER / MODEL HOME

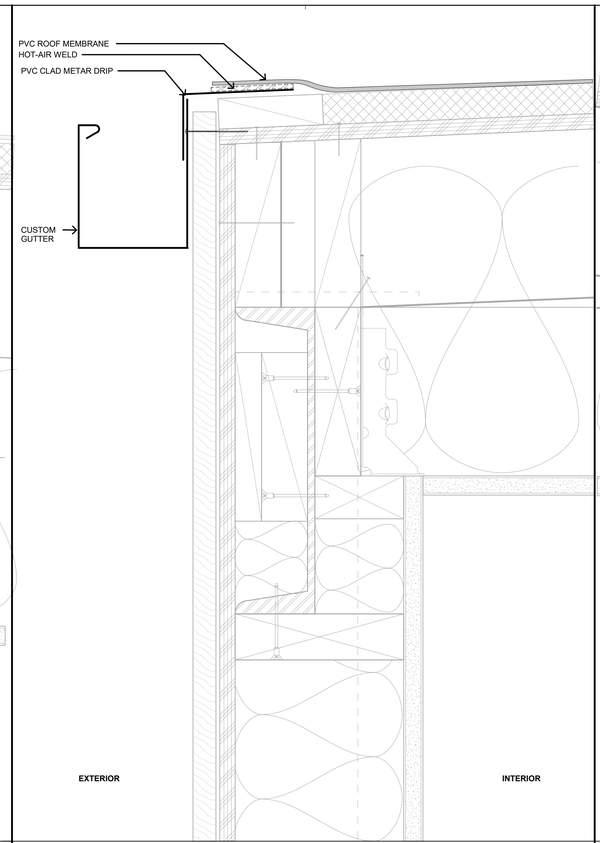
M-7.4



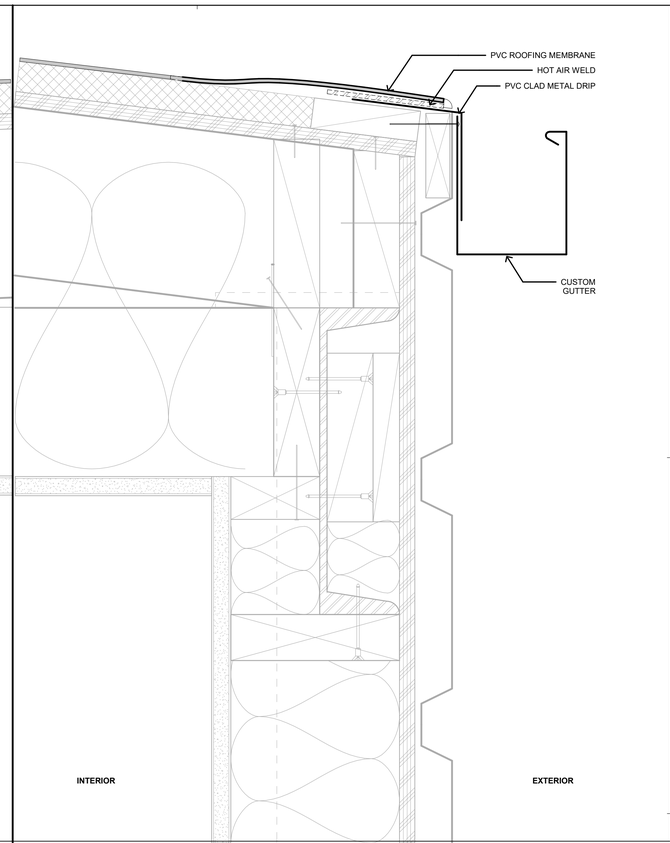
PLAN CORNER W/ DOOR IN LONG WALL 8
6" = 1'-0"



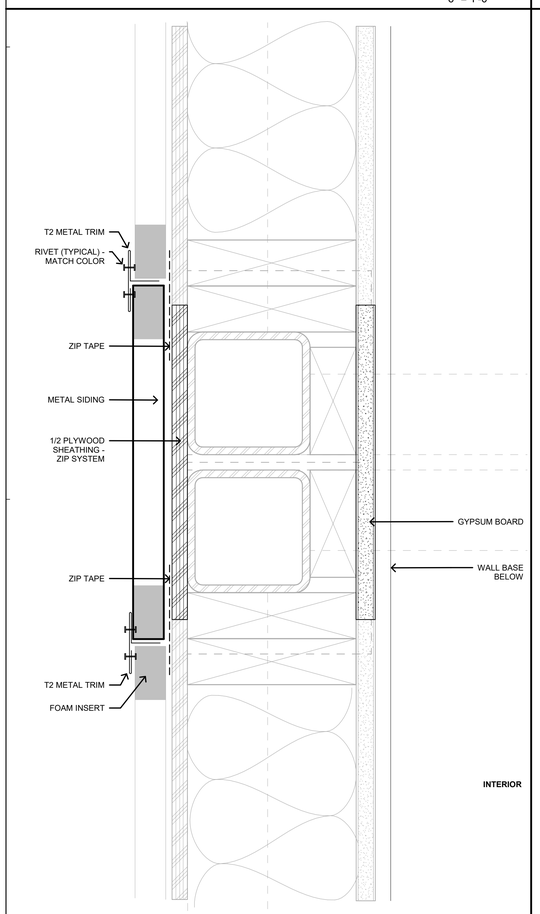
LONG ROOF BEAM @ MODLINE 6
6" = 1'-0"



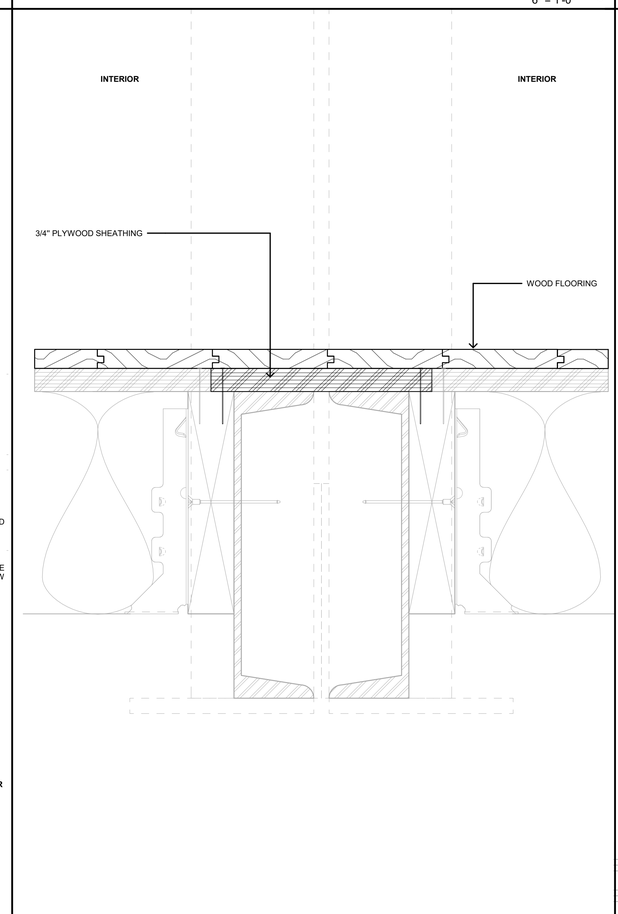
LONG ROOF BEAM 4
6" = 1'-0"



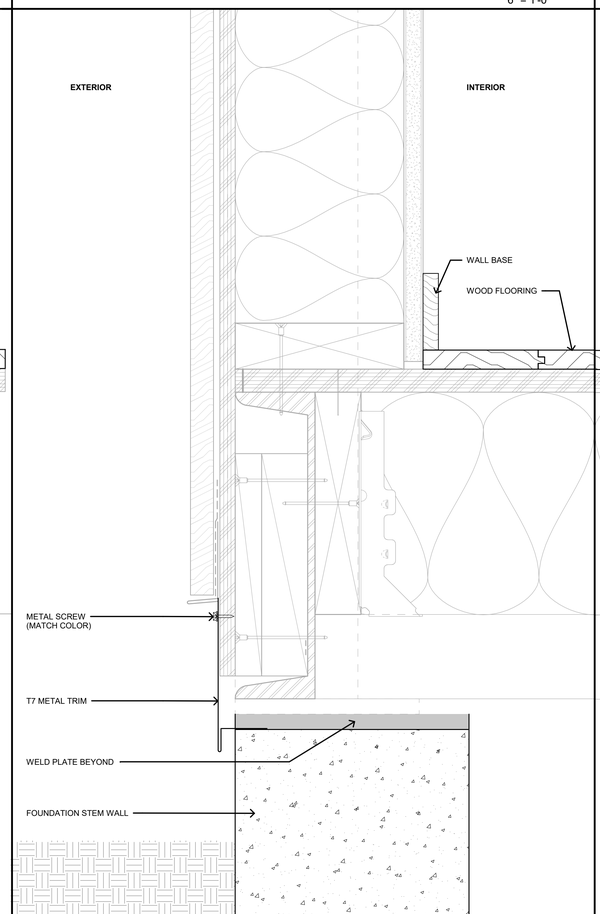
SHORT ROOF BEAM 2
6" = 1'-0"



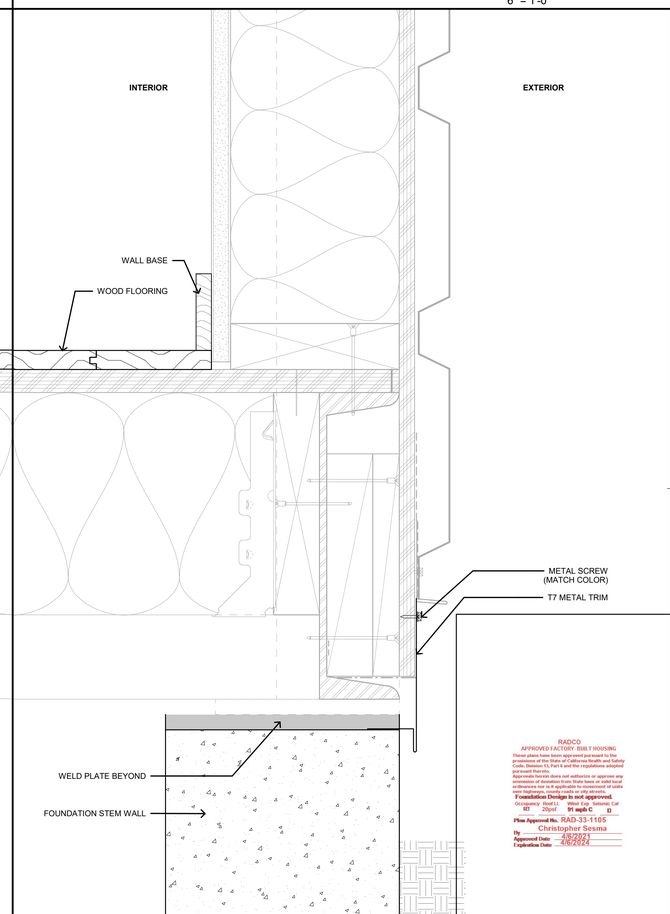
PLAN MODLINE 7
6" = 1'-0"



LONG FLOOR BEAM @ MODLINE 5
6" = 1'-0"



LONG FLOOR BEAM 3
6" = 1'-0"



SHORT FLOOR BEAM 1
6" = 1'-0"

RADCO
APPROVED FACTORY-BUILT HOUSING
These plans have been approved pursuant to the provisions of the State of California Health and Safety Code, Division 13, Part 6 and the regulations adopted pursuant thereto.
This approval in no does not authorize or approve any omission of deviation from State laws or valid local ordinances nor is it applicable to movement of units or modules after delivery to the site.
Foundation Design is not approved.

Occupancy	Roof LL	Wind Exp	Seismic Cat
R3	20psf	91 mph C	D

Plan Approved No. RAD-33-1105
By Christopher Sesma
Approved Date 4/6/2021
Expiration Date 4/6/2024

STAMP OF APPROVAL

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA, 95014

DATE ISSUED
04.02.2021

APPROVING AUTHORITY

LICENSED ARCHITECT
JARED LEVY
C-33217
08/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided hereinth are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part, for any purpose other than that for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
3 BED / 2 BATH | 1,920 SF TOTAL

SHEET SET
STATE

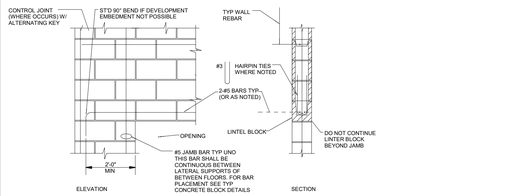
SHEET TITLE
FINISH DETAILS - SECTIONS AND PLANS

SHEET SET / SHEET NUMBER / MODEL HOME

F-5.1
(GV)

@	AT	FIXT	FIXTURE	PAR	PARALLEL
AB	ANCHOR BOLT	FJT	FLUSH JOINT	PBD	PARTICLE BOARD
ABC	AGGREGATE BASE COURSE	FLR	FLOOR	PCC	PRECAST CONCRETE
ABV	ABOVE	FLUR	FLUORESCENT	PCF	POUNDS PER CUBIC FOOT
AD	AREA DRAIN	FLEX	FLEXIBLE	PCS	PIECES
ADD	ADDENDUM	FND	FOUNDATION	PERF	PERFORATE (D)
ADH	ADHESIVE	FO	FACE OF	PERI	PERIMETER
ADJ	ADJACENT, ADJUSTABLE	FP	FIREPROOF (ED)	PFB	PREFABRICATE (D)
ADOH	ALTERNATE DIRECTION OF HOOK	FPD	FIREPROOFING	PFS	POUNDS PER SQUARE FOOT
AFF	ABOVE FINISHED FLOOR	FR	FRAME (D) WK	PL	PLATE
AFGG	ALUM FRM GLASS	FRC	FIRE RESISTANT COATING	PLBG	PLUMBING
ALT	ALTERNATE	FRGD	FORGED	PLF	POUNDS PER LINEAR FOOT
ALUM	ALUMINUM	FRMG	FRAMING	P.L.	PARALLAM
ANCH	ANCHOR (AGE)	FT	FOOT, FEET	PLWD	PLYWOOD
ANOD	ANODIZED	FTG	FOOTING	PMT	PAVEMENT
APPRX	APPROXIMATE	FURR	FURRED, FURRING	PNL	PANEL
ARCH	ARCHITECT (URAL)	FV	FIELD VERIFY	POSTEN	POST TENSION (D)
ASPH	ASPHALT			PRSTEN	PRETENSIONED
AUTO	AUTOMATIC	GA	GAUGE	POLY	POLYETHYLENE
		GALV	GALVANIZED	PR	PAIR
B	BOTTOM	GC	GENERAL CONTRACTOR	PRJ	PROJECT
BB	BOND BEAM	GI	GALVANIZED IRON	PSC	PRESTRESSED CONCRETE
BC	BOTTOM CHORD	GKT	GASKET	PSF	POUNDS PER SQUARE FOOT
BD	BOARD	GL	GLASS, GLAZING	PSI	POUNDS PER SQUARE INCH
BEG	BEGIN (ING)	GLM	GLULAM	PT	POINT
BEL,	BELOW	GP	GALVANIZED PIPE	P.T.	PRESSURE TREATED
BIT	BITUMINOUS	GPM	GALLONS PER MINUTE	PTC	POST-TENSIONED CONCRETE
BJT	BED JOINT	GPSL	GYPSUM PLASTER	PTD	PAINTED
BLDG	BUILDING	GR	GRADE, GRANULAR	PVC	POLYVINYL CHLORIDE
BLK	BLOCK (G, ING)	GRD	GRADE, GRADING	PVMT	PAVEMENT
BLW	BELOW	GRN	GRANITE		
BM	BEAM	GSS	GALVANIZED SHEET STEEL	QTY	QUANTITY
BMK	BENCH MARK	GT	GROUT		
BOT	BOTTOM OF	GVL	GRAVEL	R	RADIUS, RISER
BPL	BEARING PLATE	GWB	GYPSUM WALLBOARD	RAD	RADIUS
BRD	BOARD	GYP	GYPSUM	RD	ROOF DRAIN
BRDG	BRIDGING			RECT	RETANGULAR
BRG	BEARING	H	HIGH	REF	REFERENCE, REFER TO
BRK	BRICK	HBD	HARDBOARD	REINF	REFORCE (D) (ING)
BRZ	BRONZE	HC	HOLLOW CORE	REM	REMOVE
BS	BOTH SIDES	HD	HEAVY DUTY	REQD	REQUIRED
BTWN	BETWEEN	HDNR	HARDENER	REQS	REQUIREMENTS
BVL	BEVELED	HDR	HEADER	RETG	RETAINING
BW	BOTH WAYS	HDWR	HARDWARE	REV	REVISION, REVISED
		HDWD	HARDWOOD	RFG	ROOFING
C	CHANNEL, COMPRESSION	HES	HIGH EARLY STRENGTH	RFH	ROOF HATCH
CAD	CADMIUM		CEMENT	RFL	REFLECT (ED)(IVE)(OR)
CAV	CAVITY	HH	HANDHOLE	RM	ROOM
CC	CENTER TO CENTER	HJT	HEAT JOINT	RO	ROUGH OPENING
CEM	CEMENT	HK	HOOK	RT	FIRE RETARDANT TREATED
CF	CUBIC FOOT	HM	HOLLOW METAL	RT	RUBBER TILE
CHAM	CHAMFER	HORIZ	HORIZONTAL	RTG	RATING
CI	CAST IRON	HPT	HIGH POINT	RVS	REVERSE SIDE
CIP	CAST–IN–PLACE	HR	HOUR	RVT	RIVET
CIR	CIRCLE	HSA	HEADED STUD ANCHOR		
CIRC	CIRCUMFERENCE	HSB	HIGH STRENGHT BOLT	S	SOUTH
CJ	CONSTRUCTION JOINT	HT	HEIGHT	SC	SOLID CORE
CJT	CONTROL JOINT	HWD	HARDWOOD	SCHED	SCHEDULE
CLG	CEILING			SDL	SUPERIMPOSED DEAD LOAD
CLK	CAULK, (G, ING)	ID	INSIDE DIAMETER	SDS	SELF DRILL SCREW
CLKG	CAULKING	IN	INCHE (ES)	SE	STRUCTURAL ENGINEER
CLR	CLEAR	INCL	INCLUDE (D), INCLUDING	SECT	SECTION
CLS	CLOSURE	INSUL	INSULATE, INSULATION	SF	SQUARE FOOT, SQUARE
CM	CENTIMETER	INT	INTERIOR		FEET
CMP	CORRUGATED METAL PIPE	INTM	INTERMEDIATE	SHO	SHORE, SHORING
CMU	CONCRETE MASONRY UNIT	INV	INVERT	SHT	SHEET
COL	COLUMN			SHTHG	SHEATHING
COL	COLUMN	JOIST	JOIST	SQ	SQUARE INCH
COG	CENTER OF GRAVITY	JT	JOINT	SIM	SIMILAR
COMB	COMBINATION			SL	SLOPE
COMP	COMPRESS (ED)(ION)(IBLE)	K	KIP (S)	SLNT	SEALANT
COMPO	COMPOSITE	KO	KNOCKOUT	SMS	SHEET METAL SCREW
CONN	CONNECT (ION)	KSI	KIPS PER SQUARE INCH	SOG	SLAB ON GRADE
CONC	CONCRETE			SPA	SPACE, (ING)
CONST	CONSTRUCT (ION) (ED)	L	LONG, LENGTH	SPC	SPACER
CONT	CONTINUOUS, CONTINUOUS	LB	POUND (S) (D)	SPEC	SPECIFICATION (S)
CONTR	CONTRACTOR	LBL	LABEL	SQ	SQUARE
CORR	CORRUGATED	LC	LIGHT CONTROL	SSTL	STAINLESS STEEL
CP	COMPLETE PENETRATION	LD	DEVELOPMENT LENGHT	STG	STAGGERED
CPG	COPING	LF	LINEAR FOOT	STD	STANDARD
CPR	COPPER	LH	LEFT HAND	STL	STEEL
CRS	COURSE (S)	LL	LIVE LOAD	STOR	STORAGE
CS	COUNTERSINK	LLH	LONG LEG HORIZONTAL	STRUCT	STRUCTURE
CTSK	COUNTERSUNK SCREW	LLV	LONG LEG VERTICAL	STR	STRUCTURAL
CU	CUBIC	LPT	LOW POINT	SYM	SYMETRICAL, SYMETRY
CY	CUBIC YARD	LT	LIGHT	SYS	SYSTEM
		LTL	LINTEL	T	TOP, TORSION, TREAD
D	DEEP, DEPTH	LVL	LEVEL (ING)	T&B	TOP AND BOTTOM
DBL	DOUBLE	LW	LIGHT WEIGHT	T&G	TONGUE AND GROOVE
DEF	DEFLECTION	LWC	LIGHT WEIGHT CONCRETE	TC	TOP CHORD
DEG	DEGREE	LWF	LIGHT WEIGHT FILL	TEN	TESION, TENSILE
DEMO	DEMOLISH, DEMOLITION			TEMP	TEMPORARY, TEMPERATURE
DEP	DEPRESSED	M	METER (S) MOMENT	THD	THREAD (ED)
DEPT	DEPARTMENT	MATL	MATERIAL	THK	THICK (NESS)
DET	DETAIL	MAS	MASONRY	THPD	THREADED
DIAG	DIAGONAL	MAX	MAXIMUM	TOP	TOP OF
DIA	DIAMETER	MB	MACHINE BOLT	TL	TOTAL LOAD
DIM	DIMENSION (ED)	MBR	MEMBER	TR	TREAD
DIV	DIVISION	MCONN	MOMENT CONNECTION	TS	TUBE STEEL
DL	DEAD LOAD	MECH	MECHANICAL	TYP	TYPICAL
DN	DOWN	MED	MEDIUM		
DO	DITTO	MET	METAL	UC	UNDERCUT
DP	DAMPPROOFING	MEMB	MEMBER	UGD	UNDERGROUND
DWL	DOWEL (ED)	MEP	MECHANICAL, ELECTRICAL,	UL	UNDERWRITERS
DWG	DRAWING, (S)		& PLUMBING		LABORATORY
		MFD	METAL FLOOR DECKING	UND	UNDER
E	EAST	MFR	MANUFACTURE (R) (ED)	UNF	UNFINISHED
	MODULUS OF ELASTICITY	MID	MID, MIDDLE	UNO	UNLESS NOTED OTHERWISE
EA	EACH	MIN	MINIMUM, MINUTE		
EB	EXPANSION BOLT	MISC	MISCELLANEOUS	V	SHEAR FORCE, VELOCITY
EF	EACH FACE	MM	MILLIMETER (S)	VB	VAPOR BARRIER
EJT	EXPANSION JOINT	MMB	MEMBRANE	VER	VERIFY
ELEC	ELECTRIC (AL)	MO	MASONRY OPENING	VERT	VERTICAL
ELEC	ELECTRIC (AL)	MOD	MODEL	VG	VERTICAL GRAIN
ENCL	ENCLOSURE, ENCLOSED	MODU	MODULAR	VIF	VERIFY IN FIELD
ENG	ENGINEER	MOV	MOVABLE	V-J	V–JOINTED
EQ	EQUAL, EQUALIBRIUM	MTL	MATERIAL	VNR	VENEER
EQUIP	EQUIPMENT			V.T.R.	VENT THROUGH ROOF
ESTM	ESTIMATE (ED)	N	NORTH, NEW		
EV	EXPANSION BOLT	NAT	NATURAL	W	WEST, WIDTH, WIDE,
EW	EACH WAY	NL	NALABLE		WIDE FLANGE
EXCA	EXCAVATE (D) (ION)	NM	NONMETALLIC	W/	WITH
(E) EXIST	EXISTING	NOM	NOMINAL	W/O	WITHOUT
EXP	EXPANSION, EXPOSE	NTS	NOT TO SCALE	WI	WIND
EXP	EXPOSED			WI	WROUGHT IRON
EXPN	EXPANSION			WM	WIRE MESH
EXS	EXTRA STRONG	OA	OVERALL	WP	WATERPROFING
EXT	EXTERIOR, EXTERNAL	O.C.	ON CENTER	WPR	WATER REFELLENT
		OD	OUTSIDE DIAMETER	WP	WORKING POINT
FAS	FASTENER	OH	OVERHEAD	WS	WATER STOP
FBO	FURNISHED BY OTHERS	OHMS	OVALHEAD MACHINE SCREW	WT	WEIGHT
FD	FLOOR DRAIN	OHWS	OVALHEAD WOOD SCREW	WTW	WALL TO WALL (W/W)
FHMS	FLAT HEAD MACHINE SCREW	OJ	OPEN JOINT (S)	WWF	WELDED WIRE FABRIC
FHS	FIRE HOSE STATION	OPH	OPPOSITE HAND	WWM	WELDED WIRE MESH
FHWS	FLATHEAD WOOD SCREW	OPNG	OPENING		
FIN	FINISH (ED)	OPP	OPPOSITE		

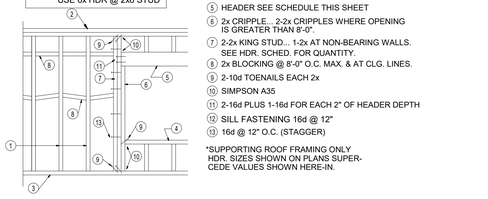
ABBREVIATIONS
NO SCALE 19



OPENINGS @ MASONRY
NO SCALE 16

HEADER		
SIZ	MAX	NO. OF JAMB
4X4		1
4X6		2
4X8		2
4X10		3
4X12		3

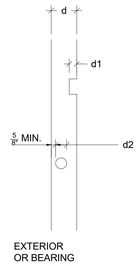
USE 6x HDR @ 2x6 STUD



NOTES
1. 2x STUDS @ 16" O.C.
2. DOUBLE TOP PLATES
3. SILL PLATE
4. 2x SILL... 2- 2x WHERE OPENING IS GREATER THAN 6'-0"
5. HEADER SEE SCHEDULE THIS SHEET
6. 2x CRIPPLE... 2-2x CRIPPLES WHERE OPENING IS GREATER THAN 8'-0".
7. 2-2x KING STUD... 1-2x AT NON-BEARING WALLS. SEE HDR. SCHED. FOR QUANTITY.
8. 2x BLOCKING @ 8'-0" O.C. MAX. & AT CLG. LINES.
9. 2-10d TOENAILS EACH 2x
10. SIMPSON A35
11. 2-16d PLUS 1-16d FOR EACH 2" OF HEADER DEPTH
12. SILL FASTENING 16d @ 12"
13. 16d @ 12" O.C. (STAGGER)

*SUPPORTING ROOF FRAMING ONLY HDR. SIZES SHOWN ON PLANS SUPERCEDE VALUES SHOWN HERE-IN.

TYP. WALL FRAMING
NO SCALE 15



d=DEPTH OF STUD
L= MEMBER SPAN

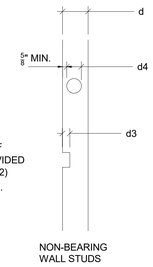
MAX. NOTCH & HOLE SIZE BEARING WALLS
d1= 25% d MAX.
d2= 40% d MAX.

NON-BEARING WALLS
d3= 40% d MAX.
d4= 60% d MAX.

NOTE: HOLES MAY BE 60% OF d IN ANY DOUBLE STUD PROVIDED THERE ARE NO MORE THAN (2)

SUCCESSIVE DOUBLE STUDS.

DO NOT LOCATE HOLES & NOTCHES WITHIN 12" OF AN ADJACENT HOLE OR NOTCH.



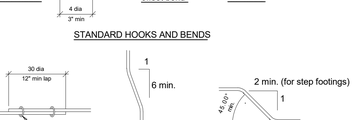
EXTERIOR OR BEARING WALL STUDS

NON-BEARING WALL STUDS

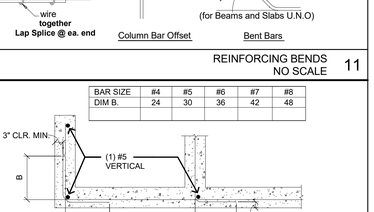
NOTCHES AND BORING IN STUDS
NO SCALE 14

STANDARD HOOK DIMENSIONS

SIZE	A	G	D1
#3	5	6	2 1/4"
#4	5	8	3"
#5	5	10	3 3/4"
#6	5	12	4 1/2"
#7	10	10	5 1/4
#8	11	16	6"
#9	15	19	9 1/2"
#10	17	22	10 3/4"
#11	19	24	12"

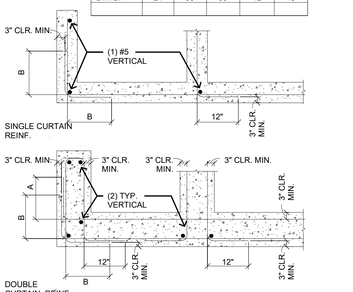


STANDARD HOOKS AND BENDS



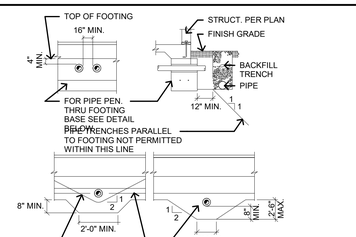
REINFORCING BENDS
NO SCALE 11

BAR SIZE	#4	#5	#6	#7	#8
DIM B.	24	30	36	42	48



REINFORCING LAPS @ FOOTING AND WALLS
NO SCALE 10

NOTE: 6" PIPE SLEEVES ARE PERMITTED IN STEM WALLS AND FOOTING WITHOUT REDUCING THE AMOUNT PROVIDED NO TYP. REINFORCING IS CUT AS INDICATED ABOVE.



PIPE EXCLUSION
NO SCALE 9

HOLE

BOLT DIA.	SLOT DIM.	EDGE DIST.
1/2"	9/16" x 1 1/4"	1/4"
5/8"	11/16" x 1 9/16"	1 3/8"
3/4"	13/16" x 1 7/8"	1 9/16"
7/8"	15/16" x 2 3/16"	1 13/16"
7/8"	1 1/16" x 2 1/2"	2"
>1 1/8"	d + 1/16" x 2.5d	2d

LONG SLOTTED HOLES

BOLTS SHALL BE ASTM A325-SC

(SLIP-CRITICAL AS PER AISC 360)

PLATE WASHERS ARE REQUIRED.

NO PAINT OR PRIMER UNLESS

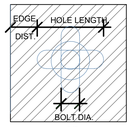
APPROVED IN THE VICINITY OF

THE CONNECTION.

TYPICAL SLOTTED HOLE REQUIREMENTS

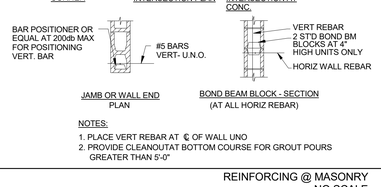
REFER TO "SPECIFICATION FOR STURCTURAL

JOINTS USING ASTM A325 OR A490 BOLTS"



*AISC 360 TABLE

SLIP CRITICAL SLOTTED HOLES
NO SCALE 8



NOTES:
1. PLACE VERT REBAR AT ℄ OF WALL UNO
2. PROVIDE CLEANOUTAT BOTTOM COURSE FOR GROUT POURS GREATER THAN 5'-0"

REINFORCING @ MASONRY
NO SCALE 7

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE 2019 CALIFORNIA BUILDING CODE AND THE ADDITIONAL PUBLICATIONS LISTED HEREIN.

2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. THESE DRAWINGS SHALL BE READ AND COORDINATED WITH ALL OTHER CONTRACT DRAWINGS, INCLUDING VENDOR DRAWINGS AND SUBCONTRACTOR SHOP DRAWINGS.

3. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE SIMILAR TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL GENERALLY FOLLOW OTHER SIMILAR DETAILS.

4. SPECIFIC DIMENSIONS, DETAILS AND NOTES SHALL TAKE PRECEDENCE OVER GENERAL NOTES, TYPICAL DETAILS, MINIMUM CODE VALUES OR SCALED INFORMATION ON PLANS OR SECTIONS AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE ENGINEER.

5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WITH ARCHITECTS DRAWINGS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES, CONFLICTS OR UNCLEAR CONDITIONS ALL DISCREPANCIES PRIOR TO CONSTRUCTION

6. IN THE EVENT OF DEVIATIONS, DISCREPANCIES, CONFLICTS OR UNCLEAR CONDITIONS BETWEEN THE STRUCTURAL DRAWINGS AND THE PROJECT SPECIFICATIONS, THE STRUCTURAL DRAWINGS SHALL CONTROL

7. CONTRACTOR--INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. PERIODIC JOB SITE VISITS BY THE OWNER AND/OR ENGINEER DO NOT CONSTITUTE REVIEW OR APPROVAL OF CONSTRUCTION TECHNIQUES BUT ARE INTENDED SOLELY FOR THE PURPOSE OF CHECKING GENERAL COMPLIANCE OF THE WORK WITH THE PROJECT CONSTRUCTION DOCUMENTS.

9. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL WALLS, SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH WALLS AND FLOORS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, TEXTURE & OTHER FINISH DETAILS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE JOB SITE IN A SAFE CONDITION AND EMPLOYING OSHA APPROVED CONSTRUCTION PRACTICES AND OSHA REGULATIONS PERFORMED IN A WORKMANLIKE MANNER. THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

11. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN OF FORMWORK AND OTHER TEMPORARY CONSTRUCTION STRUCTURES. CARE MUST BE TAKEN DURING CONSTRUCTION NOT TO EXCEED THE DESIGN LIVE LOAD CAPACITY OF THE STRUCTURE (SEE LOADING VALUES IN DESIGN SUMMARY). CONSTRUCTION MATERIALS SHALL BE SPREAD OUT TO AVOID OVERLOADING INDIVIDUAL MEMBERS.

12. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THESE DRAWINGS. FORMWORK SHALL NOT BE REMOVED UNTIL THE CONCRETE HAS REACHED ITS DESIGN STRENGTH AS INDICATED IN CONCRETE NOTES.

13. SHORING AND RESTORING SHALL BE DESIGNED BY A QUALIFIED DESIGNER AND THE ERECTED SHORING SHALL BE INSPECTED BY A REGISTERED ENGINEER, EXPERIENCED IN THE DESIGN OF SHORING SYSTEMS, WHO SHALL SUBMIT AN INSPECTION REPORT TO THE ARCHITECT.

14. SHOP DRAWING REVIEW BY THE ENGINEER IS FOR GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD AND THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY. THE REPRODUCIBLE WILL BE MARKED AND RETURNED.

15. ANY PROPOSED DETAIL CHANGE SHALL BE CLEARLY IDENTIFIED ON THE SHOP DRAWINGS WITH APPROPRIATE SUPPORTING DOCUMENTATION INCLUDED FOR PROPER EVALUATION OF THE CHANGE.

16. IN THE EVENT OF DEVIATIONS, DISCREPANCIES OR CONFLICTS BETWEEN APPROVED SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL.

17. THE CONTRACTOR WILL REMAIN RESPONSIBLE FOR ALL ERRORS OF DETAILING, FABRICATION, AND FOR THE CORRECT FITTING OF ALL STRUCTURAL MEMBERS INCLUDING COORDINATION WITH OTHER TRADES.

GENERAL CONDITIONS
NO SCALE 6

1. ALL STRUCTURAL SAWN LUMBER SHALL BE DOUGLAS-FIR LARCH OF THE FOLLOWING GRADES, UNLESS NOTED OTHERWISE:
2X2, 2X3, 2x4, 3X3 & 3X4 ---------- NO 2, Fb = 900 PSI
2X6, 3X6, & 4X6 ---------- NO 2, Fb = 900 PSI
2X8, 3X8, & 4X8 ---------- NO 2, Fb = 900 PSI
2X10, 3X10, & 4X10 ---------- NO 2, Fb = 900 PSI
2X12, 3X12, & 4X12 ---------- NO 2, Fb = 900 PSI
2X14, 3X14, & 4X14 ---------- NO 2, Fb = 900 PSI
ALL SIZES OF 6X ---------- NO 1. Fb = 1000 PSI
2X & 3X DECKING ----------SELECT DEX Fb = 1000 PSI
SILL PLATES-DOUG FIR (WOLMANIZED)----------NO 3, Fb = 500 PSI

2. ALL STRUCTURAL LUMBER SHALL BE GRADED IN ACCORDANCE WITH GRADING RULES OF THE WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION.

3. ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUG-FIR, ALL FIELD CUTS SHALL BE FIELD TREATED BY AWPA METHOD H-84

4. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC., UNLESS SPECIFICALLY DETAILED OR NOTED.

5. 2" SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS.

6. CROSS BRIDGING SHALL BE PROVIDED 8'-0" o.c. MAXIMUM FOR ALL ROOF JOISTS OR RAFTERS MORE THAN 8" IN DEPTH. & ALL FLOOR JOISTS MORE THAN 4" IN DEPTH USE 2X3 OR AN APPROVED TYPE OF METAL BRIDGING.

7. PLYWOOD OR O.S.B. SHEATHING USED ON ROOF, FLOOR & SHEAR WALLS SHALL BE GRADE MARKED STRUCTURAL PS-1-09.

8. NOTCH ALL JOISTS AND RAFTERS, AS REQUIRED, FOR FULL BEARING ON JOIST HANGERS & PLATES, MINIMIZE WOOD REMOVAL AND OVER CUTTING.

9. BOLTS, ASTM A-307, WITH STANDARD CUT WASHERS BETWEEN WOOD, NUTS & BOLT HEADS (USE MALLEABLE IRON WASHERS WHERE BOLTS ARE IN TENSION.)

10. BOLTS WITH "UPSET" OR "ROLLED" THREADS ARE NOT ALLOWED. BOLT DIAMETERS INDICATED ARE SHANK DIAMETERS.

11. HOLES FOR BOLTS SHALL BE BORED 1/32" TO 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER.

12. RETIGHTEN ALL BOLTS JUST PRIOR TO BEING ENCLOSED. MACHINE APPLIED NAILING: USE OF

13. MACHINE APPLIED NAILING IS SUBJECT TO SATISFACTORY JOB SITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE PROJECT ARCHITECT OR STRUCTURAL ENGINEER. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE NAILING WILL NOT BE APPROVED IN 5/16" PLYWOOD. IF NAILHEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.

14. ALL MANUFACTURED WOOD PRODUCTS SHALL BE TRUSJOIST, BOISE CASCADE OR SIMILAR. INSTALLATION AND CONSTRUCTION PROCEDURES SHALL BE IN STRICT CONFORMANCE WITH CURRENT MANUFACTURER'S RECOMMENDATIONS. A COPY OF THE MOST RECENT MANUFACTURER CATALOG FOR EACH PRODUCT UTILIZED ON THE JOB SHALL BE READILY AVAILABLE ON-SITE AT ALL TIMES. STRUCTURAL ELEMENTS MAY ONLY BE DRILLED, CUT OR MODIFIED AS SPECIFICALLY ALLOWED BY MANUFACTURER AND FURTHER MODIFIED BY THESE DRAWINGS. ANY DEVIATIONS FROM MANUFACTURER RECOMMENDATIONS OR THESE DRAWINGS WILL REQUIRE MEMBER REPLACEMENT.

15. ALL WOOD CONNECTOR HARDWARE SHALL BE SIMPSON STRONG-TIE OR EQUIVALENT, AND SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS

16. ALL STRUCTURAL LUMBER EXPOSED TO TOP SOIL AND CONTINUOUS WEATHER ELEMENTS SHALL BE PRESSURE TREATED.

GENERAL LUMBER NOTES
NO SCALE 5

LOADING ANALYSIS AND DESIGN PER CBC 2019 & ASCE 7-16
A. AXIAL LOADS:
LIVE LOADS:
ROOF = 20.0 PSF
DECK= 60 PSF
FLOOR = 40.0 PSF
B. LATERAL LOADS
WIND:
WIND RISK CATEGORY II
WIND IMPORTANCE FACTOR IW=1
BASIC WIND SPEED: 91 MPH
EXPOSURE CATEGORY: C
SEISMIC:
SEISMIC RISK CATEGORY II
LATERAL FORCE RESISTING SYSTEM: ORDINARY STEEL MOMENT FRAME (R=3.5)
SEISMIC IMPORTANCE FACTOR: I e= 1.0
SITE CLASS: E
SEISMIC DESIGN CATEGORY: D
S_s=2.543 g, S_1=0.964g, S_{DS}=3.051g, S_{D1}=2.034g, S_{MI}=1.35g

DESIGN SUMMARY
NO SCALE 1

1. ALL WELDING SHALL BE IN STRICT CONFORMANCE WITH THE LATEST EDITION OF AWS A1.1 AND THE 2019 CALIFORNIA BUILDING CODE.

2. ALL WELDING ELECTRODES (FILLER METAL) SHALL BE E7XXX (70KSI), U.N.O., AND SHALL BE LOW HYDROGEN TYPES. FIELD WELDING OF FULL AND PARTIAL PENETRATION WELDS OF THE STEEL MOMENT FRAME CONNECTIONS BETWEEN MOMENT FRAME BEAMS AND MOMENT FRAME COLUMNS SHALL BE BY SHIELDED METAL ARC PROCESS USING LOW HYDROGEN ELECTRODES.

3. ALL WELDS SHALL HAVE A FILLER METAL WITH CHARPY V-NOTCH TOUGHNESS OF 20 FT/LBS AVERAGE AT -20 DEGREES FAHRENHEIT AND 40 FT/LBS @ 70 DEGREES FAHRENHEIT. CERTIFY CONFORMANCE TO CHAPPY V-NOTCHES TOUGHNESS REQUIREMENTS WITH TESTS BY AN INDEPENDENT TESTING LABORATORY.

4. LENGTHS OF WELD ARE EFFECTIVE LENGTHS AS SPECIFIED IN THE APPLICABLE CODE. WHERE LENGTH OF WELD IS NOT SHOWN IT SHALL BE FULL LENGTH OF JOINT. ALL BUTT WELDS SHALL BE FULL PENETRATION, UNLESS NOTED OTHERWISE.

5. CONTRACTOR SHALL PROVIDE FIELD WELDING AR REQUIRED FOR CONSTRUCTION. WHERE FIELD WELDING IS NOTED, THE DESIGNATION IS GIVEN AS A SUGGESTED CONSTRUCTION PROCEDURE ONLY.

6. ALL SHOP WELDS SHALL BE PERFORMED BY A CERTIFIED WELDER.

7. ALL WELDERS SHALL BE QUALIFIED FOR THE WORK THEY WILL BE DOING & SHALL HAVE CURRENT CERTIFICATIONS BY AWS.

8. FACES OF FILLET WELDS EXPOSED TO VIEW SHALL HAVE AS-WELDED SURFACES THAT ARE REASONABLY SMOOTH AND UNIFORM. NO FINISHING OR GRINDING SHALL BE REQUIRED, EXCEPT WHERE CLEARANCES OR FITTING THEREBY ITEMS MAY SO NECESSITATE.

9. ALL PARTIAL AND FULL PENETRATION WELDS WHICH ARE EXPOSED TO VIEW SHALL BE GROUND SMOOTH AND FLUSH WITH FINISH SURFACE OF STEEL. HOLES SHALL BE FILLED WITH WELD METAL OR BODY SOLDER AND SMOOTHED BY GRINDING OR FILING.

10. CLEAN GROOVE P

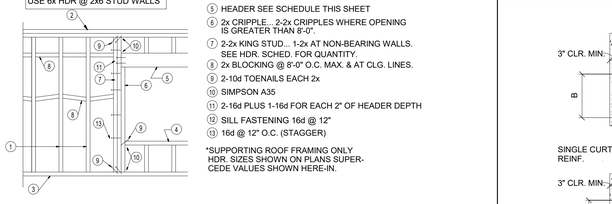
@	AT	FIXT	FIXTURE	PAR	PARALLEL
AB	ANCHOR BOLT	FJT	FLUSH JOINT	PBD	PARTICLE BOARD
ABC	AGGREGATE BASE COURSE	FLR	FLOOR	PCC	PRECAST CONCRETE
ABV	ABOVE	FLUR	FLUORESCENT	PCF	POUNDS PER CUBIC FOOT
AD	AREA DRAIN	FLEX	FLEXIBLE	PCS	PIECES
ADD	ADDENDUM	FND	FOUNDATION	PERF	PERFORATE (D)
ADH	ADHESIVE	FO*	FACE OF	PERI	PERIMETER
ADJ	ADJACENT, ADJUSTABLE	FP	FIREPROOF (ED)	PFB	PREFABRICATE (D)
ADOH	ALTERNATE DIRECTION OF HOOK	FPS	FIREPROOFING	PFS	POUNDS PER SQUARE FOOT
AFF	ABOVE FINISHED FLOOR	FR	FRAME (D)(ING)	PL	PLATE
AGG	AGGREGATE	FRC	FIRE RESISTANT COATING	PLBG	PLUMBING
AL	ALTERNATE	FRGD	FORGED	PLF	POUNDS PER LINEAR FOOT
ALUM	ALUMINUM	FRPG	FIREPROOFED	PLG	PLANGE, PLANK
ANCH	ANCHOR (AGE)	FT	FOOT, FEET	PLWD	PLYWOOD
ANOD	ANODIZED	FTG	FOOTING	PMT	PAVEMENT
APPRX	APPROXIMATE	FURR	FURRED, FURRING	PNL	PANEL
ARCH	ARCHITECT (URAL)	FV	FIELD VERIFY	POSTEN	POST TENSION (D)
ASPH	ASPHALT			PRETEN	PRETENSIONED
AUTO	AUTOMATIC	GA	GAUGE	POLY	POLYETHYLENE
		GALV	GALVANIZED	PR	PAIR
B	BOTTOM	GC	GENERAL CONTRACTOR	PRJ	PROJECT
BB	BOND BEAM	GI	GALVANIZED IRON	PSC	PRESTRESSED CONCRETE
BC	BOTTOM CHORD	GKT	GASKET	PSF	POUNDS PER SQUARE FOOT
BD	BOARD	GL	GLASS, GLAZING	PSI	POUNDS PER SQUARE INCH
BEG	BEGIN (ING)	GLM	GLULAM	PT	POINT
BEL	BELOW	GP	GALVANIZED PIPE	P.T.	PRESSURE TREATED
BIT	BITUMINOUS	GPM	GALLONS PER MINUTE	PTC	POST–TENSIONED CONCRETE
BJT	BED JOINT	GPPL	GYPSUM PLASTER	PTD	PAINTED
BLDG	BUILDING	GRVL	GRAVEL, GRANULAR	PVC	POLYVINYL CHLORIDE
BLK	BLOCK (G, ING)	GRD	GRADE, GRADING	PVMT	PAVEMENT
BLW	BELOW	GRN	GRANITE		
BM	BEAM	GSS	GALVANIZED SHEET STEEL	QTY	QUANTITY
BMK	BENCH MARK	GT	GROUT		
BOT	BOTTOM OF	GVL	GRAVEL	R	RADIUS, RISER
BPL	BEARING PLATE	GWB	GYPSUM WALLBOARD	RD	ROOF DRAIN
BRD	BOARD	GYP	GYPSUM	RD	ROOF DRAIN
BRDG	BRIDGING			RECT	RETANGULAR
BRG	BEARING	H	HIGH	REF	REFERENCE, REFER TO
BRK	BRICK	HBD	HARDBOARD	REINF	REFORCE (D) (ING)
BRZ	BRONZE	HC	HOLLOW CORE	REM	REMOVE
BS	BOTH SIDES	HD	HEAVY DUTY	REQD	REQUIRED
BTWN	BETWEEN	HDNR	HARDENER	REQS	REQUIREMENTS
BVL	BEVELED	HDR	HEADER	RETG	RETAINING
BW	BOTH WAYS	HDWR	HARDWARE	REV	REVISION, REVISED
		HDWD	HARDWOOD	RFG	ROOFING
C	CHANNEL, COMPRESSION	HES	HOLLOW STRUCTURAL SECTION	RFH	ROOF HATCH
CAD	CADMIUM			RFL	REFLECT (ED)(IVE)(OR)
CAM	CAMBER	HH	HANDHOLE	RH	RIGHT HAND
C/C	CENTER TO CENTER	HJT	HEADJOINT	RO	ROUGH OPENING
CEM	CEMENT	HK	HOOK	RT	FIRE RETARDANT TREATED
CF	CUBIC FOOT	HM	HOLLOW METAL	RT	RUBBER TILE
CHAM	CHAMFER	HORIZ	HORIZONTAL	RTG	RATING
CI	CAST IRON	HPT	HIGH POINT	RVS	REVERSE SIDE
CIP	CAST–IN–PLACE	HR	HOUR	RVT	RIVET
CIR	CIRCLE	HSA	HEADED STUD ANCHOR		
CIRC	CIRCUMFERENCE	HSB	HIGH STRENGHT BOLT	S	SOUTH
CJ	CONSTRUCTION JOINT	HT	HEIGHT	SC	SOLID CORE
CJT	CONTROL JOINT	HWD	HARDWOOD	SCHED	SCHEDULE
CLG	CEILING			SDCL	SPACE COMPOSED DEAD LOAD
CLK	CALK(G, ING)	ID	INSIDE DIAMETER	SDS	SELF DRILL SCREW
CLKG	CALKING	IN	INCHE (ES)	SE	STRUCTURAL ENGINEER
CLR	CLEAR	INCL	INCLUDE (D), INCLUDING	SECT	SECTION
CLS	CLOSURE	INSUL	INSULATE, INSULATION	SF	SQUARE FOOT, SQUARE
CM	CENTIMETER	INT	INTERIOR		FEET
CMP	CORRUDATED METAL PIPE	INTM	INTERMEDIATE	SHO	SHORE, SHORING
CMU	CONCRETE MASONRY UNIT	INV	INVERT	SHT	SHEET
CNTR	CENTER			SHTH	SHEATHING
COL	COLUMN	JST	JOIST	SI	SQUARE INCH
COG	CENTER OF GRAVITY	JT	JOINT	SIM	SIMILAR
CONC	CONCRETE			SL	SLEEVE
COMP	COMPRESS (ED)(ION)(IBLE)	K	KIP (S)	SLNT	SEALANT
COMPO	COMPOSITE	KO	KNOCKOUT	SMS	SHEET METAL SCREW
CONN	CONNECT (ION)	KSI	KIPS PER SQUARE INCH	SOG	SLAB ON GRADE
CONC	CONCRETE			SPA	SPACE, (ING)
CONST	CONSTRUCT (ION) (ED)	L	LONG, LENGTH	SPC	SPACER
CONT	CONTINUE, CONTINUOUS	LAM	LAMINATE (D)	SPEC	SPECIFICATION (S)
CONTR	CONTRACTOR	LB	POUND, LAG BOLT	SQ	SQUARE
COR	CORRUGATED	LBL	LABEL	SSTL	STAINLESS STEEL
CP	COMPLETE PENETRATION	LC	LIGHT CONTROL	STG	STAGGERED
CPG	COPING	LD	DEVELOPMENT LENGHT	STD	STANDARD
CPL	COUPLER	LF	LINEAR FOOT	STL	STEEL
CRS	COURSE (S)	LH	LEFT HAND	STOR	STORAGE
CS	COUNTERSINK	LL	LIVE LOAD	STRUCT	STRUCTURE
CTSK	COUNTERSUNK SCREW	LLH	LONG LED HORIZONTAL	STR	STRUCTURAL
CU	CUBIC	LLV	LONG LED VERTICAL	SYM	SYMETRICAL, SYMETRY
CX	CONNECTION	LPT	LOW POINT	SYS	SYSTEM
CY	CUBIC YARD	LT	LIGHT		
		LTL	LINTEL	T	TOP, TORSION, TREAD
D	DEEP, DEPTH	LVL	LEVEL (ING)	T&B	TOP AND BOTTOM
DBL	DOUBLE	LW	LIGHT WEIGHT	T&G	TONGUE AND GROOVE
DEF	DEFLECTION	LWC	LIGHT WEIGHT CONCRETE	TC	TOP CHORD
DEG	DEGREE	LWF	LIGHT WEIGHT FILL	TEN	TENSION, TENSILE
DEMO	DEMOLISH, DEMOLITION			TEMP	TEMPORARY, TEMPERATURE
DEP	DEPRESSED	M	METER (S) MOMENT	THD	THREAD (ED)
DEPT	DEPARTMENT	MATL	MATERIAL	THK	THICK (NESS)
DET	DETAIL	MAS	MASONRY	TMPD	TEMPERED
DIAG	DIAGONAL	MAX	MAXIMUM	TO*	TOP OF
DIA	DIAMETER	MB	MACHINE BOLT	TL	TOTAL LOAD
DIM	DIMENSION (ED)	MBR	MEMBER	TR	TREAD
DIV	DIVISION	MCONN	MOMENT CONNECTION	TS	TUBE STEEL
DL	DEAD LOAD	MECH	MECHANICAL	TYP	TYPICAL
DN	DOWN	MED	MEDIUM		
DO	DITTO	MET	METAL	UC	UNDERCUT
DPC	DAMP PROOFING	MEMB	MEMBRANE	UGO	UNDERGROUND
DWL	DOWEL (ED)	MEP	MECHANICAL, ELECTRICAL, & PLUMBING	UL	UNDERWRITERS LABORATORY
DWG	DRAWING, (S)	MFD	METAL FLOOR DECKING	UND	UNDER
		MFR	MANUFACTURE (R) (ED)	UNF	UNFINISHED
E	EAST, MODULUS OF ELASTICITY	MID	MID, MIDDLE	UNO	UNLESS NOTED OTHERWISE
EA	EACH	MIN	MINIMUM, MINUTE		
EB	EXPANSION BOLT	MISC	MISCELLANEOUS	V	SHEAR FORCE, VELOCITY
EF	EACH FACE	MM	MILLIMETER (S)	VB	VAPOR BARRIER
EJT	EXPANSION JOINT	MMB	MEMBRANE	VER	VERIFY
EL	ELEVATION	MO	MASONRY OPENING	VERT	VERTICAL
ELEC	ELECTRIC (AL)	MOD	MODEL	VG	VERTICAL GRAIN
ELEV	ELEVATOR, ENCLOSED	MOMENT	MOMENT	VIF	VERIFY IN FIELD
ENG	ENGINEER	MOV	MOVABLE	VJ	V–JOINTED
EQ	EQUAL, EQUALIBRIUM	MTL	MATERIAL	VNR	VENEER
EQUIP	EQUIPMENT			V.T.R.	VENT THROUGH ROOF
ESTM	ESTIMATE (ED)	N	NORTH, NEW		
EV	EXPANSION BOLT	NAT	NATURAL	W	WEST, WIDTH, WIDE, WIDE FLANGE
EW	EACH WAY	NL	NALABLE		
EXCA	EXCAVATE (D) (ION)	NMT	NONMETALLIC	W/	WITH
(E), EXIST	EXISTING	NO	NUMBER	W/O	WITHOUT
EXMP	EXPANDED METAL PLATE	NOM	NOMINAL	WD	WOOD
EXP	EXPOSED	NTS	NOT TO SCALE	WI	WROUGHT IRON
EXPA	EXPANSION			WM	WIRE MESH
EXS	EXTRA STRONG	OA	OVERALL	WP	WATERPROFING
EXT	EXTERIOR, EXTERNAL	O.C.	ON CENTER	WPR	WATER REPELLENT
		OD	OUTSIDE DIAMETER	WPT	WORKING POINT
FAS	FASTENER	OH	OVERHEAD	WS	WATER STOP
FBO	FURNISHED BY OTHERS	OHMS	OVALHEAD MACHINE SCREW	WT	WEIGHT
FD	FLOOR DRAIN	OHWS	OVALHEAD WOOD SCREW	WTW	WALL TO WALL (W/W)
FHMS	FLATHEAD MACHINE SCREW	OJ	OPEN– WEB JOINT (S)	WWF	WELDED WIRE FABRIC
FHS	FIRE HOSE STATION	OPH	OPPOSITE HAND	WWM	WELDED WIRE MESH
FHWS	FLATHEAD WOOD SCREW	OPNG	OPENING		
FIN	FINISH (ED)	OPP	OPPOSITE		

ABBREVIATIONS
NO SCALE 19

OPENINGS @ MASONRY
NO SCALE 16

HEADER SCHEDULE*		
SIZE	MAX. OPENING	NO. OF JAMB STUDS
4X4	4'-0"	1
4X6	6'-0"	2
4X8	8'-0"	2
4X10	10'-0"	3
4X12	12'-0"	3

USE 6x HDR @ 2x6 STUD WALLS



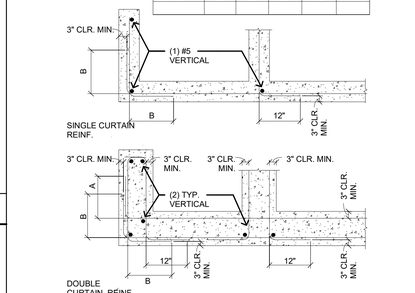
NOTES:
1. 2x STUDS @ 16" O.C.
2. DOUBLE TOP PLATES
3. SILL PLATE
4. 2x SILL... 2- 2x WHERE OPENING IS GREATER THAN 6'-0"
5. HEADER SEE SCHEDULE THIS SHEET
6. 2x CRIPPLE... 2-2x CRIPPLES WHERE OPENING IS GREATER THAN 8'-0".
7. 2-2x KING STUD... 1-2x AT NON-BEARING WALLS. SEE HDR. SCHED. FOR QUANTITY.
8. 2x BLOCKING @ 8'-0" O.C. MAX. & AT CLG. LINES.
9. 2-10d TOENAILS EACH 2x
10. SIMPSON A35
11. 2-16d PLUS 1-16d FOR EACH 2" OF HEADER DEPTH
12. SILL FASTENING 16d @ 12"
13. 16d @ 12" O.C. (STAGGER)

*SUPPORTING ROOF FRAMING ONLY HDR. SIZES SHOWN ON PLANS.SUPER-CEDE VALUES SHOWN HERE-IN.

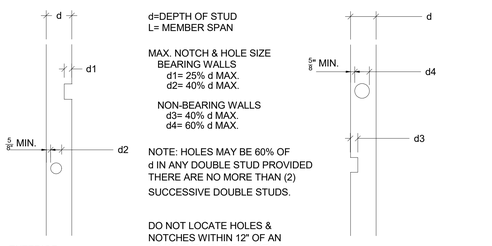
TYP. WALL FRAMING
NO SCALE 15

REINFORCING BENDS
NO SCALE 11

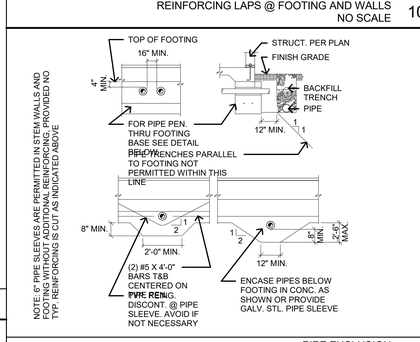
BAR SIZE	#4	#5	#6	#7	#8
DIM B.	24	30	36	42	48



REINFORCING LAPS @ FOOTING AND WALLS
NO SCALE 10



NOTCHES AND BORING IN STUDS
NO SCALE 14



PIPE EXCLUSION
NO SCALE 9

1. ALL COLD FORMED STEEL FRAMING MEMBERS, THEIR DESIGN, FABRICATION AND ERECTION SHALL CONFORM TO THE AISI COLD-FORMED STEEL DESIGN MANUAL, 2017 EDITION & AISI S100-16.

2. ALL FRAMING MEMBERS SHALL BE FORMED FROM STEEL CONFORMING TO ASTM A1011 WITH A MINIMUM YIELD STRENGTH AS FOLLOWS:
10 GAUGE MEMBERS: FY=33 KSI (GRADE A)
ALL OTHER MEMBERS: FY=33 KSI (GRADE A)

3. MEMBERS SHALL BE THE MANUFACTURER'S STANDARD "C" SHAPED STUDS / JOISTS OF THE SIZE, FLANGE WIDTH, AND GAUGE INDICATED AND SATISFY THE MINIMUM PROPERTIES AS PER "DIETRICH INDUSTRIES", OR APPROVED EQUAL OR SHOP FABRICATED Z OR C SHAPED MEMBERS AS SHOWN ON DRAWINGS.

4. THE GAUGE OF ALL TRACKS SHALL BE NO LIGHTER THAN THE FRAMING BEING CONNECTED. UNLESS OTHERWISE INDICATED, CONNECT TRACKS TO CONCRETE WITH 0.177" DIA. HILTI POWER DRIVEN FASTENERS (WITH 1.25" EMBEDMENT) AT 16" ON CENTER.

5. ALL WELDING SHALL BE IN CONFORMANCE WITH AMERICAN WELDING SOCIETY SPECIFICATION AWS D1 .3/D1 .3M:2018.

6. ALL STRUCTURAL MEMBERS SHALL BE PROPERLY CONNECTED TO EACH OTHER AND TO THE SUPPORTING BACK–UP FRAMING. FASTENINGS SHALL BE MADE WITH SELF TAPPING SCREWS OR WELDS OF SUFFICIENT SIZE TO INSURE THE CONNECTION STRENGTH.

7. PROVIDE BRIDGING FOR STUDS, JOISTS AND RAFTERS AT MIDSPAN AND AT A MAXIMUM SPACING NOT TO EXCEED 10'–0". ALL BRIDGING SHALL BE INSTALLED PRIOR TO THE ADDITION OF ANY LOADING.

8. PROVIDE BRIDGING FOR STUDS, JOISTS AND RAFTERS BEARING IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.

9. ALL AXIALLY LOADED STUDS SHALL HAVE FULL BEARING AGAINST THE INSIDE TRACK WEB, PRIOR TO STUD AND TRACK ALIGNMENT. SPLICES IN AXIALLY LOADED STUDS ARE NOT PERMITTED.

10. PROVIDE THE MANUFACTURER'S STANDARD TRACK, CLIP ANGLES, BRACING REINFORCEMENTS, FASTENERS AND ACCESSORIES AS RECOMMENDED BY THE MANUFACTURER FOR THE APPLICATION INDICATED AND AS NEEDED TO PROVIDE A COMPLETE FRAMING SYSTEM. UNLESS OTHERWISE NOTED, INSTALL THE METAL FRAMING SYSTEM IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS.

11. UNLESS OTHERWISE NOTED, PROVIDE DOUBLE JACK STUDS AT ALL BEAM BEARINGS.

COLD FORMED STEEL FRAMING NOTES
NO SCALE 20

A. STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI/AISC 360 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" AND THE LATEST EDITION OF ANSI/AISC 341 "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS", AS AMENDED BY CALIFORNIA BUILDING CODE (CBC) SECTIONS 2203, 2204 AND 2205.

B. MATERIALS:
1. STRUCTURAL STEEL (W–SHAPES): ASTM A572, GRADE 50 (ENHANCED) OR ASTM A992.
2. STRUCTURAL STEEL (ALL OTHER SHAPES AND PLATE): ASTM A36.
3. STRUCTURAL HSS TUBING: ASTM A500, GRADE B OR C. Fy = 46 ksi.
4. STRUCTURAL PIPE: ASTM A–53 GRADE B
5. HIGH STRENGTH BOLTS & NUTS: N.A.
6. HIGH STRENGTH ANCHOR RODS (H.S): ANCHOR RODS EMBEDDED IN CONCRETE SHALL BE ASTM F1554, GRADE 55 INCLUDING WELDABILITY SUPPLEMENT S1. RODS SHALL HAVE MINIMUM 4" THREADED PROJECTION (U.O.N.). EMBEDDED END SHALL BE THREADED AND NUTTED AS INDICATED ON DETAILS. HIGH STRENGTH NUTS PER ASTM A563 (TABLE X1.1) .
7. WELDING MATERIALS:
A. AWS D1.1 WITH E70XX LOW HYDROGEN ELECTRODES – TYPE AS REQUIRED FOR MATERIALS BEING WELDED.
B. STORAGE OF ELECTRODES IN STRICT ACCORDANCE WITH AWS GUIDELINES.
8.ANCHOR STUDS SHALL BE NELSON TYPE H4L FLUX-FILLED HEADED CONCRETE ANCHORS (ICC EVALUATION SERVICE REPORT ER-2856), OR AN APPROVED EQUAL, AND SHALL BE MADE FROM COLD DRAWN, LOW CARBON STEEL CONFORMING TO ASTM A108, GRADES C1010 THROUGH C1020, WITH A MINIMUM TENSILE STRENGTH OF 65 KSI. STUD WELDING TEST AND INSPECTION SHALL CONFORM TO AWS D1.1, CHAPTER 7.

C. FABRICATION/INSTALLATION:
1. ALL WELDING TO BE BY CERTIFIED WELDERS.
2. SHOP FABRICATE TO THE GREATEST EXTENT POSSIBLE.
3. SHOP PRIME ALL STEEL MEMBERS EXCEPT THOSE SPECIFIED TO BE GALVANIZED. DO NOT PRIME THOSE SURFACES TO BE WELDED OR EMBEDDED IN CONCRETE.
4. ALL BOLTED JOINTS SHALL BE TIGHTENED TO THE "SNUG TIGHT" CONDITION.
5. NO HOLES SHALL BE DRILLED IN COLUMNS. BEAMS SHALL NOT BE DRILLED OR NOTCHED WITHOUT THE APPROVAL OF THE ENGINEER.

D. INSPECTION:
1. ALL FIELD & SHOP WELDING TO BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED INSPECTOR.

GENERAL STEEL
NO SCALE 18

1. SITE GRADING, PLACEMENT OF FILL FOOTING EXCAVATIONS & MOISTURE CONDITIONING OPERATIONS SHALL BE OBSERVED BY SOILS ENGINEER.

2. FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE.

3. REQUIREMENTS FOR SOILS INVESTIGATION AND SITE PREPARATION FOR RECEIVING A FOUNDATION, INCLUDING THE LOAD-BEARING VALUES FOR SOILS AND PROTECTION FOR THE FOUNDATION FROM FROST AND WATER INTRUSION SHALL BE PER CBC CHAPTER 18 SOILS AND FOUNDATIONS.

4. VERIFY ALL DIMENSIONS & POINT LOAD CONDITIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.

FOUNDATION NOTES
NO SCALE 17

A. MATERIALS
1. PORTLAND CEMENT: ASTM C150 TYPE I OR II, LOW ALKALI.
2. AGGREGATE: MORTAR SAND - ASTM C144, GROUT SAND - ASTM A404.
3. HYDRATED LIME: ASTM C207 - TYPE S.
4. ADMIXTURES: ONLY AS APPROVED BY THE ENGINEER.
5. HOLLOW CONCRETE MASONRY UNITS: ASTM C90, TYPE 2, GRADE N. NOMINAL FACE DIMENSIONS: 8 INCHES HIGH AND 16 INCHES LONG. MAXIMUM LINEAR DRYING SHRINKAGE SHALL NOT EXCEED .06 PERCENT WHEN TESTED IN ACCORDANCE WITH ASTM C426.
6. USE OPEN-END UNITS WHEREVER POSSIBLE.
7. MASONRY DESIGN F'M = 2500 P.S.I.
8. PROTECT CMU STRUCTURE FROM COLD AND HOT WEATHER AND EXCESSIVE MOISTURE AT ALL TIMES UNTIL UNITS ARE FULLY GROUTED.
9. REINFORCING MATERIALS: ASTM A6-5, GRADE 60 DEFORMED BARS.
10. LAP HORIZONTAL REINFORCING 48 BAR DIAMETERS MIN. STAGGER ALL LAPS. VERTICAL REINFORCING TO BE FULL HEIGHT WITH NO SPLICES. TIE EACH VERTICAL TO HORIZONTAL REINFORCING AT 24" O.C. MAXIMUM. HOLD VERTICAL REINFORCING IN CORRECT POSISTION.

B. MORTAR: SHALL BE PER CBC SECTION 2103, TYPE S.

C. GROUT:
1. GROUT SHALL COMPLY WITH ARTICLE 2.2 OF TMS 602.
2. CONCRETE BLOCK MASONRY UNITS SHALL BE DRY AND CLEAN BEFORE GROUTING OPERATION.
3. ALL CMU CELLS SHALL BE FULLY GROUTED. GROUT SHALL BE PLACED IN ACCORDANCE WITH CBC SECTION 2104. PROVIDE CLEANOUTS FOR GROUT POURS OVER 5'-0" HIGH.

D. TOOLED JOINTS:
1. EXPOSED JOINTS: TOOLED SLIGHTLY CONCAVE.
2. UNEXPOSED JOINTS: TOOLED FLUSH. USE RUNNING BOND PATTERN

GENERAL MASONRY
NO SCALE 13

A. STRUCTURAL CONCRETE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CBC CHAPTER 19 AND ACI 318 AS AMENDED IN SECTION 1905 CBC.

B. REINFORCING MATERIALS:
1. DEFORMED ASTM A615, GRADE 60.
2. WELDED WIRE FABRIC, ASTM A185.

C. CONCRETE STRENGTH: FOOTINGS AND SLABS ON GRADE. (DESIGN BASED ON F'C = 3000 PSI) MINIMUM REQUIREMENTS: PSI @ 28 DAYS = 3000 PSI, MIN. CEMENT TYPE II/V WITH WATER/CEMENT RATIO OF 0.5. AND MAX SLUMP 4".

D. MIX TO BE APPROVED BY THE ENGINEER. ADMIXTURES ONLY AS APPROVED BY THE ENGINEER.

E. WELDING: ALL WELDING OF REINFORCING STEEL SHOULD BE AVOIDED BUT WHERE ABSOLUTELY NECESSARY, WELDING SHALL BE WITH LOW–HYDROGEN ELECTRODES IN STRICT ACCORDANCE WITH THE LATEST RECOMMENDATIONS OF THE AMERICAN WELDING SOCIETY (AWS D1.4).

F. LAP SPLICES: MINIMUM 48 BAR DIAMETERS OR 1'–6" (WHICHEVER IS GREATER) AND AS DETAILED ON THE DRAWINGS.

G. COVER TO BARS: UNLESS OTHERWISE SHOWN OR NOTED, COVER TO REINFORCING BARS SHALL BE AS STATED IN ACI 318 SECTION 7.7.1.

H. CONCRETE CURING: KEEP CONCRETE SLABS CONTINUOUSLY WET FOR 7 DAYS OR USE MEMBRANE CURING AS APPROVED BY THE ENGINEER.

I. FORM REMOVAL: SIDE FORMS OF FOOTINGS AND SLABS ON GRADE, MINIMUM 2 DAYS.

J. VIBRATION: VIBRATE ALL CONCRETE IN PLACE WITH A MECHANICAL VIBRATOR USED BY EXPERIENCED PERSONNEL.

K. TESTING: WHEN REQUESTED BY THE OWNER, TESTING OF CONCRETE STRENGTH SHALL BE IN ACCORDANCE WITH ACI 301, CHAPTER 16.

GENERAL CONCRETE
NO SCALE 12

HOLE DIMENSION*

BOLT DIA.	SLOT DIM.	EDGE DIST.
1/2"	9/16" x 1 1/4"	1/4"
5/8"	11/16" x 1 9/16"	1 3/8"
3/4"	13/16" x 1 7/8"	1 9/16"
7/8"	15/16" x 2 3/16"	1 13/16"
7/8"	1 1/16" x 2 1/2"	2"
>1 1/8"	d + 1/16" x 2.5d	2d

TYPICAL SLOTTED HOLE REQUIREMENTS

REFER TO "SPECIFICATION FOR STURCTURAL JOINTS USING ASTM A325 OR A490 BOLTS"

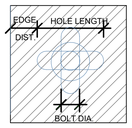
LONG SLOTTED HOLES

BOLTS SHALL BE ASTM A325-SC

(SLIP-CRITICAL AS PER AISC 360)

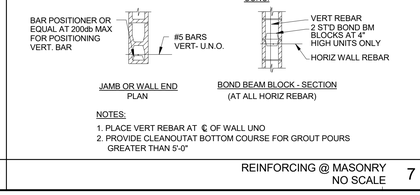
PLATE WASHERS ARE REQUIRED.

NO PAINT OR PRIMER UNLESS APPROVED IN THE VICINITY OF THE CONNECTION.



*AISC 360 TABLE J3.3

SLIP CRITICAL SLOTTED HOLES
NO SCALE 8



NOTES:
1. PLACE VERT REBAR AT ℄ OF WALL UNO
2. PROVIDE CLEANOUTAT BOTTOM COURSE FOR GROUT POURS GREATER THAN 5'-0"

REINFORCING @ MASONRY
NO SCALE 7

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE 2019 CALIFORNIA BUILDING CODE AND THE ADDITIONAL PUBLICATIONS LISTED HEREIN.

2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. THESE DRAWINGS SHALL BE READ AND COORDINATED WITH ALL OTHER CONTRACT DRAWINGS, INCLUDING VENDOR DRAWINGS AND SUBCONTRACTOR SHOP DRAWINGS.

3. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE SIMILAR TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED FOR OTHER SIMILAR DETAILS.

4. SPECIFIC DIMENSIONS, DETAILS AND NOTES SHALL TAKE PRECEDENCE OVER GENERAL NOTES, TYPICAL DETAILS, MINIMUM CODE VALUES OR SCALED INFORMATION ON PLANS OR SECTIONS AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE ENGINEER.

5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WITH ARCHITECTS DRAWINGS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES, CONFLICTS OR UNCLEAR CONDITIONS ALL DISCREPANCIES PRIOR TO CONSTRUCTION.

6. IN THE EVENT OF DEVIATIONS, DISCREPANCIES, CONFLICTS OR UNCLEAR CONDITIONS BETWEEN THE STRUCTURAL DRAWINGS AND THE PROJECT SPECIFICATIONS, THE STRUCTURAL DRAWINGS SHALL CONTROL

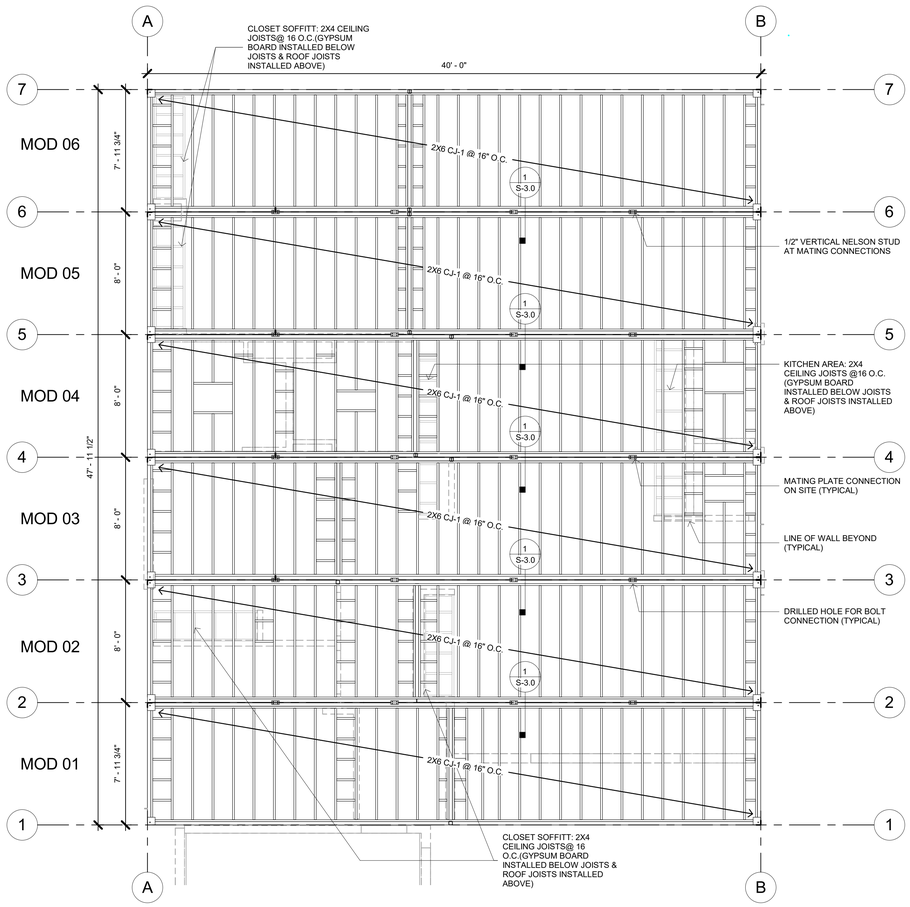
7. CONTRACTOR–INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. PERIODIC JOB SITE VISITS BY THE OWNER AND/OR ENGINEER DO NOT CONSTITUTE REVIEW OR APPROVAL OF CONSTRUCTION TECHNIQUES BUT ARE INTENDED SOLELY FOR THE PURPOSE OF CHECKING GENERAL COMPLIANCE OF THE WORK WITH THE PROJECT CONSTRUCTION DOCUMENTS.

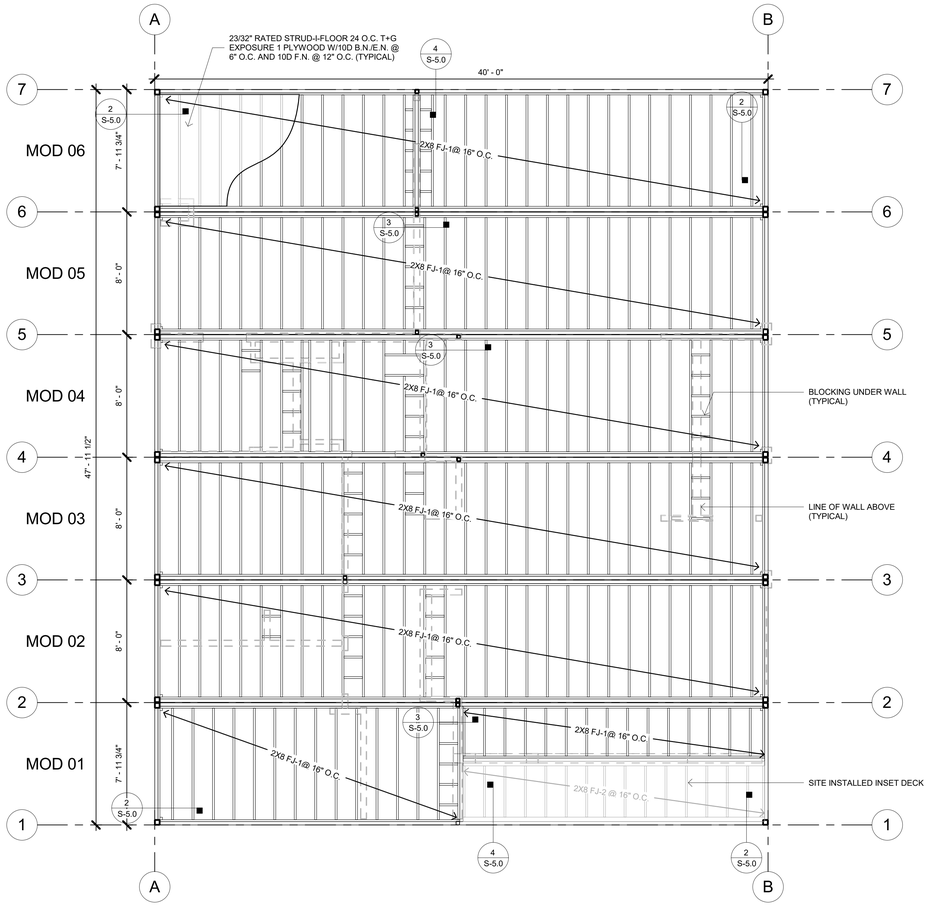
9. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL WALLS, SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH WALLS AND FLOORS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, TEXTURE & OTHER FINISH DETAILS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE JOB SITE IN A SAFE CONDITION AND EMPLOYING OSHA APPROVED CONSTRUCTION PRACTICES AND OSHA REGULATIONS PERFORMED IN A WORKMANLIKE MANNER. THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

11. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN OF FORMWORK AND OTHER TEMPORARY CONSTRUCTION STRUCTURES. CARE MUST BE TAKEN DURING CONSTRUCTION NOT TO EXCEED THE DESIGN LIVE LOAD CAPACITY OF THE



OVERALL STRUCTURAL CEILING PLAN
1/4" = 1'-0" 3



OVERALL STRUCTURAL FLOOR FRAMING PLAN
1/4" = 1'-0" 2

OVERALL STEEL STRUCTURAL KEY

Type	Description	Dimensions
B-1	Steel Beam	C10x15.3
B-2	Steel Beam	C10x25
BH-1	Bolt Hole	3/4" Dia. Bolt Hole
C-1	Steel Column - Corner	HSS 4" x 4" x 1/4"
C-2	Steel Column - Interior	HSS 3" x 3" x 1/4"
C-3	Steel Column - Corner	HSS 4" x 4" x 3/8"
NS-2	Nelson Stud	1/2" x 1-1/2" CPL Nelson Stud
P-1	Steel Bottom Plate	1/2" x 6" x 6"
P-2	Steel Top Plate	1/2" x 6" x 6" w/ Threaded Hole
P-3	Steel Side Plate	1/4" x 6" x 7"
P-4	Steel Mating Plate (Mating plate connection)	1/2" x 3" x 6"
P-5	Steel Plate (Beam on Weld Plate Connection)	1/2" x 4"x 18"
S-1	Stiffener	1/4" Web Stiffener
S-2	Stiffener	1/4" Web Stiffener

OVERALL WOOD FRAMING STRUCTURAL KEY

Structural Member Type	Description	Dimensions
CJ-1	Wood Ceiling Joist - 2x6 Douglas Fir	2" x 6"
CJ-2	Wood Ceiling Joist - 2x4 Douglas Fir	2" x 4"
FJ-1	Wood Floor Joist - 2x8 Douglas Fir	2" x 8"
FJ-2	Wood Floor Joist - 2x8 Douglas Fir (at Deck Pressure Treated)	2" x 8"
FJ-4	Wood Floor Joist - 4x8 Douglas Fir (at Deck Pressure Treated)	4" x 8"

NOTES:

GRIDLINES ARE LOCATED AT OUTSIDE FACES OF CORNER COLUMNS OR SIDE PLATES (WHEN MODULE CONNECTIONS OCCUR).

STRUCTURAL KEYS AND NOTES
NO SCALE 1

RADCO
APPROVED FACTORY BUILT HOUSING
These plans have been approved pursuant to the provisions of the State of California Health and Safety Code, Division 13, Part 6 and the regulations adopted pursuant thereto.
Approvals herein does not authorize or approve any extension of densities from State laws or valid local ordinances nor is it applicable to movement of units or modules to other jurisdictions.
Foundation Designs are not approved.
Occupancy: Part 11, Meet Exp. Seismic Cat. SD 20psf DI mph C D
Plan Approved No. RAD-33-1105
By Christopher Sesma
Approved Date 1/8/2021
Expiration Date 1/8/2024

STAMP OF APPROVAL

CONNECT HOMES®
706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

APPROVING AUTHORITY

REGISTERED PROFESSIONAL ENGINEER
REZA SHAHNI
No. 77710
Exp 12-31-2021
CIVIL
STATE OF CALIFORNIA

8th St. CONSTRUCTION & CONSULTING
reza@8thstreets.com
t: 619.906.0202

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA 95014

DATE ISSUED
04.02.2021

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided hereeith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication of these plans in whole or in part is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

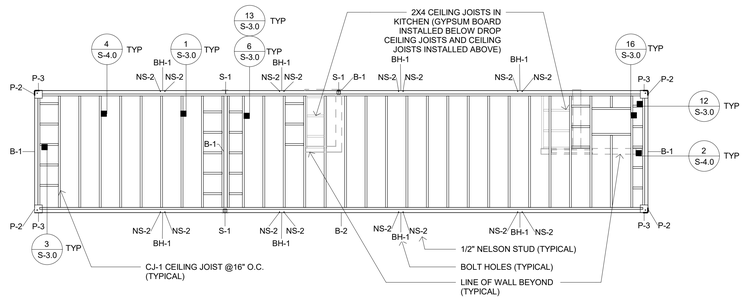
MODEL HOME
3 BED / 2 BATH |
1,920 SF TOTAL

SHEET SET
STRUCTURAL

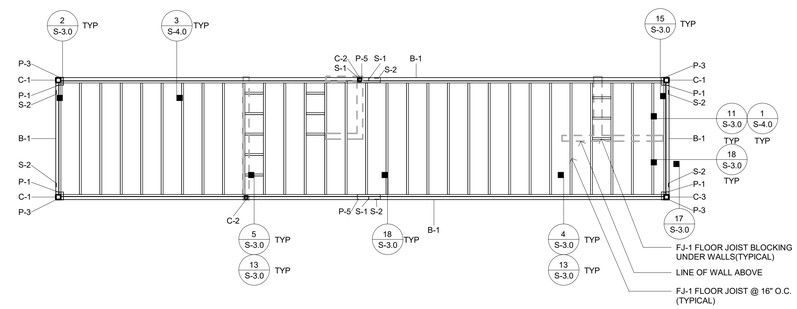
SHEET TITLE
STRUCTURAL PLANS
OVERALL

SHEET SET, SHEET NUMBER, MODEL HOME

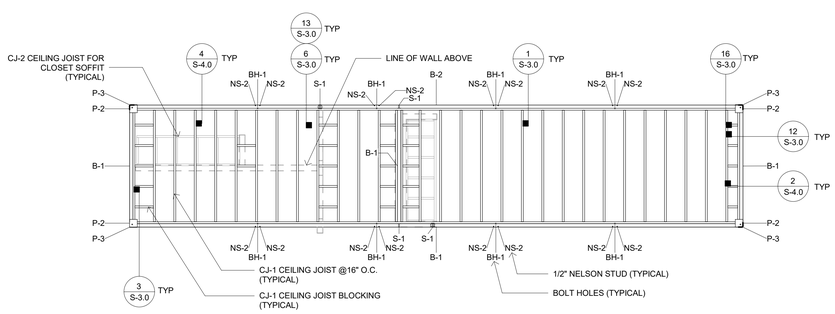
S-2.0



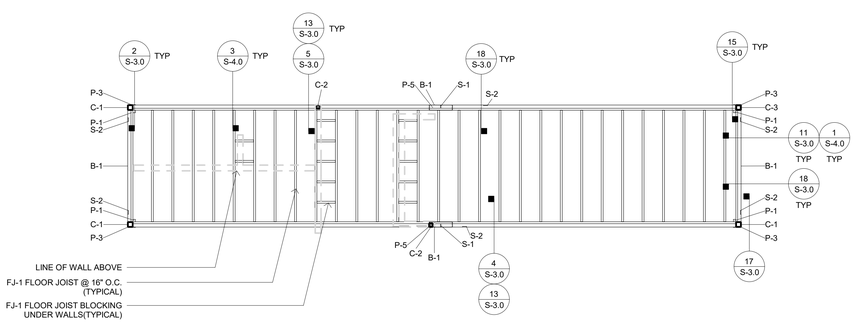
MOD 03 - STRUCTURAL CEILING PLAN
1/4" = 1'-0" 7



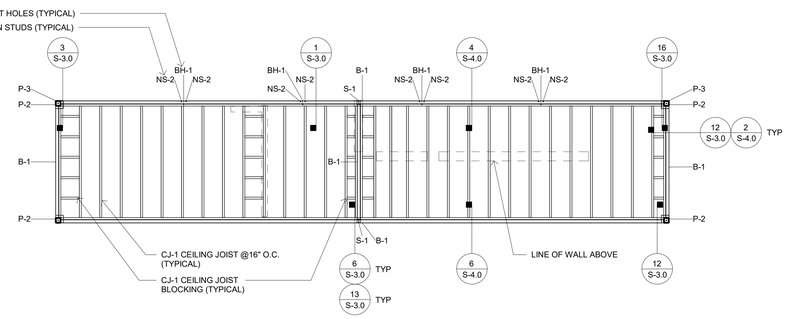
MOD 03 - STRUCTURAL FLOOR PLAN
1/4" = 1'-0" 4



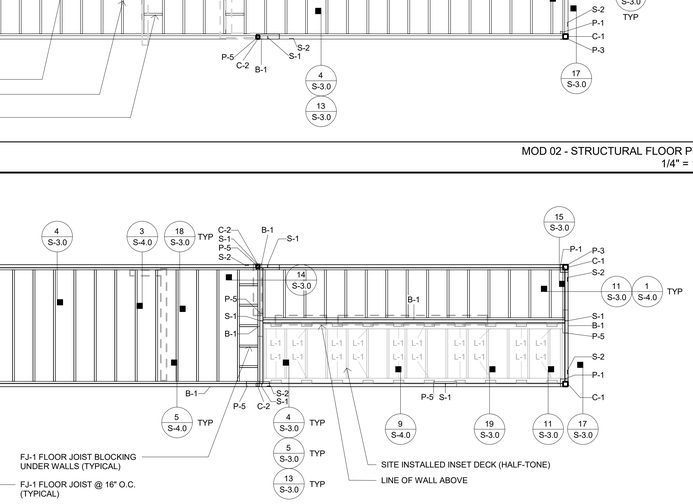
MOD 02 - STRUCTURAL CEILING PLAN
1/4" = 1'-0" 6



MOD 02 - STRUCTURAL FLOOR PLAN
1/4" = 1'-0" 3



MOD 01 - STRUCTURAL CEILING PLAN
1/4" = 1'-0" 5



MOD 01 - STRUCTURAL FLOOR PLAN
1/4" = 1'-0" 2

OVERALL STEEL STRUCTURAL KEY

Type	Description	Dimensions
B-1	Steel Beam	C10x15.3
B-2	Steel Beam	C10x25
BH-1	Bolt Hole	3/4" Dia. Bolt Hole
C-1	Steel Column - Corner	HSS 4" x 4" x 1/4"
C-2	Steel Column - Interior	HSS 3" x 3" x 1/4"
C-3	Steel Column - Corner	HSS 4" x 4" x 3/8"
L-1	Steel Angle	2-1/2" x 2-1/2" x 1/4"
NS-2	Nelson Stud	1/2" x 1-1/2" CPL Nelson Stud
P-1	Steel Bottom Plate	1/2" x 6" x 6"
P-2	Steel Top Plate	1/2" x 6" x 6" w/ Threaded Hole
P-3	Steel Side Plate	1/4" x 6" x 7"
P-4	Steel Mating Plate (Mating plate connection)	1/2" x 3" x 6"
P-5	Steel Plate (Beam on Weld Plate Connection)	1/2" x 4"x 18"
S-1	Stiffener	1/4" Web Stiffener
S-2	Stiffener	1/4" Web Stiffener

OVERALL WOOD FRAMING STRUCTURAL KEY

Structural Member Type	Description	Dimensions
CJ-1	Wood Ceiling Joist - 2x6 Douglas Fir	2" x 6"
CJ-2	Wood Ceiling Joist - 2x4 Douglas Fir	2" x 4"
FJ-1	Wood Floor Joist - 2x8 Douglas Fir	2" x 8"
FJ-2	Wood Floor Joist - 2x8 Douglas Fir (at Deck Pressure Treated)	2" x 8"
FJ-4	Wood Floor Joist - 4x8 Douglas Fir (at Deck Pressure Treated)	4" x 8"

NOTES:

GRIDLINES ARE LOCATED AT OUTSIDE FACES OF CORNER COLUMNS OR SIDE PLATES (WHEN MODULE CONNECTIONS OCCUR).

OVERALL STRUCTURAL KEY
NO SCALE 1

CONNECT HOMES®
706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

APPROVING AUTHORITY

REGISTERED PROFESSIONAL ENGINEER
REZA SHAHMI
No. 77110
Exp 12-31-2021
CIVIL
STATE OF CALIFORNIA

8th St. CONSTRUCTION & CONSULTING
reza@8thstreets.com
t: 619.906.0202

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA, 95014

DATE ISSUED
04.02.2021

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided hereinto are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part, for purposes other than those for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
3 BED / 2 BATH | 1,920 SF TOTAL

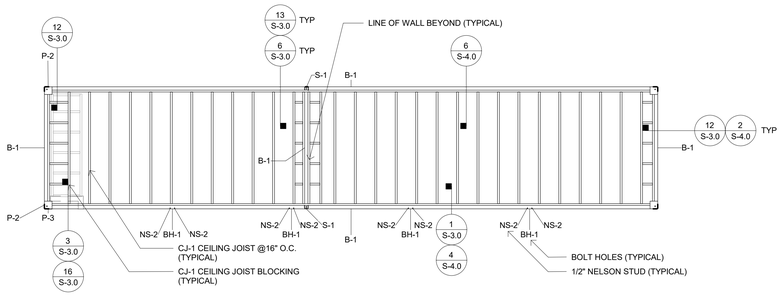
SHEET SET
STRUCTURAL

SHEET TITLE
STRUCTURAL PLANS - MODULES 01 - 03

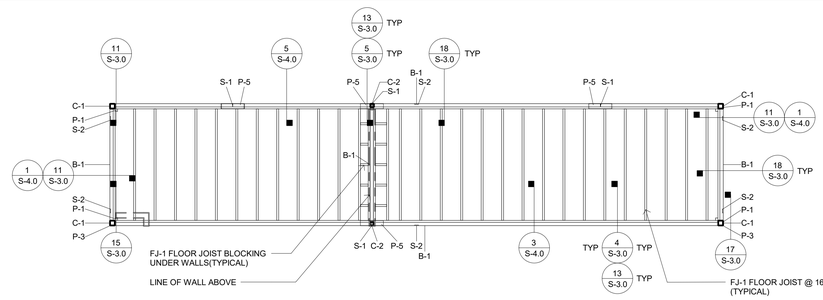
RADCO
APPROVED FACTORY-BUILT HOUSING
These plans have been approved pursuant to the provisions of the State of California Health and Safety Code Sections 19960, Part II and the regulations adopted pursuant thereto.
Approvals herein does not authorize or approve any excursion of deviation from State laws or valid local ordinances nor is it applicable to movement of units or modules from factory to building site.
Foundation Design is not approved.
Occupancy Roof LL Wind Exp Seismic Cat
R3 20psf 91 mph C D
Plan Approval No. RAD-33-1105
By Christopher Sesma
Approved Date 4/6/2024
Expiration Date 4/6/2024

STAMP OF APPROVAL

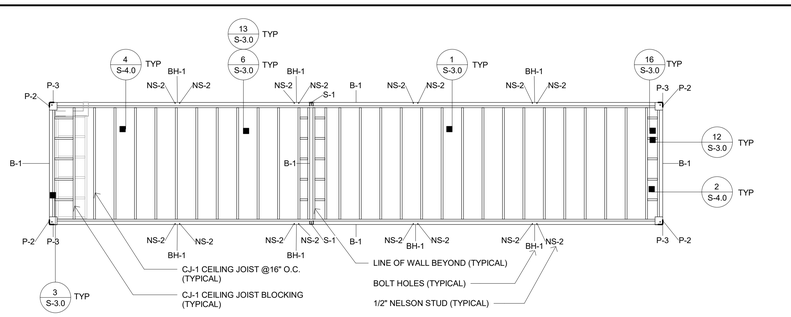
SHEET SET	SHEET NUMBER	MODEL HOME
	S-2.1	



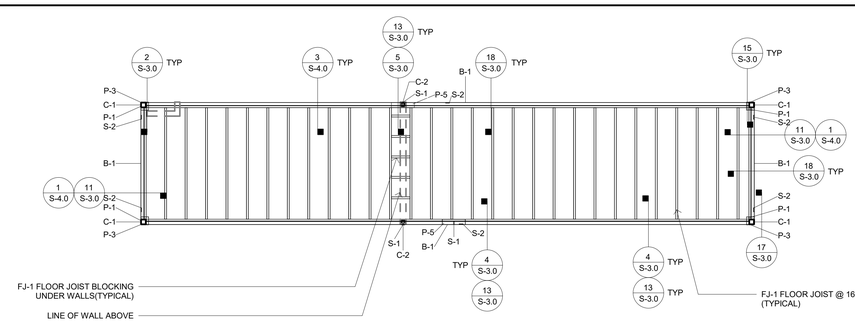
MOD 06 - STRUCTURAL CEILING PLAN
1/4" = 1'-0" 7



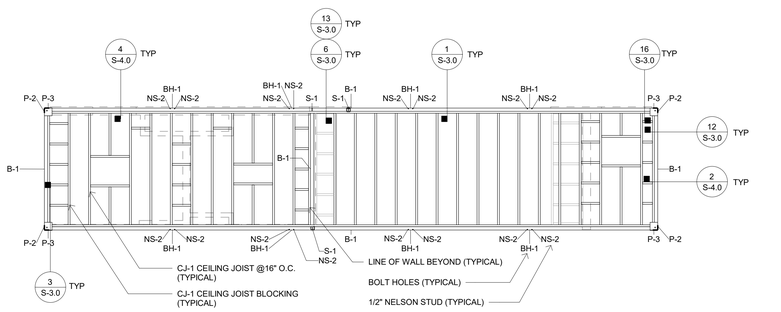
MOD 06 - STRUCTURAL FLOOR PLAN
1/4" = 1'-0" 4



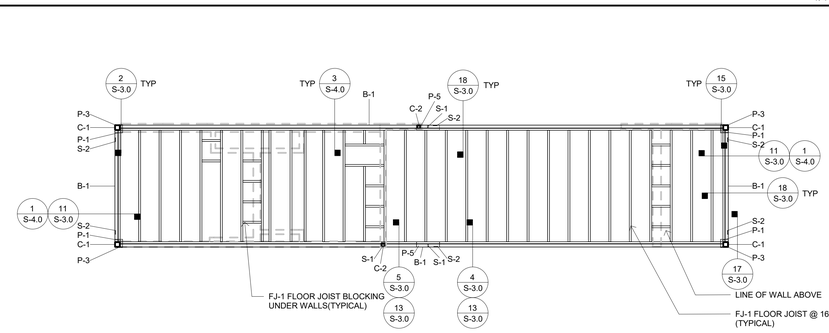
MOD 05 - STRUCTURAL CEILING PLAN
1/4" = 1'-0" 6



MOD 05 - STRUCTURAL FLOOR PLAN
1/4" = 1'-0" 3



MOD 04 - STRUCTURAL CEILING PLAN
1/4" = 1'-0" 5



MOD 04 - STRUCTURAL FLOOR PLAN
1/4" = 1'-0" 2

OVERALL STEEL STRUCTURAL KEY

Type	Description	Dimensions
B-1	Steel Beam	C10x15.3
B-2	Steel Beam	C10x25
BH-1	Bolt Hole	3/4" Dia. Bolt Hole
C-1	Steel Column - Corner	HSS 4" x 4" x 1/4"
C-2	Steel Column - Interior	HSS 3" x 3" x 1/4"
C-3	Steel Column - Corner	HSS 4" x 4" x 3/8"
NS-2	Nelson Stud	1/2" x 1-1/2" CPL Nelson Stud
P-1	Steel Bottom Plate	1/2" x 6" x 6"
P-2	Steel Top Plate	1/2" x 6" x 6" w/ Threaded Hole
P-3	Steel Side Plate	1/4" x 6" x 7"
P-4	Steel Mating Plate (Mating plate connection)	1/2" x 3" x 6"
P-5	Steel Plate (Beam on Weld Plate Connection)	1/2" x 4"x 18"
S-1	Stiffener	1/4" Web Stiffener
S-2	Stiffener	1/4" Web Stiffener

OVERALL WOOD FRAMING STRUCTURAL KEY

Structural Member Type	Description	Dimensions
CJ-1	Wood Ceiling Joist - 2x6 Douglas Fir	2" x 6"
CJ-2	Wood Ceiling Joist - 2x4 Douglas Fir	2" x 4"
FJ-1	Wood Floor Joist - 2x8 Douglas Fir	2" x 8"

NOTES:

GRIDLINES ARE LOCATED AT OUTSIDE FACES OF CORNER COLUMNS OR SIDE PLATES (WHEN MODULE CONNECTIONS OCCUR).

OVERALL STRUCTURAL KEY
NO SCALE 1

RADCO
APPROVED FACTORY BUILT HOUSING
These plans have been approved pursuant to the California Health & Safety Code, Division 13, Housing Code, Division 13, Part 6 and the regulations adopted pursuant thereto.
Approvals herein does not authorize or approve any ommission of deviation from State laws or valid local ordinances affecting the construction, location of units near highways, county roads or city streets.
Foundation Design is not approved.
Occupancy Roof LL Wind Exp Seismic Cat
R3 20psf 91 mph C D
Plan Approval No. RAD-33-1105
Christopher Sesma
By
Approved Date 4/8/2021
Expiration Date 4/8/2024

STAMP OF APPROVAL

CONNECT HOMES®
706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

APPROVING AUTHORITY
REGISTERED PROFESSIONAL ENGINEER
REZA SHAHAVI
No. 77110
Exp 12-31-2021
CIVIL
STATE OF CALIFORNIA

8th St. CONSTRUCTION & CONSULTING
reza@8thstreets.com
t: 619.906.0202

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA, 95014

DATE ISSUED
04.02.2021

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

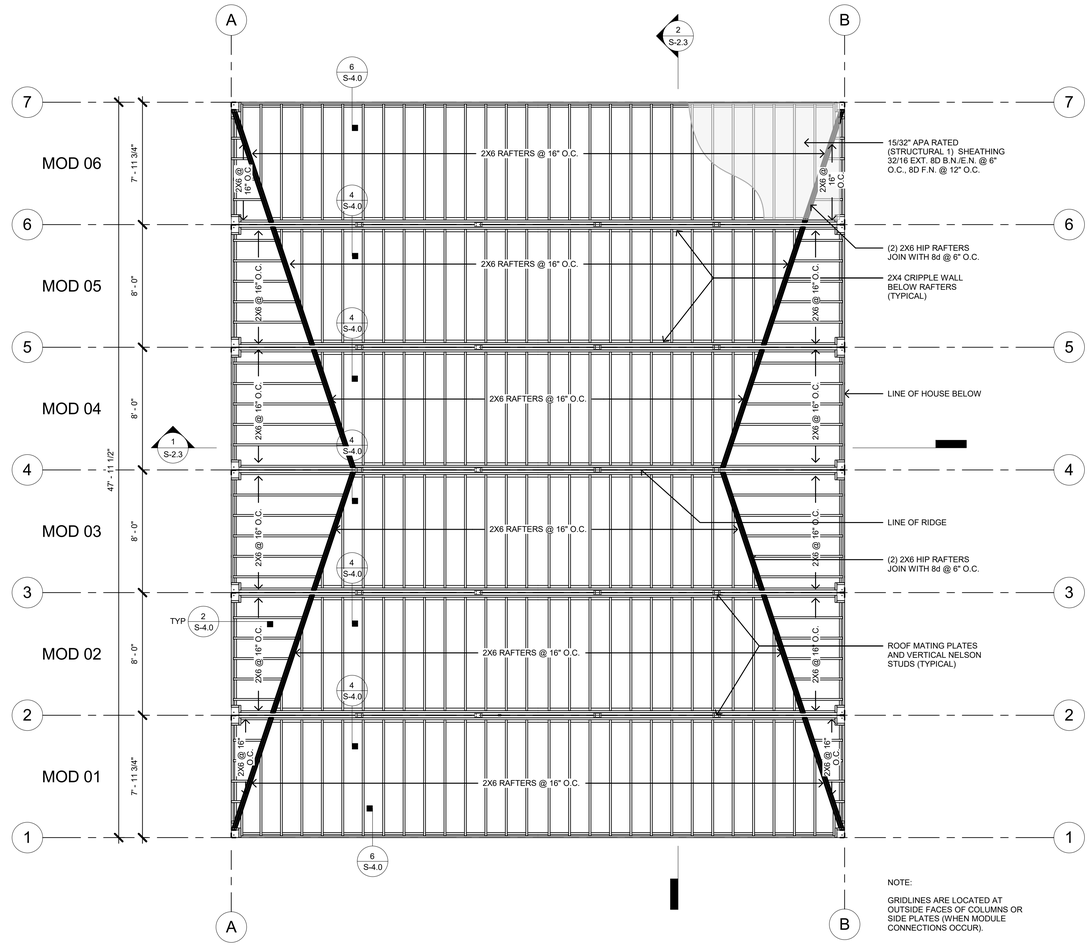
MODEL HOME
3 BED / 2 BATH |
1,920 SF TOTAL

SHEET SET
STRUCTURAL

SHEET TITLE
STRUCTURAL PLANS
04 - 06

SHEET SET | SHEET NUMBER | MODEL - HOME

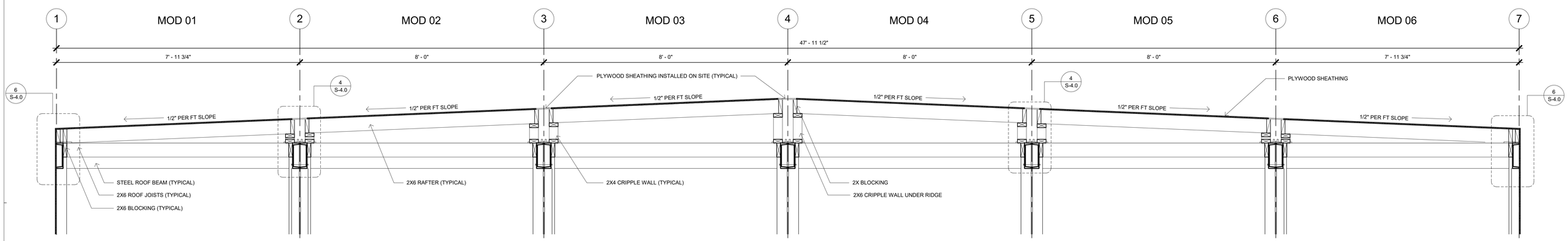
S-2.2



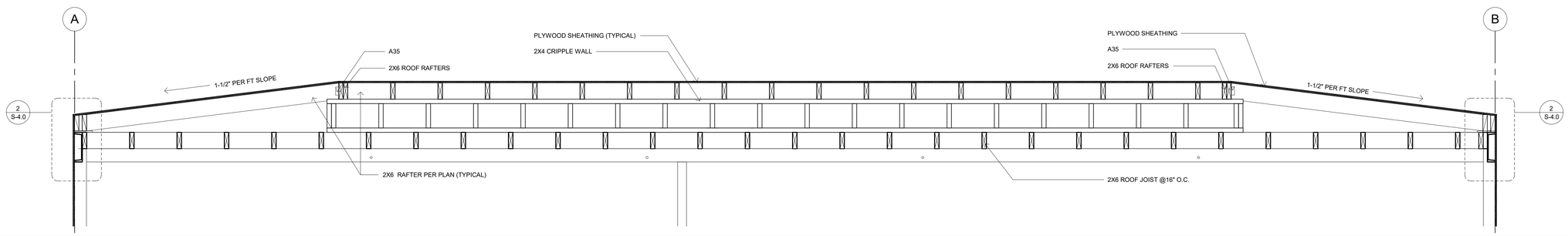
NOTE:

GRIDLINES ARE LOCATED AT OUTSIDE FACES OF COLUMNS OR SIDE PLATES (WHEN MODULE CONNECTIONS OCCUR).

S - STRUCTURAL ROOF FRAMING PLAN - FACTORY BUILT 3
1/4" = 1'-0"



STRUCTURAL ROOF FRAMING - TRANSVERSE SECTION 2
3/4" = 1'-0"



STRUCTURAL ROOF FRAMING - LONGITUDINAL SECTION 1
3/4" = 1'-0"

RADCO
APPROVED FACTORY BUILT HOUSING
These plans have been approved pursuant to the provisions of the State of California Health and Safety Code, Division 13, Part 6 and the regulations adopted pursuant thereto.
Approvals herein does not authorize or approve any extension of deviation from State laws or valid local ordinances governing the construction or use of units over highways, streets or alleys in city streets.
Foundation Designs is not approved.
Occupancy Roof LL Wind Exp. Seismic Cat
R3 20psf 91 mph C D
Plan Approved No. RAD-33-1105
By Christopher Sesma
Approved Date 1/8/2021
Expiration Date 8/8/2024

STAMP OF APPROVAL

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

APPROVING AUTHORITY

REGISTERED PROFESSIONAL ENGINEER
REZA SHAHMI
No. 77110
Exp 12-31-2021
CIVIL
STATE OF CALIFORNIA

8th St. CONSTRUCTION & CONSULTING
reza@8thstreets.com
t: 619.906.0202

CONNECT 6: GRINSVEN RESIDENCE

17085 MONTEBELLO RD, CUPERTINO, CA, 95014

DATE ISSUED
04.02.2021

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose other than the creation of a product without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

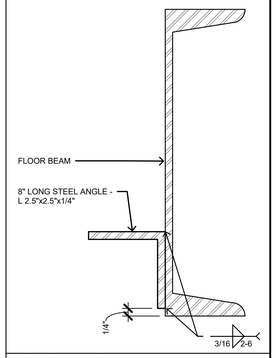
MODEL HOME
3 BED / 2 BATH | 1,920 SF TOTAL

SHEET SET
STRUCTURAL

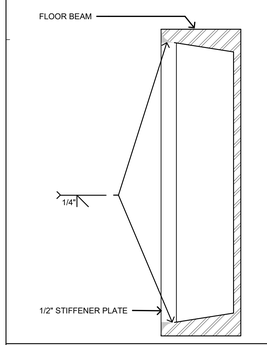
SHEET TITLE
STRUCTURAL PLANS - OVERALL ROOF

SHEET SET | SHEET NUMBER | MODEL HOME

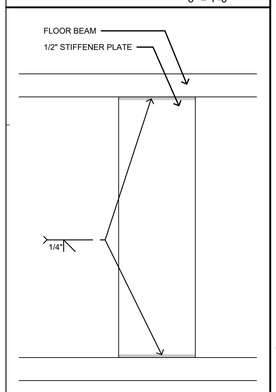
S-2.3



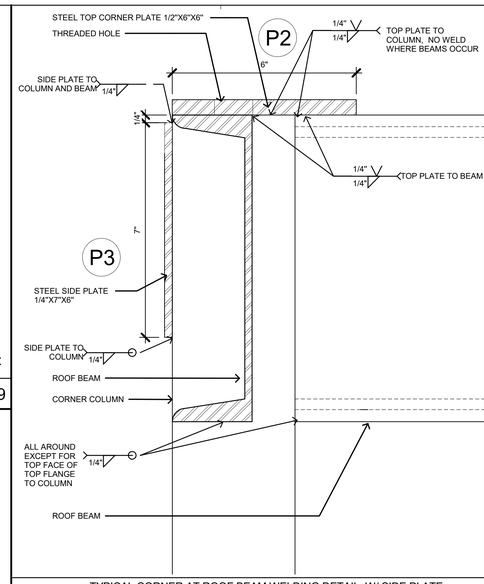
L 2.5"x2.5"x1/4" TO BEAM WELDING DETAIL 19
6" = 1'-0"



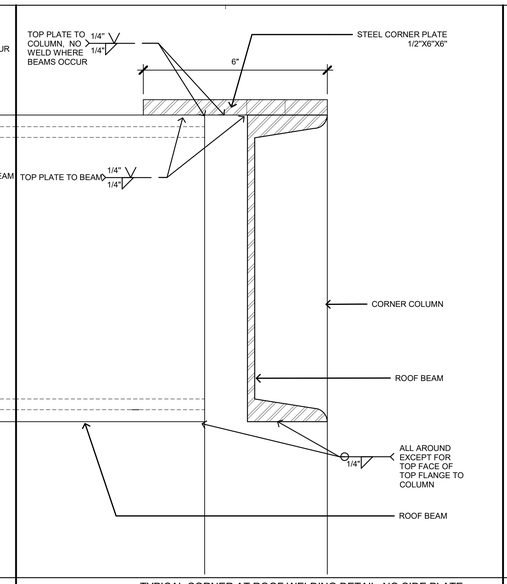
FLAT FACED WEB STIFFENER - SECTION 18
6" = 1'-0"



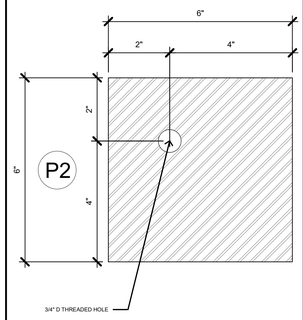
FLAT FACED WEB STIFFENER - ELEVATION 17
6" = 1'-0"



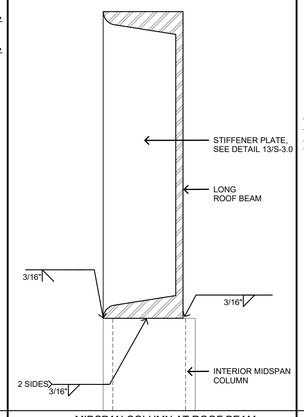
TYPICAL CORNER AT ROOF BEAM WELDING DETAIL, W/ SIDE PLATE 16
6" = 1'-0"



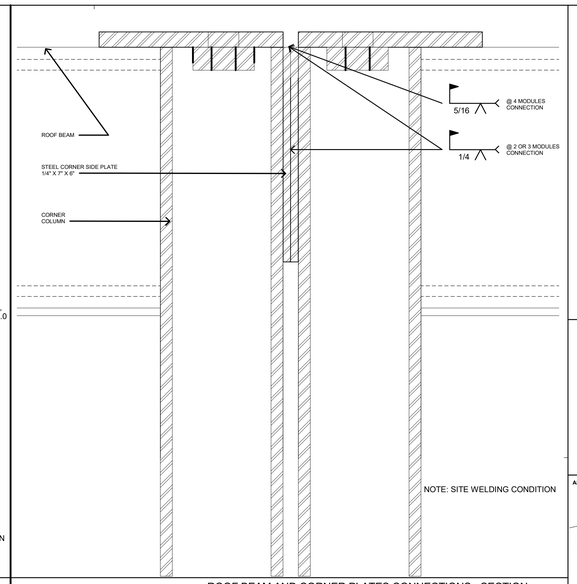
TYPICAL CORNER AT ROOF WELDING DETAIL, NO SIDE PLATE 12
6" = 1'-0"



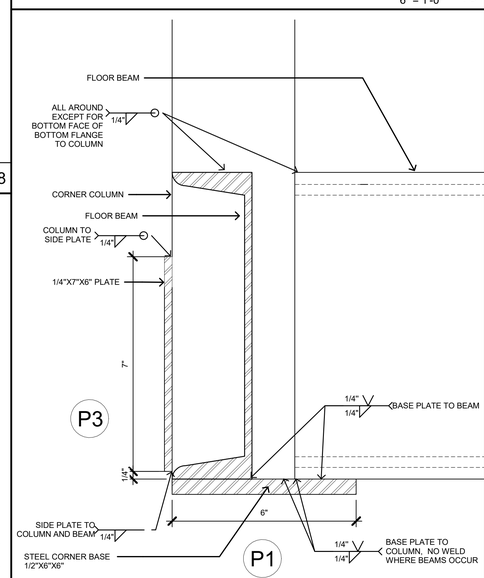
STEEL CORNER PLATE - TOP 9
6" = 1'-0"



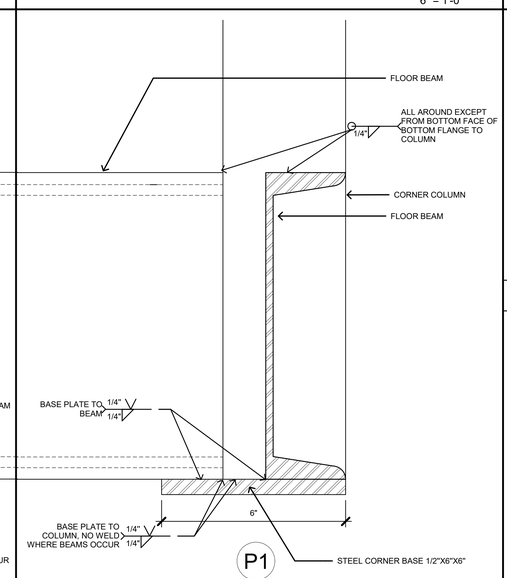
MIDSPAN COLUMN AT ROOF BEAM 6
6" = 1'-0"



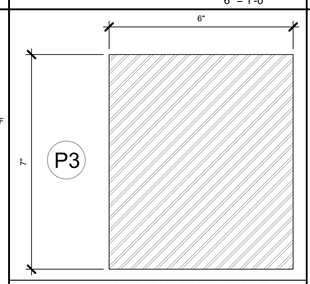
ROOF BEAM AND CORNER PLATES CONNECTIONS - SECTION 3
6" = 1'-0"



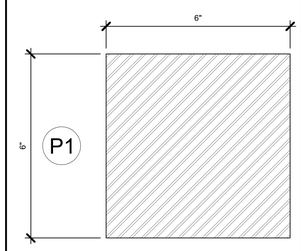
TYPICAL CORNER AT FLOOR WELDING DETAIL, W/ SIDE PLATE 15
6" = 1'-0"



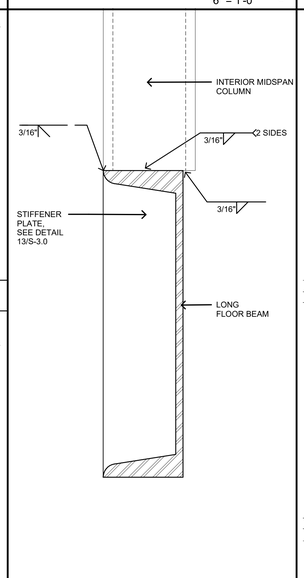
TYPICAL CORNER AT FLOOR WELDING DETAIL, NO SIDE PLATE 11
6" = 1'-0"



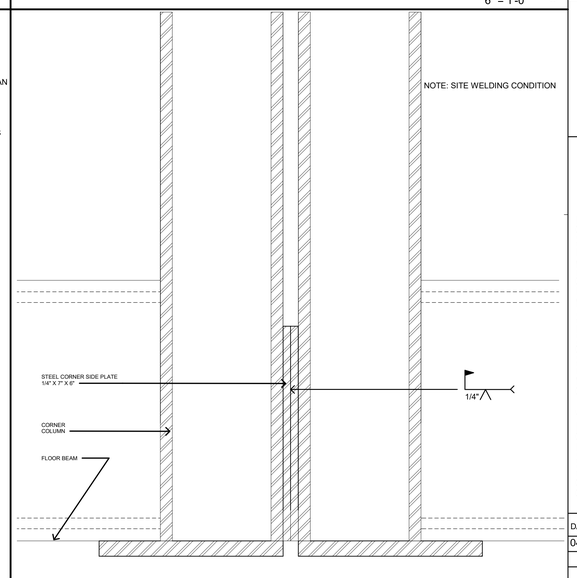
STEEL CORNER PLATE - SIDE 8
6" = 1'-0"



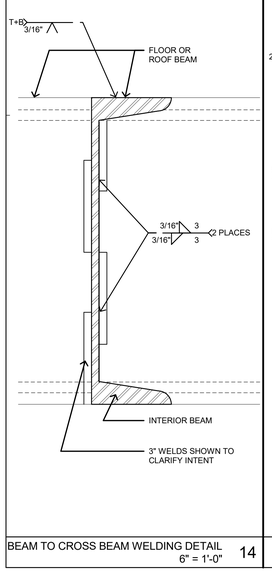
STEEL CORNER PLATE - BOTTOM 7
6" = 1'-0"



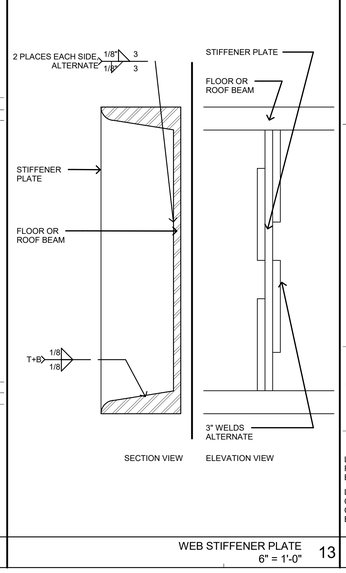
MIDSPAN COLUMN AT FLOOR BEAM 5
6" = 1'-0"



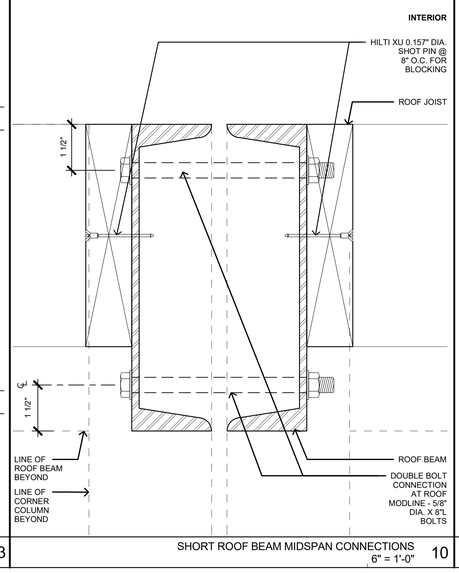
FLOOR BEAM, CORNER COLUMNS AND SIDE PLATES CONNECTIONS - SECTION 2
6" = 1'-0"



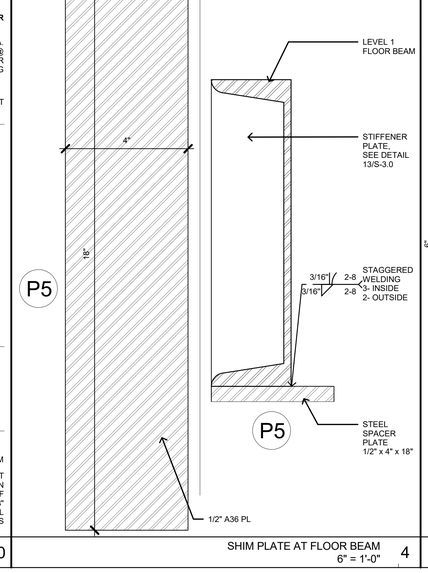
BEAM TO CROSS BEAM WELDING DETAIL 14
6" = 1'-0"



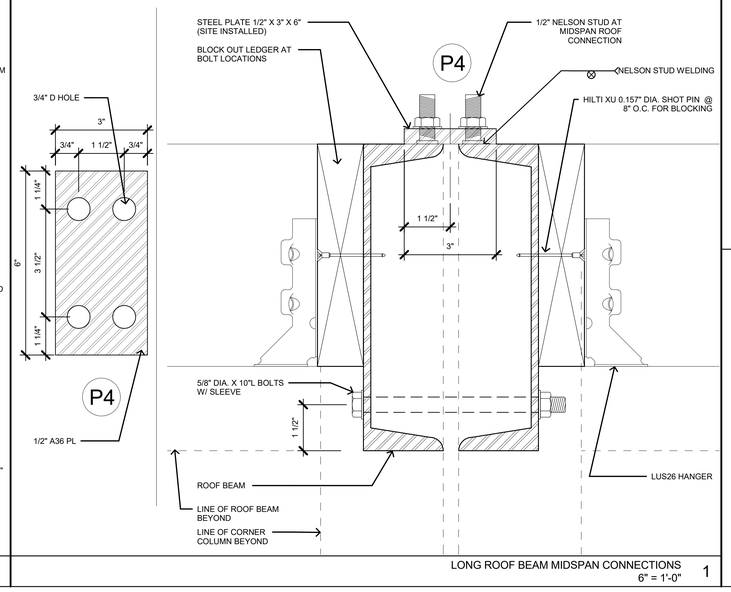
WEB STIFFENER PLATE 13
6" = 1'-0"



SHORT ROOF BEAM MIDSPAN CONNECTIONS 10
6" = 1'-0"



SHIM PLATE AT FLOOR BEAM 4
6" = 1'-0"



LONG ROOF BEAM MIDSPAN CONNECTIONS 1
6" = 1'-0"

STAMP OF APPROVAL

RADCO
APPROVED FACTORY-BUILT HOUSING
These plans have been approved pursuant to the provisions of the State of California Health and Safety Code, Division 13, Part 6 and the regulations adopted pursuant thereto.
The approval shown does not authorize or approve any extension of deviation from State laws or valid local ordinances nor is it applicable to movement of units or buildings after they have left the factory.
Foundation Design is not approved.

Occupancy	Roof Lt.	Wind Exp	Seismic Cat
R3	20psf	91 mph C	D

Plan Approved No. RAD-33-1105
By Christopher Sesma
Approved Date: 4/6/2021
Expiration Date: 4/6/2024

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

APPROVING AUTHORITY

REGISTERED PROFESSIONAL ENGINEER
REZA SHAHNI
No. 77110
Exp 12-31-2021
CIVIL
STATE OF CALIFORNIA

8th St. CONSTRUCTION & CONSULTING
reza@8thstreets.com
t: 619.906.0202

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA, 95014

DATE ISSUED
04.02.2021

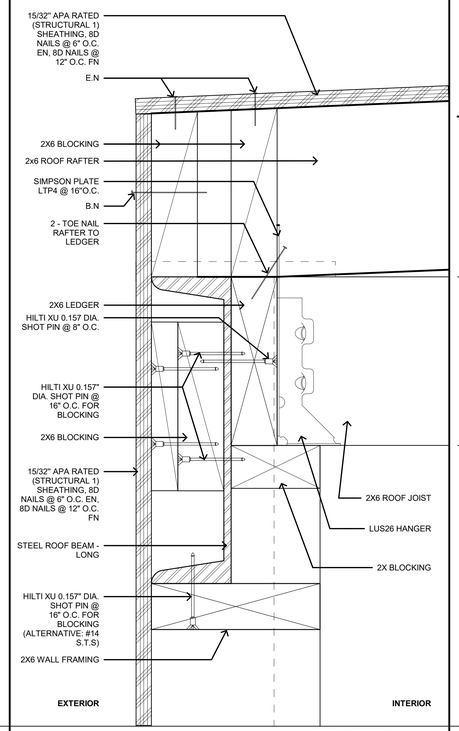
Legal Disclaimer:
The house design, drawings and specifications contained herein and provided hereinth are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written permission of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
3 BED / 2 BATH |
1,920 SF TOTAL

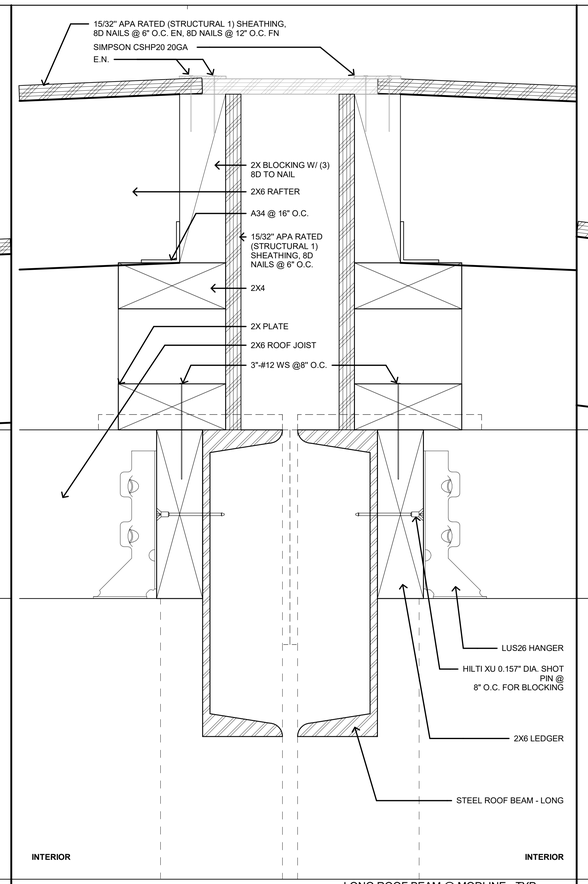
SHEET SET
STRUCTURAL

SHEET TITLE
STRUCTURAL STEEL DETAILS

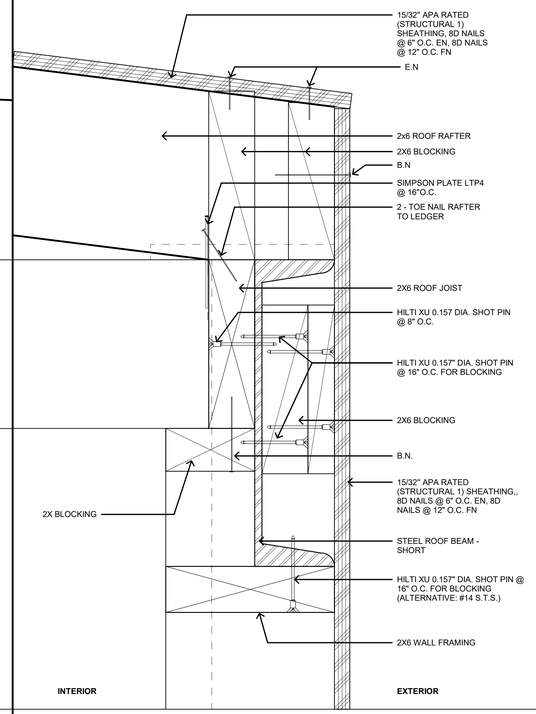
SHEET SET | SHEET NUMBER | MODEL HOME
S-3.0
(GV)



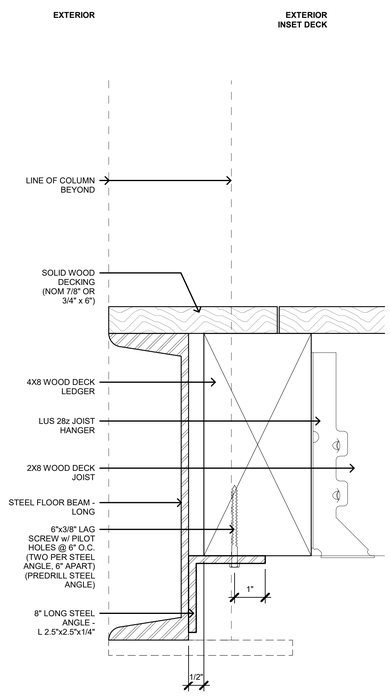
LONG ROOF BEAM 6
6" = 1'-0"



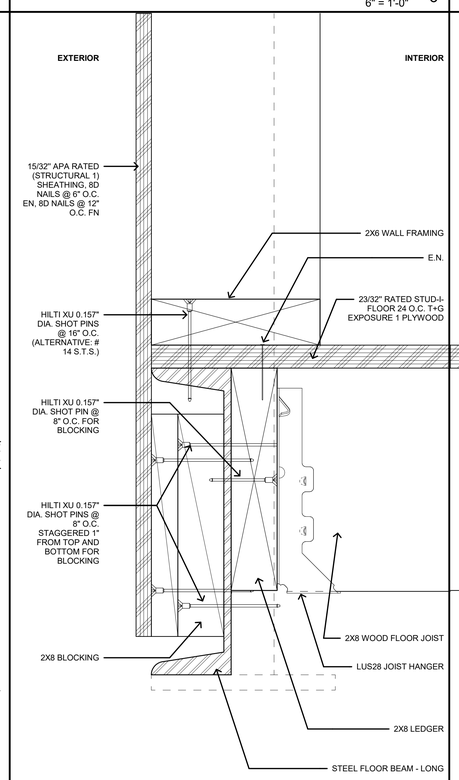
LONG ROOF BEAM @ MODLINE - TYP 4
6" = 1'-0"



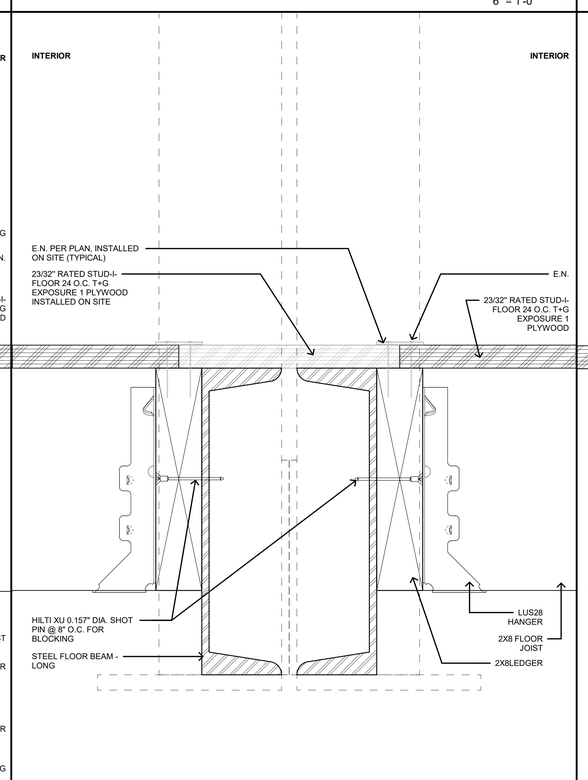
SHORT ROOF BEAM 2
6" = 1'-0"



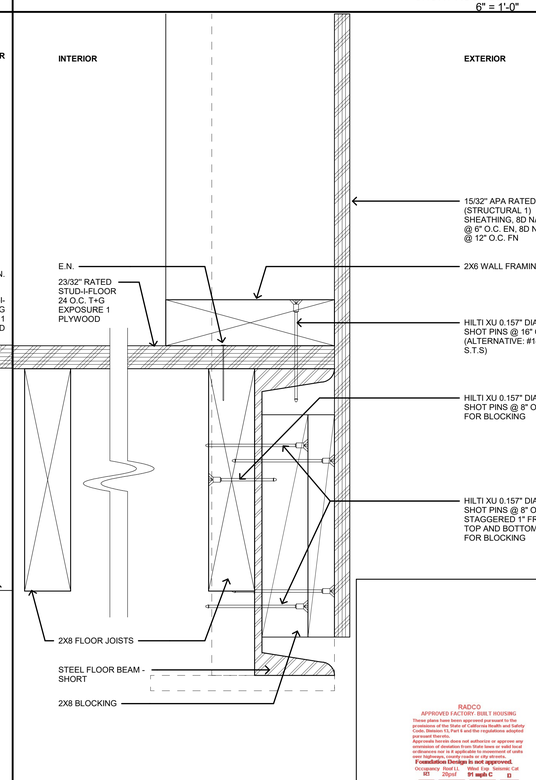
INSET DECK @ LONG FLOOR BEAM 9
6" = 1'-0"



LONG FLOOR BEAM 5
6" = 1'-0"



LONG FLOOR BEAM @ MODLINE 3
6" = 1'-0"



SHORT FLOOR BEAM 1
6" = 1'-0"

Legal Disclaimer:
The house plans, drawings and specifications contained herein and provided hereunder are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain in Home EC, Inc. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

STAMP OF APPROVAL

RADCO
APPROVED FACTORY BUILT HOUSING
These plans have been approved pursuant to the California Health and Safety Code, Housing and Safety Code, Division 13, Part 6 and the regulations adopted pursuant thereto.
This approval in no does not authorize or approves any excursion of deviation from State laws or valid local ordinances nor is it applicable to movement of units into highlands, mountains or off pavement.
Foundation Designs are not approved.
Occ. Group: R-3/U Type of Const.: V-B Stories: 1st
V3: 20psf V4: 91 mph C B
Plan Approved No. RAD-33-1105
Christopher Sesma
By
Approved Date 4/6/2021
Expiration Date 4/6/2024

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

APPROVING AUTHORITY

REGISTERED PROFESSIONAL ENGINEER
REZA SHAHMI
No. 77710
Exp 12-31-2021
CIVIL
STATE OF CALIFORNIA

8th St. CONSTRUCTION & CONSULTING
reza@8thstreets.com
t: 619.906.0202

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA, 95014

DATE ISSUED
04.02.2021

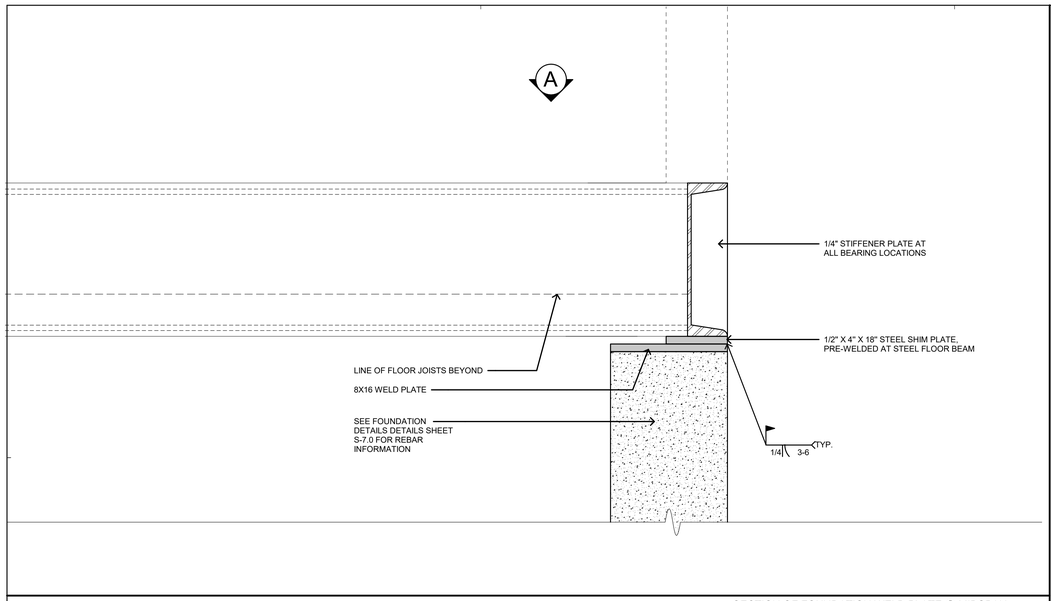
MODEL HOME
3 BED / 2 BATH | 1,920 SF TOTAL

SHEET SET
STRUCTURAL

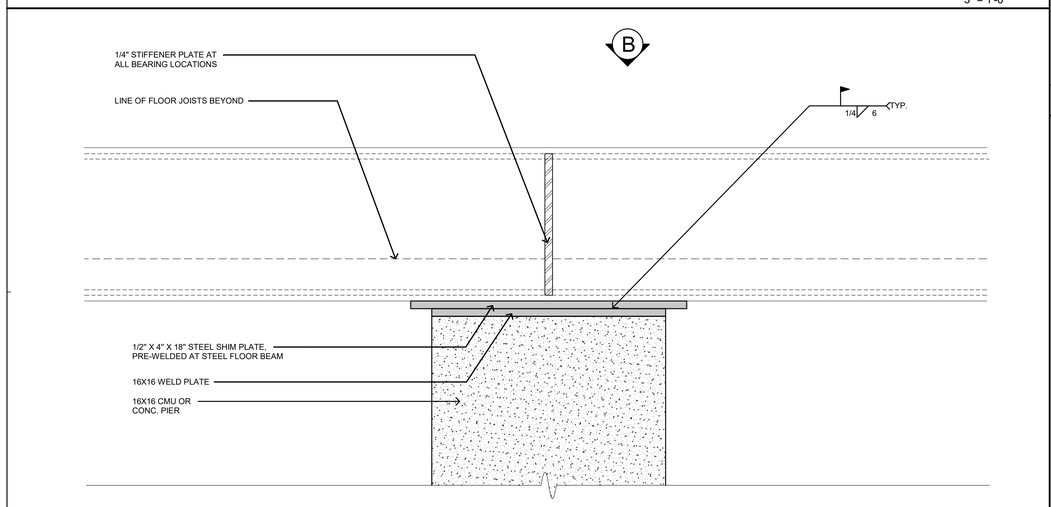
SHEET TITLE
STRUCTURAL FRAMING DETAILS

SHEET SET | SHEET NUMBER | MODEL - HOME

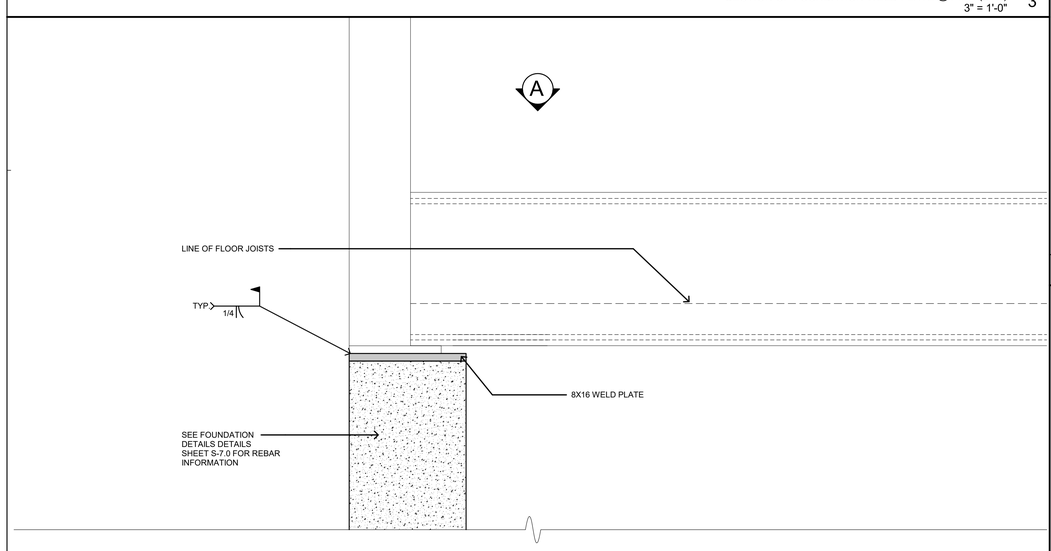
S-4.0 (GV)



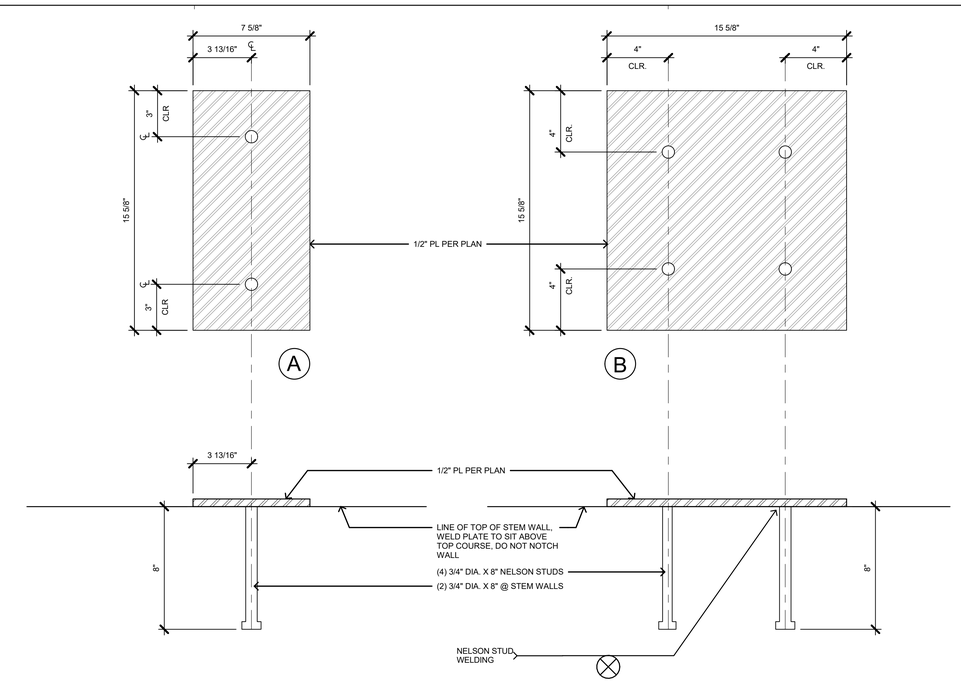
SECTION OF FOUNDATION WELD PLATE @ MIDSPAN 4
3" = 1'-0"



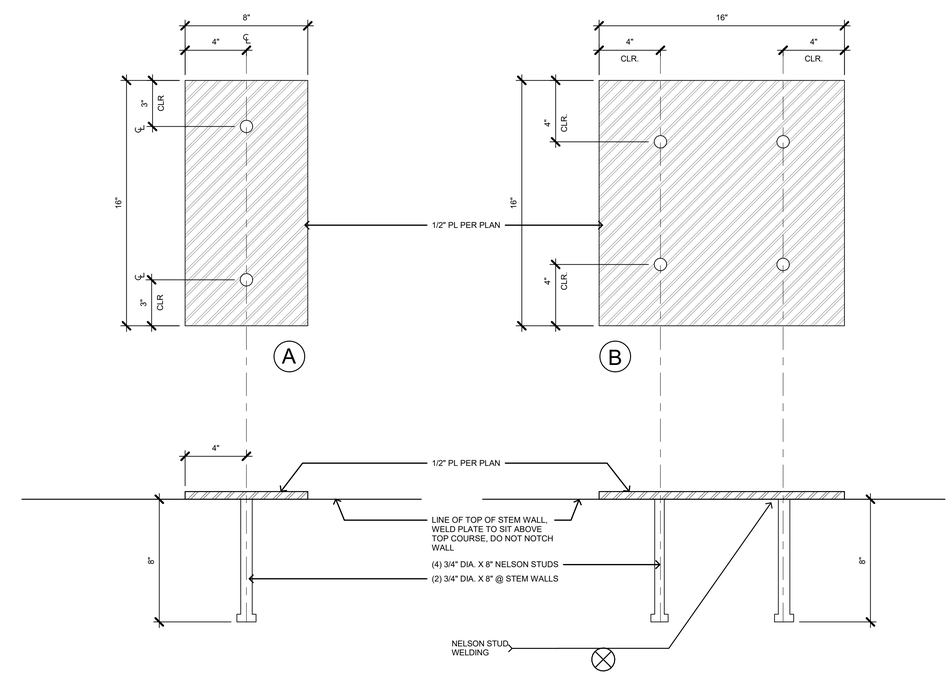
SECTION OF FOUNDATION WELD PLATE @ PIER (STD) 3
3" = 1'-0"



SECTION OF FOUNDATION WELD PLATE @ CORNER (STD) 2
3" = 1'-0"



FOUNDATION WELD PLATE DETAILS @ CMU STEM WALL 1B
3" = 1'-0"



FOUNDATION WELD PLATE DETAILS @ CONCRETE STEM WALL 1A
3" = 1'-0"

RADCO
APPROVED FACTORY BUILT HOUSING
These plans have been approved pursuant to the provisions of the State of California Health and Safety Code, Division 13, Part 6 and the regulations adopted pursuant thereto.
Approval herein does not authorize or approve any extension of deviation from State laws or valid local ordinances nor is it applicable to movement of units or buildings to a site or lot.
Foundation Design not approved.
Occupancy: R3 Fuel Ll. 20psf Wind Exp. B Seismic Cat. D1 **D1 mph C** D
Plan Approval No. RAD-33-1105
By Christopher Sesma
Approved Date 1/8/2021
Expiration Date 7/8/2024

STAMP OF APPROVAL

CONNECT HOMES®

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

APPROVING AUTHORITY

REGISTERED PROFESSIONAL ENGINEER
REZA SHAHNI
No. 77110
Exp 12-31-2021
CIVIL
STATE OF CALIFORNIA

8th St. CONSTRUCTION
& CONSULTING
reza@8thstreets.com
t: 619.906.0202

CONNECT 6: GRINSVEN RESIDENCE
17085 MONTEBELLO RD, CUPERTINO, CA, 95014

DATE ISSUED
04.02.2021

Legal Disclaimer:
The house design, drawings and specifications contained herein and provided hereith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc; Reproduction or duplication, in whole or in part, by any means or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

MODEL HOME
3 BED / 2 BATH |
1,920 SF TOTAL

SHEET SET
STRUCTURAL

SHEET TITLE
SYSTEM
FOUNDATION
DETAILS (GENERAL
SITE)

SHEET SET, SHEET NUMBER, MODEL HOME

S-5.0
(GV)