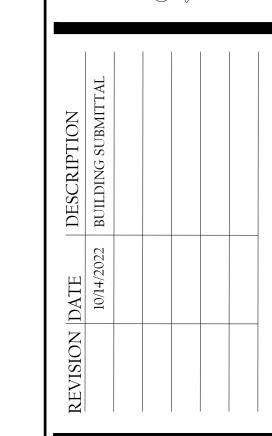
MORGAN HILL, CA 95037 EMAIL: ADMIN@GD-SE.COM



10 / 14 / 2022 DESIGNER BY: EM REVIEWED BY: ESL

AS SHOW JOB NO: A - 26 - 22

CITY STAMPS

POCKET DOOR

PRAYER ROOM

REFRIGERATOR

SHOWER CLEARANCE

SURFACE HUNG DOOR SINGLE HUNG WINDOW

PATH WAY

RELOCATE

REMOVE

REMODEL

SECTION

SQUARE FEET

SLIDING WINDOW

TOILET CLEARANCE TOP OF CURB

TOP OF CONCRETE

TOP OF SUB-FLOOR

SUN TUNNEL

SIDE WALK

TOP OF WALL

UPPER CABINET

VAULTED CEILING

WALK IN CLOSET

WALL FURNACE

UNDER FLOOR ACCESS

TOTAL

TYPICAL

INCHES

FEET

AND

FIRST

SECOND

SKY LIGHT SLIDING DOOR

SLOPE

STORAGE

STUDY

T.O.S.F.

T.O.W.

U.F.A.

V.C.

VNL

1ST. 2ND.

ROOF

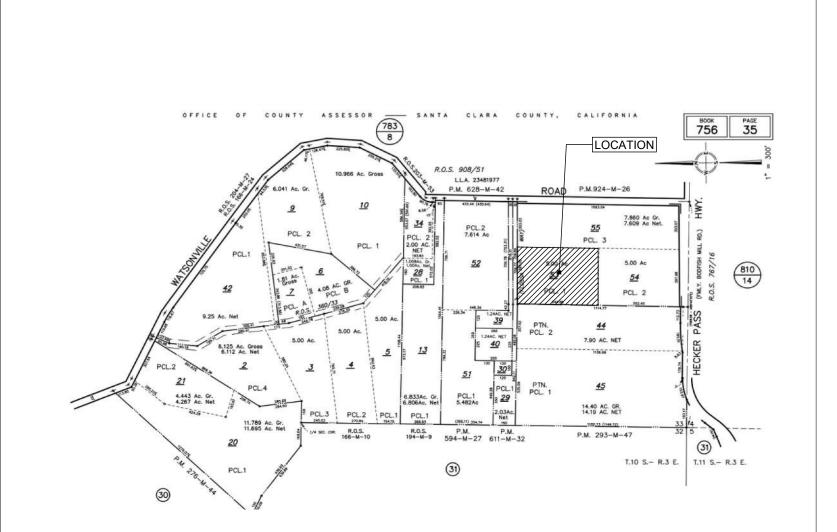
ROOM

COVER SHEET

SHEET NO.

# VILLA RESIDENCE

# FLOSSA WAY, GILROY, CALIFORNIA NEW HOUSE & NEW ADU DETACHED



# SCOPE OF WORK PROJECT TEAM

- NEW MAIN HOUSE 3193.00 SQ FT
- NEW GARAGE 3 CARDS

VICINITY MAPS

- NEW LAUNDRY NEW MUD ROOM
- NEW KITCHEN NEW PANTRY NEW DINING
- NEW FAMILY ROOM NEW MASTER BEDROOM
- NEW MASTER BATHROOM NEW MASTER WALK IN CLOSET
- NEW ½ BATHROOM
- NEW BEDROOM1 NEW WALK IN CLOSET
- NEW BEDROOM 2 NEW JACK & JILL BATHROOM
- NEW ADU 1464.00 SQ FT NEW LIVING ROOM
- NEW DINING
- NEW MASTER BEDROOM
- NEW MASTER BATHROM
- NEW BATHROOM NEW GARAGE
- NEW KITCHEN NEW BEDROOM I

dvillad10@gmail.com

- <u>OWNERS</u> DARIO VILLA FLOSSA WAY, GILROY, CALIFORNIA
- ARCHITECT / ENGINEER
  JOSE LOPEZ DESIGN MANAGER 392 WHITNEY WAY, MORGAN HILL, CA 95037

TEL: 408 - 659 - 5780

ADMIN@GD-SE.COM

TEL: 408 - 590 - 3572

ENERGY CONSULTANT: CARSTAIRS ENERGY INC. 2238 BAYVIEW HEIGHTS DRIVE, SUITE E | LOS OSOS, CA 93402 WWW.CARSTAIRSENERGY.COM TEL: (805) - 904 - 9048 TITLE24@YAHOO.COM

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- WD-2WOOD DETAILS WD-3WOOD DETAILS WSWH1 WOOD STRONG - WALL DETAILS WSWH2 WOOD STRONG - WALL DETAILS

# APPLICABLE CODES

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES CURRENTLY IN USE WITH LOCAL JURISDICTION AND THE FOLLOWING CODE EDITIONS:

- 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA RESIDENTIAL CODE G. 2019 CALIFORNIA GREEN BLDG'S STANDARDS CODE H. 2019 CALIFORNIA BUILDING CODE

# DEFERRED SUBMITTALS

- 1. FIRE SPRINKLERS
- 2. PHOTOVOLTAIC PANELS AND RELATED SYSTEM

# PROJECT DATA

NUMBER OF STORIES

BUILDING HEIGHT

DEVELOPMENT AREAS	(N) HOUSE
GARAGE AREA	700.00 SQFT
LIVING AREA	2,498.00 SQFT
TOTAL	3,198.00 SQFT
DEVELOPMENT AREAS	(N) ADU
DEVELOPMENT AREAS  GARAGE AREA	(N) ADU 400.00 SQFT
	(1,)112

1,564.00 SQF1

# TOTAL LOT COVERAGE 4,762.00 SQFT

GILROY REQUIREMENTS		
	PROPOSED PROJECT	REQUIRED/ PERMITTED
LOT SIZES	223,688.00 SQ. FT.	-
LOT COVERAGE	4,662.00 (2.07%) SQ. FT.	89,475 SQ. FT. (40%
FRONT SETBACK	80'-00"	26'-00"
LEFT SETBACK	107'-01"	5'-00"
RIGHT SETBACK	82'-09"	5'-00"
REAR SETBACK	401'-09"	15'-00"
IMPERVIOUS SURFACE (% FRONT)	2.01 % (160.00 SQ FT)	50 % (3969.00 SQ FT
FLOOR AREA RATIO (FAR)	3662.00 SQ. FT.	111,844 SQ FT.
FAR PERCENTAGE	1.64 %	50 %

16'-10" SQ. FT.

ASSESSOR'S PARCEL No:	756 - 35 - 053
ZONING:	RR-sr (100%)
JURISDICTION:	UNINCORPORATED SANTA CLARA COUNTY
TYPE OF CONSTRUCTION:	TYPE V-B, NON SPRINKLERS
FIRE SPRINKLERS:	YES SPRINKLERS ACCORDING WITH CFMO
BUILDING Occ. GROUPS:	R-3/U (SINGLE FAMILY RESIDENCE)
HISTORICAL PARCEL:	NO
AUTOMATIC FIRE SPRINKLERS	NO
FLOOD ZONE:	D/(100%)

# **ABBREVIATIONS**

AA.	ATTIC ACCESS	PAN.
AC	AIR CONDITIONER	PCD.
ADJ	ADJACENT	PCH
A.F.F.	ABOVE FINISH FLOOR	P.W.
ARCH	ARCHITECTURAL	PYR.
BD.RM.	BEDROOM	REF
BLDG.	BUILDING	(RLC)
BM.	BEAM	(RMV)
BTH.	BATHROOM	(RMD)
CH.	CEILING HEIGHT	R.
CL.	CLOSET	RM.
CLG	CEILING	S.C.
CMW.	CASEMENT WINDOW	SEC.
CONC.	CONCRETE	SHD.
D.	DOOR	SHW
DHD.	DOUBLE HINGED DOOR	SQ.FT.
DHW	DOUBLE HUNG WINDOW	S.L.
DIM	DIMENSION	SLD
DFD.	DOUBLE FRENCH DOOR	SLP.
DK.	DECK	SLW
DN.	DINING	SLW S.T.
D W	DICH WACHED	٥.١.

DIM	DIMENSION
DFD.	DOUBLE FRENCH DOO
DK.	DECK
DN.	DINING
D.W.	DISH WASHER
DWY	DRIVE WAY
(E)	EXISTING
ÈLÉV	ELEVATION
F.	FENCE
FAU.	FORCED AIR UNIT
F.C.	FENCE CORNER
FD.	FRENCH DOOR
FDD.	FOLDING DOOR
F.F.	FINISH FLOOR
F.F.L.	FINISH FLOOR LEVEL
F.H.	FIRE HYDRANT
FIN	FINISH
FN.	FENCE
FLR	FLOOR
L D	FIDE DI ACE

67 cy 0 cy 2.40' 0.00'

Treatment Area
Total
472 cy 473 cy

30 SQ. FT.

approved location.

Note: Any excess material shall be hauled offsite to a county

F.F.L.	FINISH FLOOR LEV
F.H.	FIRE HYDRANT
FIN	FINISH
FN.	FENCE
FLR	FLOOR
F.P.	FIRE PLACE
FM.RM.	FAMILY ROOM
FTG.	FOOTING
FW.	FIXED WINDOW
GAR.	GARAGE
GBR.	GUEST BEDROOM
GD.	GROUND
GR.	GRADE
GRS.	GRASS
H.B.	HOSE BIBB
HND.	HINGED DOOR
HT	HFIGHT

HI.	HEIGHT
INT.	INTERIOR
KT.	KITCHEN
LDRY.	LAUNDRY
LVL.	LEVEL
LVR.	LIVING ROOM
MAX.	MAXIMUM
MBR.	MASTER BEDROOM
MBTH.	MASTER BATHROOM
MRM.	MUD-ROOM
MSD.	MULTI SLIDE DOOR
(N)	NEW
Ì	NORTH
N/A	NOT APPLICABLE
N.T.S.	NOT TO SCALE
0.U.	ON CENTER
OFC.	OFFICE
OH.A.	OVERHEAD DOOR

PLICABLE SCALE		
TER		

11/ 🔿	NOT ALLEGADEE	
N.T.S.	NOT TO SCALE	
0.U.	ON CENTER	
OFC.	OFFICE	
OH.A.	OVERHEAD DOOR	
OPN.	OPENING	
OPT.	OPTIONAL	

# GENERAL NOTES

1) THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND FIELD CONDITIONS.

- 2) THE WORK INCLUDED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT, LEAVING ALL WORK READY FOR
- 3) PRIOR TO CONSTRUCTION, DISCREPANCIES BETWEEN THE ARCHITECTURAL AND ENGINEERING DRAWINGS SHALL BE REPORTED TO THE ARCHITECT.
- 4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE APPLICABLE UNIFORM BUILDING CODE, HANDICAP ACCESS CODE AND ALL APPLICABLE

ORDINANCES, INCLUDING STATE AND LOCAL BUILDING CODES AND REQUIREMENTS.

- 5) THESE PLANS INDICATE THE GENERAL EXTENT OF DEMOLITION AND NEW CONSTRUCTION NECESSARY FOR THE WORK BUT ARE NOT INTENDED TO BE ALL INCLUSIVE. ALL DEMOLITION AND ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THESE DOCUMENTS SHALL BE INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR IN THE NOTES. DO NOT DEMOLISH ANY ITEMS THAT APPEAR STRUCTURAL, UNLESS SPECIFICALLY INDICATED TO BE DEMOLISHED IN THE CONSTRUCTION DOCUMENT, WITHOUT PRIOR REVIEW AND WRITTEN APPROVAL BY THE ARCHITECT.
- 6) ANY ERRORS, OMISSIONS, AND CONFLICTS FOUND IN THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH
- 7) ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHALL BE VERIFIED. 8) THE CONTRACTOR SHALL CONFIRM IN WRITING APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION ITEMS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE DELAYS AFFECTING OCCUPANCY.
- 9) THE CONTRACTOR SHALL PROVIDE A SCHEDULE FOR CONSTRUCTION AS REQUIRED TO MEET THE OWNER'S PHASING REQUIREMENTS AND ULTIMATE COMPLETION DATE.
- 10) THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN THE LOCATION OF ANY AND ALL MECHANICAL, ELECTRICAL, TELEPHONE, LIGHTING, PLUMBING AND FIRE SPRINKLER WORK (INCLUDING PIPING, DUCTWORK AND CONDUIT), AND THAT ALL CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.
- 11) NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE CÓNTRACT DOCUMENTS WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFICIENCIES OR DEFECTS DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
- 12) THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES CAUSED BY CONTRACTOR AND SUB-CONTRACTORS.
- 13) THE CONTRACTOR SHALL REVIEW, APPROVE, STAMP AND SUBMIT WITH REASONABLE PROMPTNESS AND IN SUCH SEQUENCE AS TO CAUSE NO DELAY IN THE WORK, PRODUCT DATA, SHOP DRAWINGS AND SAMPLES FOR
- 14) BY APPROVING, STAMPING AND SUBMITTING SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, THE CONTRACTOR REPRESENTS THAT HE HAS DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATED THERETO AND THAT HE HAS CHECKED AND COORDINATED THE INFORMATION WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND CONTRACT DOCUMENTS.
- 15) THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE RÉQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S REVIEW OF THE SHOP DRAWINGS, PRODUCT DATA OR SAMPLES, UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
- 16) THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DIMENSIONS OR QUANTITIES ON REVIEWED SUBMITTALS.
- 17) SUBSTITUTIONS, REVISIONS AND/OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY THE ARCHITECT.
- 18) THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.

19) EACH TRADE SHALL EXAMINE THE PREMISES TO ENSURE THAT CONDITIONS ARE APPROPRIATE FOR HIS WÓRK TO COMMENCE, PRIOR TO COMMENCING HIS WORK. AREAS NOT APPROPRIATE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. COMMENCING WORK IMPLIES ACCEPTANCE OF EXISTING CONDITIONS.

# WASTE MANAGEMENT PLAN

CONSTRUCTION WASH-OUT WATER FROM CONCRETE, MORTAR, TILE, TAPING, AND PAINTING SHALL BE DONE IN A PORTABLE CONTAINMENT POOL OR IN A LINED EVAPORATIVE PIT. WASH-OUT SHALL NOT ENTER THE STORM

TRASH PILES SHALL NOT BE LOCATED IN THE FRONT YARD OR VISIBLE FROM THE STREET. TRASH PILES SHALL NOT CONTAIN: PAINTS, SOLVENTS, GLUES, TAPING COMPOUND, FOOD PRODUCTS, OR EASILY RECYCLE-ABLE DISCARDS SUCH AS BOTTLES, CANS, PLASTICS, OR PAPER, REMAINING TRASH SHALL BE LIMITED TO CONCRETE, WOOD, DRYWALL, ROOFING, AND ASSORTED METALS AND SHALL BE COVERED WITH A WATERPROOF TRASH SHALL BE SEPARATED AT AN APPROVED BAY AREA DISPOSAL SITE SUCH AS GUADALUPE RECYCLING. ALL TRASH IS TO BE QUICKLY HAULED OFF SITE. RETAIN THE RECEIPT AND KEEP WITH THE PERMIT DOCUMENTS, PROOF OF RECYCLE AND DISPOSAL OF THE JOB SITE TRASH WILL BE CHECKED PERIODICALLY AND PRIOR TO FINAL INSPECTION.

OR CALL WEST VALLEY COLLECTION AND RECYCLING (408) 283-9250 WILL DELIVER A ROLL-OFF DEBRIS BOX AND SORT THE TRASH OFF SITE.

CAL GREEN 4.106.2 REQUIRES THAT DURING CONSTRUCTION, STORM WATER FROM THE PROPERTY REMAINS ON THE PROPERTY. UTILIZING CATCH BASING, WATTLES, STRAW AND FILTERS.

# VEHICLE & CONTRUCTION EQUIPMENT SERVICE AND STORAGE

AN AREA SHALL BE DESIGNATED FOR THE MAINTENANCE, WHERE ON-SITE MAINTENANCE IS REQUIRED, AND STORAGE OF EQUIPMENT THAT IS PROTECTED FROM STORMWATER RUN-ON AND RUNOFF. MEASURES SHALL BE PROVIDED TO CAPTURE ANY WASTES SHALL BE PROPERLY DISPOSED OF OFF SITE. FUELING AND MAJOR MAINTENANCE/REPAIR, AND WASHING SHALL BE CONDUCTED OFF-SITE WHENEVER FEASIBLE. REFER TO EROSION AND SEDIMENT COTROL FIELD MANUAL, 4TH EDITION (PAGE C9) OR LATEST.

# ADDITIONAL NOTE

OWNER WILL BE RESPONSIBLE ANY CRACKED, DAMAGED OR DISPLACED CONCRETE PRIOR TO FINAL ACCEPTANCE AN ENCROACHMENT PERMIT WILL BE REQUIRED.

CONTRACTOR SHALL NOT PERFORM ANY WORK BEYOND THE SCOPE OF WORK THAT MAY AFFECT THE POINT ALLOCATION WITHOUT PRIOR CONSULTATION WITH OWNER AND ENGINEER OF RECORD. CHANGE OD SCOPE OF WORK MAY A SIGNIFICANT COSTLY EFFECT OR MAY REQUIRE ANNEXATION AS A RESULT OF THE INCREASE IN POINT ALLOCATION.

# STANDARD EROSION CONTROL NOTES

1. SEDIMENT CONTROL MANAGEMENT:

TRACKING PREVENTION & CLEAN UP: ACTIVITIES SHALL BE ORGANIZED, AND MEASURES TAKEN AS NEEDED TO PREVENT OR MINIMIZE TRACKING OF SOIL ONTO THE PUBLIC STREET SYSTEM. A GRAVEL OR PROPRIETARY DEVICE CONSTRUCTION ENTRANCE/EXIT IS REQUIRED FOR ALL SITES. CLEAN UP OF TRACKED MATERIAL SHALL BE PROVIDED BY MEANS OF A STREET SWEEPER PRIOR TO AN APPROACHING RAIN EVENT, OR AT LEAST ONCE AT THE END OF EACH WORKDAY THAT MATERIAL IS TRACKED, OR, MORE FREQUENTLY AS DETERMINED BY THE COUNTY INSPECTOR. REFER TO EROSION & SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES B-31 TO B-33) OR LATEST.

STORM DRAIN INLET AND CATCH BASIN INLET PROTECTION:

ALL INLETS WITHIN THE VICINITY OF THE PROJECT AND WITHIN THE PROJECT LIMITS SHALL BE PROTECTED WITH GRAVEL BAGS PLACED AROUND INLETS OR OTHER INLET PROTECTION. AT LOCATIONS WHERE EXPOSED SOILS ARE PRESENT, STAKED FIBER ROLES OR STAKED SILT FENCES CAN BE USED, INLET FILTERS ARE NOT ALLOWED DUE TO CLOGGING AND SUBSEQUENT FLOODING. REFER TO EROSION & SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES B-49 TO B-51) OR LATEST. STORM WATER RUNOFF:

NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN IN TO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM DRAIN SYSTEM OR OTHER ABOVE GROUND WATERCOURSES UNTIL APPROPRIATE EROSION CONTROL MEASURES ARE FULLY INSTALLED. DUST CONTROL:

THE CONTRACTOR SHALL PROVIDE DUST CONTROL IN GRADED AREAS AS REQUIRED BY PROVIDING WET SUPPRESSION OR CHEMICAL STABILIZATION OF EXPOSED SOILS, PROVIDING FOR RAPID CLEAN UP OF SEDIMENTS DEPOSITED ON PAVED ROADS, FURNISHING CONSTRUCTION ROAD ENTRANCES AND VEHICLE WASH DOWN AREAS, AND LIMITING THE AMOUNT OF AREAS DISTURBED BY CLEARING AND EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PHASES. STOCKPILING:

EXCAVATED SOILS SHALL NOT BE PLACED IN STREETS OR ON PAVED AREAS. BORROW AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES (TARPS, STRAW BALES, SILT FENCES, ECT.) TO ENSURE SILT DOES NOT LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM OR NEIGHBORING WATERCOURSE.

2.EROSION CONTROL: DURING THE RAINY SEASON, ALL DISTURBED AREAS MUST INCLUDE AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL. IT IS REQUIRED THAT TEMPORARY EROSION CONTROL MEASURES ARE APPLIED TO ALL DISTURBED SOIL AREAS PRIOR TO A RAIN EVENT. DURING THE NON-RAINY SEASON, EROSION CONTROL MEASURES MUST BE APPLIED SUFFICIENT TO CONTROL WIND EROSION AT THE SITE.

3.INSPECTION & MAINTENANCE: DISTURBED AREAS OF THE PROJECT'S SITE, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND ALL EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THE EROSION CONTROL PLANS MUST BE INSPECTED BY THE CONTRACTOR BEFORE, DURING, AND AFTER STORM EVENTS, AND AT LEAST WEEKLY DURING SEASONAL WET PERIODS. PROBLEM AREAS SHALL BE IDENTIFIED AND APPROPRIATE ADDITIONAL AND/OR ALTERNATIVE CONTROL MEASURES IMPLEMENTED IMMEDIATELY, WITHIN 24 HOURS OF THE PROBLEM BEING IDENTIFIED.

4.PROJECT COMPLETION: PRIOR TO PROJECT COMPLETION AND SIGNOFF BY THE COUNTY INSPECTOR, ALL DISTURBED AREAS SHALL BE RESEEDED, PLANTED, OR LANDSCAPED TO MINIMIZE THE POTENTIAL FOR EROSION ON THE SUBJECT SITE.

5.IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE EROSION CONTROL PLAN.

6.EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE OPERABLE YEAR ROUND OR UNTIL VEGETATION IS FULLY ESTABLISHED ON LANDSCAPED SURFACES.

# STANDARD BEST MANAGEMENT PRACTICE NOTES

1. SOLID AND DEMOLITION WASTE MANAGEMENT: PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS ON SITE AWAY FROM STREETS, GUTTERS, STORM DRAINS, AND WATERWAYS, AND ARRANGE FOR REGULAR DISPOSAL. WASTE CONTAINERS MUST BE WATERTIGHT AND COVERED AT ALL TIMES EXCEPT WHEN WASTE IS DEPOSITED. REFER TO EROSION & SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGE C3) OR LATEST.

2.HAZARDOUS WASTE MANAGEMENT: PROVIDE PROPER HANDLING AND DISPOSAL OF HAZARDOUS WASTES BY A LICENSED HAZARDOUS WASTE MATERIAL HAULER. HAZARDOUS WASTES SHALL BE STORED AND PROPERLY LABELED IN SEALED CONTAINERS CONSTRUCTED OF SUITABLE MATERIALS. REFER TO EROSION & SEDIMENT CONTROL FIELD MANUAL, 4 H EDITION (PAGES C-5 TO C-6) OR LATEST.

3.SPILL PREVENTION AND CONTROL: PROVIDE PROPER STORAGE AREAS FOR LIQUID AND SOLID MATERIALS. INCLUDING CHEMICALS AND HAZARDOUS SUBSTANCES, AWAY FROM STREETS, GUTTERS, STORM DRAINS, AND WATERWAYS. SPILL CONTROL MATERIALS MUST BE KEPT ON SITE WHERE READILY ACCESSIBLE. SPILLS MUST BE CLEANED UP IMMEDIATELY AND CONTAMINATED SOIL DISPOSED PROPERLY. REFER TO EROSION & SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES C-7 TO C-8, C-13 TO C-14) OR LATEST.

4. VEHICLE AND CONSTRUCTION EQUIPMENT SERVICE AND STORAGE: AN AREA SHALL BE DESIGNATED FOR THE MAINTENANCE, WHERE ON-SITE MAINTENANCE IS REQUIRED, AND STORAGE OF EQUIPMENT THAT IS PROTECTED FROM STORMWATER RUN-ON AND RUNOFF. MEASURES SHALL BE PROVIDED TO CAPTURE ANY WASTE OILS, LUBRICANTS, OR OTHER POTENTIAL POLLUTANTS AND THESE WASTES SHALL BE PROPERLY DISPOSED OF OFFSITE. FUELING AND MAJOR MAINTENANCE/REPAIR, AND WASHING SHALL BE CONDUCTED OFF-SITE WHENEVER FEASIBLE. REFER TO EROSION & SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGE C9) OR LATEST.

5.MATERIAL DELIVERY, HANDLING AND STORAGE: IN GENERAL, MATERIALS SHOULD NOT BE STOCKPILED ON SITE. WHERE TEMPORARY STOCKPILES ARE NECESSARY AND APPROVED BY THE COUNTY, THEY SHALL BE COVERED WITH SECURED PLASTIC SHEETING OR TARP AND LOCATED IN DESIGNATED AREAS NEAR CONSTRUCTION ENTRANCES AND AWAY FROM DRAINAGE PATHS AND WATERWAYS. BARRIERS SHALL BE PROVIDED AROUND STORAGE AREAS WHERE MATERIALS ARE POTENTIALLY IN CONTACT WITH RUNOFF. REFER TO EROSION & SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES C-11 TO C-12) OR LATEST.

6.HANDLING AND DISPOSAL OF CONCRETE AND CEMENT: WHEN CONCRETE TRUCKS AND EQUIPMENT ARE WASHED ON-SITE, CONCRETE WASTEWATER SHALL BE CONTAINED IN DESIGNATED CONTAINERS OR IN A TEMPORARY LINED AND WATERTIGHT PIT WHERE WASTED CONCRETE CAN HARDEN FOR LATER REMOVAL. IF POSSIBLE, HAVE CONCRETE CONTRACTOR REMOVE CONCRETE WASH WATER FROM SITE. IN NO CASE SHALL FRESH CONCRETE BE WASHED INTO THE ROAD RIGHT-OF-WAY. REFER TO EROSION & SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES C-15 TO C-16) OR LATEST.

7.PAVEMENT CONSTRUCTION MANAGEMENT: PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS FROM PAVING OPERATIONS, USING MEASURES TO PREVENT RUN-ON AND RUNOFF POLLUTION AND PROPERLY DISPOSING OF WASTES. AVOID PAVING IN THE WET SEASON AND RESCHEDULE PAVING WHEN RAIN IS IN THE FORECAST. RESIDUE FROM SAW-CUTTING SHALL BE VACUUMED FOR PROPER DISPOSAL. REFER TO EROSION & SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES C-17 TO C-18) OR LATEST.

8.CONTAMINATED SOIL AND WATER MANAGEMENT: INSPECTIONS TO IDENTIFY CONTAMINATED SOILS SHOULD OCCUR PRIOR TO CONSTRUCTION AND AT REGULAR INTERVALS DURING CONSTRUCTION. REMEDIATING CONTAMINATED SOIL SHOULD OCCUR PROMPTLY AFTER IDENTIFICATION AND BE SPECIFIC TO THE CONTAMINANT IDENTIFIED, WHICH MAY INCLUDE HAZARDOUS WASTE REMOVAL. REFER TO EROSION & SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES C-19 TO C-20) OR LATEST.

9.SANITARY/SEPTIC WATER MANAGEMENT: TEMPORARY SANITARY FACILITIES SHOULD BE LOCATED AWAY FROM DRAINAGE PATHS, WATERWAYS, AND TRAFFIC AREAS. ONLY LICENSED SANITARY AND SEPTIC WASTE HAULERS SHOULD BE USED. SECONDARY CONTAINMENT SHOULD BE PROVIDED FOR ALL SANITARY FACILITIES. REFER TO EROSION & SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGE C-21) OR LATEST.

10.INSPECTION & MAINTENANCE: AREAS OF MATERIAL AND EQUIPMENT STORAGE SITES AND TEMPORARY SANITARY FACILITIES MUST BE INSPECTED WEEKLY. PROBLEM AREAS SHALL BE IDENTIFIED AND APPROPRIATE ADDITIONAL AND/OR ALTERNATIVE CONTROL MEASURES IMPLEMENTED IMMEDIATELY, WITHIN 24 HOURS OF THE PROBLEM BEING IDENTIFIED.

# FIRE DEPARTMENT NOTE

FIRE DEPARTMENT ACCESS ROADWAY MUST BE PROVIDED AND MAINTAINED SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.

PROVIDE CLASS A ROOF COVERING. THE ROOF SHALL BE FIRE STOPPED TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER ROOF COVERING.

EXTERIOR WINDOW AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING: BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 72406 SAFETY GLAZING OR CONSTRUCTED OF GLASS BLOCK UNITS OR HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257 OR BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.

# ELECTRICAL GENERAL NOTES

CHECK LIST OF CIRCUITS SPECIFICALLY REQUIRED BY THE CEC

1. ONE LAUNDRY CIRCUIT, CEC 210.52 REQUIRED AMPACITY: 20A. 2. THE MINIMUM NUMBER OF BRANCH CIRCUITS SMALL BE DETERMINED FROM THE TOTAL CALCULATED LOAD

AND THE SIZE RATING OF THE CIRCUITS USED, CEC 210.11(A) (REQUIRED AMPACITY: 20A). 3. IN ALL INSTALLATIONS, THE NUMBER OF CIRCUITS SHALL BE SUFFICIENT TO SUPPLY THE LOAD SERVED, CEC 210.11(A)(REQUIRED AMPACITY: 15A AND 20A).

CHECK LIST OF REQUIRED LIGHTING OUTLETS (SEE CALIFORNIA ELECTRICAL CODE ARTICLE 210-70)

WALL SWITCHED LIGHT OR PLUG IN EACH LIVING ROOM, BEDROOM, ETC. WALL SWITCHED LIGHT IN EACH KITCHEN, BATHROOM, ETC.

WALL SWITCHED LIGHT IN EACH HALLWAY. WALL SWITCHED LIGHT IN THE BASEMENT

WALL SWITCHED LIGHT IN AN ATTACHED GARAGE.

WALL SWITCHED LIGHT EACH OUTDOOR ENTRANCE OR EXIT. WALL SWITCHED LIGHT IN A DETACHED GARAGE WHEREVER SUCH GARAGE HAS ELECTRICAL POWER.

8. LIGHT NEAR ATTIC FURNACE EQUIPMENT SWITCHED NEAR ACCESS. 9. LIGHT OVER STAIRWAY WITH SWITCHES AT TOP AND BOTTOM.

# CHECK LIST OF REQUIRED PLUG OUTLETS

(SEE CALIFORNIA ELECTRICAL CODE ARTICLE 210-50 AND 510-52) IN ALL AREAS SPECIFIED IN 250.52 ALL RECEPTACLES SHALL BE TAMPER-RESISTANT. ATTACHED CORDS FOR MOST LAMPS ETC. ARE 6 FEET LONG AND FOR KITCHEN APPLIANCES ARE 24 INCHES LONG.

1. PLUG WITHIN 6 FEET OF ALL POINTS ALONG THE BASE OF WALLS. 2. PLUG IN ANY ISOLATED 2 FEET OR WIDER WALL SECTION ONE MIGHT PLACE A LAMP ETC. OUTSIDE PLUG ACCESSIBLE AT GARAGE AT THE FRONT AND BACK OF DWELLING. 4. 120V PLUG WITHIN 6 FEET OF ANY OTHER LARGE APPLIANCE SUCH AS A FREEZER.

5. PLUG WITHIN 6 FEET OF ANY OTHER LARGE APPLIANCE SUCH AS A FREEZER.

CRC 314.2.2: HARDWIRED SMOKE DETECTION IS REQUIRED IN EACH BEDROOM, COMBINATION SMOKE AND CARBON MONOXIDE DETECTION IS REQUIRED OUTSIDE EACH BEDROOM AND ON EACH FLOOR.

ALL NEW AND REPLACED DUPLEX RECEPTACLES SHALL BE LISTED "TAMPER-RESISTANT RECEPTACLES".

ART. 210.12 AND ART. 210.8 CEC 2019: ARC FAULT (AFCI) REQUIRED IN FAMILY RMS, DINING RMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, REC RMS, CLOSETS, AND HALLWAYS AND LIGHTING. GROUND FAULT (GFCI) IS REQUIRED IN BATH RMS. GARAGES, ACCESSORY AREAS, EXTERIOR, CRAWLSPACES, BASEMENTS, DISHWASHERS, AND DISPOSALS. COMBINATION AFCI/GFCI IS REQUIRED IN KITCHENS AND LAUNDRY AREAS.

ALL NEW LIGHTING SHALL BE HIGH-EFFICACY COMPLIANT TO TABLE 150.0A CEC.

SCREW-BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW-BASED JA8 (JOINT APPENDIX 8) COMPLIANT LAMPS. JAS COMPLIANT LIGHT SOURCES IN CEILING RECESSED DOWNLIGHTS AND LED'S ARE TO BE CONTROLLED BY VACANCY SENSORS OR DIMMERS.

EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING.

BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.)

EXTERIOR LIGHTING SHALL BE CONTROLLED BY PHOTOCELL AND MOTION PER ENERGY 110.9

AT LEAST ONE FIXTURE IN EACH GARAGE IS TO BE CONTROLLED BY A VACANCY SENSOR.

AT LEAST ONE FIXTURE IN EACH LAUNDRY ROOM IS TO BE CONTROLLED BY A VACANCY SENSOR.

AT LEAST ONE FIXTURE IN EACH UTILITY ROOM IS TO BE CONTROLLED BY A VACANCY SENSOR. AT LEAST ONE FIXTURE IN EACH BATHROOM IS TO BE CONTROLLED BY A VACANCY SENSOR.

UNDER CABINET LIGHTING SHALL BE CONTROLLED BY SEPARATE SWITCHING.

A 120V RECEPTACLE SHALL BE PLACED WITHIN 3' OF A WATER HEATER AND WITHING 25' OF AN A/C CONDENSER. 1. A DEDICATED 20-AMP CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT CANNOT SUPPLY ANY OTHER

SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME

2. NEW CIRCUITS REQUIRE AFCI PROTECTION FOR THE ENTIRE BRANCH CIRCUIT IF THEY SUPPLY ANY OUTLETS OR DEVICES IN THE FOLLOWING LOCATIONS 210.12(A).

KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, LAUNDRY AREAS (INCLUDING LAUNDRY AREAS IN A GARAGE), HALLWAYS, OR SIMILAR ROOMS OR AREAS, AND DORMITORY UNITS.

AN "OUTLET" OF A CIRCUIT CAN BE A RECEPTACLE OUTLET, A LIGHTING OUTLET, OR A SMOKE OR CO ALARM OUTLET. A SWITCH IS A DEVICE, NOT AN OUTLET. A PATIO LIGHT, THAT IS CONTROLLED BY A SWITCH IN THE HOUSE REQUIRES PROTECTION BECAUSE THE DEVICE CONTROLLING THE OUTLET IS IN AN AREA REQUIRING AFCI PROTECTION.

3. ALL NEW LIGHTING SHALL BE HIGH-EFFICACY COMPLIANT TO TABLE 150.0A CEC. SCREW-BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW \HICHBASED JA8 (JOINT APPENDIX 8) COMPLIANT LAMPS. JA8 COMPLIANT LIGHT SOURCES IN CEILING RECESSED DOWNLIGHTS AND LED'S ARE TO BE CONTROLLED BY VACANCY SENSORS. EXHAUST FANS — SHALL BE SWITCHED SEPARATELY FROM LIGHTING. EXTERIOR LIGHTING SHALL BE CONTROLLED BY PHOTOCELL AND MOTION PER ENERGY 110.9 AT LEAST ONE FIXTURE IN EACH GARAGE IS TO BE CONTROLLED BY A VACANCY SENSOR. AT LEAST ONE FIXTURE IN EACH LAUNDRY ROOM IS TO BE CONTROLLED BY A VACANCY SENSOR. AT LEAST ONE FIXTURE IN EACH UTILITY ROOM IS TO BE CONTROLLED BY A VACANCY SENSOR. UNDER CABINET LIGHTING SHALL BE CONTROLLED BY SEPARATE SWITCHING.

# ROOM OUTLETS

IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM. OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE GENERAL PROVISIONS SPECIFIED IN 210.52.

(1) SPACING. RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 1.8 M (6 FT) FROM A RECEPTACLE OUTLET. (2) WALL SPACE. AS USED IN THIS SECTION, A WALL SPACE SHALL INCLUDE THE FOLLOWING (A) ANY SPACE 600 MM (2 FT) OR MORE IN WIDTH (INCLUDING SPACE MEASURED AROUND CORNERS) AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, AND SIMILAR OPENINGS, FIREPLACES AND FIXED CABINETS. (B) THE SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, EXCLUDING SLIDING PANELS

THE SPACE AFFORDED BY FIXED ROOM DIVIDERS SUCH AS FREESTANDING BAR-TYPE COUNTERS OR RAILINGS (3) FLOOR RECEPTACLES. RECEPTACLE OUTLETS IN OR ON FLOORS SHALL NOT BE COUNTED AS PART OF THE REQUIRED NUMBER OF RECEPTACLE OUTLETS UNLESS LOCATED WITHIN 450 MM (18 IN.) OF THE WALL.

ALL LIGHT SWITCHES MOUNTING HEIGHT ABOVE FINISH FLOOR +42" AND WITHIN 16" OF ROOM DOOR (UNLESS OTHERWISE NOTED GARBAGE DISPOSAL SWITCH TYPICALLY IN BACKSPLASH ALINED WITH OUTLETS, TYPICALLY 42"A.F.F.

1. ALL BATHROOMS CONTAINING BATHTUB AND SHOWERS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH SECTION 403.7 OF CMC OR SEC R303.3 OF CRC & SECTION 150-0 OF CAL. ENERGY CODE & ANSI/ASHRAE STANDARD 62.2

2. ALL RECEPTACLE IN DWELLING UNITS FOR 125-VOLT, 15 & 20 AMP SHALL BE LISTED AS TEMPER-RESISTANT RECEPTACLES. SECTION 406.11 CEC.

3. LOCATION OF THE RECEPTACLE OUTLETS SHALL BE DESIGNED TO COMPLY WITH CEC SECTION 210.50 TO 215.0. AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6.5 FT ABOVE GRADE SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING.

4. ALL 125-VOLT, SINGLE-PHASE, 15 & 20 AMP RECEPTACLES INSTALLED OUTDOORS SHALL HAVE GROUND-FAULT INTERRUPTER PROTECTION (GFCI) FOR PERSONNEL, SEC 210.8 CEC. 5. ALL 120-VOLT, SINGLE PHASE, 15 & 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN

CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROECTED BY A LISTED ARC-FAULT CIRCUIT

INTERRUPTER (AFCI) COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT, SEC 210.12 CEC. 6. CAL ENERGY CODE 2010 - BATHROOM LIGHTING TO BE HARDWIRED MUST BE HIGH EFFICIENCY OR CONTROLLED BY MANUAL-ON OCCUPANT SENSOR. ALL HARDWIRED LIGHTING IN: BEDROOMS, HALLWAYS, STAIRS

AND ALL OTHER ROOMS. OUTDOOR LIGHTING ATTACHED TO BLDG SHALL BE HIGH EFFECIENCY OR CONTROLLED BY BOTH A MOTION SENSOR AND PHOTOCONTROL. VERIFY LOCATION OF RECESSED LIGHTING WITH CEILING JOISTS, NOTIFY ARCHITECT OF ANY CONFLICTS

DRYER EXHAUST VENT PER 504.32019 CMC

WITH LIGHTING DIMENSIONS AND CEILING JOISTS.

THE DRYER MOISTURE EXHAUST DUCT SHALL NOT EXCEED 14' MIN OF 4" DIA WITH A BACKDRAFT DAMPER TO BE METAL OR MOISTURE RATED PVC WITH A SMOOTH INTERIOR SURFACE W/O SCREWS. DUCT SHALL TERMINATE AT LEAST 3' FROM OPENINGS INTO THE BUILDING.

# SHEET NOTES

THE FINAL LOCATION OF ALL ELECTRICAL AND SIGNAL EQUIPMENT, PANEL BOARDS, FIXTURES, ETC., SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.

TEST EXISTING ELECTRICAL SYSTEM TO VERIFY PROPER GROUNDING.

ELECTRIC RANGES AND CLOTHES DRYER SHALL BE PROVIDED WITH AN EQUIPMENT-GROUNDING CONDUCTOR BY MEANS OF THE METAL ENCLOSURE, BY AN EQUIPMENT GROUNDING CONDUCTOR OR BY A SEPARATE FLEXIBLE WIRE OR STRAP. CEC 250.140 (4 CONDUCTORS REQUIRED).

PROVIDE PROPER GROUNDING OF THE ELECTRICAL SERVICE TO CEC REQUIREMENTS, BOND TO 10' MINIMUM METAL COLD WATER PIPE LOCATED IN GROUND AND 20' LONG #4 REBAR UFFER OR 20' LONG NO. 4 BARE COPPER. ARTICLE CEC 250.50

SNAP SWITCHES, INCLUDING DIMMER AND SIMILAR CONTROL SWITCHES, SHALL BE EFFECTIVELY GROUNDED AND SHALL PROVIDE A MEANS TO GROUND METAL FACEPLATES, WHETHER OR NOT A METAL FACEPLATE IS INSTALLED. CEC 404.9(A).

MECHANICAL QUICK DISCONNECTS MUST BE READILY ACCESSIBLE.

GFCI RECEPTACLES: ALL 15 AND 20 AMP/ 120V RECEPTACLES IN WET LOCATIONS TO BE GFCI EXTERIOR WATERPROOF RECEPTACLES TO BE ALSO GFCI PROTECTED.

IF KNOB AND TUBE WIRING IS FOUND IN EXISTING STRUCTURE, IMMEDIATELY NOTIFY OWNER AND ARCHITECT FOR INSTRUCTIONS.

# GFCI OUTLETS (GROUND FAULT CIRCUIT INTERRUPTER) CEC210.8

IN DWELLING UNITS, ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN 210.8(A)(1) THROUGH (10) SHALL HAVE GFCI PROTECTION.

BATHROOMS -ALL RECEPTACLES IN A BATHROOM ARE REQUIRED TO BE GFCI PROTECTED. GARAGES - THE PURPOSE OF GFCI'S IN GARAGE IS TO PROVIDE A DEGREE OF SAFETY FOR PERSONS USING PORTABLE HAND HELD TOOLS, GARDENING APPLIANCES, SNOW BLOWERS, ETC. THAT MIGHT BE CONNECTED TO RECEPTACLES IN GARAGES SINCE THEY ARE OFTEN THE LOCATION OF THE CLOSEST RECEPTACLE. ALSO, AUTO REPAIR WORK AND GENERAL WORKSHOP ELECTRICAL TOOL USAGE ARE PROTECTED.

OUTDOORS

CRAWL SPACE AT OR BELOW GRADE LEVEL UNFINISHED BASEMENTS - AREAS NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS, AND THE LIKE. EXCEPTION TO (5): A RECEPTACLE SUPPLYING ONLY A PERMANENTLY INSTALLED FIRE ALARM OR BURGLAR ALARM SYSTEM SHALL NOT BE REQUIRED TO HAVE 6) SINKS - LOCATED IN AREAS OTHER THAN KITCHENS WHERE RECEPTACLES ARE INSTALLED WITHIN 6 FEET OF THE OUTSIDE EDGE OF THE SINK.

7) BOATHOUSES BATHTUBS OR SHOWER STALLS - WHERE RECEPTACLES ARE INSTALLED WITHIN 6 FEET OF THE OUTSIDE EDGE OF THE BATHTUB OR SHOWER STALL

# MECHANICAL AND PLUMBING NOTES

THE HVAC SYSTEM IN THE ATTIC IT SHALL COMPLY WITH SECTION 904.11 CMC 2019. IT SHALL INCLUDE A SERVICE PLATFORM, CATWALK TO THE SCUTTLE, LIGHTING AND 110V POWER. BATHROOMS REQUIRE 50 CFM MINIMUM HUMIDITY CONTROLLED EXHAUST FANS (BY FAN OR SWITCH) PER R405.6 AND BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.

KITCHEN HOOD VENT TO HAVE DAMPER AND BE DUCTED TO THE EXTERIOR WITH SMOOTH WALL SHEET METAL PER MFG'S INSTALLATION REQUIREMENTS. EXHAUST FAN MUST PROVIDE A MINIMUM OF 100 CFM. ALL PENETRATIONS INTO THE FIRE RATED FLOORS, WALLS, AND CEILINGS SHALL NOT COMPROMISE THE FIRE RATING, J-BOXES TO BE METAL, CAN LIGHTS TO BE SEALED IN 5/8 GYPSUM BOXES. WEST VALLEY SANITATION DISTRICT (W.V.S.D.) REQUIRED CHECK VALVE IS TO BE PLACED 5' FROM THE HOUSE AND THE "PROPERTY LINE CLÈANOUT" IS TO BE PLACED NEXT TO THE PROPERTY LINE CLOTHING AND DISH WASHING MACHINES SHALL BE FITTED WITH WATER HAMMER ARRESTORS.

# KITCHEN NOTES

FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT, SHALL MEET THE REQUIREMENT IN ITEM I AND THE REQUIREMENTS IN EITHER ITEM II OR ITEM III:

CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF ITEMS II OR III BELOW; AND

CONTROLLED BY PHOTOCELL AND MOTION SENSOR. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6

iii. CONTROLLED BY ONE OF THE FOLLOWING METHODS:

PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE SHALL AUTOMATICALLY RETURN THE PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS; OR

ASTRONOMICAL TIME CLOCK. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE SHALL AUTOMATICALLY RETURN THE ASTRONOMICAL CLOCK TO ITS NORMAL OPERATION WITHIN 6 HOURS AND WHICH IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS; OR

c. ENERGY MANAGEMENT CONTROL SYSTEM WHICH MEETS ALL OF THE FOLLOWING REQUIREMENTS:

AT A MINIMUM PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK IN ACCORDANCE WITH SECTION 110.9: MEETS THE INSTALLATION CERTIFICATION REQUIREMENTS IN SECTION 130.4: DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRE TO BE ALWAYS ON: AND, IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.

# GROUND SURFACE NOTE

FINISHED GROUND SURFACES SHALL BE GRADED 5% SLOPE AWAY FROM BUILDING - HARD SURFACES SHALL BE SLOPED 1% AWAY FROM BUILDING.

CITY STAMPS

GENERAL NOTES

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# ARCHITECTURAL

WALL AND FLOOR FLASHING: ALL FLASHING AT WALLS, FLOORS, AND ROOF JUNCTURES TO VERTICAL SURFACES SHALL BE 26 GA. G.I. UNLESS NOTED OTHERWISE ON PLANS. FORM FABRICATE AND INSTALL FLASHING AS SHOWN ON DETAILS. SET ALL FLASHING IN PLASTIC CEMENT AND SET JOINTS IN BUTYL MASTIC. FLASHING SECTIONS SHALL HAVE AN END LAP OF 4" MIN.

DOORS: ALL EXTERIOR DOORS ARE TO BE FULLY WEATHER-STRIPPED, CERTIFIED AND LABELED FOR COMPLIANCE TO ENERGY CONSERVATION REGULATIONS. ALL FRENCH DOORS SHALL BE PAINT GRADE WOOD WITH TEMPERED. DOUBLE GLASS PANELS ARRANGED AS SHOWN ON PLANS AND DOOR SCHEDULE.

WINDOWS: ALL WINDOWS SHALL BE FULLY WEATHER-STRIPPED, CERTIFIED AND LABELED FOR COMPLIANCE TO ENERGY CONSERVATION REGULATIONS. ALL WINDOWS ARE TO BE WOOD OR VINYL FRAMED. DOUBLE GLAZED WITH PANES AS SHOWN ON PLANS AND WINDOW SCHEDULE AND A MAXIMUM U-VALUE AS SET FORTH IN THE T-24 ENERGY CALCULATIONS.

BATH COUNTER TOPS: ALL BATH COUNTERTOPS AND SPLASHES SHALL BE CERAMIC TILE AS SELECTED BY OWNER UNLESS NOTED OTHERWISE ON THE PLANS. USE GRANITE OR MARBLE TILES OR SLAB WHERE NOTED ON PLANS AND INTERIOR ELEVATIONS.

WEATHER BARRIER: ALL WEATHER EXPOSED WALL SURFACES SHALL BE PROTECTED WITH AN UNDERLAYMENT OF (2) LAYERS GRADE "D" BUILDING PAPER OVER PLYWOOD WALL SHEATHING. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION WITH MIN. 2" LAP AT HORIZONTAL JOINTS AND MIN. 6" LAP AT VERTICAL JOINTS. UNDERLAYMENT SHALL BE FREE OF HOLES AND BREAKS OTHER THAN THOSE FROM NAILING TO PLYWOOD SHEATHING OR WALL STUDS.

INSULATION: FIBERGLASS BATT INSULATION SHALL BE INSTALLED ACCORDING TO THE T-24 REPORT. SEE T-24 REPORT FOR INSULATION VALUES.

CAULKING: ALL JOINTS AND PENETRATIONS AT EXTERIOR WALLS, CEILINGS AND FLOOR ASSEMBLIES SHALL BE FULLY CAULKED AND

TUBS & SHOWERS: SHOWERS SHALL BE A MIN. SIZE OF 1024 SQ.IN AND ACCOMMODATE AT 30" CIRCLE. BACKER FOR SHOWER AND TUB SHOWER WALLS TO BE FIBER-CEMENT, FIBER REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS TO A MIN. HEIGHT OF 72" ABOVE THE FLOOR. SHOWER WALLS SHALL BE FINISHED WITH CERAMIC TILE OF OTHER SMOOTH, HARD NON-ABSORBENT COVERING. ALL TUB AND SHOWER GLAZING SHALL BE MADE OF SHATTER-RESISTANT TEMPERED GLASS. SWING DOORS SHALL OPEN OUTWARD WITH A MIN. OPENING CLEARANCE OF 22".

PRE-FABRICATED FIREPLACES: PRE-FABRICATED METAL FIREPLACES SHALL BE INSTALLED WITH INSULATED CHIMNEY FLUE, SPARK ARRESTOR AND ACCESSORIES ACCORDING TO MANUFACTURERS SPECIFICATIONS. FIREPLACE OPENING SHALL BE EQUIPPED WITH A TIGHT FITTING, CLOSEABLE METAL OR GLASS DOOR. FIREPLACE SHALL HAVE A FLUE DAMPER AND AN OUTSIDE AIR INTAKE WITH DAMPER. ONLY GAS APPLIANCE FIREPLACES ARE TO BE USED.

GLAZING: ALL GLAZING SHALL CONFORM TO FEDERAL GLAZING REGULATIONS AND THE CALIFORNIA RESIDENTIAL CODE. GLAZING IN HAZARDOUS LOCATIONS SHALL BE FULLY TEMPERED GLASS OR APPROVED PLASTIC AND IS PERMANENTLY IDENTIFIED BY THE MANUFACTURER OR INSTALLER.

MECHANICAL ROOM DOORS: ACCESS DOORS OF THE MECHANICAL ROOM SHALL BE SOLID CORE WITH MINIMUM 100 SQ. IN. LOUVERED VENT AT TOP OF DOORS AND MINIMUM 100 SQ. IN. LOUVERED VENT AT BOTTOM OF DOORS.

GYPSUM WALLBOARD: ALL INTERIOR WALL AND CEILING FACES ARE TO BE SHEATHED WITH 1/2" GYPSUM WALLBOARD EXCEPT WHERE NOTED TO USE 5/8" TYPE "X" WALLBOARD. TAPE, TEXTURE AND PAINT GYP. BOARD ACCORDING TO FINISH SCHEDULE. ALL GAPS AND PENETRATIONS AT 5/8" TYPE "X" WALLBOARD SHALL BE FILLED WITH TAPING CEMENT. NAIL ALL GYP. BOARD TO WALL STUDS, PLATES, BLOCKING, ETC., AS FOLLOWS:

1/2" WALLBOARD 4d CEMENT COATED BOX NAIL OR 1-3/8" x 14 GA. ACID-ETCHED, PHOSPHATE COATED NAIL OR 4d "DRYVITE" NAIL AT 7" O.C.

5/8" TYPE "X" WALLBOARD 6D "COOLER" NAILS AT 7" O.C.

ROOF VENTILATION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE OR 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE

IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

ALL VENT OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT, NON-COMBUSTIBLE METAL MESH WITH MESH OPENINGS OF AT LEAST 1/16" AND A MAXIMUM OF 1/8" DIMENSION. VENTS SHALL BE LOCATED SO AS TO PROVIDE CROSS VENTILATION OF EACH SEPARATE ATTIC SPACE AND SHALL PROTECT AGAINST THE ENTRANCE OF RAIN AND SNOW.

STAIR HANDRAILS: EVERY STAIRWAY OF 4 OR MORE RISERS SHALL HAVE AT LEAST ONE HANDRAIL AND EVERY OPEN SIDE OF A STAIRWAY SHALL HAVE A GUARDRAIL. HANDRAILS MOUNTED ON A WALL SHALL HAVE A MIN. 1-1/2" SPACE BETWEEN THE WALL AND THE HANDRAIL THE HANDGRIP PORTION OF HANDRAILS SHALL BE BETWEEN 1-1/4' AND 2" CROSS SECTION DIMENSION AND SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. ALL HANDRAILS ARE TO BE PLACED 34" AND 38" ABOVE TREAD NOSING AND SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.

GUARDRAILS: GUARDRAILS SHALL BE NOT LESS THAN 42 INCHES HIGH MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREAD, ADJACENT WALKING SURFACE OR ADJACENT SEATBOARD. GUARDRAILS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO THE APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING. INTERMEDIATE RAILS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILL ERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO ONE SQUARE

# ARCHITECTURAL (CONT.)

SKYLIGHTS: ALL SKYLIGHTS ARE TO BE PRE-MANUFACTURED PLASTIC DOME TYPES WITH ANODIZED ALUMINUM FRAMES MOUNTED ON WOOD CURBS OR DIRECTLY TO ROOF DECK. FRAME COLOR IS TO MATCH OR BE SIMILAR TO THE ROOF COLOR. CURB HEIGHT ABOVE THE ADJACENT ROOF SURFACE IS TO BE 4" MINIMUM. THE DOME HEIGHT IS TO BE MINIMUM 5" OR 10% OF THE MAXIMUM SPAN OF THE DOME. SKYLIGHT UNITS SHALL MEET TITLE 24 REQUIREMENTS. SKYLIGHTS WITH INSTALLED GLAZING 12' ABOVE THE WALKING SURFACE SHALL BE CONSTRUCTED OF LAMINATED GLASS WITH A POLYVINYL BUTYRAL INTERLAYER AND A MINIMUM THICKNESS OF 0.030 INCHES (.76 mm)

EXTERIOR PLASTER LATH: EXTERIOR PLASTER LATH SHALL BE OF AN APPROVED, PAPER-BACKED, CORROSION RESISTANT METAL OR WIRE FABRIC AND SHALL BE SELF FURRING. (1/4" MIN.) APPLY LATH OVER WALL UNDERLAYMENT WITH THE LONG DIMENSION HORIZONTAL AND LAP A MIN. 1/2" AT THE SIDES AND MIN. 1" AT THE ENDS. WHERE END LAPS OF SHEETS DO NOT OCCUR OVER SUPPORTS, THEY SHALL BE SECURELY TIED TOGETHER WITH A MIN. 18 GA. WIRE. REINFORCEMENT SHALL BE USED AT ALL CORNERS OR THE LATH SHALL BE CARRIED AROUND CORNERS AT LEAST ONE SUPPORT. A WEEP SCREED SHALL BE PROVIDED AT OR BELOW THE FOUNDATION LINE ON ALL EXTERIOR STUD WALLS A MIN. OF 4" ABOVE HIGHEST ADJACENT GRADE. THE SCREED SHALL ALLOW TRAPPED WATER TO DRAIN TO THE OUTSIDE. BOTH THE METAL LATH AND PAPER UNDERLAYMENT SHALL TERMINATE ON THE ATTACHMENT FLANGE OF THE SCREED. NAILING OF METAL LATH SHALL BE AT A MAX. OF 6 O.C. EACH WAY USING EITHER 11 GA. X 1-1/2" LONG X 7/16" HEAD NAILS OR 16 GA. STAPLES WITH 7/8" LEGS.

EXTERIOR PLASTER: EXTERIOR PLASTER SHALL BE PORTLAND CEMENT APPLIED IN THREE COATS TO A MIN. THICKNESS OF 7/8". SEE EXTERIOR ELEVATIONS FOR TEXTURE VARIATIONS.

APPLIANCES: THE CONTRACTOR SHALL PROVIDE RESIDENTIAL EQUIPMENT WHICH IS U.L. LABELED, PROVIDE, TO THE OWNER, ALL MANUFACTURER'S STANDARD WRITTEN WARRANTIES, OWNER'S MANUALS, AND STANDARD ACCESSORIES, CONTRACTOR SHALL INSTALL THE APPLIANCES WHERE INDICATED ON DRAWINGS AND AS REQUIRED BY ALL CODES AND LISTINGS. APPLIANCE TYPES, STYLES, COLORS, ETC., SHALL BE SELECTED BY OWNER. EMERGENCY EGRESS ESCAPE AND RESCUE WINDOWS: BASEMENTS OF DWELLING UNITS AND EVERY BEDROOM BELOW THE 4TH STORY SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE AND RESCUE DIRECTLY TO EXTERIOR. THE UNITS SHALL BE OPERABLE TO PROVIDE FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS AND HAVE A NET CLEAR OPENING OF NO

LESS THAN 5.7 SQUARE FEET. THE NET CLEAR OPENING HEIGHT SHALL BE A MINIMUM OF 24" AND THE WIDTH SHALL BE A MINIMUM OF 20" WITH THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER WHERE SUCH OPENING ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR. WHERE SUCH WINDOW OPENINGS DO NOT COMPLY, WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS THAT COMPLY WITH

ASTM F 2090, SHALL BE PROVIDED. STREET ADDRESS: NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1 /2 INCH.

SPARK ARRESTORS: SPARK ARRESTORS SHALL BE INSTALLED ON ALL CHIMNEYS INCLUDING OUTSIDE FIREPLACES.

GARAGE: 1-HR SEPARATION BETWEEN DWELLING AND GARAGE PER CRC SECTION R302.6. 20 MINUTE, 1-3/4" SOLID WOOD FIRE RATED DOOR WITH SELF CLOSING AND SELF LATCHING DEVICES PER CRC SECTION

DIMENSIONS: ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.

# ELECTRICAL

INFILTRATION CONTROL.

CODES: ALL ELECTRICAL EQUIPMENT, WIRING AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE SECTIONS OF THE NATIONAL ELECTRICAL CODE, CALIFORNIA TITLE 24 STANDARDS AND THE MANUFACTURER'S SPECIFICATIONS.

LISTINGS: ALL ELECTRICAL EQUIPMENT AND ACCESSORIES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LAB. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.

RECESSED FIXTURES: PROVIDE RECESSED FIXTURE CLEARANCE PER CODE. RECESSED FIXTURES IN INSULATED CEILINGS SHALL BE "IC" APPROVED FIXTURES.

DRYER LOADS: CLOTHES DRYER LOADS SHALL BE DETERMINED ON A LOAD OF 5000 WATTS PER APPLIANCE OR BY NAMEPLATE RATING. ELECTRICAL BOXES: ELECTRIC SWITCH AND OUTLET BOXES ON EXTERIOR WALLS SHALL HAVE RUBBER GASKETS FOR MEDIUM

KITCHEN AND BATH FIXTURES: ALL GENERAL LIGHTING FIXTURES AND BULBS IN KITCHEN AND BATH AREAS SHALL HAVE AN EFFICACY RATING OF 40 LUMENS PER WATT OR GREATER. FLUORESCENT FIXTURES WITH PLUG-IN (NOT SCREW-IN) FLUORESCENT LAMPS SHALL BE USED.

CLOSET LIGHTS: LIGHT FIXTURES IN CLOSETS/WARDROBES SHALL HAVE A MIN. 18" HORIZONTAL CLEARANCE TO SHELVES.

TUB/SHOWER LIGHTS: LIGHT FIXTURES MOUNTED WITHIN 5' OF A SPA/TUB SHALL BE MOUNTED AT LEAST 7'6" ABOVE THE MAXIMUM WATER LEVEL OF THE SPA/TUB AND SHALL BE GFCI PROTECTED.

DRYER/COOKING UNIT OUTLETS: CLOTHES DRYERS AND COOKING UNITS SHALL HAVE CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND FOUR-PRONG OUTLET.

OUTDOOR OUTLETS: PROVIDE OUTSIDE RECEPTACLES AT THE FRONT AND REAR OF THE HOME WITHIN 6'-6" OF GRADE WHICH ARE WATERPROOF AND GFCI PROTECTED. SEE PLAN FOR LOCATIONS.

KITCHEN BRANCH CIRCUITS: SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTERS. PROVIDE (2) SMALL APPLIANCE BRANCH CIRCUITS IN THE KITCHEN WHICH ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS. THESE OUTLETS CANNOT SERVE DINING ROOM, OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES. ONLY THE REQUIRED COUNTERTOP/WALL OUTLETS (INCLUDING REFRIGERATOR). BATHROOM OUTLET CIRCUITS: REQUIRED BATHROOM OUTLETS SHALL BE ON A DEDICATED 20 AMP CIRCUIT WHICH CANNOT SERVE ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC.

TAMPER-RESISTANT RECEPTACLES IN DWELLING UNITS: ALL NEW NON-LOCKING TYPE 125-VOLT, 15- AND 20-AMPERE RECEPTACLES THAT ARE WITHIN 5 1/2' ABOVE FINISH FLOOR SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

ARC-FAULT AND GROUND FAULT OUTLETS: ARC-FAULT (AFCI) REQUIRED IN FAMILY ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, REC ROOMS, CLOSETS, AND HALLWAYS AND LIGHTING. GROUND FAULT (GFCI) IS REQUIRED IN BATHROOMS, GARAGES, ACCESSORY AREAS, EXTERIOR, CRAWLSPACES, BASEMENTS, DISHWASHERS, AND DISPOSALS. COMBINATION AFCI/GFCI IS REQUIRED IN KITCHENS, AND LAUNDRY AREAS.

# MECHANICAL

CODES: ALL HVAC EQUIPMENT, DUCT WORK AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE SECTIONS OF THE CURRENT MECHANICAL CODE, CALIFORNIA TITLE 24 STANDARDS AND MANUFACTURER'S SPECIFICATIONS. ALL PLUMBING WORK SHALL CONFORM WITH THE CURRENT CALIFORNIA PLUMBING CODE.

LISTINGS: ALL HVAC EQUIPMENT AND ACCESSORIES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LAB. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.

EXHAUST FANS: ALL INTERIOR EXHAUST FANS SHALL PROVIDE 5 AIR CHANGES PER HOUR OR MORE. EXHAUST FANS AND FAN SYSTEMS SHALL HAVE BACK-DRAFT DAMPER CONTROLS.

1 HOUR WALLS: HVAC DUCTS PENETRATING ONE HOUR WALLS (GARAGE/HOUSE WALL) SHALL BE MINIMUM 26 GAUGE GALVANIZED STEEL. 1 HOUR SEPARATION BETWEEN DWELLING AND GARAGE PER CRC SECTION R302.6.

GAS PIPING: GAS PIPING SHALL NOT BE IMBEDDED IN OR BELOW CONCRETE SLABS

SEWER PIPING: PLASTIC OR PVC SEWER LINE SHALL BE PLACED WITH MIN. 6" OF SAND BASE AND COVER.

FORCED AIR UNIT: FORCED AIR UNIT(S) SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS AND THOSE OF THE STRUCTURAL ENGINEER WHEN INSTALLED IN AN ATTIC SPACE.

GAS APPLIANCES: ALL GAS APPLIANCES AND EQUIPMENT SHALL HAVE INTERMITTENT IGNITION DEVICES WITH NO CONTINUOUS BURNING PILOTS. ALL APPLIANCES SHALL COMPLY WITH THE CURRENT CALIFORNIA MECHANICAL CODE.

WATER HEATERS: WATER HEATERS SHALL BE INSULATED WITH EXTERNAL BLANKETS OF R-12 OF GREATER. INSULATE HOT WATER INLET AND OUTLET PIPES (FIRST FIVE FEET IN UNCONDITIONED SPACES) WITH EXTERNAL WRAPPING OF R-4 OR GREATER. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER 1/3 AND THE LOWER 1/3 OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING. WATER HEATERS LOCATED IN NON-LIVING SPACES SHALL BE INSTALLED ON A PLATFORM SUCH THAT BURNERS AND BURNER-IGNITION DEVICES ARE LOCATED NOT LESS THAN EIGHTEEN INCHES ABOVE THE FINISHED FLOOR.

TANKLESS WATER HEATERS: TANKLESS WATER HEATER SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION.

DRYER VENT: CLOTHES DRYERS SHALL VEANT TO THE OUTSIDE OF THE BUILDING AND SHALL BE A MAXIMUM 14' IN LENGTH WITH TWO FEET REDUCTION FOR EACH 90 DEGREE ELBOW OVER TWO.

PLUMBING VENTS: ALL PLUMBING VENTS SHALL BE MINIMUM 10 FEET FROM OPERABLE SKYLIGHTS.

THERMOSTATS: ONLY "SETBACK" THERMOSTATS CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION SHALL BE USED.

HOSE BIBS: HOSE BIBS AND WATER OUTLETS WITH HOSE ATTACHMENTS SHALL HAVE APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES.

FORCED AIR UNIT CLEARANCES: LISTED FURNACES SHALL BE INSTALLED IN CONFORMANCE WITH THE CONDITIONS OF THEIR LISTING. THE FURNACE INSTALLER SHALL LEAVE THE MANUFACTURER'S INSTALLATION AND OPERATING INSTRUCTIONS ATTACHED TO THE APPLIANCE, CLEARANCES OF LISTED FURNACES FROM COMBUSTIBLES SHALL BE AS SPECIFIED IN THE LISTING OR ON THE FURNACE RATING PLATE. UNLISTED FURNACES SHALL HAVE THE FOLLOWING CLEARANCES FROM COMBUSTIBLES:

ABOVE TOP OF CASING OR FURNACE FROM TOP AND SIDES OF WARM-AIR BONNET OR PLENUM 6" FROM FRONT (UNLESS ACCESS REQUIREMENTS GREATER 18" FROM BACK OF FURNACE FROM SIDES OF FURNACE

DISHWASHERS: DISHWASHING MACHINES CONNECTED DIRECTLY TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSAL SHALL HAVE AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK/DRAIN BOARD, WHICH EVER IS HIGHER.

TUB AND SHOWER VALVES: TUB AND SHOWER VALVES SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE

QUICK ACTING VALVES: ALL BUILDING WATER SUPPLY SYSTEMS IN WHICH QUICK ACTING VALVES ARE INSTALLED (SUCH AS DISHWASHERS, CLOTHES WASHERS, ETC.) SHALL BE APPROVED WITH DEVICES AS CLOSE TO QUICK ACTING VALVES AS POSSIBLE TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THESE VALVES.

DUCT TERMINATIONS: ALL ENVIRONMENTAL AIR DUCT TERMINATIONS SHALL BE A MINIMUM OF (3) FEET FROM PROPERTY LINES AND/OR ANY OPENINGS INTO THE BUILDING.

# GENERAL PLUMBIMG

# WATER CLOSETS

THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

SINGLE SHOWERHEAD

SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

MULTIPLE SHOWERHEADS SERVING ONE SHOWER WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO

KITCHEN FAUCETS

BE IN OPERATION AT A TIME.

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.

RESIDENTIAL LAVATORY FAUCETS

THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

# CALGREEN:

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

A MINIMUM OF 75% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE. THIS IS ACHIEVED EITHER BY USING CITY PRE-CERTIFIED LANDFILLS OR IMPLEMENTATION OF A WASTE MANAGEMENT PLAN. WASTE MANAGEMENT PLAN SHALL BE PRE-APPROVED BY ENVIRONMENTAL SERVICES DEPARTMENT.

HEATING AND AIR CONDITIONING SYSTEM DESIGN SHALL BE SIZED, DESIGNED, AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS: HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ACCA MANUAL J, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ACCA MANUAL J. ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S MANUAL S OR OTHER

DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT.

EQUIVALENT DESIGN SOFTWARE OR METHOD.

ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINTS SHALL COMPLY WITH VOC AND OTHER CONTENT LIMITS. SPECIFIED IN SECTION 4.504 OF THE CGBSC. ALL PRODUCT CONTAINERS SHALL REMAIN ON SITE FOR FIELD VERIFICATION. PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR MUST BE PROVIDED TO THE BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETING, CUSHION, AND ADHESIVE), RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBSC SECTION 4.504

FAUCETS).

THE APPLICATION CHECKLIST.

USE LOW-VOC INTERIOR WALL/CEILING PAINTS (<50 GRAMS PER LETTER (GPL) VOCS REGARDLESS OF SHEEN) CGBSC 4.504.2.2

USE LOW-VOC COATINGS THAT MEET SCAQMD RULE 1113 (CGBSC 4.504.2.3) DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC FINISH MATERIALS HAVE BEEN USED PER CGBSC 4.504.2.4

80% OF FLOOR AREA RECEIVING RESILIENT FLOORING, SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RCFI) FLOORSCORE PROGRAM.

PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. SPECIFY THE LIMITS ON THE PLANS IN ACCORDANCE WITH TABLE 4.504.5.

VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.

PRIOR TO ENCLOSING THE WALL AND FLOOR FRAMING, CONFIRMATION MUST BE PROVIDED TO THE BUILDING INSPECTOR SHOWING THE FRAMING MEMBERS DO NOT EXCEED 19% MOISTURE CONTENT IN ACCORDANCE WITH CGBSC SECTION 4.505.3

ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN CA CIVIL CODE SECTIONS 1101.01-1101.8.

ALL EXISTING TO REMAIN PLUMBING FIXTURES SHALL CONFORM TO THE FOLLOWING: TOILETS WITH A FLOW RATE IN EXCESS OF 1.6 GPF SHALL BE REPLACED WITH TOILETS WITH A MAXIMUM OF 1.28 GPF.

SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM SHALL BE REPLACED WITH A MAXIMUM 1.8 GPM SHOWER HEAD. LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM SHALL BE REPLACED WITH A FAUCET WITH A MAXIMUM FLOW RATE OF 1.2 GPM (OR 1.8 GPM FOR KITCHEN

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

HVAC SYSTEMS INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

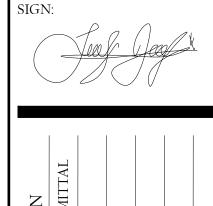
SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE THE DISCIPLINE THEY ARE INSPECTING.

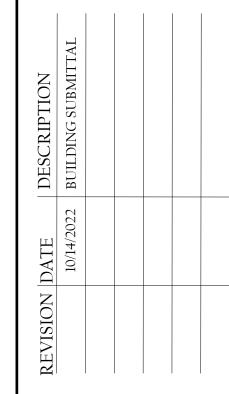
DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC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

392 WHITNEY WAY, MORGAN HILL, CA 95037 EMAIL: ADMIN@GD-SE.COM

TEL: 408-659-5580

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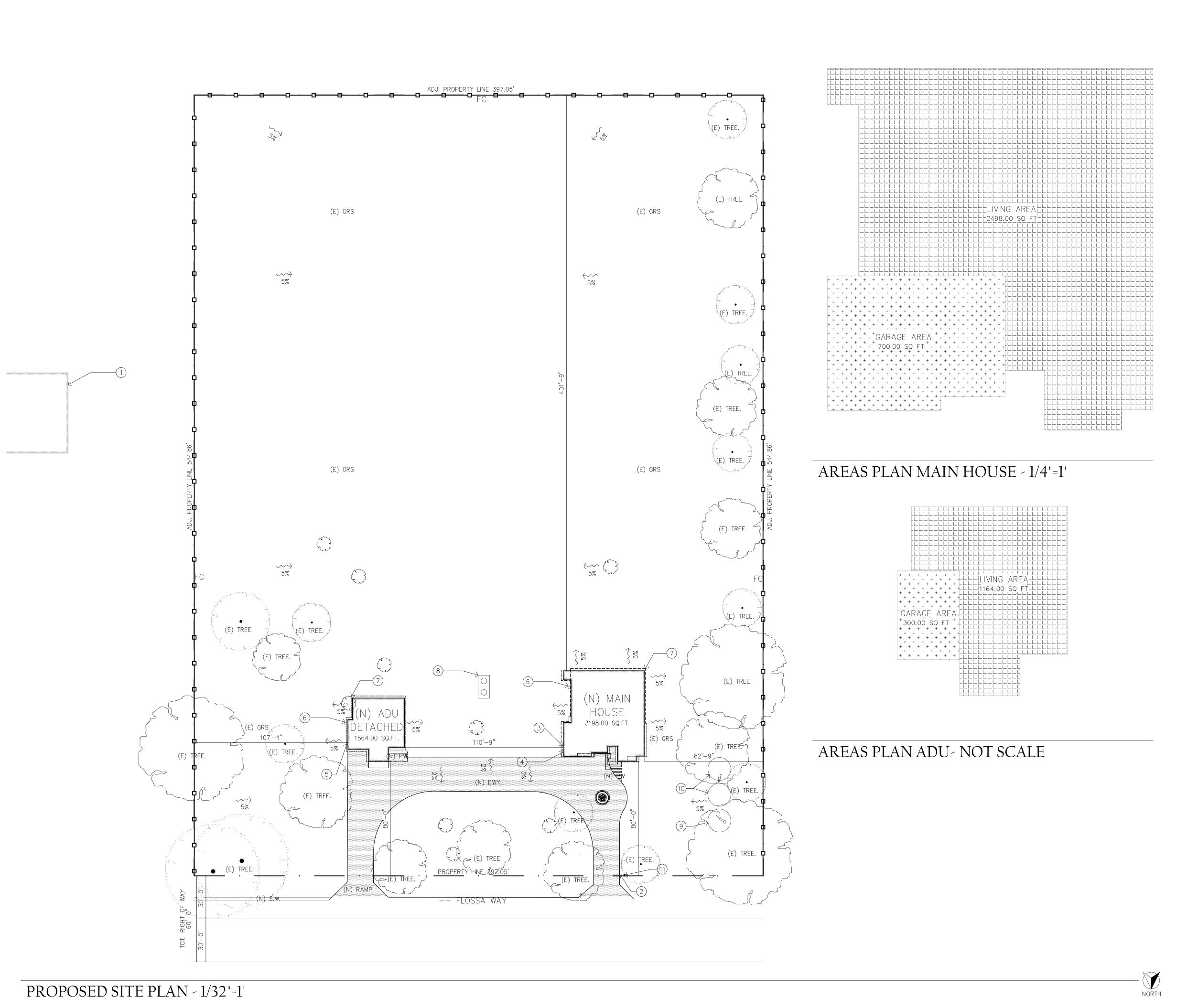




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CITY STAMPS

GENERAL NOTES



# MATERIALS

(E) GRS.

(N) P.W.

(N) DWY

# KEYNOTES

1. APPROXIMATE LOCATION OF NEIGHBORING STRUCTURE

2. (N) WATER METER.

3. (N) GAS METER LOCATION V.I.F.

4. (N) ELECTRICAL METER.

5. (N) ELECTRICAL PANEL 125 AMP

6. AC UNIT-THE NOISE LEVEL SHALL NOT EXCEED FIFTY dBA DURING NIGHTTIME OR SIXTY dBA DURING DAYTIME HOURS AY ANY POINT ON ADJACENT RESIDENTIALLY XONED PROPERTY.

7. EDGE OF ROOF SHOWN CONTINUOS LINE.

8. PROPOSED SEPTIC TANK.

9. 5000 GALLON WATER TANK FOR DOMESTIC AND FIRE SPRINKERS PER CFMO 1 & 5, MAX HEIGHT 12' ELEVATION =358.00'

10. 5000 GALLON WATER TANKS DEDICATED FOR WHARF HYDRANT PER CFMO 1 & 5 MAX HEIGHT 12' ELEVATION=358.00'

11. WHARF HYDRANT PER CFMO-4 ELEV. 351.00

# PROPOSED NEW AREAS

(N) 1ST FLR LIVING AREA

(N) GAR. AREA

NOTE I: DIMENSIONS SHOWN ARE MEASURE TO APPROXIMATE FACE OF STUDS. FIELD VERIFY ALL FINISH TO FINISH SURFACE DIMENSIONS.

NOTE II: BUILDING SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AMD THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTI FY THE STRUCTURE.

NOTE III: FINISH GRADE SHALL SLOPE AWAY FROM FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FET AND IMPERVIOUS SURFACE WITHIN 10 FET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2PERCENT AWAY FROM THE BUILDING. CBC 1804.3

NOTE IV: ALL UNDERGROUND UTILITY LINES MAY NOT BE SHOWN HEREON, BUT MAY BE EXIST AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR DETERMINE THE SIZE, DEPTH, LOCATION THEREOF. CALL 81 BEFORE YOU



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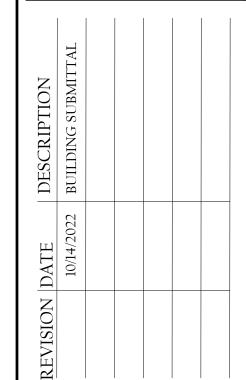
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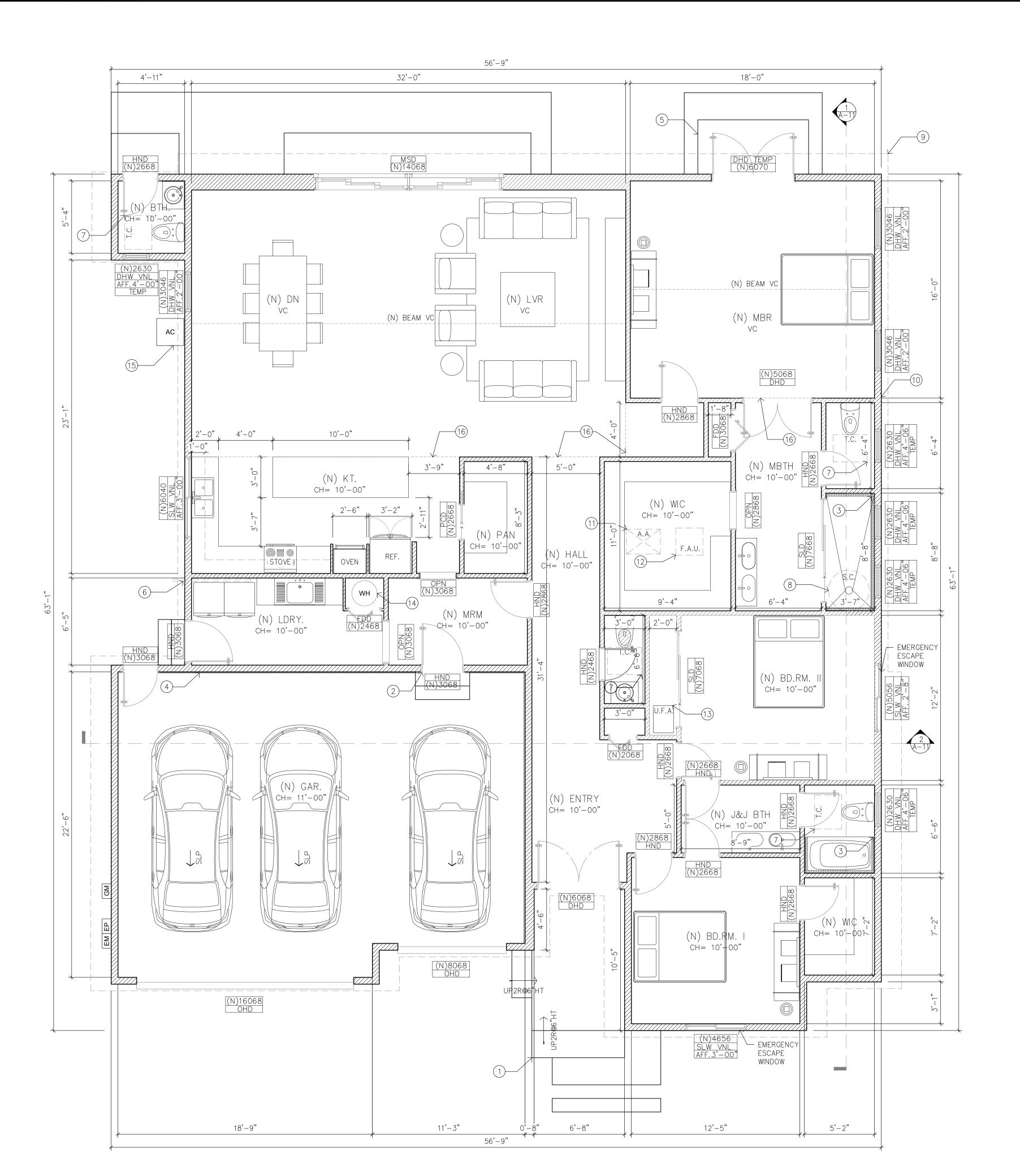
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CITY STAMPS

PROPOSED SITE PLAN



EM (N) ELECTRICAL METER

NEW WALL: EXTERIOR WALL 6" AND INTERIOR WALL 4"

EP (N) ELECTRICAL PANEL

AC (N) AC EXTERNAL UNIT

GM (N) GAS METER

(WH) (N) WATER HEATHER

# KEYNOTES

1 CONCRETE STEPS, 7.75" MAX RISE, 10" MIN RUN

2 OR 20 MINUTE FIRE RATED FIRE DOOR BETWEEN THE GARAGE AND HABITABLE ROOMS. THIS DOOR SHALL BE SELF CLOSING AND SELF LATCHING (CRC R302.5.1)

1-3/8" THICK SOLID WOOD DOOR OR SOLID OR HONEY-COMB CORE STEEL DOOR,

PROVIDE A SMOOTH, HARD NONABSORBENT SURFACE OVER A MOISTURE <sup>3</sup> RESISTENT UNDERLAYEMNT 72" ABOVE DRAIN INLET (CRC 1210.3).

5/8" TYPE "X" GYPSUM BOARD ON ALL WALL & CEILING SURFACES OF GARAGE SÍDE CONTINUE TO ROOF TYP.

PROVIDE 36" MIN. DEEP LANDING PER R311.3 (SEE EXTERIOR LANDING IN GENERAL DETAILS)

WASHING MACHINE HORIZONTAL CONNECTION SEE NOTE VI AND DETAIL IN <sup>6</sup> GENERAL DETAILS PLAN.

7 TOILET CLEARANCE (22"x30"), SEE DETAIL IN GENERAL DETAILS SHEET.

8 SHOWER CLEARANCE (36"\$), SEE DETAIL IN GENERAL DETAILS SHEET.

9 ROOF LINE ABOVE

10 TYPICAL STUCCO WALL, SEE DETAIL IN GENERAL DETAILS SHEET.

11 ATTIC ACCESS LOCATION. ROUGH-FRAMED OPENING 22"X30" MIN. 12 LOCATION OF F.A.U. IN ATTIC SPACE.

13 UNDER FLOOR ACCESS LOCATION, SHALL BE NOT SMALLER THAN 18"x24"

14 NEW CONVETIONAL STORAGE TANK WATER HEATER

SHALL NOT EXCEED 55 DECIBELS AT PROPERTY LINE.

HVAC HEAT PUMP UNIT LOCATED MINIMUM 5' FROM PROPERTY LINE AND SUPPORTED ON A LEVEL CONC. SLAB EXTENDING NOT LESS THAN 3" ABOVE THE ADJONING GROUND LEVEL SOUND PRESSURE LEVEL GENERATED BY USE OF UNIT

16 10'-00" HT. LVL. CEILING EDGE

NOTE: THE LEGENDS NUMBER ARE SPECIFIC TO THIS PARTICULAR SHEET

# NOTES

NORTH

NOTE: DIMENSIONS SHOWN ARE MEASURE TO APPROXIMATE FACE OF STUDS. FIELD VERIFY ALL FINISH TO FINISH SURFACE DIMENSIONS.

NOTE I: CRC R310, EMERGENCY ESCAPE AND RESCUE OPENING SHALL MEET THE CALIFORNIA FIRE CODE CHAPTER 10 SECTION 1030; EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY; OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. MINIMUM SIZE IS 5.7 SQUARE FEET OF NET CLEAR OPENING WITH A MINIMUM DIMENSION OF 24 INCHES IN HEIGHT AND 20 INCHES IN WIDTH. THE NET CLEAR OPENING DIMENSION SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. CRC SECTION R310.1: BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM

SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOM, EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

NOTE II: R307.2 BATHTUB AND SHOWER SPACES: BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUB WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE

NOTE III: R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS: THERE SHALL BE LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT).

NOTE V: CMC 504.4.2.1 CLOTHES DRYER EXHAUST DUCT POWER VENTILATOR ADDED TO THE CODE AS AN EXCEPTION TO INCREASE THE LENGHT LIMITATION OF THE VENT.

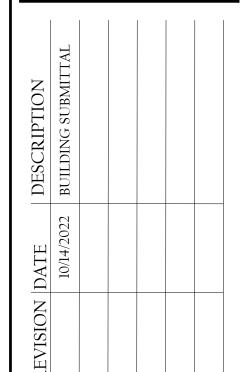
NOTE IV: R302.5 OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOD DOORS NOT LESS THAN 1 3 INCHES IN THINKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAT 1 3 INCHES THICK, OR MINUTE DIRE RATED DOORS, EQUIPPED WITH A SELFT-CLOSING OR AUTOMATIC-CLOSING DEVICE.

GoldenDesigns

ARCHITECTURAL 392 WHITNEY WAY, MORGAN HILL, CA 95037

EMAIL: ADMIN@GD-SE.COM TEL: 408-659-5580

> DE NEW



DATE: 10 / 14 / 2022 DESIGNER BY: EM

A - 26 - 22

REVIEWED BY: ESL SCALE: AS SHOW

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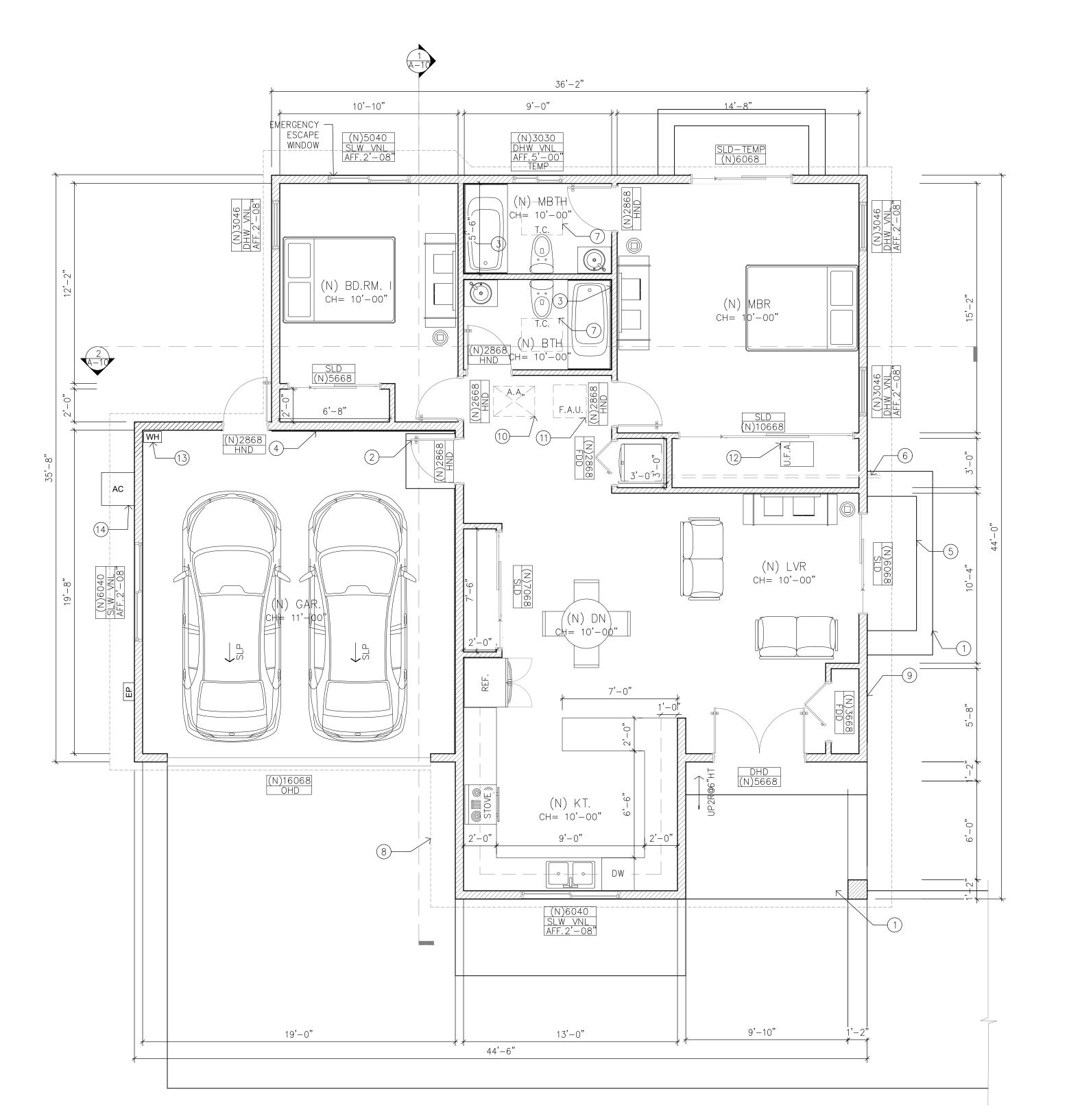
CITY STAMPS

PROPOSED FLOOR PLAN- MAIN HOUSE

SHEET NO.

A - 3

PROPOSED FLOOR PLAN - 1/4"=1"



EP (N) ELECTRICAL PANEL

KEYNOTES

AC (N) AC EXTERNAL UNIT

NEW WALL: EXTERIOR WALL 6" AND INTERIOR WALL 4"

WH (N) WATER HEATHER

# GoldenDesigns ARCHITECTURAL

392 WHITNEY WAY, MORGAN HILL, CA 95037 EMAIL: ADMIN@GD-SE.COM

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ADU

B

# 1 CONCRETE STEPS, 7.75" MAX RISE, 10" MIN RUN

- 1-3/8" THICK SOLID WOOD DOOR OR SOLID OR HONEY-COMB CORE STEEL DOOR, 2 OR 20 MINUTE FIRE RATED FIRE DOOR BETWEEN THE GARAGE AND HABITABLE ROOMS. THIS DOOR SHALL BE SELF CLOSING AND SELF LATCHING (CRC R302.5.1)
- PROVIDE A SMOOTH, HARD NONABSORBENT SURFACE OVER A MOISTURE RESISTENT UNDERLAYEMNT 72" ABOVE DRAIN INLET (CRC 1210.3).
- 5/8" TYPE "X" GYPSUM BOARD ON ALL WALL & CEILING SURFACES OF GARAGE SIDE CONTINUE TO ROOF TYP.
- PROVIDE 36" MIN. DEEP LANDING PER R311.3 (SEE EXTERIOR LANDING IN GENERAL DETAILS)
- WASHING MACHINE HORIZONTAL CONNECTION SEE NOTE VI AND DETAIL IN GENERAL DETAILS PLAN.
- 7 TOILET CLEARANCE (22"x30"), SEE DETAIL IN GENERAL DETAILS SHEET.
- 8 ROOF LINE ABOVE 9 TYPICAL STUCCO WALL, SEE DETAIL IN GENERAL DETAILS SHEET.
- 10 ATTIC ACCESS LOCATION. ROUGH-FRAMED OPENING 22"X30" MIN.
- 11 LOCATION OF F.A.U. IN ATTIC SPACE.
- 12 UNDER FLOOR ACCESS LOCATION, SHALL BE NOT SMALLER THAN 18"x24"
- 13 NEW TANKLESS ELECTRIC WATER HEATER (NO GAS)
- 14 HVAC HEAT PUMP UNIT LOCATED MINIMUM 5' FROM PROPERTY LINE AND SUPPORTED ON A LEVEL CONC. SLAB EXTENDING NOT LESS THAN 3" ABOVE THE ADJONING GROUND LEVEL SOUND PRESSURE LEVEL GENERATED BY USE OF UNIT SHALL NOT EXCEED 55 DECIBELS AT PROPERTY LINE.

NOTE: THE LEGENDS NUMBER ARE SPECIFIC TO THIS PARTICULAR SHEET

# NOTES

NOTE: DIMENSIONS SHOWN ARE MEASURE TO APPROXIMATE FACE OF STUDS. FIELD VERIFY ALL FINISH TO FINISH SURFACE DIMENSIONS.

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NOTE VII: ADDRESS OF THE NEW ACCESSORY DWELLING UNIT (ADU) SHALL BE PROVIDED AND PLACED IN A POSITION THAT IS READILY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY (NEXT TO THE MAIN DWELLING ADDRESS) THE ADDRESS SIGN SHALL BE A MINIMUM 4 INCHES HIGH WITH 1/2 DES INCH STRIKE.



COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.				
NOTE III: R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS: THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT).	SCRIPTION	OING SUBMITTAL		
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NOTE VI: R317.3.1 UNDERFLOOR POST, SILLS ON CONCRETE, AND EXTERIOR DECK & STAIR SUPERSTRUCTURE SHALL BE OF PRESSURE TREATED LUMBER; COATINGS FOR FASTENER, POST BASES, HANGARS, AND CONNECTORS IN CONTACT WITH PT SHALL BE H.D. GALVANIZED, Z-MAX, OR STAINLESS STEEL, OR RATED FOR PT CONTACT. THE END NAILS OF THE SHEAR WALL INTO THE PT PLATE NEED TO BE H.D. GALVANIZED.	REVISION			

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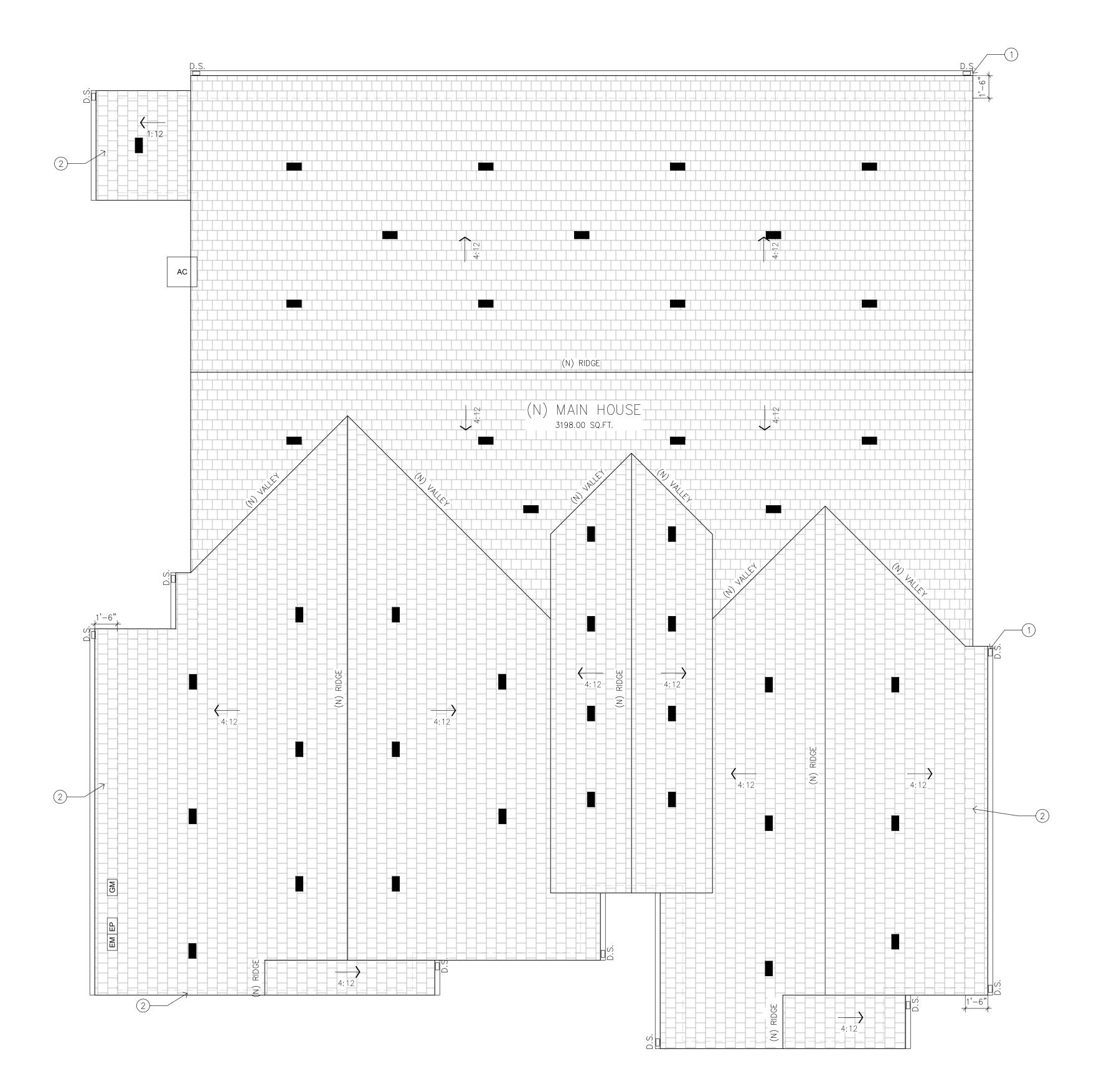
CITY STAMPS

PROPOSED FLOOR PLAN-ADU DETACHED

SHEET NO.

PROPOSED FLOOR PLAN - 1/4"=1"

NORTH



₹ NEW ROOF.

EM ELECTRICAL METER

EP ELECTRICAL PANEL SURFACE ROOF FLOW ARROW. SLOPE GRADE AT INDICATE.

WM WATER METER

AC AC EXTERNAL UNIT

\_\_\_\_ GUTTER GM GAS METER D.S. DOWNSPOUT

# NOTES.

SECTION 4710

MATERIALS, SYSTEMS AND METHODS OF CONSTRUCTION:

4710.1 ROOFING.

4710.1.1 GENERAL. ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER AND THE CALIFORNIA BUILDING CODE, CHAPTER 15. ROOFS SHALL HAVE A ROOFING ASSEMBLY INSTALLED IN ACCORDANCE WITH ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

4710.1.2 ROOF COVERINGS. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF NO. 72 ASTM CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING.

4710.1.3 ROOF VALLEYS. WHEN PROVIDED, VALLEY FLASHINGS SHALL BE NOT LESS 0.019-INCH ( 0.48 MM) (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE (914 MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.

4710.1.4 ROOF GUTTERS. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

4710.2 ATTIC VENTILATION.

4710.2.1 GENERAL. WHEN REQUIRED BY THE CALIFORNIA BUILDING CODE, CHAPTER 15, ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/4-INCH (6 MM) OPENINGS OR ITS EQUIVALENT.

4710.2.2 EAVE OR CORNICE VENTS. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES.

EXCEPTION: EAVE AND CORNICE VENTS MAY BE USED PROVIDED THEY RESIST THE INTRUSION OF FLAME AND BURNING EMBERS INTO THE ATTIC AREA OF THE STRUCTURE.

# KEY NOTES

1. NEW RAIN WATER DOWNSPOUT OVER DRAIN DISCHARGE/SPLASH PAD, SEE DETAIL IN GENERALS DETAILS SHEET.

2. TYPICAL EAVE OVERHAND, SEE DETAIL IN GENERAL DETAILS SHEET.

NOTE: THE LEGENDS NUMBER ARE SPECIFIC TO THIS PARTICULAR SHEET

# ATTIC VENTILATION CALCULATION.

SPACE VENTILATION AREA NEW ROOF AREA = 3,154.00 S.F. / 150 = 21.02 x 144 = 3,028.00 S.I.

VENTILATION REQUIRED : 3,028.00 LOW PROFILE ATTIC VENT WITHIN 3' OF EDGE AND NEAR THE RIDGE.

O'HAGIN'S VENTS 72 S.I. No. OF O'HAGIN'S REQUIRED 3,028.00 / 72 = 42.05

INSTALL MIN 42 O'HAGIN'S VENTS

SPACE VENTILATION AREA NEW ROOF AREA =  $39.00 \text{ S.F.} / 150 = 0.26 \times 144 = 37.44 \text{ S.I.}$ 

VENTILATION REQUIRED: 34.44 LOW PROFILE ATTIC VENT WITHIN 3' OF EDGE AND NEAR THE RIDGE.

INSTALL MIN 1 O'HAGIN'S VENTS

O'HAGIN'S VENTS 72 S.I. No. OF O'HAGIN'S REQUIRED 34.44 / 72 = 0.52 GoldenDesigns ARCHITECTURAL 392 WHITNEY WAY, MORGAN HILL, CA 95037

EMAIL: ADMIN@GD-SE.COM TEL: 408-659-5580

DETA ADU HOUSE

DATE: 10 / 14 / 2022 DESIGNER BY: EM

SCALE: AS SHOW JOB NO: A - 26 - 22

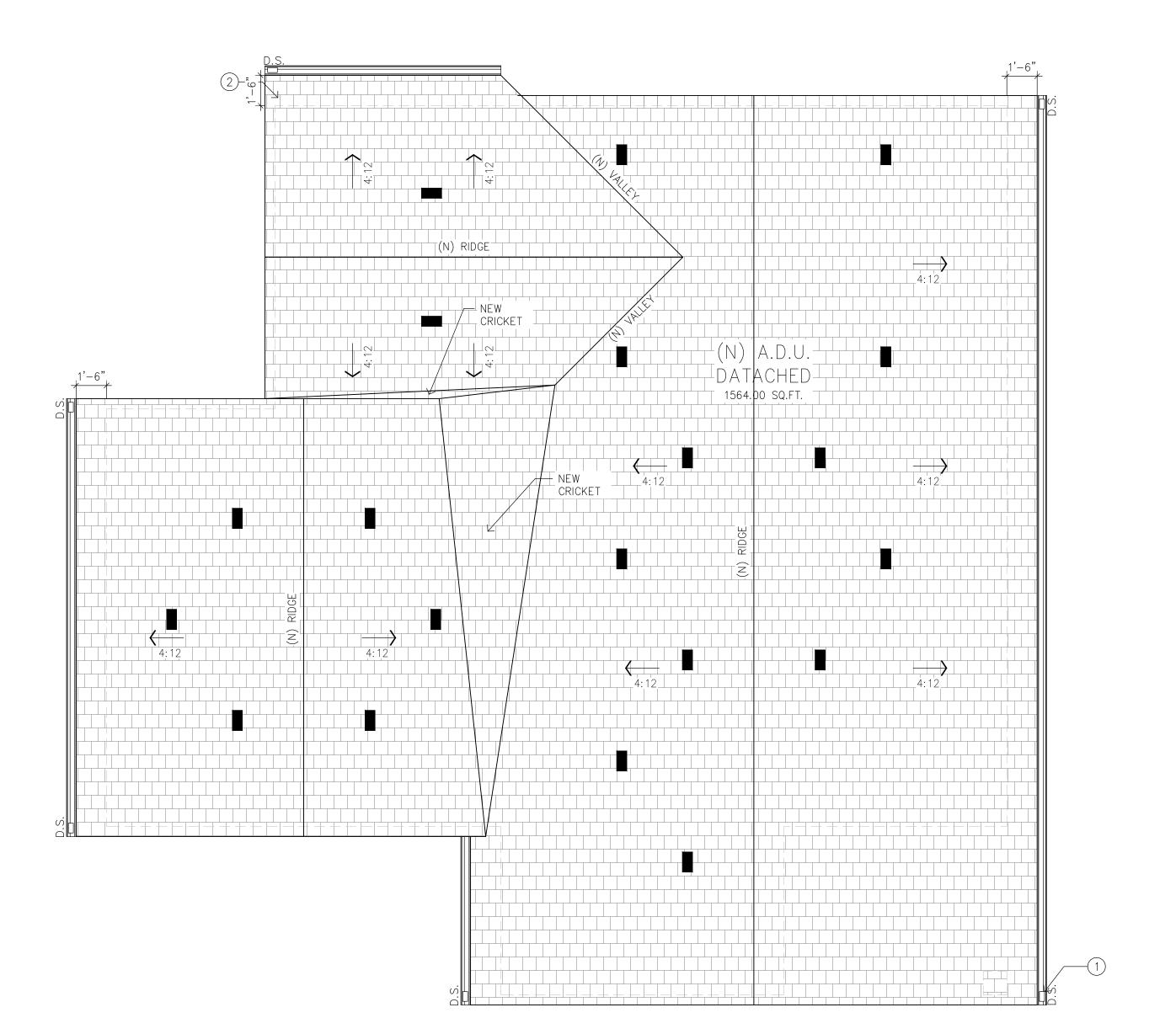
REVIEWED BY: ESL

CITY STAMPS

PROPOSED ROOF PLAN-MAIN HOUSE

SHEET NO.

NORTH



PROPOSED ROOF PLAN - 1/4"=1"



NORTH

# SYMBOLOGY

→ NEW ROOF.

EP ELECTRICAL PANEL

AC AC EXTERNAL UNIT

SURFACE ROOF FLOW ARROW.
SLOPE GRADE AT INDICATE. \_\_\_\_ GUTTER

D.S. DOWNSPOUT

# SECTION 4710

NOTES.

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2. TYPICAL EAVE OVERHAND, SEE DETAIL IN GENERAL DETAILS SHEET.

NOTE: THE LEGENDS NUMBER ARE SPECIFIC TO THIS PARTICULAR SHEET

# ATTIC VENTILATION CALCULATION.

SPACE VENTILATION AREA NEW ROOF AREA =

1,464.00 S.F. / 150 = 9.76 x 144 = 1,405.44 S.I. VENTILATION REQUIRED: 1,405.44

LOW PROFILE ATTIC VENT WITHIN 3' OF EDGE AND NEAR THE RIDGE.

O'HAGIN'S VENTS 72 S.I. No. OF O'HAGIN'S REQUIRED 1,405.44 / 72 = 19.52

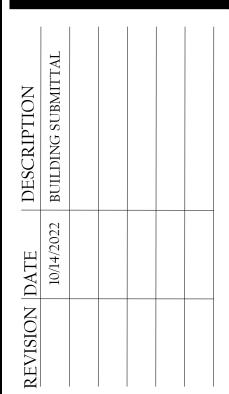
<u>INSTALL MIN 20 O'HAGIN'S VENTS</u>



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> DET ADU

WAY,



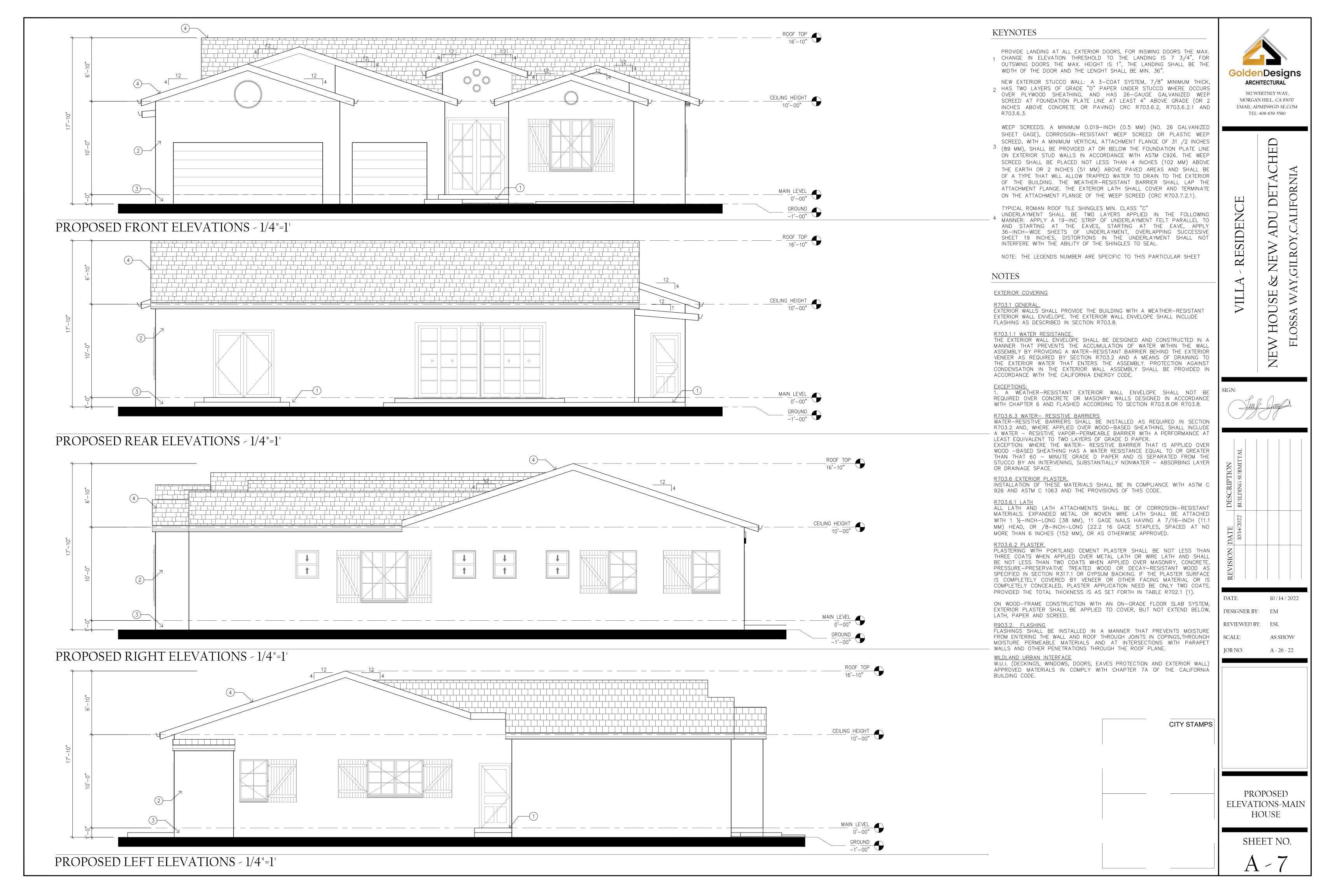
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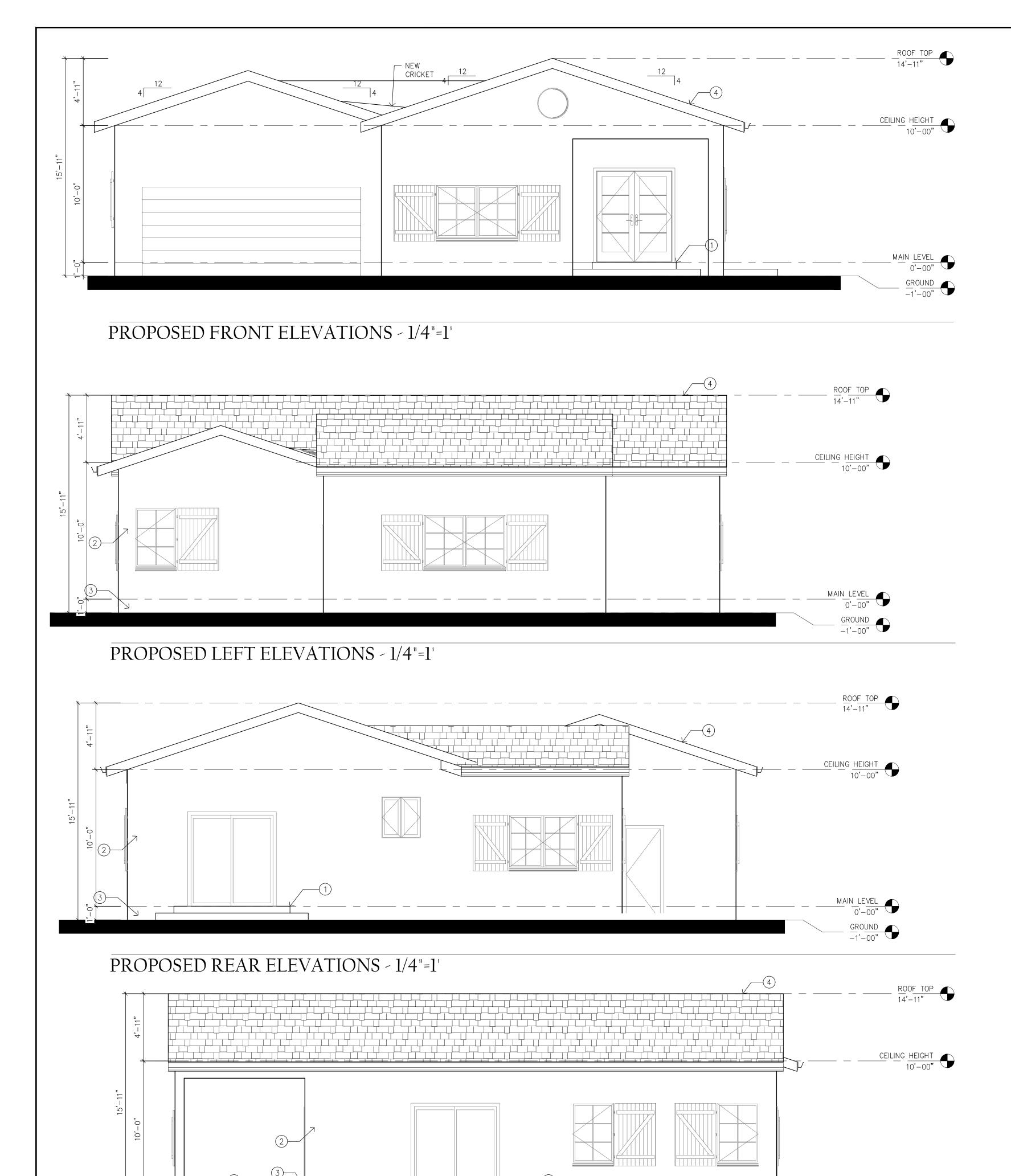
REVIEWED BY: ESL SCALE: AS SHOW

JOB NO: A - 26 - 22

CITY STAMPS

PROPOSED ROOF PLAN- ADU DETACHED





PROPOSED RIGHT ELEVATIONS - 1/4"=1'

KEYNOTES

PROVIDE LANDING AT ALL EXTERIOR DOORS, FOR INSWING DOORS THE MAX. CHANGE IN ELEVATION THRESHOLD TO THE LANDING IS 7 3/4", FOR OUTSWING DOORS THE MAX. HEIGHT IS 1", THE LANDING SHALL BE THE WIDTH OF THE DOOR AND THE LENGHT SHALL BE MIN. 36".

NEW EXTERIOR STUCCO WALL: A 3-COAT SYSTEM, 7/8" MINIMUM THICK, 2 HAS TWO LAYERS OF GRADE "D" PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING, AND HAS 26-GAUGE GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING) CRC R703.6.2, R703.6.2.1 AND R703.6.3.

WEEP SCREEDS. A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 31 /2 INCHES

 $^3$  (89 MM), SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED (CRC R703.7.2.1).

TYPICAL ROMAN ROOF TILE SHINGLES MIN. CLASS "C"

UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING <sup>4</sup> manner: apply a 19-inc strip of underlayment felt parallel to AND STARTING AT THE EAVES, STARTING AT THE EAVE, APPLY 36-INCH-WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEET 19 INCHES, DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL.

NOTE: THE LEGENDS NUMBER ARE SPECIFIC TO THIS PARTICULAR SHEET

# NOTES

# EXTERIOR COVERING

EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE

R703.1.1 WATER RESISTANCE. THE EXTERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR VENEER AS REQUIRED BY SECTION R703.2 AND A MEANS OF DRAINING TO THE EXTERIOR WATER THAT ENTERS THE ASSEMBLY. PROTECTION AGAINST CONDENSATION IN THE EXTERIOR WALL ASSEMBLY SHALL BE PROVIDED IN ACCORDANCE WITH THE CALIFORNIA ENERGY CODE.

1. A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE SHALL NOT BE REQUIRED OVER CONCRETE OR MASONRY WALLS DESIGNED IN ACCORDANCE WITH CHAPTER 6 AND FLASHED ACCORDING TO SECTION R703.8.OR R703.8.

FLASHING AS DESCRIBED IN SECTION R703.8.

WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER - RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. EXCEPTION: WHERE THE WATER- RESISTIVE BARRIER THAT IS APPLIED OVER WOOD -BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT 60 - MINUTE GRADE D PAPER AND IS SEPARATED FROM THE STUCCO BY AN INTERVENING, SUBSTANTIALLY NONWATER - ABSORBING LAYER OR DRAINAGE SPACE.

INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C 926 AND ASTM C 1063 AND THE PROVISIONS OF THIS CODE.

ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1  $\frac{1}{2}$ -INCH-LONG (38 MM), 11 GAGE NAILS HAVING A  $\frac{7}{16}$ -INCH (11.1 MM) HEAD, OR /8-INCH-LONG (22.2 16 GAGE STAPLES, SPACED AT NO MORE THAN 6 INCHES (152 MM), OR AS OTHERWISE APPROVED.

R703.6.2 PLASTER.
PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1 (1).

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED.

FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUNGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.

WILDLAND URBAN INTERFACE W.U.I. (DECKINGS, WINDOWS, DOORS, EAVES PROTECTION AND EXTERIOR WALL) APPROVED MATERIALS IN COMPLY WITH CHAPTER 7A OF THE CALIFORNIA BUILDING CODE.

**CITY STAMPS** 

PROPOSED ELEVATIONS- ADU

SHEET NO.

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GoldenDesigns

**ARCHITECTURAL** 

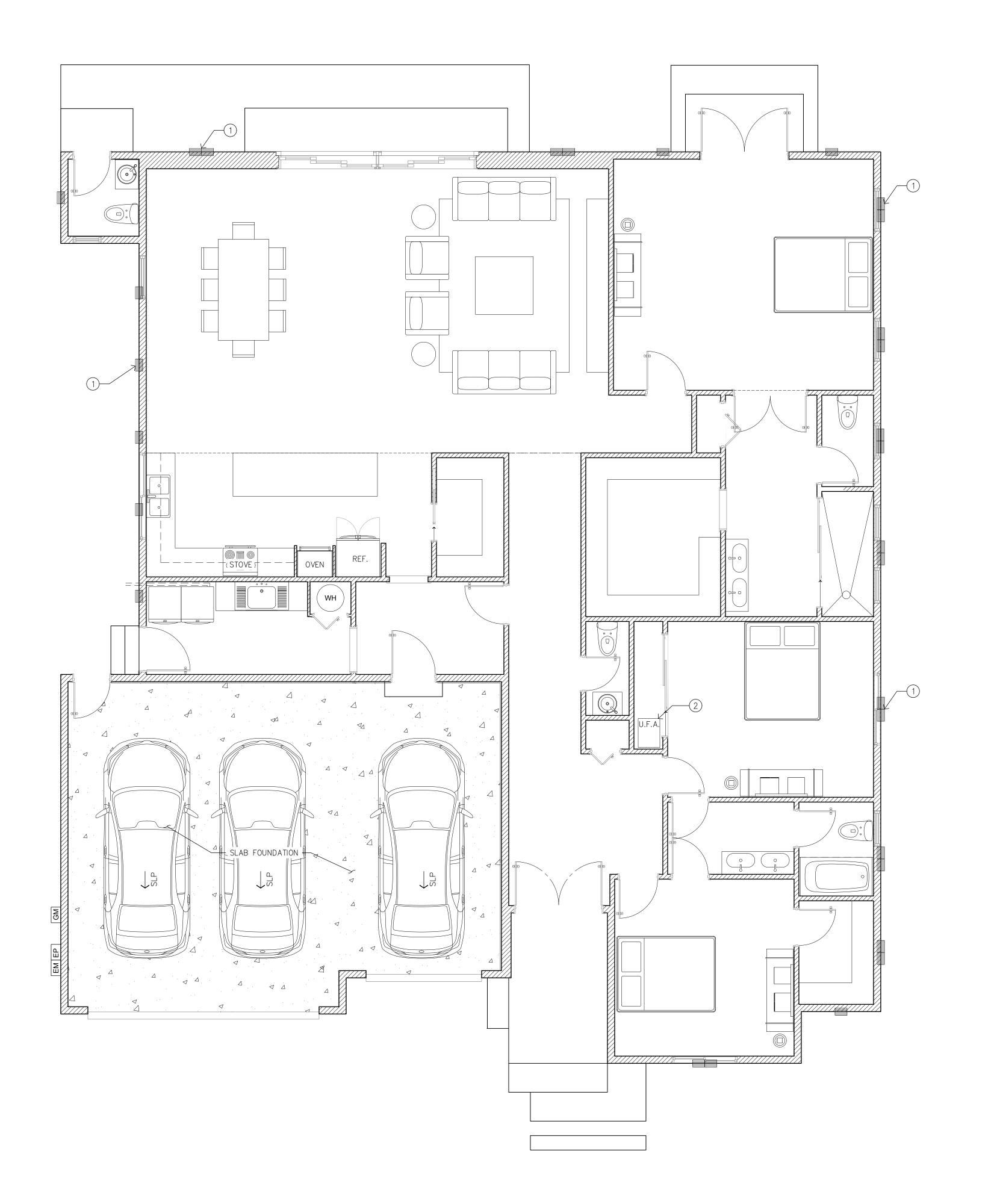
392 WHITNEY WAY,

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DATE: 10 / 14 / 2022 DESIGNER BY: EM REVIEWED BY: ESL

SCALE: AS SHOW JOB NO: A - 26 - 22

DETACHED



# UNDER FLOOR VENTILATION CALCULATION.

UNDER FLOOR SPACE SHALL A VENTILATION OPENING AREA OF 1/150 SQUARE. ONE OPENING SHALL BE PLACED WITHIN 3 FEET OF EACH BUILDING CORNER.

OPENINGS SHALL BE COVERING HAVING OPENINGS NO GREATER THAN 1/4". (R408.2)

WHOLE HOUSE (N)2498.00 / 150 = 16.65 S.F.  $\times$  144 = 2397.60 S.I. REQUIRED VENT AREA = 2397.60 S.I.

VENT SIZE =  $6" \times 14" = 84$  S.I. (FREE) No. OF VENTS REQUIRED 2397.60 / 84 = 28.54

INSTALL MIN 29 VENTS

# KEYNOTES

1 UNDER-FLOOR VENT OPENING

2 UNDER FLOOR ACCESS LOCATION, SHALL BE NOT SMALLER THAN 18"x24" NOTE: THE LEGENDS NUMBER ARE SPECIFIC TO THIS PARTICULAR SHEET

Golden Designs ARCHITECTURAL

392 WHITNEY WAY,
MORGAN HILL, CA 95037
EMAIL: ADMIN@GD-SE.COM
TEL: 408-659-5580

OU DETACHED
ALIFORNIA

V HOUSE & NEW ADU DETAC

SIGN:

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DESCRIPTION	10/14/2022 BUILDING SUBMITTAL					
	10/14/2022					
REVISION DATE						

DATE: 10/14/2022 DESIGNER BY: EM

REVIEWED BY: ESL

SCALE: AS SI

SCALE: AS SHOW

JOB NO: A - 26 - 22

CITY STAMPS

PROPOSED FOUNDATION VENT-MAIN HOUSE

SHEET NO.

A - 9

# - NORTH PROPOSED FOUNDATION FLOOR PLAN - 1/4"=1"



UNDER FLOOR SPACE SHALL A VENTILATION OPENING AREA OF 1/150 SQUARE. ONE OPENING SHALL BE PLACED WITHIN 3 FEET OF EACH BUILDING CORNER.

OPENINGS SHALL BE COVERING HAVING OPENINGS NO GREATER THAN 1/4". (R408.2)

WHOLE HOUSE (N)1153.00 / 150 = 7.68 S.F. x 144 = 1105.92 S.I. REQUIRED VENT AREA = 1106.00 S.I.

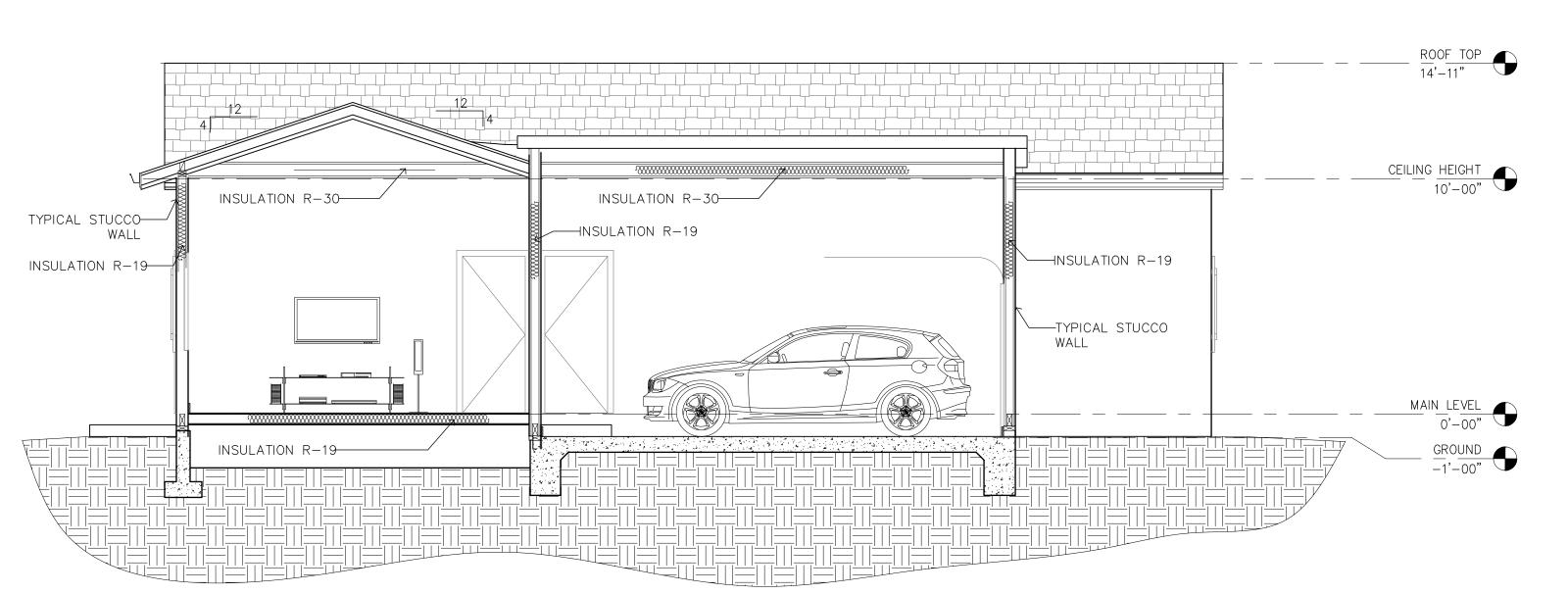
VENT SIZE =  $6" \times 14" = 84$  S.I. (FREE) No. OF VENTS REQUIRED 1106.00 / 84 = 11.97

INSTALL MIN 12 VENTS

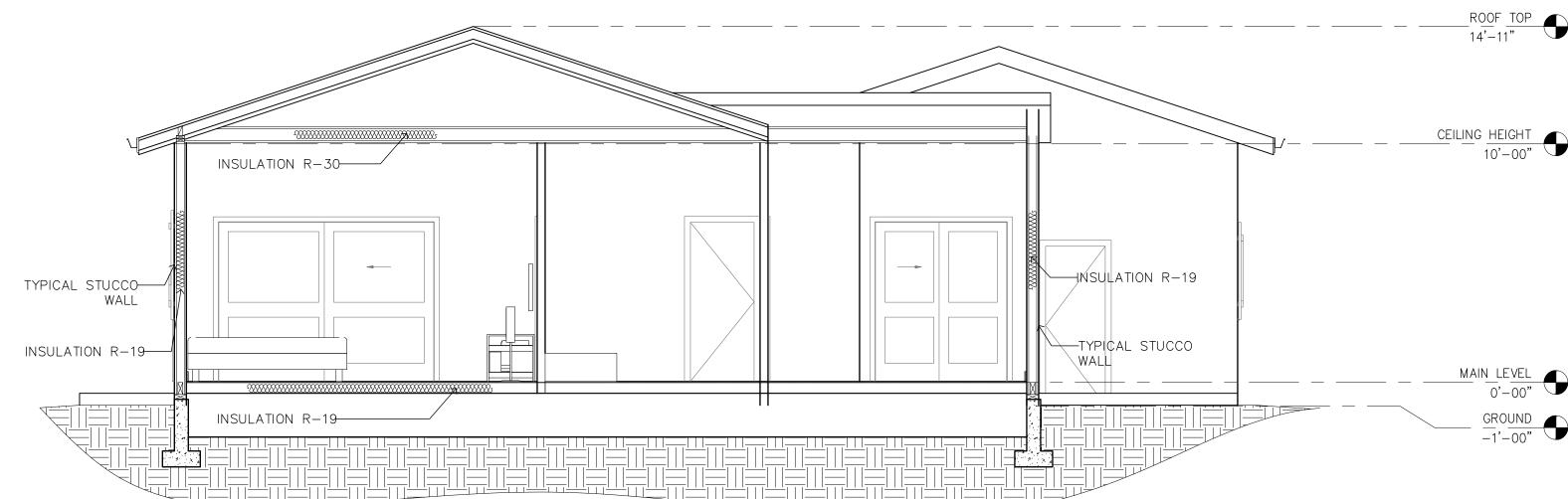
# KEYNOTES

- 1 UNDER-FLOOR VENT OPENING
- 2 UNDER FLOOR ACCESS LOCATION, SHALL BE NOT SMALLER THAN 18"x24"

  NOTE: THE LEGENDS NUMBER ARE SPECIFIC TO THIS PARTICULAR SHEET



PROPOSED BUILDING SECTION 1 - 1/4"=1'



PROPOSED BUILDING SECTION 2 - 1/4"=1"

CITY STAMPS

PROPOSED
FOUNDATION &
BUILDING
SECTIONS-ADU
DETACHED

DESIGNER BY: EM

REVIEWED BY: ESL

AS SHOW

A - 26 - 22

GoldenDesigns

ARCHITECTURAL

392 WHITNEY WAY,

MORGAN HILL, CA 95037

EMAIL: ADMIN@GD-SE.COM TEL: 408-659-5580

CHED

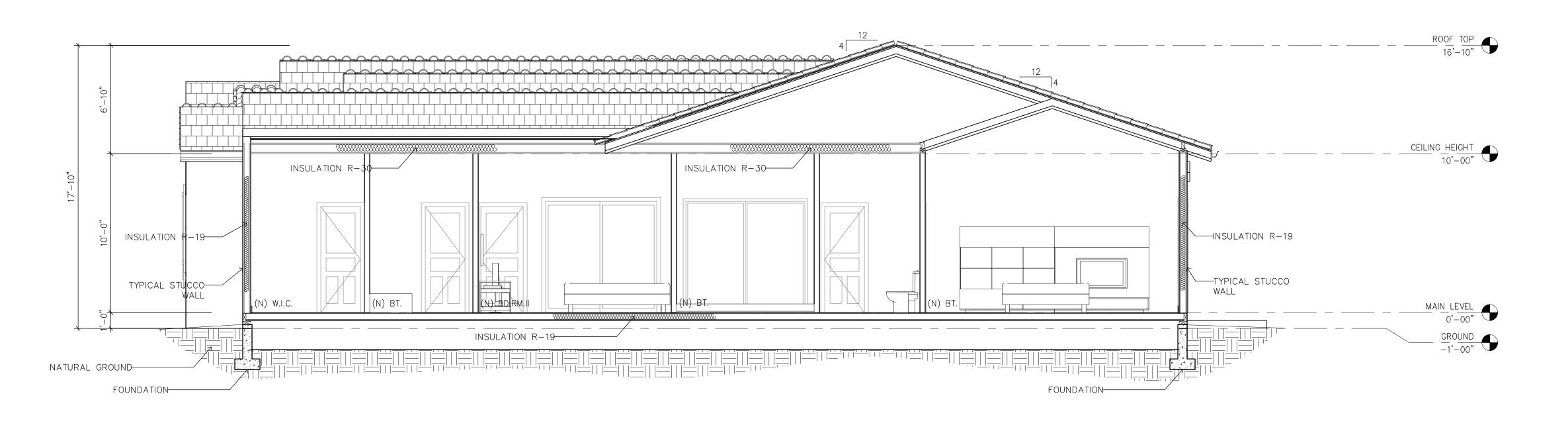
ADU DETA

HOUSE

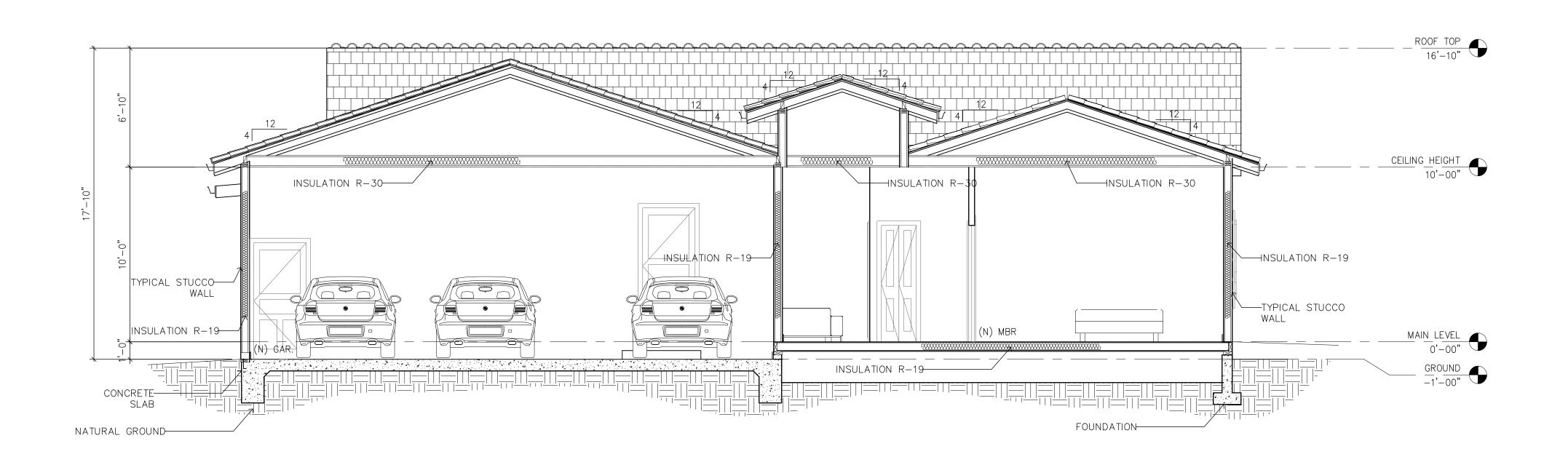
NEW

SHEET NO.

A - 10



# PROPOSED BUILDING SECTION 1 - 1/4"=1"



PROPOSED BUILDING SECTION 2 - 1/4"=1"

Golden Designs ARCHITECTURAL

392 WHITNEY WAY, MORGAN HILL, CA 95037 EMAIL: ADMIN@GD-SE.COM TEL: 408-659-5580

VILLA - RESIDENCE

NEW HOUSE & NEW ADU DETACHED

SIGN:

, , ,	DESCRIPTION	10/14/2022 BUILDING SUBMITTAL			
	REVISION DATE	10/14/2022			

DATE: 10/14/2022

DESIGNER BY: EM

REVIEWED BY: ESL

SCALE: AS SHOW

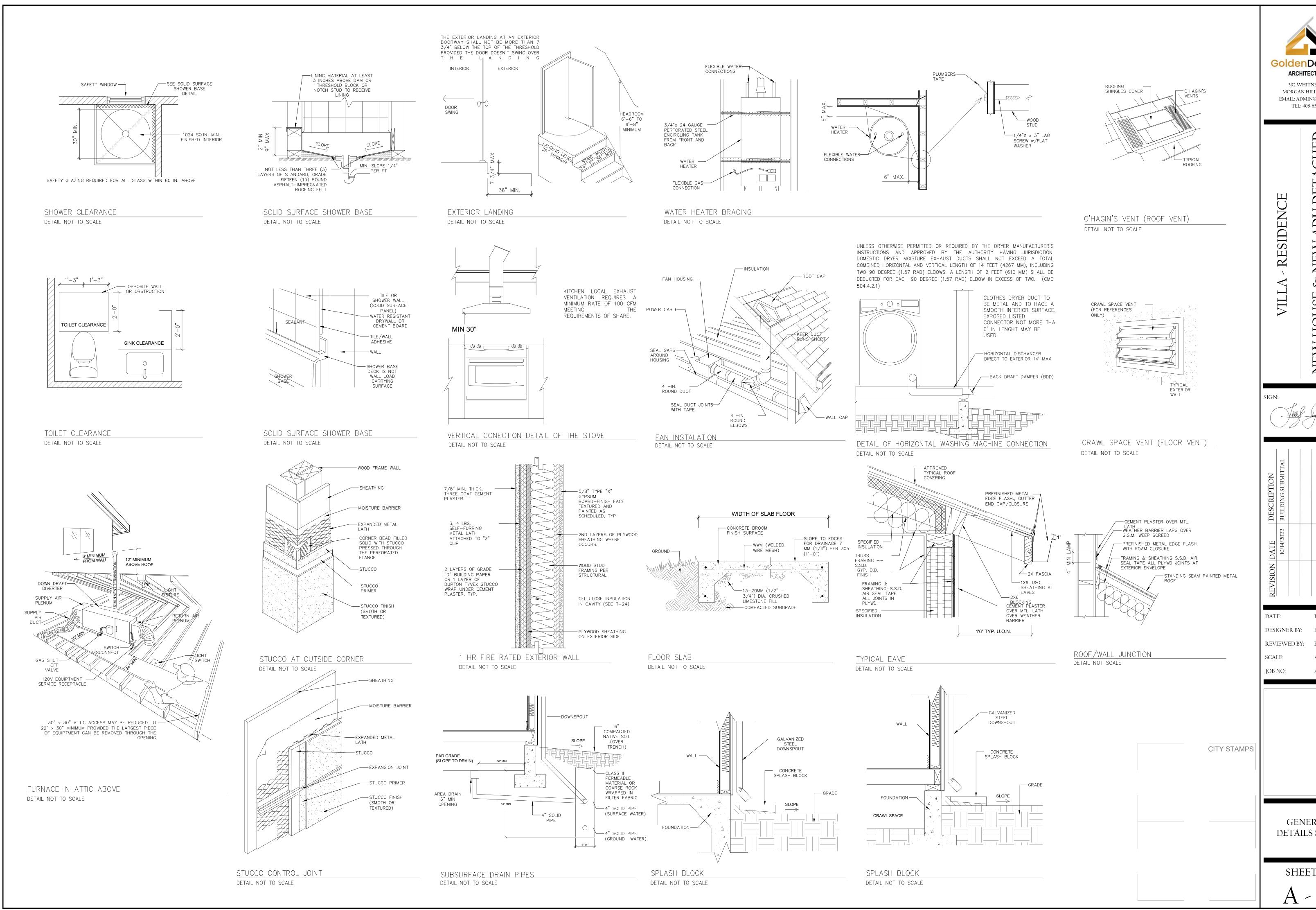
JOB NO: A - 26 - 22

CITY STAMPS

PROPOSED
BUILDING
SECTION-MAIN
HOUSE

SHEET NO.

A - 11





392 WHITNEY WAY, MORGAN HILL, CA 95037 EMAIL: ADMIN@GD-SE.COM

TEL: 408-659-5580

 $\Box$ 

H

,CALIFORNIA DE ADU GILROY, NEW SE HOU FLOSSA EW

10 / 14 / 2022 DESIGNER BY: EM REVIEWED BY: ESL AS SHOW A - 26 - 22

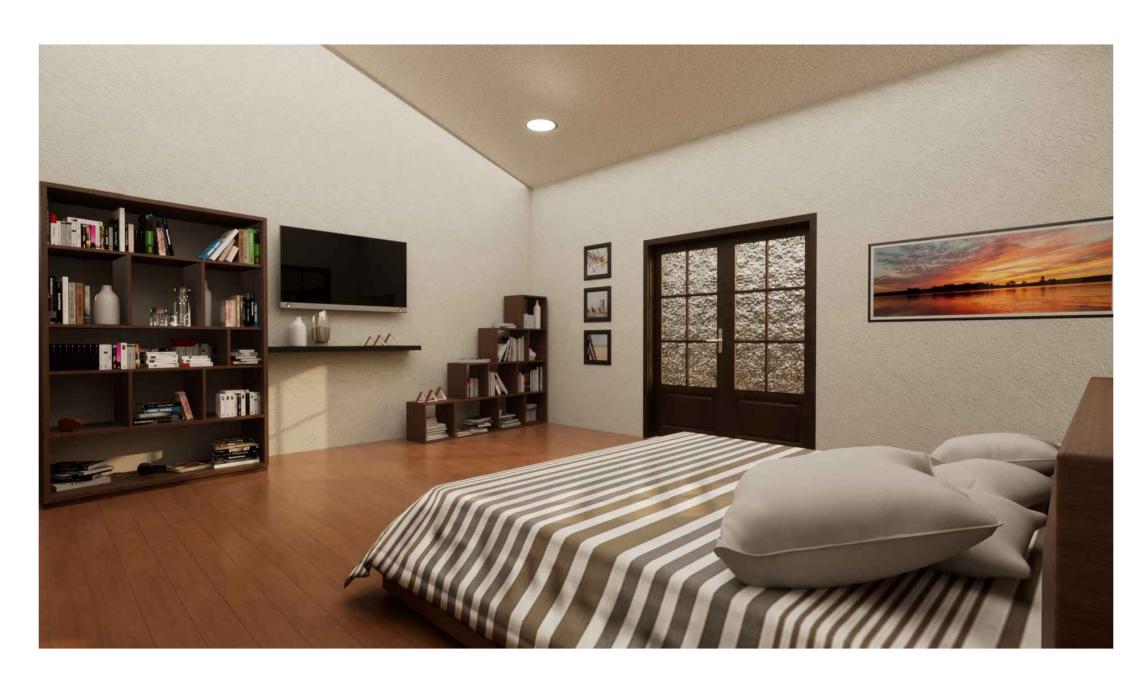
> **GENERALS** DETAILS SHEET



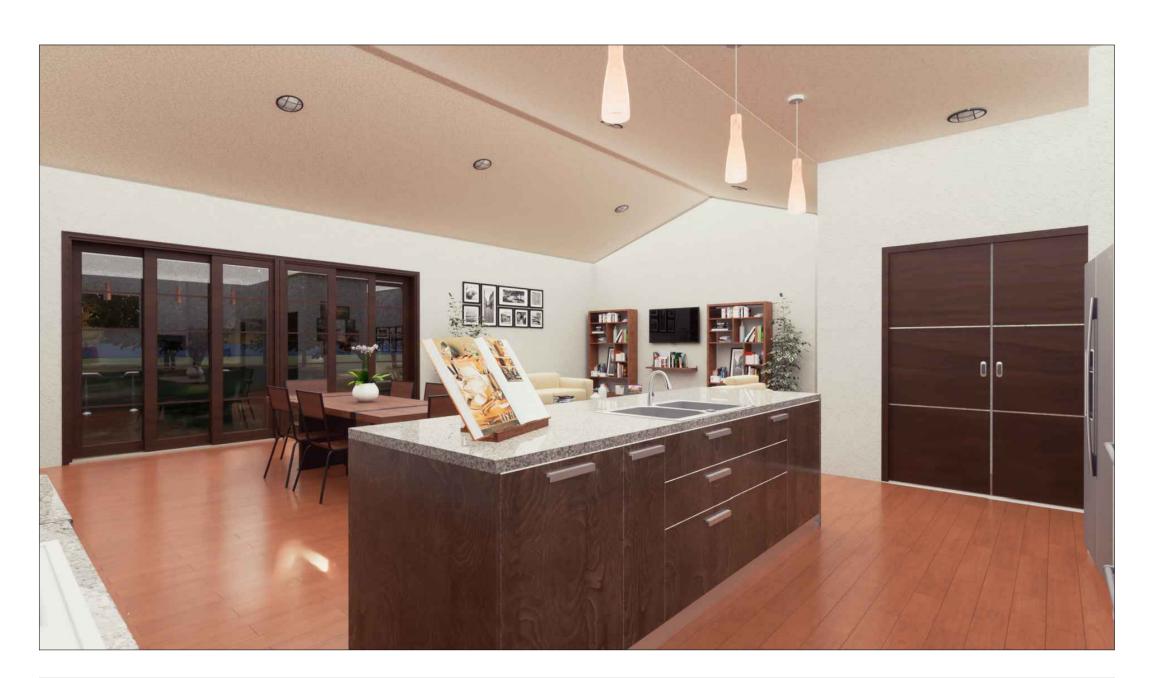
# FRONT VIEW



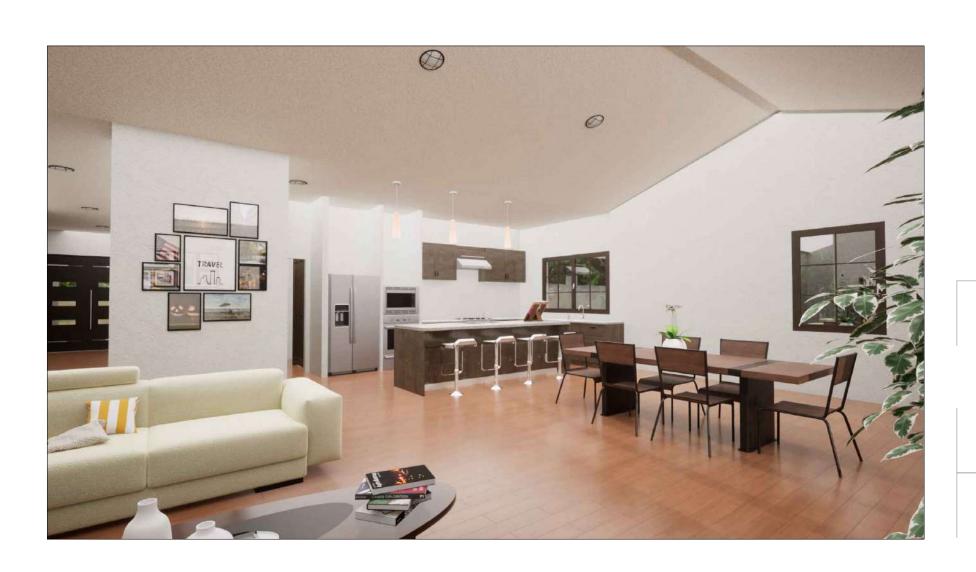
FRONT VIEW



# MASTER BEDROOM



KITCHEN



DINING-KITCHEN



EMAIL: ADMIN@GD-SE.COM TEL: 408-659-5580

ADU DETACHED

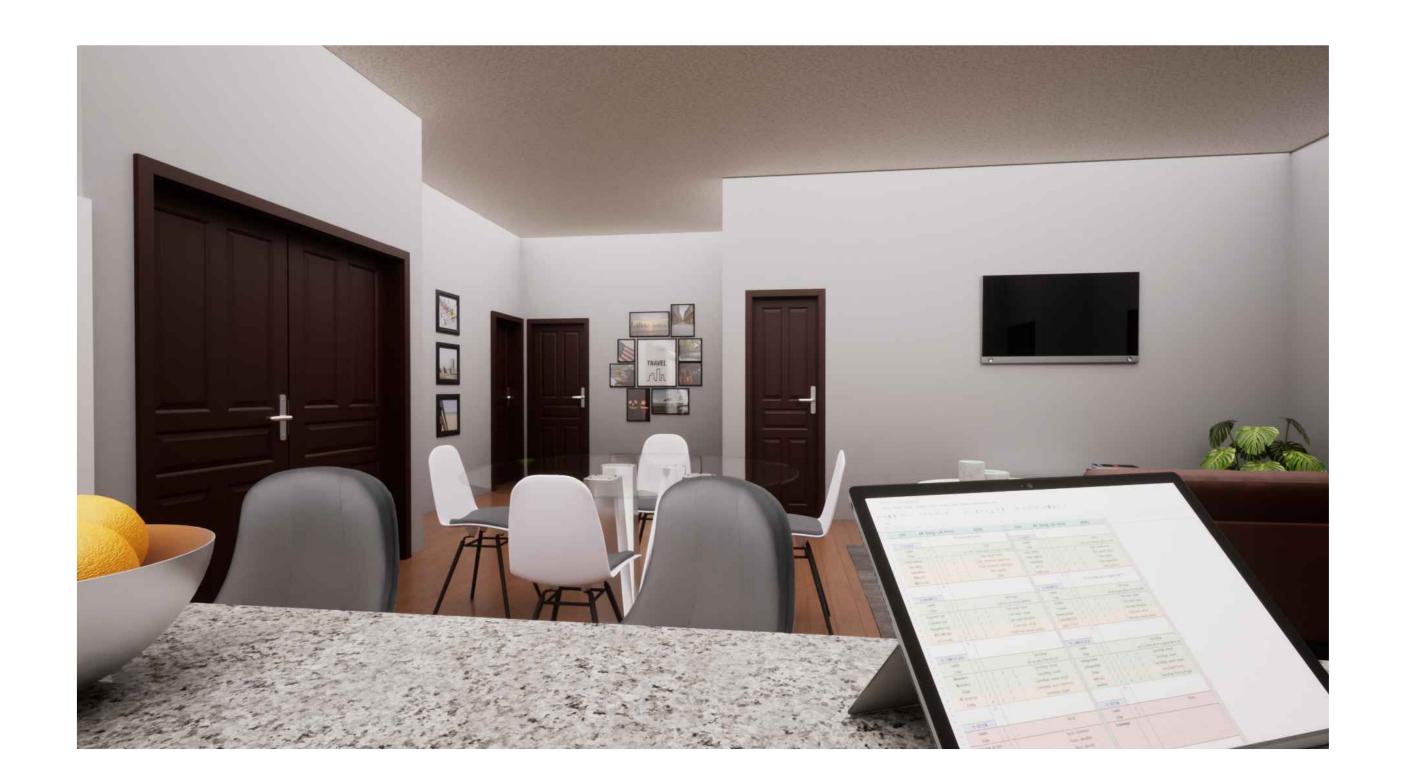
DESIGNER BY: EM REVIEWED BY: ESL AS SHOW A - 26 - 22

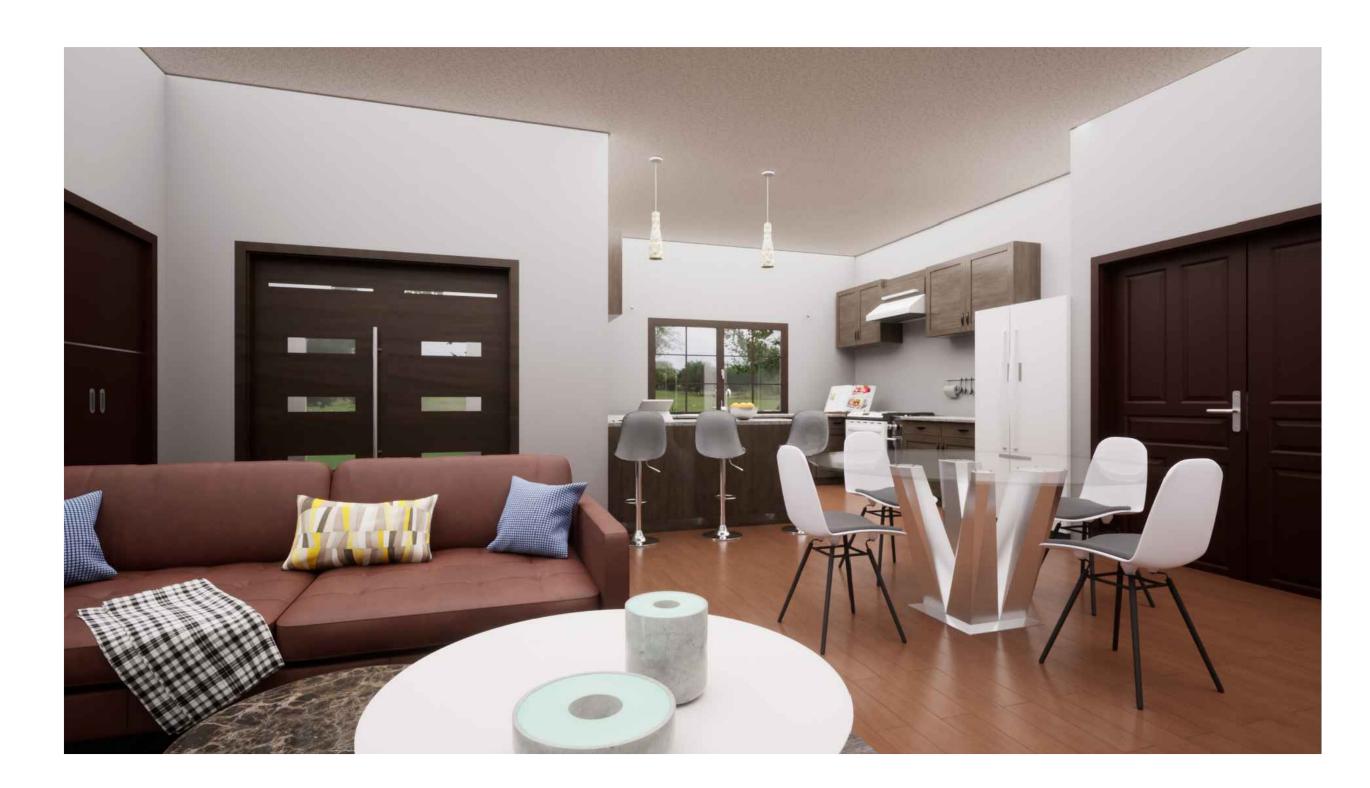
CITY STAMPS

3D VIEWS-MAIN HOUSE



FRONT VIEW





KITCHEN-DINING



392 WHITNEY WAY, MORGAN HILL, CA 95037 EMAIL: ADMIN@GD-SE.COM TEL: 408-659-5580

EMAIL: ADMIN@GD-SE.C TEL: 408-659-5580

RESIDENCE

NEW HOUSE & NEW ADU DE FLOSSA WAY, GILROY, CALIFOF

SIGN:

NG SUBMITTAL

REVISION DATE DESCRIPTION
10/14/2022 BUILDING SUBMITTAL

DATE: 10/14/2022

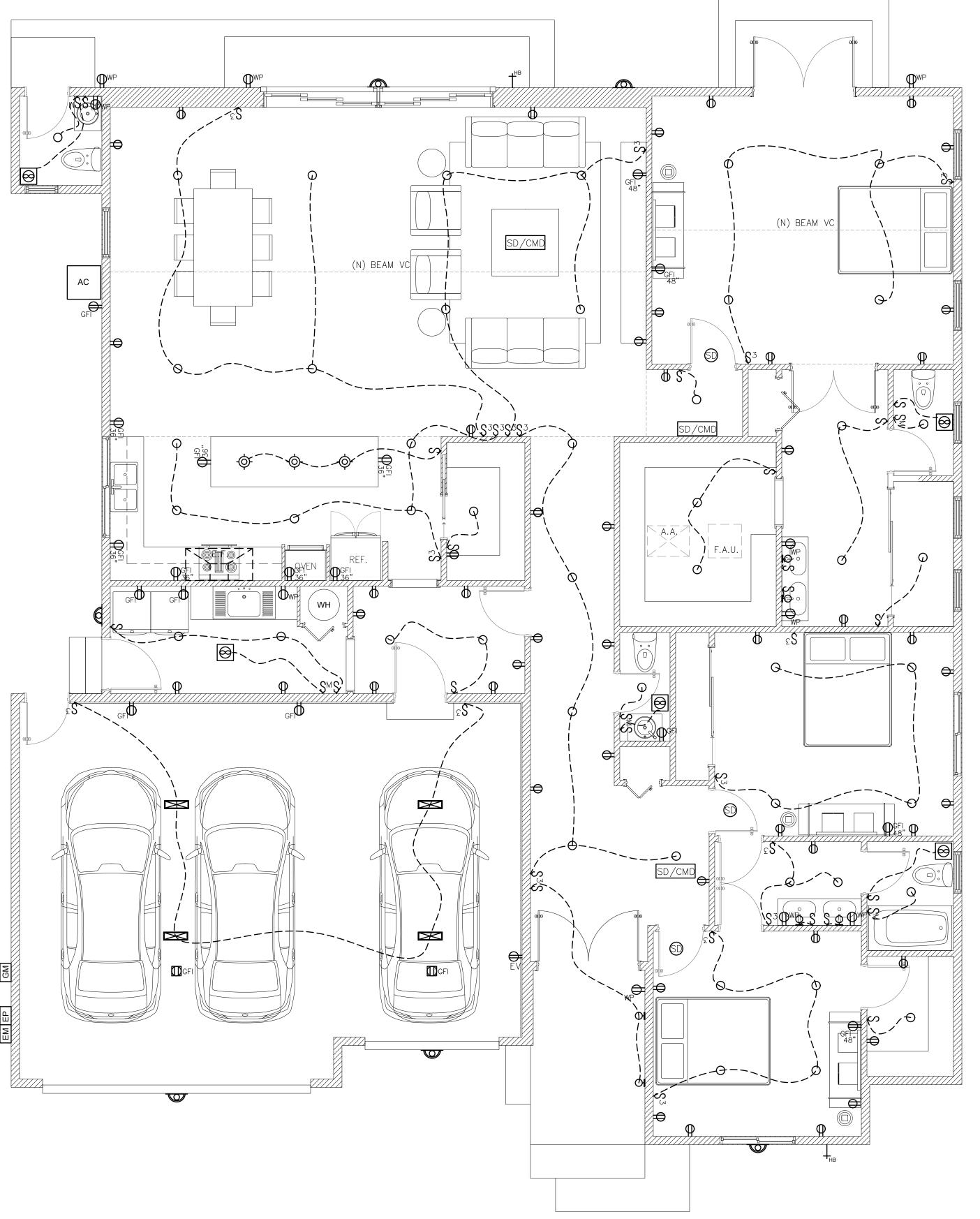
DESIGNER BY: EM

REVIEWED BY: ESL

SCALE: AS SHOW

JOB NO: A - 26 - 22

3D VIEWS-ADU DETACHED



Hability Hose bib with backflow preventer device

INDOOR WALL SCONCE LIGHT FIXTURE

(V) WIRING

COMBINATION FAN/RECESSED FLUORESCENT LIGHT-FAN TO BE CONTINUOUS 20 CFM MIN. & MUST VENT TO EXTERIOR-FAN SHALL COMPLY WITH ASHRAE 62.2 SECTION 5 & SHALL BE ENERGY STAR COMPLIANT-FAN & LIGHT TO BE SWITCHED SEPARATELY-FAN TO BE CONTROLLWD BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT FOR RELATIVE HUMIDITY RANGE OF 50-80% PER CALGREEN 4.506.1.2.

SINGLE POLE SWITCH

3-WAY SWITCH

MANUAL-ON/AUTO-OFF VACANCY SENSOR SWITCH

DUPLEX OUTLET

DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER PER CEC 210-8(A)(B)

WATERPROOF RECEPTACLE WITH GROUND FAULT INTERRUPTOR PER CEC 210-8(A)(B)

CABINET FOR EV CAPABLE, WITH 208/240-VOLT BRANCH

ELECTRICAL METER

ELECTRICAL PANEL 200 AMP

LIGHTS HIGH EFFICACY AND CONTROLLED BY AN ASTRONOMICAL TIME LOCK, OR BY AN ENERGY MANAGEMENT CONTROL SYSTEM, OR BY BOTH A MOTION SENSOR AND PHOTOCELL TYPE.

FLUORESCENT UTILITY LIGHT

HANGING LAMP

O 6" CEILING RECESSED LED LIGHT

KITCHEN COOKER EXTRACTOR FAN

HARDWIRED & INTERCONNECTED SMOKE DETECTOR WITH BATTERY BACK-UP TYPICAL THROUGHOUT HOUSE AT LOCATIONS SHOWN. SMOKE DETECTORS WITHIN 20 FEET OF A KITCHEN, OR A ROOM WITH A WOOD BURNING STOVE OR FIREPLACE, SHALL BE PHOTOELECTRIC. OTHER SMOKE DETECTORS TO BE DUAL SENSOR (PHOTO/ION)- INSTALL PER MANUF. INSTRUCTIONS. SEE NOTE 24 UNDER 4/AO.1a FOR ADDITIONAL SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR REQUIREMENTS.

WITH BATTERY BACK-UP-INSTALL PER MANUF. INSTRUCTIONS. DETECTOR TO BE LISTED AS COMPLYING WITH UL 2034 AND UL 2075 AND INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720.

LIGHTS MUST BE HIGH EFFICACY AND CONTROLLED BY AN ASTRONOMICAL TIME LOCK, OR BY AN ENERGY MANAGEMENT CONTROL SYSTEM, OR BY BOTH A MOTION SENSOR AND PHOTOCELL TYP.

SHALL BE MECHANICALLY VENTILATED WITH AN "ENERGY START" EXHAUST FAN AND MUST BE CONTROLLED BY A HUMIDITY CONTROL. EXHAUST FANS SHALL BE RATED 50 CFM MIN. CRC R303.3.1

REPLACEMENT AND NEW PLUMBING FIXTURE NOTE

WATER CLOSETS WHIT A FLOW RATE IN EXCESS OF 1.6 GPF WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28 GPF SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH A MAXIMUM 1.8 GPM SHOWER HEAD. LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GRATER THAN 2.2 GPM WILL NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.2 GPM (OR 1.8 GPM FOR KITCHEN

CALIFORNIA CIVIL ARTICLE 1101.4 AND CALGREES 4.303.1

NEW PLUMBING FIXTURES WILL MEET THE FOLLOWING REQUIREMENTS FOR MAXIMUM FLOW RATES FOR CALGREEN 4.303.1

WATER CLOSETS EFFECTIVE FLUSH VOLUME - 1.28 GPF

SINGLE SHOWERHEAD - 1.8 GMP @ 80 PSI

MULTIPLE SHOWERHEADS CONTROLLED BY A SINGLE VALVE - 1.8 GPM @ 80 PSI LAVATORY FAUCETS - 1.2 GPM @ 60 PSI (MINIMUM 0.8 GPM @ 20 PSI) KITCHEN FAUCETS - 1.5 GPM @ 60 PSI

C.G.B.S.C. 4.106.4.1 NEW ONE-AND TWO FAMILY DWELLINGS AND TOWN HOUSES WITH ATTACHED PRIVATE GARAGES.

FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATES 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 CHERGER. 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.

CITY STAMPS

DATE:

SCALE:

JOB NO:

DESIGNER BY: EM

REVIEWED BY: ESL

10 / 14 / 2022

AS SHOW

A - 26 - 22

PROPOSED ELECTRICAL FLOOR PLAN-MAIN HOUSE

GoldenDesigns

ARCHITECTURAL

392 WHITNEY WAY,

MORGAN HILL, CA 95037

EMAIL: ADMIN@GD-SE.COM

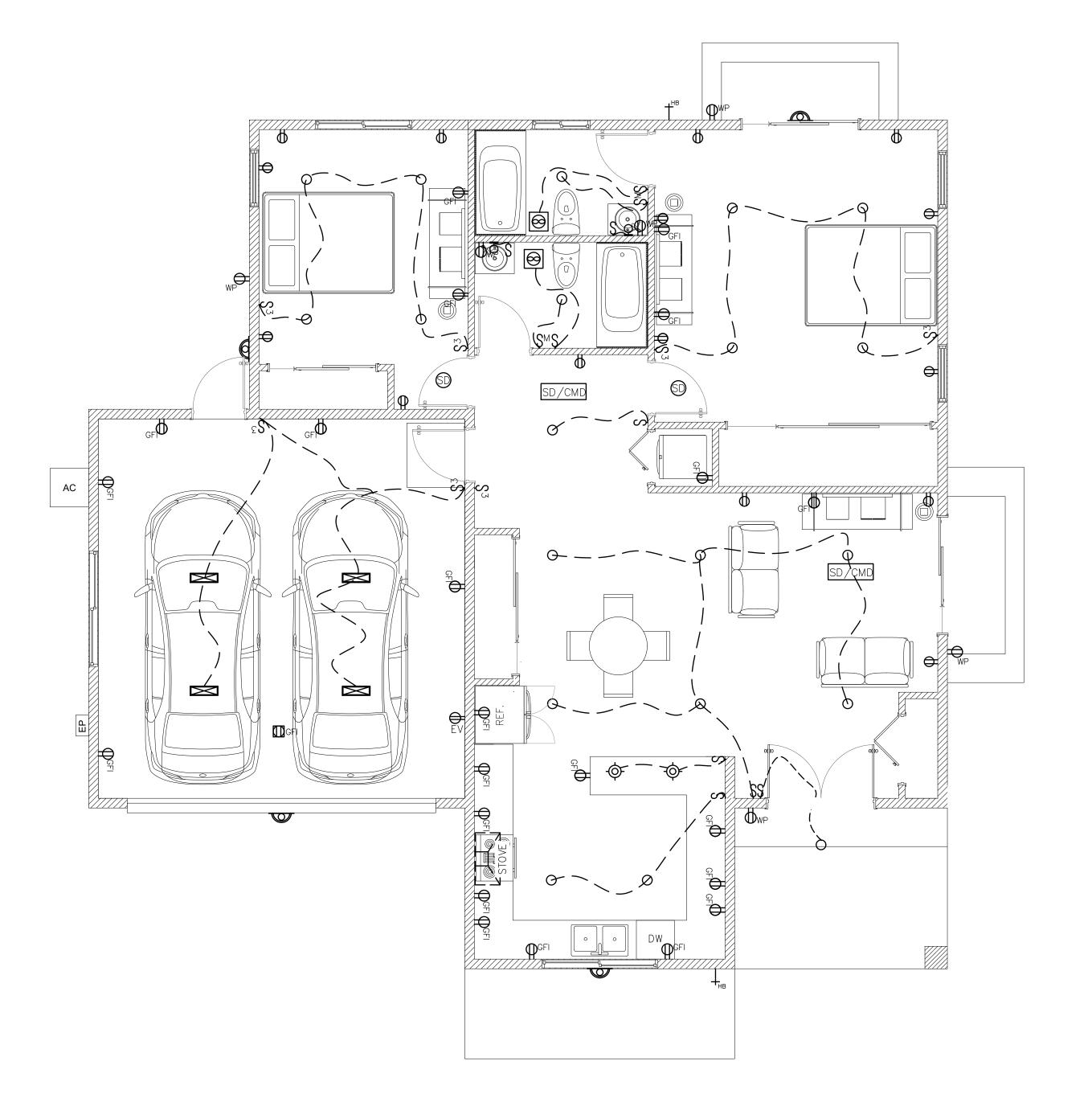
TEL: 408-659-5580

SIDE

SHEET NO.

HARDWIRE & INTERCONNECTED CARBON MONOXIDE DETECTOR

PROPOSED ELECTRICAL FLOOR PLAN - 1/4"=1"



Hab HOSE BIB WITH BACKFLOW PREVENTER DEVICE

INDOOR WALL SCONCE LIGHT FIXTURE

WIRING

COMBINATION FAN/RECESSED FLUORESCENT LIGHT-FAN TO BE CONTINUOUS 20 CFM MIN. & MUST VENT TO EXTERIOR-FAN SHALL COMPLY WITH ASHRAE 62.2 SECTION 5 & SHALL BE ENERGY STAR COMPLIANT-FAN & LIGHT TO BE SWITCHED SEPARATELY-FAN TO BE CONTROLLWD BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT FOR RELATIVE HUMIDITY RANGE OF 50-80% PER CALGREEN 4.506.1.2.

SINGLE POLE SWITCH

3-WAY SWITCH

MANUAL-ON/AUTO-OFF VACANCY SENSOR SWITCH

DUPLEX OUTLET

DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER PER CEC 210-8(A)(B)

WATERPROOF RECEPTACLE WITH GROUND FAULT INTERRUPTOR PER CEC 210-8(A)(B)

CABINET FOR EV CAPABLE, WITH 208/240-VOLT BRANCH

ELECTRICAL SUBPANEL 150 AMP

LIGHTS HIGH EFFICACY AND CONTROLLED BY AN ASTRONOMICAL TIME LOCK, OR BY AN ENERGY MANAGEMENT CONTROL SYSTEM, OR BY BOTH A MOTION SENSOR AND PHOTOCELL TYPE.

FLUORESCENT UTILITY LIGHT

HANGING LAMP

O 6" CEILING RECESSED LED LIGHT

KITCHEN COOKER EXTRACTOR FAN

HARDWIRED & INTERCONNECTED SMOKE DETECTOR WITH BATTERY BACK-UP TYPICAL THROUGHOUT HOUSE AT LOCATIONS SHOWN. SMOKE DETECTORS WITHIN 20 FEET OF A KITCHEN, OR A ROOM WITH A WOOD BURNING STOVE OR FIREPLACE, SHALL BE PHOTOELECTRIC. OTHER SMOKE DETECTORS TO BE DUAL SENSOR (PHOTO/ION)- INSTALL PER MANUF. INSTRUCTIONS. SEE NOTE 24 UNDER 4/A0.1a FOR ADDITIONAL SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR REQUIREMENTS.

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REPLACEMENT AND NEW PLUMBING FIXTURE NOTE

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CALIFORNIA CIVIL ARTICLE 1101.4 AND CALGREES 4.303.1

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C.G.B.S.C. 4.106.4.1 NEW ONE-AND TWO FAMILY DWELLINGS AND TOWN HOUSES

WITH ATTACHED PRIVATE GARAGES.

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CITY STAMPS

PROPOSED ELECTRICAL FLOOR PLAN-ADU DETACHED

DATE:

SCALE:

JOB NO:

DESIGNER BY: EM

REVIEWED BY: ESL

10 / 14 / 2022

AS SHOW

A - 26 - 22

GoldenDesigns

**ARCHITECTURAL** 

392 WHITNEY WAY,

MORGAN HILL, CA 95037

EMAIL: ADMIN@GD-SE.COM

TEL: 408-659-5580

ESIDE!

 $\simeq$ 

SHEET NO.

E-2

PROPOSED ELECTRICAL FLOOR PLAN - 1/4"=1"

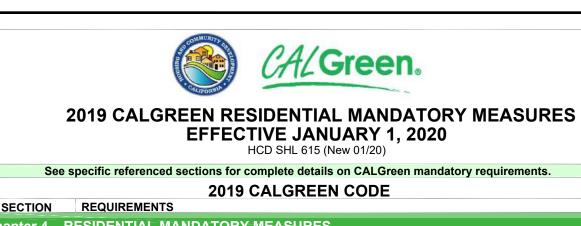
# 2019 CALGREEN RESIDENTIAL MANDATORY MEASURES **EFFECTIVE JANUARY 1, 2020**

HCD SHL 615 (New 01/20) See specific referenced sections for complete details on CALGreen mandatory requirements.

	2019 CALGREEN CODE					
SECTION	REQUIREMENTS					
Chapter 1 – A	ADMINISTRATION					
	Scope					
101.3.1	Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotels/motels.					
102.3	Requires a completed Residential Occupancies Application Checklist or alternate method acceptable to the enforcing agency to be used for documentation of conformance.					
Chapter 3 – G	REEN BUILDING					
	Additions and alterations					
301.1.1	<ul> <li>Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size.</li> <li>Requirements only apply within the specific area of the addition or alteration.</li> </ul>					
	Low-rise and high-rise residential buildings					
301.2	Banners identify provisions applying to low-rise only [LR] or high-rise only [HR].					
	Mixed occupancy buildings					
	Requires each portion of mixed occupancy buildings to comply with CALGreen measures applicable for the specific occupancy.  Exceptions:					
302.1	<ul> <li>Accessory structures and accessory occupancies serving residential buildings to comply with Chapter 4 and Appendix A4, as applicable.</li> </ul>					
	Live/work units complying with the California Building Code Section 419 shall not be considered a mixed occupancy. Live/work units are required to comply					

Page 1 of 16

with Chapter 4 and Appendix A4, as applicable.



	SECTION	REQUIREMENTS		
	Chapter 4 – R	ESIDENTIAL MANDATORY MEASURES		
	Division 4.1 –	PLANNING AND DESIGN		
		Storm water drainage and retention during construction		
4.106.2	4.106.2	Projects which disturb less than 1 acre of soil and are not part of a larger common plate of development shall manage storm water drainage during construction.		
	Grading and paving			
	4.106.3	Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings.		
		Exception: Additions and alterations which do not alter the existing drainage path.		
		Electric vehicle (EV) charging for new construction		

• Comply with Section 4.106.4.1, 4.106.4.2 or 4.106.4.3 for future installation and use of EV chargers.

• Electric vehicle supply equipment (EVSE) shall be installed in accordance with the

Exceptions:

California Electrical Code, Article 625.

1. On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon 1 of the following: 4.106.4 1.1. Where there is no commercial power supply.

> 1.2. Verification that meeting requirements will alter the local utility infrastructure design requirements on the utility side of the meter increasing costs to the homeowner/developer by more than \$400.00 per dwelling unit.

additional parking facilities. Note: For definitions of Accessory Dwelling Units and Junior Accessory Units, see CALGreen Chapter 2.

2. Accessory Dwelling Units and Junior Accessory Dwelling Units without

Page 2 of 16



# 2019 CALGREEN RESIDENTIAL MANDATORY MEASURES **EFFECTIVE JANUARY 1. 2020**

HCD SHL 615 (New 01/20

See specific referenced sections for complete details on CALGreen mandatory requirements.

2019 CALGREEN CODE SECTION REQUIREMENTS EV charging: 1- & 2-family dwellings/townhouses with attached private garages Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for

each dwelling unit.

 Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV 4.106.4.1

• Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter).

• Raceways are required to be continuous at enclosed, inaccessible, or concealed areas and spaces.

• Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Identification

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

EV charging for multifamily dwellings

Applies to all multifamily dwelling units with parking facilities on the site.

 10% of the total number of parking spaces provided for all types of parking facilities, but in no case less than 1, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number.

> Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

> > Page 3 of 16



# 2019 CALGREEN RESIDENTIAL MANDATORY MEASURES **EFFECTIVE JANUARY 1, 2020**

HCD SHL 615 (New 01/20 See specific referenced sections for complete details on CALGreen mandatory requirements.

**2019 CALGREEN CODE** SECTION REQUIREMENTS EV charging space (EV space) locations 4.106.4.2.1 Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least 1 EV space shall be located in the common

use parking areas and shall be available for use by all residents.

4.106.4.2.1.1

4.106.4.2.2

**EV charging stations (EVCS)** 

When EV chargers are installed, EV spaces (required by Section 4.106.4.2.2, Item 3,) shall comply with at least 1 of the following options:

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

the EV charger from the accessible parking space. 2. The EV space shall be located on an accessible route to the building, as defined

in the California Building Code, Chapter 2. Exception: EVCS designed and constructed in compliance with the California Building

Code Chapter 11B are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

EV charging space (EV space) dimensions

EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet.

2. The minimum width of each EV space shall be 9 feet.

3. 1 in every 25 EV spaces, but not less than 1, shall also have an 8-foot wide minimum aisle. A 5-foot wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet.

> a. Surface slope for this EV space and aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction.

> > Page 4 of 16



2019 CALGREEN RESIDENTIAL MANDATORY MEASURES **EFFECTIVE JANUARY 1, 2020** HCD SHL 615 (New 01/20)

See specific referenced sections for complete details on CALGreen mandatory requirements. 2019 CALGREEN CODE

SECTION	REQUIREMENTS	
		Single I

4.106.4.2.4

EV space required • Install a listed raceway capable of accommodating a 208/240-volt dedicated branch

• Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter).

 Raceway shall originate at the main service or subpanel and shall terminate into a 4.106.4.2.3 listed cabinet, box or enclosure in close proximity to the proposed location of the EV

Construction documents shall identify the raceway termination point.

 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.

# Multiple EV spaces required

 Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics, and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE.

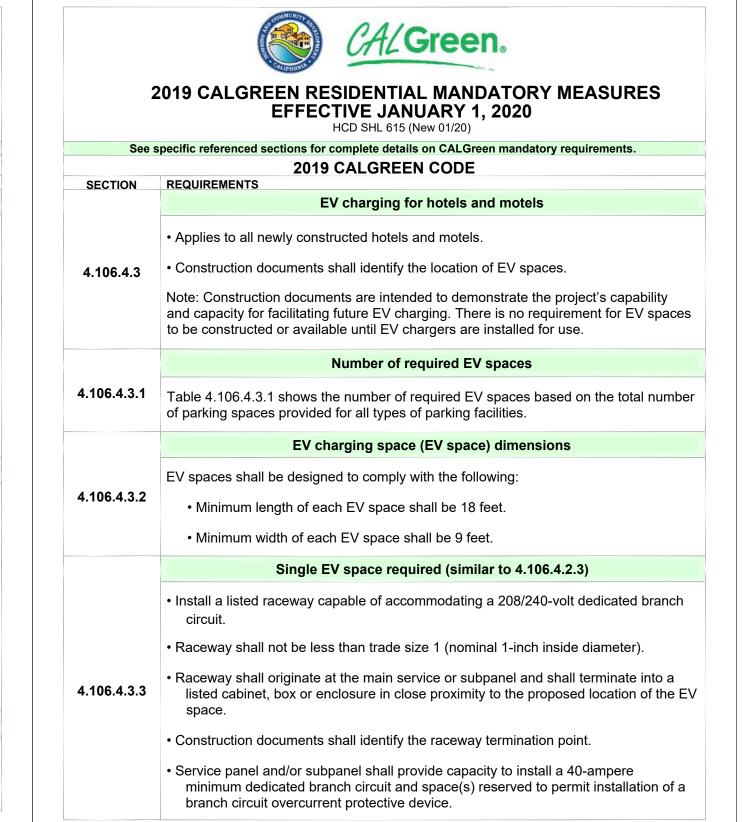
• Plan design shall be based upon a 40-ampere minimum branch circuit.

 Required raceways and related components planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

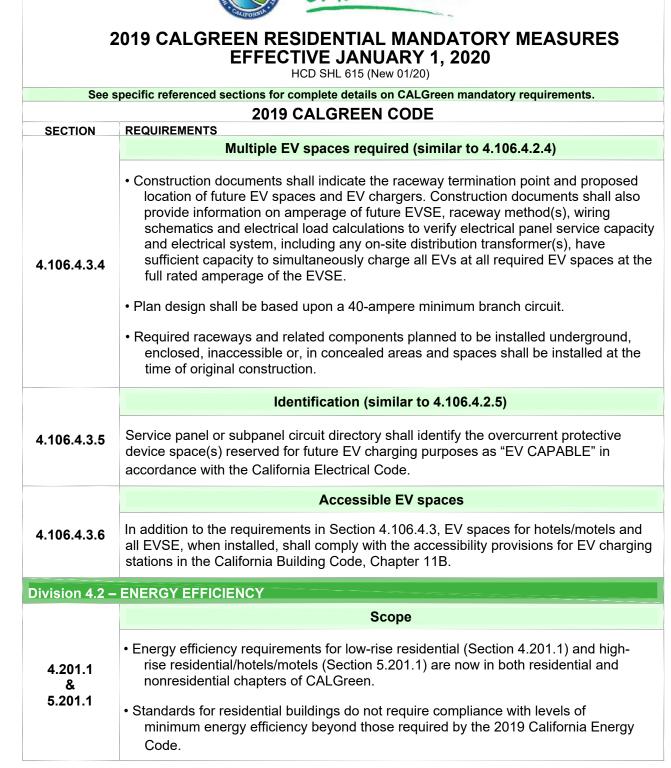
# Identification

Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

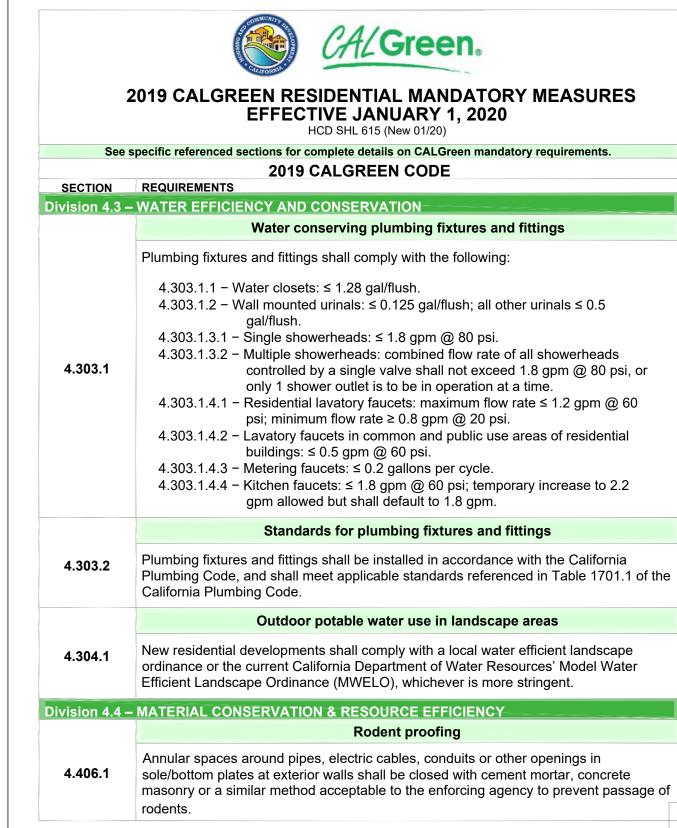
Page 5 of 16



Page 6 of 16



Page 7 of 16



Page 8 of 16

CITY STAMPS

2019 CALGREEN RESIDENTIAL MANDATORY

SHEET NO.

DATE: 10 / 14 / 2022

GoldenDesigns

**ARCHITECTURAL** 

392 WHITNEY WAY, MORGAN HILL, CA 95037

EMAIL: ADMIN@GD-SE.COM TEL: 408-659-5580

HE

 $\triangleleft$ 

DET

ADU

NEW

HOUSE

EW

SIDE

DESIGNER BY: EM REVIEWED BY: ESL

SCALE: AS SHOW JOB NO: A - 26 - 22



# 2019 CALGREEN RESIDENTIAL MANDATORY MEASURES **EFFECTIVE JANUARY 1, 2020**

See s	See specific referenced sections for complete details on CALGreen mandatory requirements.					
	2019 CALGREEN CODE					
SECTION	REQUIREMENTS					
4.408.1	<ul> <li>Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.</li> <li>Provide documentation to the enforcing agency per Section 4.408.5.</li> <li>Exceptions: <ol> <li>Excavated soil and land-clearing debris.</li> <li>Alternative waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.</li> <li>The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.</li> </ol> </li></ul>					
	Construction waste management plan					
4.408.2	Submit a construction waste management plan meeting Items 1 through 5 in Section 4.408.2. Plans shall be updated as necessary and shall be available for examination during construction.					
	Waste management company					
4.408.3	Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste					

Page 9 of 16

materials meet the requirements in Section 4.408.1.



# 2019 CALGREEN RESIDENTIAL MANDATORY MEASURES

**EFFECTIVE JANUARY 1, 2020** HCD SHL 615 (New 01/20)

See s	pecific referenced sec	ctions for complete details on CALGreen mandatory requirements.
		2019 CALGREEN CODE
SECTION	REQUIREMENTS	
		Waste stream reduction alternative [LR]

• Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in 4.408.4.1

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

# Operation and maintenance manual

At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which covers 10 specific subject areas shall be placed in the building.

# Recycling by occupants Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of nonhazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

# Division 4.5 - ENVIRONMENTAL QUALITY

4.408.4

4.505.2.1

4.505.3

# Fireplaces - General

Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves, and fireplaces shall also comply with all applicable local ordinances.

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# 2019 CALGREEN RESIDENTIAL MANDATORY MEASURES **EFFECTIVE JANUARY 1, 2020**

HCD SHL 615 (New 01/20

See specific referenced sections for complete details on CALGreen mandatory requirements. 2019 CALGREEN CODE

	2019 CALGREEN CODE			
SECTION	REQUIREMENTS			
	Protection of mechanical equipment during construction			
4.504.1	At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air intake and distribution component openings shall be covered. Tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.			
	Adhesives, sealants and caulks			
	Adhesives, sealants and caulks used on the project shall meet the requirements of th following standards unless more stringent local or regional air pollution or air quality management district rules apply:			
	1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products shall			

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations (CCR), Title 17, commencing with Section 94507.

trichloroethylene), except for aerosol products, as specified in Subsection 2.

# Paints and coatings

Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat, or Nonflat-high Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat, or Nonflat-high Gloss VOC limit in Table 4.504.3 shall

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# 2019 CALGREEN RESIDENTIAL MANDATORY MEASURES **EFFECTIVE JANUARY 1. 2020**

HCD SHL 615 (New 01/20) See specific referenced sections for complete details on CALGreen mandatory requirements. 2019 CALGREEN CODE

# Aerosol paints and coatings

• Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

Documentation is required per Section 4.504.2.4.

SECTION

4.504.3.2

REQUIREMENTS

of 1 of the following:

# Carpet systems Carpet installed in the building interior shall meet the testing and product requirements

# 1. Carpet and Rug Institute's Green Label Plus Program.

2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as

3. NSF/ANSI 140 at the Gold level.

Specification 01350).

4. Scientific Certifications Systems Indoor Advantage™ Gold.

# Carpet cushion

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

# Carpet adhesive

Carpet adhesives shall meet the requirements of Table 4.504.1.

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# 2019 CALGREEN RESIDENTIAL MANDATORY MEASURES

**EFFECTIVE JANUARY 1, 2020** HCD SHL 615 (New 01/20)

See specific referenced sections for complete details on CALGreen mandatory requirements. 2040 CALCDEEN CODE

		2019 CALGREEN CODE
SECTION	REQUIREMENTS	

4.504.4

4.504.5

4.504.5.1

shall comply with 1 or more of the following:

**Resilient flooring systems** Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring

> 1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High

Performance Products Database. 2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).

3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.

4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).

# Composite wood products

 Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in the Air Resources Board's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), as shown in Table 4.504.5.

Documentation is required per Section 4.504.5.1.

 Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists, or finger-joined lumber, all as specified in CCR, Title 17, Section 93120.1(a).

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# 2019 CALGREEN RESIDENTIAL MANDATORY MEASURES

**EFFECTIVE JANUARY 1, 2020** HCD SHL 615 (New 01/20)

366	specific referenced sections to	i complete details on CALGreen mandatory
	201	9 CALGREEN CODE
SECTION	REQUIREMENTS	

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

# A capillary break shall be installed in compliance with at least 1 of the following:

1. A 4-inch thick base of ½ 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. For additional information, see American Concrete Institute, ACI 302.2R-06.

Capillary break

2. Other equivalent methods approved by the enforcing agency.

3. A slab design specified by a licensed design professional.

# Moisture content of building materials

Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or a contact-type

moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8.

2. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified.

3. At least 3 random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be

replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.

Page 14 of 16



SECTION REQUIREMENTS

4.506.1

# A/Green。

# 2019 CALGREEN RESIDENTIAL MANDATORY MEASURES **EFFECTIVE JANUARY 1, 2020**

HCD SHL 615 (New 01/20)

2019 CALGREEN CODE

Bathroom exhaust fans
Each bathroom shall be mechanically ventilated and shall comply with the following
Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.

a. Humidity controls shall be capable of manual or automatic adjustment

b. A humidity control may be a separate component to the exhaust fan and is

Note: For CALGreen, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. Fans or mechanical ventilation is required in each bathroom.

# Heating and air-conditioning system design

Heating and air-conditioning systems shall be sized, designed and equipment selected using the following methods:

Manual J – 2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.

2. Duct systems are sized according to ANSI/ACCA 1 Manual D – 2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.

Manual S – 2014 (Residential Equipment Selection) or other equivalent design software or methods.

function are acceptable.

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# 2019 CALGREEN RESIDENTIAL MANDATORY MEASURES **EFFECTIVE JANUARY 1, 2020**

HCD SHL 615 (New 01/20)

2019 CALGREEN CODE SECTION REQUIREMENTS

# CHAPTER 7 – INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS Installer training

HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program. Examples of acceptable HVAC training and certification programs include, but are not limited to, the

State certified apprenticeship programs.

2. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.

4. Programs sponsored by manufacturing organizations.

5. Other programs acceptable to the enforcing agency.

Special inspection

When required by the enforcing agency, special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.

# **Documentation**

Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.

CITY STAMPS

2019 CALGREEN RESIDENTIAL **MANDATORY** 

GoldenDesigns

ARCHITECTURAL

392 WHITNEY WAY, MORGAN HILL, CA 95037

EMAIL: ADMIN@GD-SE.COM TEL: 408-659-5580

DE

SE

Ш

10 / 14 / 2022

AS SHOW

A - 26 - 22

DESIGNER BY: EM

REVIEWED BY: ESL

SCALE:

JOB NO:

SIDE

RE

SHEET NO.

Page 16 of 16

2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.

between a relative humidity range of ≤ 50% to a maximum of 80%.

not required to be integral or built-in.

1. The heat loss and heat gain is established according to ANSI/ACCA 2

3. Select heating and cooling equipment according to ANSI/ACCA 3

Exception: Use of alternate design temperatures necessary to ensure the systems

# **BUILDING ENERGY ANALYSIS REPORT** PROJECT: Villa Residence Flossa Way Gilroy, CA 95020 **Project Designer:** Golden Designs Architectural 392 Whitney Way Morgan Hill, CA 95037 408-607-3929 Report Prepared by: Timothy Carstairs CEA, HERS, GPR Carstairs Energy Inc. 2238 Bayview Heights Drive Suite E Los Osos, CA 93402 (805) 904-9048 CARSTAIRS ENERGY Job Number: 22-08234 Date: 8/23/2022 The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2019 Building Energy Efficiency Standards. This program developed by EnergySoft Software - www.energysoft.com. CERTIFICATE OF COMPLIANCE

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

etail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

**Number of Dwelling** 

04

Perimeter (ft)

108

2x4 @ 16 in. O. C.

2x6 @ 16 in. O. C.

2x4 @ 16 in. O. C.

2x6 @ 16 in. O. C.

2x4 @ 24 in. O. C.

HVAC System1

Area (ft<sup>2</sup>)

onstruction Type

Wood Framed Wall

Wood Framed Wall

Wood Framed Wal

Wood Framed

Ceiling

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

04

Number of Bedrooms

Zone Floor Area (ft<sup>2</sup>)

Registration Date/Time: 2022-08-23 11:28:43

Edge Insul. R-value

and Depth

none

R-value

R-19

R-O

Registration Date/Time: 2022-08-23 11:28:43

Report Version: 2019.2.000

Schema Version: rev 20200901

Report Version: 2019.2.000

Schema Version: rev 20200901

Calculation Date/Time: 2022-08-23T08:22:19-07:00

Number of Zones

Avg. Ceiling Height

Calculation Date/Time: 2022-08-23T08:22:19-07:00

Input File Name: Villa Residence (Flossa Way).ribd19x

Edge Insul. R-value

and Depth

0

Continuous U-factor

None / None 0.484

None / None

None / None

05 06 07

R-value

None / None

R-19 None / None 0.074

Total Cavity Interior / Exterior

Input File Name: Villa Residence (Flossa Way).ribd19x

Number of Ventilation

Water Heating System 1

Carpeted Fraction

0%

Number of Water

Water Heating System 2

Heated

Assembly Layers

Inside Finish: Gypsum Board

Cavity / Frame: no insul. / 2x4

Exterior Finish: 3 Coat Stucco

Inside Finish: Gypsum Board

Cavity / Frame: R-19 in 5-1/2 in. (R-18) /

Exterior Finish: 3 Coat Stucco

Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood

Siding/sheathing/decking

Inside Finish: Gypsum Board

Inside Finish: Gypsum Board avity / Frame: R-19 in 5-1/2 in. (R-18) /

Other Side Finish: Gypsum Board

Roofing: Light Roof (Asphalt Shingle)

Roof Deck: Wood

Siding/sheathing/decking Cavity / Frame: no insul. / 2x4

Report Generated: 2022-08-23 08:23:13

Report Generated: 2022-08-23 08:23:13

Project Name: Villa Residence

REQUIRED SPECIAL FEATURES

HERS FEATURE SUMMARY

Building-level Verifications

oling System Verifications Minimum Airflow

leating System Verifications:

Duct leakage testing

Proiect Name

Villa Residence

Zone Name

Living Area

CERTIFICATE OF COMPLIANCE

Project Name: Villa Residence

SLAB FLOORS

Slab

**Construction Name** 

R-0 Wall

R-19 Wall

R-0 Roof No Attic

R-19 Wall1

Attic RoofLiving Area

OPAQUE SURFACE CONSTRUCTIONS

Calculation Description: Title 24 Analysis

ZONE INFORMATION

-- None --

Fan Efficacy Watts/CFM

Calculation Description: Title 24 Analysis

Quality insulation installation (QII

Verified heat pump rated heating capacity

Zone Type

Conditioned

Registration Number: 222-P010166054A-000-000-000000-0000

CA Building Energy Efficiency Standards - 2019 Residential Compliance

\_\_Garage\_\_

Surface Type

Exterior Walls

Exterior Walls

Cathedral Ceilings

Interior Walls

Attic Roofs

222-P010166054A-000-000-0000000-0000

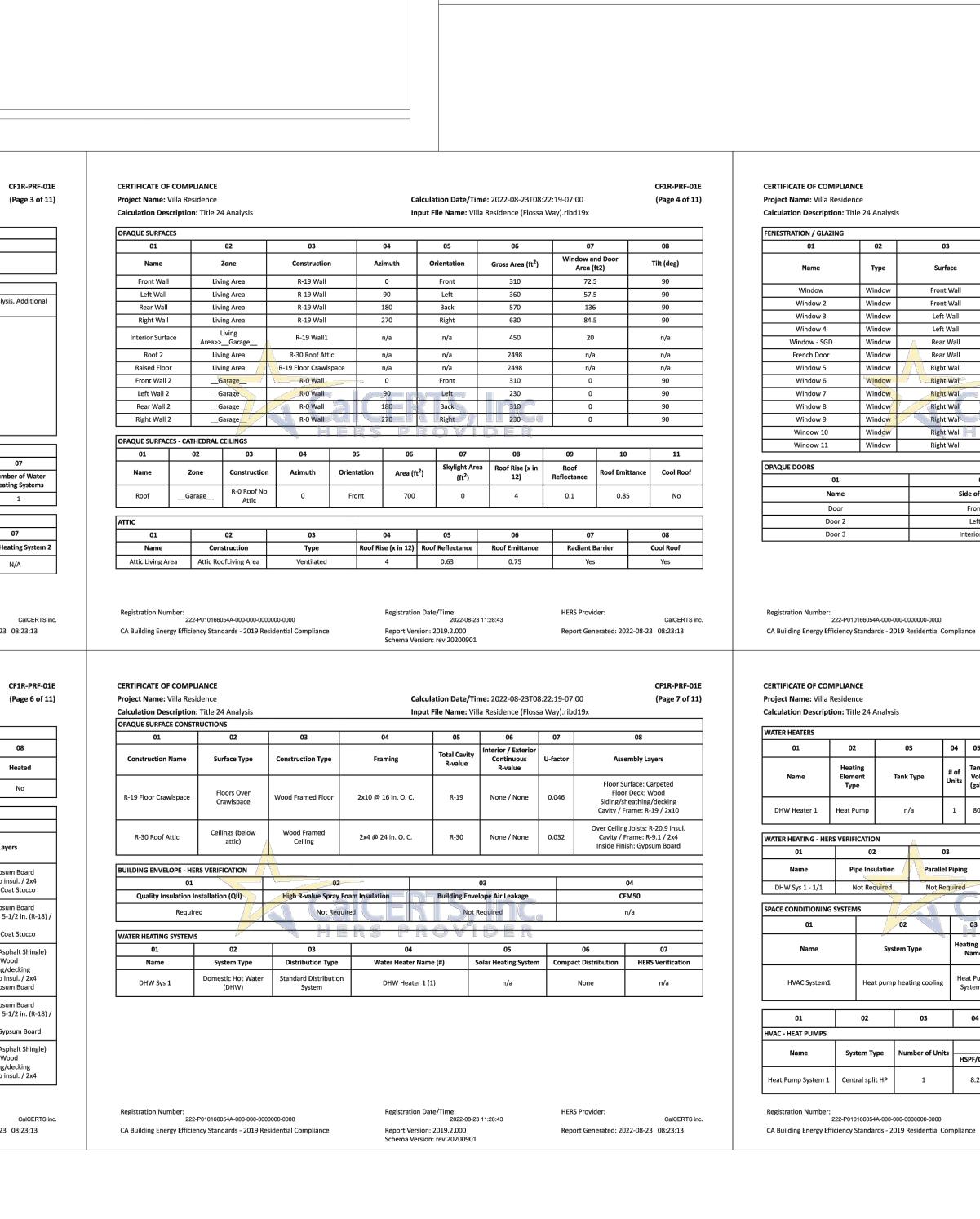
CA Building Energy Efficiency Standards - 2019 Residential Compliance

Indoor air quality ventilation Kitchen range hood

IVAC Distribution System Verifications:

UILDING - FEATURES INFORMATION

estic Hot Water System Verifications



CERTIFICATE OF COMPLIANCE

Project Name: Villa Residence

GENERAL INFORMATION

COMPLIANCE RESULTS

Calculation Description: Title 24 Analysis

Project Name Villa Residence

Project Location Flossa Way

Zip code 95020

Building Type | Single family

Project Scope NewConstruction

Climate Zone

03 This building incorporates one or more Special Features shown below

Existing Cond. Floor Area (ft2)

01 Building Complies with Computer Performance

Registration Number: 222-P010166054A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2019 Residential Compliance

Total Cond. Floor Area (ft<sup>2</sup>) 2498

Run Title Title 24 Analysis

TABLE OF CONTENTS

Cover Page

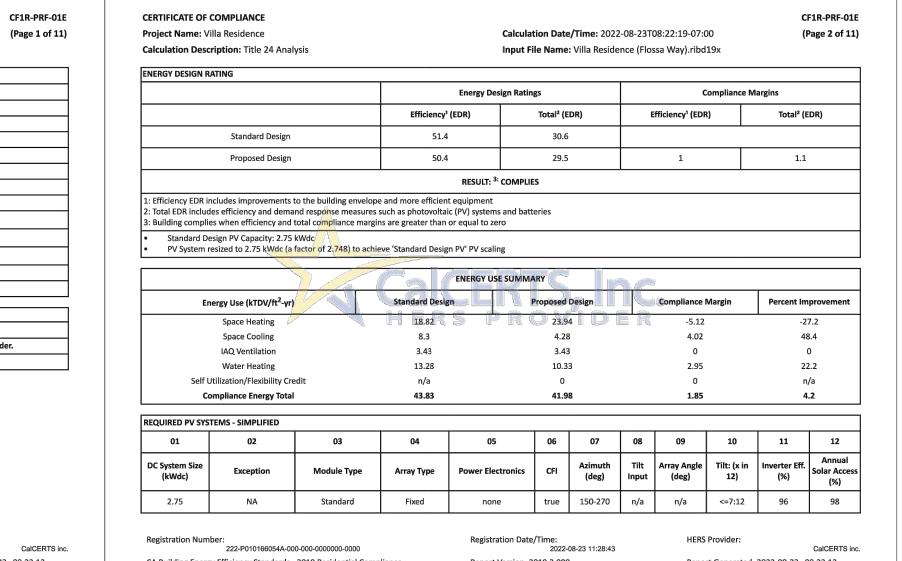
Table of Contents

Room Load Summary

Form CF1R-PRF-01-E Certificate of Compliance

Form RMS-1 Residential Measures Summary

Form MF-1R Mandatory Measures Summary



Report Version: 2019.2.000

Schema Version: rev 20200901

CA Building Energy Efficiency Standards - 2019 Residential Compliance

Calculation Date/Time: 2022-08-23T08:22:19-07:00

Input File Name: Villa Residence (Flossa Way).ribd19x

 05
 06
 07
 08
 09
 10
 11
 12
 13
 14

 Azimuth
 Width (ft)
 Height (ft)
 Mult. (ft²)
 U-factor (ft²)
 U-factor Source
 SHGC Source e
 SHGC Source Shading

 Left
 90
 1
 13.5
 0.3
 NFRC
 0.19
 NFRC
 Bug Screen

 Back
 180
 1
 42
 0.3
 NFRC
 0.19
 NFRC
 Bug Screen

 Right
 270
 1
 13.5
 0.3
 NFRC
 0.19
 NFRC
 Bug Screen

Right 270 1 13.5 0.3 NFRC 0.19 NFRC Bug Screen

| Right | 270 | 1 | 7.5 | 0.3 | NFRC | 0.19 | NFRC | Bug Screen

Right 270 1 7/5 0.3 NFRC 0.19 NFRC Bug Screen

 Window
 Right Wall
 Right
 270
 1
 7.5
 0.3
 NFRC
 0.19
 NFRC
 Bug Screen

 Window
 Right Wall
 Right
 270
 1
 275
 0.3
 NFRC
 0.19
 NFRC
 Bug Screen

Registration Date/Time: 2022-08-23 11:28:43

Report Version: 2019.2.000

Schema Version: rev 20200901

Input Rating Insulation or Pilot R-value (Int/Ext)

None

Area (ft<sup>2</sup>)

Calculation Date/Time: 2022-08-23T08:22:19-07:00

Input File Name: Villa Residence (Flossa Way).ribd19x

Recirculation Control

Not Required

Setback

03 04 05 06 07 08 09 10 11

04 05 06 07 08 09 10 11

SEER EER/CEER

Heating Unit Name Cooling Unit Name Fan Name Distribution Name Required Thermostat Type Status Condition Count

Distribution

07 08 09 10

 Window 11
 Window
 Right Wall
 Right
 270
 1
 7.5
 0.3
 NFRC
 0.19
 NFRC
 Bug Screen

 (ft)
 (ft)
 Mult.
 (ft²)
 U-ractor
 Source
 Snac
 Source
 Shading

 1
 25
 0.3
 NFRC
 0.19
 NFRC
 Bug Screen

1 7.5 0.3 NFRC 0.19 NFRC Bug Screen

U-factor

Report Generated: 2022-08-23 08:23:13

Standby Loss 1st Hr. Rating NEEA Heat Pump Tank Location or

Zonally Compressor Controlled Type

Single Speed

Report Generated: 2022-08-23 08:23:13

or Recovery or Flow Rate Brand or Model Ambient Condition

5U0 (80 gal)

CalCERTS inc.

CF1R-PRF-01E

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Garage

Shower Drain Water

**HERS Verification** 

Heat Pump System

1-hers-htpump

Not Required Not Required

CF1R-PRF-01E

(Page 5 of 11)

CF1R-PRF-01E

Calculation Date/Time: 2022-08-23T08:22:19-07:00

Input File Name: Villa Residence (Flossa Way).ribd19x

Front Orientation (deg/ Cardinal)

Number of Dwelling Units

Fenestration Average U-factor

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.

Registration Date/Time: 2022-08-23 11:28:43

Window

01

DHW Heater 1

DHW Sys 1 - 1/1

HVAC System1

01

Heat Pump

02

02

Heat pump heating cooling

System Type Number of Units \_\_\_\_

Window

Window

Window

Window

Window

Report Version: 2019.2.000

Schema Version: rev 20200901

Number of Bedrooms

Number of Stories

Glazing Percentage (%) 11.63%

Standards Version 2019

Software Version EnergyPro 8.3

HERS Provider:

Front Wall

Right Wall

Right Wall

Right Wall

Side of Building

Left Wall

03 04 05 06

# of Vol. Factor or (gal) Efficiency

1 80 NEEA Rated <= 12 kW

Parallel Piping Compact Distribution Compact Distribution

Not Required

Heating Unit Name Cooling Unit Fan Name

Heat Pump Heat Pump HVAC Fan 1

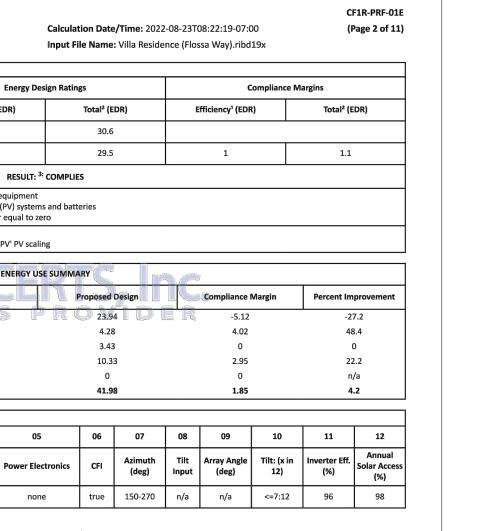
HSPF/COP Cap 47 Cap 17

50000

Report Version: 2019.2.000

Schema Version: rev 20200901

Report Generated: 2022-08-23 08:23:13



Report Generated: 2022-08-23 08:23:13

GoldenDesigns ARCHITECTURAL

392 WHITNEY WAY, EMAIL: ADMIN@GD-SE.COM TEL: 408-659-5580

MORGAN HILL, CA 95037

A DET SIDE RE VII

ADU NEW SE HOU EW

[FOR]

REVISION

DATE: 10 / 14 / 2022 DESIGNER BY: EM REVIEWED BY: ESL SCALE: AS SHOW JOB NO: A - 26 - 22

CITY STAMPS

TITLE 24 COMPLIANCE FORM-MAIN HOUSE

roject Name: Villa alculation Descri	a Residence <b>ption:</b> Title 24 Analy:	sis					•	-08-23T08:22:19-0 nce (Flossa Way).ri			(Page 9 of 11)	
IVAC HEAT PUMPS	- HERS VERIFICATION											
01	02	03	04		05		06	07		08	09	
Name	Verified Airflow	Airflow Target	low Target Verified EER		Verified SEER	Verified SEER Verified Refrigerant Charge		Verified HSPF		d Heating p 47	Verified Heating Cap 17	
Heat Pump System 1-hers-htpump	Required	350	Not Requ	Required	Not Required		No	No	,	Yes	Yes	
HVAC - DISTRIBUTIO	ON SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12	
			Duct Ins	s. R-value	Duct Loc	ation	Surf	ace Area		•	•	
Name	Туре	Design Ty	oe Supply	Retur	n Supply	Return	Supply	Return	Bypass Duct	Duct Leaka	HERS Verification	
Air Distribution System 1	Unconditioned at	tic Non-Verifi	ed R-8	R-8	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed ar Tested	Air Distribution System 1-hers-dist	
HVAC DISTRIBUTION	ı - HERS VERIFICATION											
	1		THE	RS		<del>9 V</del>		07	Т	08		
01	02	03	04		05		06	07	<u> </u>	08	09	
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified I Location		Verified Duct Design	Bui	ried Ducts	Deeply Buried Ducts	Low-leakage Air Ducts Handler Con		Low Leakage Ducts Entirely in Conditioned Space	
Air Distribution System 1-hers-dist	Yes	5.0	Not Requ	uired	Not Required		Not Required Credit not taken		n Not Required		No	
HVAC - FAN SYSTEM	s											
	01			02				03			04	
	Name			Туре	!		Fan Pow	er (Watts/CFM)			Name	
	HVAC Fan 1 HVAC			HVAC F	an			0.58		HVAC Fan 1-hers-fan		
	HVAC Fan 1											

ERTIFICATE OF COMPLI	ANCE					CF1R-PRF-01E
Project Name: Villa Resid	dence		Calculation	Date/Time: 2022-0	08-23T08:22:19-07:00	(Page 10 of 11)
Calculation Description:	Title 24 Analysis		Input File N	ame: Villa Residen	ce (Flossa Way).ribd19x	
IVAC FAN SYSTEMS - HERS	VERIFICATION					
	01		02		03	
	Name		Verified Fan Watt Draw		Required Fan Effica	cy (Watts/CFM)
HVAC	Fan 1-hers-fan		Required		0.58	3
AQ (INDOOR AIR QUALITY	r) FANS					
01	02	03	04	05 06		07
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness -		HERS Verification
SFam IAQVentRpt	101	0.35	Exhaust	n/a	n/a	Yes
		Cal	CERTA	S, In	C.	

Registration Date/Time: 2022-08-23 11:28:43

Report Version: 2019.2.000

Schema Version: rev 20200901

		CF1R-PRF-01				
Project Name: Villa Residence	Calculation Date/Time: 2022-08-23T08:22:19-07:00 (Page 11					
Calculation Description: Title 24 Analysis	Input File Name: Villa Residence (Flossa Way).ribd19x					
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT						
1. I certify that this Certificate of Compliance documentation is accurate and complete.						
Documentation Author Name:	Documentation Author Signature:					
Timothy Carstairs	Timothy Carstairs					
Company:	Signature Date:					
Carstairs Energy Inc.	2022-08-23 11:09:00					
Address:	CEA/ HERS Certification Identification (If applicable):					
2238 Bayview Heights Drive, Suite E	r160610042					
City/State/Zip:	Phone:					
Los Osos, CA 93402	805-904-9048					
RESPONSIBLE PERSON'S DECLARATION STATEMENT						
I certify the following under penalty of perjury, under the laws of the State of California:  1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for to 2. I certify that the energy features and performance specifications identified on this Certificate of the California identified on the Califo	Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the Californ	ia Code of Regulations.				
calculations, plans and specifications submitted to the enforcement agency for approval with the	ce are consistent with the information provided on other applicable compliance docu is building permit application.  Responsible Designer Signature:	ments, worksheets,				
calculations, plans and specifications submitted to the enforcement agency for approval with the Responsible Designer Name:	s building permit application.	ments, worksheets,				
calculations, plans and specifications submitted to the enforcement agency for approval with the Responsible Designer Name:  Jose Lopez  Company:	Is building permit application.  Responsible Designer Signature:  Date Signed:	ments, worksheets,				

**Construction Type** Wood Framed w/Crawl Space Wood Framed Opaque Door Wood Framed Attic Orientation Area(ft²) U-Fac SHGC Overhang Sidefins Exterior Shades Status 32.5 0.300 0.19 none none N/A 37.5 0.300 0.19 none none 136.0 0.300 0.19 none 84.5 0.300 0.19 none



Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Registration Number: 222-P010166054A-000-000-000000-0000

CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-08-23 11:28:43 **HERS Provider:** Report Generated: 2022-08-23 08:23:13 Report Version: 2019.2.000 Schema Version: rev 20200901

HVAC SYSTEMS Min. Eff Thermostat Status Min. Eff Cooling Qty. Heating 8.20 HSPF Split Heat Pump 14.0 SEER Split Heat Pump Setback **HVAC DISTRIBUTION** R-Value Status Cooling Duct Location Location HVAC System Ducted Ducted Attic WATER HEATING

Gallons Min. Eff Distribution

3.20

EnergyPro 8.3 by EnergySoft User Number: 6249 ID: 22-08234

R 19

R 30

Building Type ☑ Single Family ☐ Addition Alone

2,498

2,498 Cool Roof

none

CA Climate Zone 04 2,498 n/a

☐ Multi Family ☐ Existing+ Addition/Alteration 8/23/2022

California Energy Climate Zone | Total Cond. Floor Area | Addition | # of Units

Special Features

291 Glazing Percentage: 11.6 % New/Altered Average U-Factor: 0.30

RESIDENTIAL MEASURES SUMMARY

Villa Residence

Qty. Type

Flossa Way Gilroy INSULATION

Project Address

RMS-1

Status

New

New

New

Status

GoldenDesigns

ARCHITECTURAL

392 WHITNEY WAY, MORGAN HILL, CA 95037 EMAIL: ADMIN@GD-SE.COM TEL: 408-659-5580

SIDE

2

S

(01/2020)		
Building Envel	ope Measures:	
§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet 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.	

Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods § 110.8(a): and Services (BHGS). Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g). § 110.8(g):

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(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R. Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs § 110.8(j): 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 alteration. 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.\*

Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value 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.\*

Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor." § 150.0(d): 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). 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). 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.

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: Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.

Closable Doors, Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox. and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.\* 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: rtification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated § 110.0-§ 110.3: appliances must be certified by the manufacturer to the California Energy Commission. HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.\*

Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heater

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.\* hermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a

Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must § 110.3(c)4: meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose § 110.3(c)6: bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (exception) appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour ); and pool and spa heaters 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.

-Rise Residential Mandatory Measures Summary

er and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any driver nditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the 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. 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 domestic not water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.\*

Registration Number: 222-P010166054A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2019 Residential Compliance

Insulation Protection. Piping insulation must 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 non-crushable casing or sleeve. 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 straight pipe between 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.

Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5. Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing § 150.0(n)3: agency that is approved by the Executive Director.

**Ducts and Fans Measures:** 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 this requirement. 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 olenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when 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 1/4 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.\*

Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, apes unless such tape is used in combination with mastic and draw bands.

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. Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers 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 elevator shaft vents. Protection of Insulation. Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation expose § 150.0(m)9: to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canyas, or plastic cover. Cellular oam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation. Porous Inner Core Flex Duct. Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier. 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 § 150.0(m)11: accordance with § 150.0(m)11 and Reference Residential Appendix RA3. 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 § 150.0(m)12: drops and labeling must meet the requirements in \$150.0(m)12. Filters must be accessible for regular service.\*

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 § 150.0(m)13: 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.\*

§ 150.0(k)1H:

§ 150.0(k)11:

§ 150.0(k)2C:

§ 150.0(k)2D:

§ 150.0(k)2E:

turned ON and OFF.\*

comply with § 150.0(k).

# 2019 Low-Rise Residential Mandatory Measures Summary

Report Generated: 2022-08-23 08:23:13

	2010 EOW-RISC Residential Managery Measures Summary
Requirements f	or 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 F (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance 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 provid 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 within 20 percent of the unit with 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 S	ystems 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.*
§ 110.4(b)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-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch the will allow all pumps to be set or programmed to run only during off-peak electric demand 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 requirements for pump sizing, fire rate, piping, filters, and valves.*
Lighting Measu	res:
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirement 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 of other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, of 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 labeling; 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."

Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated

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.

Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to

mperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.

Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.

§ 150.0(k)2B: Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.\*

§ 150.0(k)2F: Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.

Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.

Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually



§ 150.0(k)2I:

§ 150.0(k)4:

EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2. Interior Switches and Controls. A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it § 150.0(k)2H: provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2. 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 automatic-off functionality. If an occupant sensor is installed, it must be nitially configured to manual-on operation using the manual control required under Section 150.0(k)2C. 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." Interior Switches and Controls. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems. § 150.0(k)2K: Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other § 150.0(k)3A: buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aiii (astronomical time clock), or an EMCS. esidential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, § 150.0(k)3B: 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. Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots § 150.0(k)3C: 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. 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). esidential 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.

Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior § 150.0(k)6A: common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.

Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior ommon 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: § 150.0(k)6B: 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 stainwells 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.

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). Low-rise Multifamily Buildings. Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the § 110.10(a)2: requirements of § 110.10(b) through § 110.10(d). 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 § 110.10(b)1: 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.\* Azimuth. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north. § 110.10(b)2:

Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof § 110.10(b)3A: mounted equipment." 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 § 110.10(b)3B: 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.\* tructural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof § 110.10(b)4: dead load and roof live load must be clearly indicated on the construction documents.

Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a § 110.10(c): 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 ocumentation. 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. Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circ § 110.10(e)2: breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

ROOM LOAD SUMMARY Villa Residence 8/23/2022 System Name HVAC System 2,498 ROOM COOLING PEAK | COIL COOLING PEAK | COIL HTG. PEAK Zone Name Room Name Mult. CFM Sensible Latent CFM Sensible Latent CFM Sensible 996 20,711 1,053 996 20,711 1,053 
 PAGE TOTAL
 996
 20,711
 1,053
 656
 25,384

 TOTAL \*
 996
 20,711
 1,053
 656
 25,384
 \* Total includes ventilation load for zonal systems.

CITY STAMPS

TITLE 24 COMPLIANCE FORM-MAIN HOUSE

SHEET NO

DATE:

SCALE:

JOB NO:

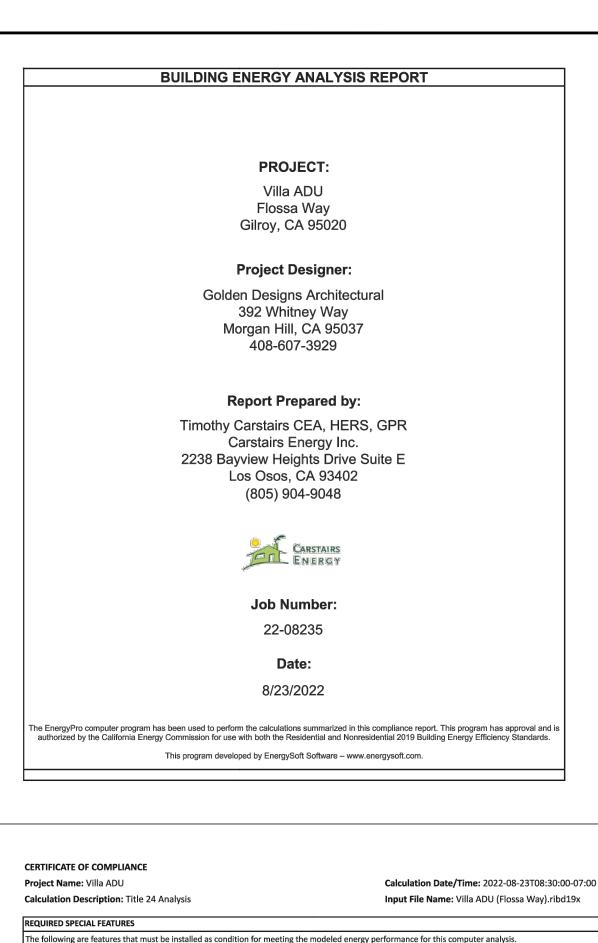
DESIGNER BY: EM

REVIEWED BY: ESL

10 / 14 / 2022

AS SHOW

A - 26 - 22



Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

Number of Dwelling

**HVAC System Name** 

Wood Framed Wall

Wood Framed Wall

Wood Framed

Wood Framed Wall

Wood Framed

Wood Framed Floor

Wood Framed

Ceiling

detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

ditioned Floor Area (ft<sup>2</sup>)

Zone Type

Registration Number: 222-P010166058A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2019 Residential Compliance

Exterior Walls

Exterior Walls

Cathedral Ceilings

Interior Walls

Attic Roofs

Ceilings (below

Registration Number: 222-P010166058A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2019 Residential Compliance

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

Number of Bedrooms

Zone Floor Area (ft<sup>2</sup>)

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Number of Zones

Avg. Ceiling Height

Calculation Date/Time: 2022-08-23T08:30:00-07:00

05 06 07

Interior / Exterior

Continuous U-factor

None / None 0.361

None / None 0.074

None / None 0.644

None / None 0.046

None / None

None / None

None / None

Input File Name: Villa ADU (Flossa Way).ribd19x

Total Cavity R-value

R-0

R-19

R-19

R-30

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Schema Version: rev 20200901

2x4 @ 16 in. O. C.

2x6 @ 16 in. O. C.

2x4.@ 16 in. O. C.

2x6 @ 16 in. O. C.

2x4 @ 24 in. O. C.

2x10 @ 16 in. O. C.

2x4 @ 24 in. O. C.

HERS FEATURE SUMMARY

Building-level Verifications:

Cooling System Verifications:

Minimum Airflow

leating System Verifications:

Duct leakage testing

Project Name

-- None --

ZONE INFORMATION

Zone Name

Living Area

CERTIFICATE OF COMPLIANCE

OPAQUE SURFACE CONSTRUCTIONS

Calculation Description: Title 24 Analysis

Project Name: Villa ADU

01

**Construction Name** 

R-0 Wall

R-19 Wall

R-0 Roof No Attic

R-19 Wall1

Attic RoofLiving Area

R-19 Floor Crawlspace

R-30 Roof Attic

Fan Efficacy Watts/CFM

Quality insulation installation (QII)

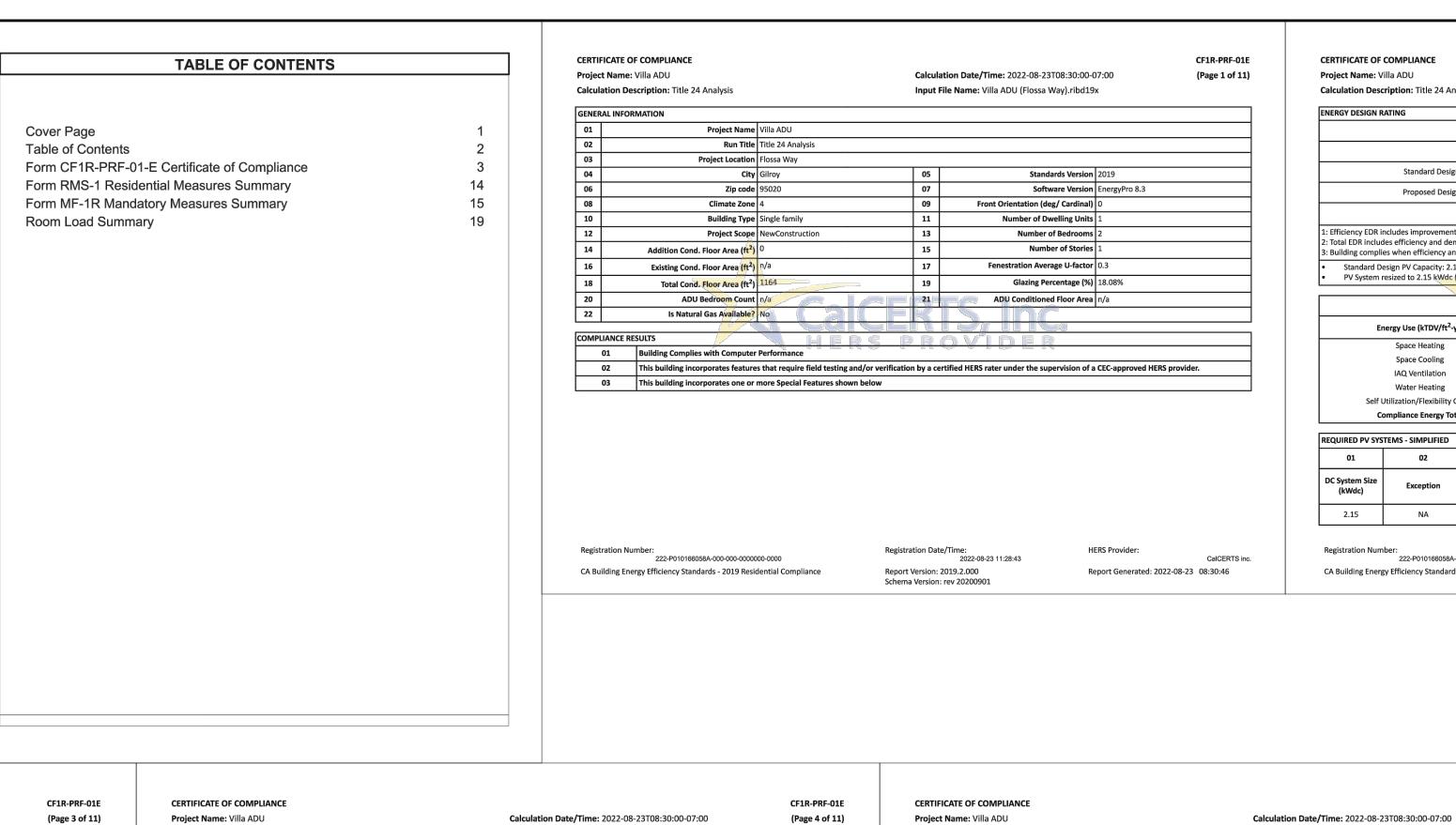
Verified heat pump rated heating capacity

Indoor air quality ventilation Kitchen range hood

HVAC Distribution System Verifications:

BUILDING - FEATURES INFORMATION

Domestic Hot Water System Verifications



Input File Name: Villa ADU (Flossa Way).ribd19x

Front

Left

Back

Right

Front

Back

270 Right 200

(ft<sup>2</sup>)

05

0.63

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Roof Rise (x in 12) Roof Reflectance Roof Emittance

90 Left

Area (ft<sup>2</sup>)

180

270

n/a

Gross Area (ft<sup>2</sup>)

250

240

360

440

Skylight Area Roof Rise (x in Roof

0.75

Calculation Date/Time: 2022-08-23T08:30:00-07:00

Solar Heating System

n/a

Recirculation Control

Input File Name: Villa ADU (Flossa Way).ribd19x

Building Envelope Air Leakage

Not Required

Tank Type # of Tank Units (gal) Energy Factor or Efficiency (gal) Efficiency (gal) Efficiency (mit/Ext) Tank Input Rating or Pilot (lint/Ext) Standby Loss of Recovery or Flow Rate Eff

05

None

Type

Registration Date/Time: 2022-08-23 11:28:43

Report Version: 2019,2,000

Schema Version: rev 20200901

12) Reflectance

0.1

Radiant Barrier

HERS Provider:

**Compact Distribution** 

Rheem\PROPH50

Distribution

HERS Provider:

Report Generated: 2022-08-23 08:30:46

T2 RH37515 (50

Report Generated: 2022-08-23 08:30:46

CFM50

n/a

**HERS Verification** 

Garage

CalCERTS inc.

Window and Door

Area (ft2)

13.5

69

Tilt (deg)

90

n/a

Cool Roof

CalCERTS inc.

CF1R-PRF-01E

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Calculation Description: Title 24 Analysis

Window

Window

Window

Window

Window

02

Zone

\_\_Garage\_\_

Registration Number: 222-P010166058A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2019 Residential Compliance

System Type Number of Units -

Central split HP

Verified Airflow

Required

Registration Number: 222-P010166058A-000-000-000000-0000

CA Building Energy Efficiency Standards - 2019 Residential Compliance

Right Wall

Right Wall

Area (ft<sup>2</sup>)

300

02 03 03

Perimeter (ft)

70

Heating Unit | Cooling Unit

Verified EER

Not Required

FENESTRATION / GLAZING

01

French Door

Window

SLAB FLOORS

01

Name

Slab

CERTIFICATE OF COMPLIANCE

SPACE CONDITIONING SYSTEMS

01

01

Name

Heat Pump System 1

Heat Pump System

1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

HVAC - HEAT PUMPS

Calculation Description: Title 24 Analysis

Project Name: Villa ADU

Calculation Description: Title 24 Analysis

Living Area

Living Area

Living Area

Living Area

Living

Living Area

Living Area

Garage

\_\_Garage\_\_\_

\_\_Garage\_\_\_\_

\_\_Garage\_\_\_

Construction

Attic Living Area Attic RoofLiving Area

Registration Number: 222-P010166058A-000-000-0000000-0000

CERTIFICATE OF COMPLIANCE

Calculation Description: Title 24 Analysis

BUILDING ENVELOPE - HERS VERIFICATION

01

Quality Insulation Installation (QII)

Required

Project Name: Villa ADU

WATER HEATING SYSTEMS

WATER HEATERS

CA Building Energy Efficiency Standards - 2019 Residential Compliance

Domestic Hot Water A

(DHW)

Heat Pump

Pipe Insulation

222-P010166058A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2019 Residential Compliance

03

Construction

R-19 Wall

R-19 Wall

R-19 Wall

R-19 Wall

R-19 Wall1

R-30 Roof Attic

R-19 Floor Crawlspace

R-0 Wall

R-0 Wall

R-0 Wall

Azimuth

Ventilated

High R-value Spray Foam Insulation

Not Required

02 03 04 05 06 07 08 09 10

04

<= 12 kW

Compact Distribution Compact Distribution

Distribution Type

Standard Distribution

System

Parallel Piping

R-0 Wall

OPAQUE SURFACES

01

Name

Front Wall

Left Wall

Rear Wall

Right Wall

Interior Surface

Roof 2

Raised Floor

Front Wall 2

Left Wall 2

Rear Wall 2

Number of Water

Heating Systems

N/A

CalCERTS inc.

CF1R-PRF-01E

(Page 6 of 11)

Number of Ventilation

Water Heating System 1 Water Heating System 2

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Assembly Layers

Inside Finish: Gypsum Board

Cavity / Frame: no insul. / 2x4

Exterior Finish: 3 Coat Stucco

Inside Finish: Gypsum Board

Cavity / Frame: R-19 in 5-1/2 in. (R-18) /

Exterior Finish: 3 Coat Stucco

Roofing: Light Roof (Asphalt Shingle)

Siding/sheathing/decking

Cavity / Frame: no insul. / 2x4

Cavity / Frame: R-19 in 5-1/2 in. (R-18) /

Other Side Finish: Gypsum Board

Roofing: Light Roof (Asphalt Shingle)

Roof Deck: Wood

Siding/sheathing/decking

Cavity / Frame: no insul. / 2x4

Floor Surface: Carpeted

Floor Deck: Wood

Siding/sheathing/decking

Cavity / Frame: R-19 / 2x10 Over Ceiling Joists: R-20.9 insul.

Inside Finish: Gypsum Board

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CalCERTS inc.

HERS Provider:

Inside Finish: Gypsum Board Inside Finish: Gypsum Board

Cooling Systems

				Energy Design Ratin	gs			C	Compliance M	argins		
			Efficiency <sup>1</sup>	(EDR)	Total² (E	DR)	E	fficiency¹ (EDI	R)	Total² (E	DR)	
	Standard Design		57.1		32.9							
	Proposed Design	57.1	L	32.8			0		0.1			
				RESULT: 3: COMPLIE	ES							
2: Total EDR includ 3: Building complie • Standard De	es efficiency and dema es when efficiency and esign PV Capacity: 2.15	total co <mark>mp</mark> liance margi	such as photovoltai ns are greater than	ic (PV) systems and batt or equal to zero	teries							
			Ps 1	ENERGY USE SUMMA	ARY			y				
En	ergy Use (kTDV/ft <sup>2</sup> -yr)	Standard Desig	gn L	Proposed Design Compliance Marg				Margin	largin Percent Improvement			
	Space Heating		15.78	SPR	25.6	7	EK	-9.89		-6:	2.7	
	Space Cooling				14.46			4.28		22.8		
	IAQ Ventilation		4.08			8 0				0		
	Water Heating		23.13		17.7	75		5.38	5.38		23.3	
	Itilization/Flexibility Cre		n/a		0			0			/a	
Co	empliance Energy Total		61.73		61.9	6		-0.23		-0	.4	
REQUIRED PV SYST	TEMS - 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. (%)	Annua Solar Acc (%)	
2.15	NA	Standard	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98	
_	Registration Number: 222-P010166058A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2019 Residential Compliance				Registration Date/Time:					2022-08-23 C	CalCERTS 8:30:46	

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80

Heated

No

CalCERTS inc.

CF1R-PRF-01E

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Carpeted Fraction

0%

HERS Provider:

Required Status Existing Equipment Equipment
Type Condition Count Count

Compressor | HERS Verification

Single Heat Pump System
Speed 1-hers-htpump

Verified Heating
Cap 47

Verified Heating
Cap 17

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CalCERTS inc.

Report Generated: 2022-08-23 08:30:46

CERTIFICATE OF COMPLIANCE

Input File Name: Villa ADU (Flossa Way).ribd19x

 04
 05
 06
 07
 08
 09
 10
 11
 12
 13
 14

 Orientation
 Azimuth
 Width (ft)
 Height (ft)
 Mult. (ft²)
 U-factor Source
 U-factor Source
 SHGC Source Shading
 Exterior Shading

 Left
 90
 1
 13.5
 0.3
 NFRC
 0.19
 NFRC
 Bug Screen

 Back
 180
 1
 9
 0.3
 NFRC
 0.19
 NFRC
 Bug Screen

 Back
 180
 1
 40
 0.3
 NFRC
 0.19
 NFRC
 Bug Screen

Right 270 1 13.5 0.3 NFRC 0.19 NFRC Bug Screen

Right 270 1 13.5 0.3 NFRC 0.19 NFRC Bug Screen

| Right | 270 | 1 | 40 | 0.3 | NFRC | 0.19 | NFRC | Bug Screen

06

Edge Insul. R-value Edge Insul. R-value

Calculation Date/Time: 2022-08-23T08:30:00-07:00

03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11

Input File Name: Villa ADU (Flossa Way).ribd19x

Name

Cooling

Verified Refrigerant

Charge

11.7 Not Zonal

and Depth

none

Registration Date/Time: 2022-08-23 11:28:43

Report Version: 2019.2.000

Fan Name

HSPF/COP Cap 47 Cap 17 SEER EER/CEER

Verified SEER

Not Required

Registration Date/Time: 2022-08-23 11:28:43

Report Version: 2019,2,000

Schema Version: rev 20200901

Heat Pump Heat Pump HVAC Fan 1 Distribution

Schema Version: rev 20200901

0 1 24 0.3 NFRC 0.19 NFRC Bug Screen

180 1 20 0.3 NFRC 0.19 NFRC Bug Screen



CF1R-PRF-01E

CITY STAMPS

TITLE 24 COMPLIANCE FORM-ADU DETACHED

10 / 14 / 2022

AS SHOW

A - 26 - 22

GoldenDesigns

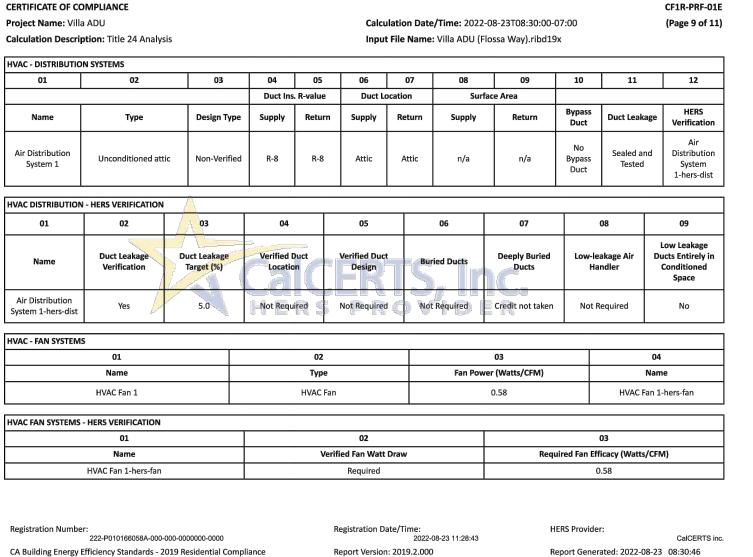
ARCHITECTURAL

392 WHITNEY WAY,

MORGAN HILL, CA 95037

EMAIL: ADMIN@GD-SE.COM

TEL: 408-659-5580



CERTIFICATE OF COMPLIA	ANCE					CF1R-PRF-0
<b>Project Name:</b> Villa ADU			Calculation	(Page 10 of 1		
Calculation Description:	Title 24 Analysis		Input File N			
IAQ (INDOOR AIR QUALITY	) FANS					
01	02	03	04	05	06	07
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type		IAQ Recovery Effectiveness - ASRE	HERS Verification
SFam IAQVentRpt	56	0.35	Exhaust	n/a	n/a	Yes
SFam IAQVentRpt	56	0.35	Exhaust	n/a	n/a	Yes
	$\Lambda$					

Registration Date/Time:

2022-08-23 11:28:43

§ 150.0(k)2E:

comply with § 150.0(k).

HERS Provider:

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CalCERTS inc.

2019 Low-Rise Residential Mandatory Measures Summary

and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.

determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.

Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation

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

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

Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to

§ 150.0(k)2F: Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.



CF1R-PRF-01E

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

at CalCERTS.com Registration Number: 222-P010166058A-000-000-000000-0000 Registration Date/Time: 2022-08-23 11:28:43 CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000

CalCERTS inc Report Generated: 2022-08-23 08:30:46

Easy to Verify

	NTIA	L MEAS	SURES S							RMS-1
Project Name Villa ADU					ding Type	☐ Multi Famil	y □ Exis	ting+ Additio		Date 8/23/202
Project Addres		Gilroy				ergy Climate Zone ate Zone 04		d. Floor Area ,164	Addition n/a	# of Unit
INSULAT		-,				Area		,		
Construc	tion	Туре		Cav	/ity	(ft²) S	pecial I	Features		Status
Floor We	ood Fram	ned w/Crawl S	pace	R 19		1,164				New
Wall Wo	ood Fram	ned		R 19		1,362				New
Roof Wo	ood Fram	ned Attic		R 30		1,164 Cool F	Roof			New
FENESTF	RATIO	N	Total Area:	211	Glazing	Percentage:	18.1 % Nev	w/Altered Avera	age U-Factor:	0.30
Orientatio	_	_		HGC	Over		1	cterior Sh		Status
Front (N)		61.0	0.300	0.19	none	none	N/	Ά		New
Left (E)		13.5	0.300	0.19	none	none	N/	Ά		New
Rear (S)		69.0	0.300	0.19	none	none	N/	Ά		New
Right (W)		67.0	0.300	0.19	none	none	N/	Ά		New
HVAC SY		ıs	Min Fff	Co	oling	Mir	ı Fff	The	rmostat	Status
Qty. Hea	'STEN ating		Min. Eff		oling it Heat Pu		ı. Eff	<b>The</b> Setback	rmostat	Status New
Qty. Hea	ating									
Qty. Hea	ating : Heat Pu	mp BUTION		Spl			SEER	Setback		
Qty. Head Split	ating Heat Pul	mp BUTION	8.20 HSPF ating	Spl	it Heat Pu	mp 14.0	SEER	Setback	Duct	New
Qty. Head of the split of the s	ating Heat Pu	BUTION He: Ducted	8.20 HSPF ating	Spl	it Heat Pu	Duct Loc	SEER	Setback	Duct R-Value	New Status
1 Split  HVAC DIS Location  HVAC System  WATER H Qty. Typ	ating Heat Pu	BUTION He: Ducted	8.20 HSPF ating	Co Duct	oling	Duct Loc	ation	Setback	Duct R-Value	Status New
1 Split  HVAC DIS Location  HVAC System  WATER H Qty. Typ	ating Heat Pul STRIB	BUTION He: Ducted	8.20 HSPF  ating	Co Duct	it Heat Pu	Duct Loc Attic	ation	Setback	Duct R-Value	Status New Status

# CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 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. Building Envelope Measures: Air Leakage. Manufactured fenestration, exterior doors, and exterior pet 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.\* Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a) Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 10.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.\* 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. Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods § 110.8(a): and Services (BHGS). Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g). 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(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R. Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs 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 alteration. 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.\* Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value 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 § 150.0(c): must meet Tables 150.1-A or B.\* Raised-floor Insulation, Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor 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). 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). 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. enestration 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: Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces. Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area 3 150.0(e)2: and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device." Space Conditioning, Water Heating, and Plumbing System Measures: Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated § 110.0-§ 110.3: appliances must be certified by the manufacturer to the California Energy Commission.\* HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.\* Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heater 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 impression heating is higher than the cut-off temperature for supplementary heating.\* Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a § 110.2(c): Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must § 110.3(c)4: meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of solation 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. 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 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.

ROOM LOAD SUMMARY

\* Total includes ventilation load for zonal systems.

Zone Name



Registration Number:

222-P010166058A-000-000-0000000-0000



DATE:

SCALE:

JOB NO:

DESIGNER BY: EM

REVIEWED BY: ESL

10 / 14 / 2022

AS SHOW

A - 26 - 22

GoldenDesigns

**ARCHITECTURAL** 

392 WHITNEY WAY,

MORGAN HILL, CA 95037

EMAIL: ADMIN@GD-SE.COM

TEL: 408-659-5580

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SI

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CITY STAMPS

TITLE 24 COMPLIANCE FORM-ADU DETACHED

SHEET NO.

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) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3. 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 within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance. Kitchen Range Hoods, Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2. 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: 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 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-up connections to allow for future solar heating. Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover. 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 demand periods. Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light. Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.\* Lighting Measures: Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements. Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A. 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 Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C. 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. 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. 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.\* 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. Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is close § 150.0(k)2A: Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A. Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems. Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually § 150.0(k)2C: turned ON and OFF.\* § 150.0(k)2D: Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.

CERTIFICATE OF COMPLIANCE

Room Name Mult. CFM Sensible Latent CFM Sensible Latent CFM Sensible

ROOM COOLING PEAK | COIL COOLING PEAK | COIL HTG. PEAK

 532
 11,019
 491
 359
 13,851

 532
 11,019
 491
 359
 13,851

8/23/2022

1.164

# GENERAL NOTES

- 1. THE BUILDING PLANS ARE NOT INTENDED TO BE COMPREHENSIVE AND IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO NOTIFY THE OWNER AND / OR THE DESIGNER OR ANY NECESSARY CLARIFICATIONS OR MODIFICATIONS.
- 2. ALL INFORMATION PERTAINING TO THE SITE SHALL REMAIN THE OWNERS RESPONSIBILITY SITE INFORMATION SHALL INCLUDE LEGAL DESCRIPTION, DEED RESTRICTIONS, EASEMENTS, SITE SURVEYS, STREET AND UTILITY IMPROVEMENTS. GEOTECHNICAL INVESTIGATIONS AND REPORTS, GRADING AND EXCAVATION, LANDSCAPING, DRAINAGE, AND ALL RELATED DATA.
- 3. ALL WORK CONNECTED WITH THIS PROJECT SHALL BE DONE IN PROFESSIONAL MANNER IN ACCORDANCE WITH THE TRADITIONALLY AND LEGALLY DEFINED "BEST ACCEPTED PRACTICE" OF THE TRADE INVOLVED. ADDITIONALLY, ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH BUILDING CODE: THE CITY HAS ADOPTED THE: 2019

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ELECTRICAL CODE

CODES (I.E., 2019IBC, IFC, IRC, UMC, UPC, AND 2019 NEC AS

BY THE STATE OF CALIFORNIA)

2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

- 4. THE OWNER SHALL BE RESPONSIBLE FOR NOTIFYING THE DESIGNER AND/OR ENGINEER FOR ANY UNUSUAL OR UNFORESEEN STRUCTURAL CONDITIONS. DISCREPANCIES OR OMISSIONS WITHIN THE CONSTRUCTION DOCUMENTS OR ANY DEVIATIONS OR CHANGES FROM THE DOCUMENTS BEFORE PROCEEDING WITH THE WORK INVOLVED; OTHERWISE THEY WILL BE CONSIDERED ADEQUATE FOR PROPER COMPLETION OF THE PROJECT.
- 5. ADEQUATE SUPERVISION AND PERIODIC INSPECTION DURING THE CONSTRUCTION PHASE ARE RECOMMENDED. THE OWNER SHALL BE RESPONSIBLE TO INSURE THAT THIS INSPECTION AND SUPERVISION ARE PROVIDED BY QUALIFIED PERSONS.
- 6. THE GENERAL CONTRACTOR AND EACH SUPERVISOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS AND MEASUREMENTS PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE DESIGNER AND OWNER'S ATTENTION PRIOR TO COMMENCING ANY WORK. IN THE EVENT WORK COMMENCED WITH FAILURE TO NOTIFY BOTH THE DESIGNER AND OWNER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY AND ALL, CORRECTIVE MEASURES OR ERRORS.
- 7. NO GUARANTEE FOR QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE CONSTRUCTION DOCUMENTS AND THE GENERAL CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL CONSTRUCTION DEFICIENCIES.
- 8. THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER AND ENGINEER FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAYBE BEYOND THE CONTROL OF THE DESIGNER OR ENGINEER.
- 9. THESE DOCUMENTS ARE INTENDED FOR USE IN NEGOTIATED CONSTRUCTION CONTRACT AND, THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIALS AND / OR MANUFACTURERS. THE GENERAL CONTRACTOR SHALL PROVIDE ALL SAMPLES AS REQUIRED. TO ASSIST THE OWNER IN MAKING MATERIAL OR EQUIPMENT SELECTIONS OR COMPARISON. FOR THE PURPOSE OF ESTIMATING, THE GENERAL CONTRACTOR SHALL USE MATERIALS SELECTED BY THE OWNER. OR IN THE ABSENCE OF OWNER, HE SHALL PROVIDE AN ALLOWANCE AMOUNT. AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DOCUMENTS SHALL BE INCLUDED IN ANY ESTIMATES.
- 10. THE GENERAL CONTRACTOR SHALL REVIEW AND RECORD ALL EXISTING CONDITIONS. INCLUDING PAVED AREAS. HE SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIRED ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE PROPOSED CONSTRUCTION. ALL EXISTING ITEMS AND CONDITIONS IN GOOD CONDITION SHALL BE MAINTAINED IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE CONSTRUCTION DOCUMENTS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED. EXAMINATION OF SITE: THE GENERAL CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS TO THE CONDITION UNDER WHICH THE WORK IS TO BE PERFORMED.
- 11. THE GENERAL CONTRACTOR SHALL VERIFY AT THESE SITE. ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY EXPENSES DUE TO NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS WORK.
- 12. EXAMINATION OF EXISTING PLUMBING AND ELECTRICAL; IN ANY CASE WHERE A NEW LINE MAY TIE INTO AN EXISTING LINE WITHIN THE LIMITS OF THE RENOVATION WORK. THE GENERAL CONTRACTOR OR HIS SUBCONTRACTOR SHALL EXAMINE THE ENTIRE EXISTING LINE. AND DETERMINE WHETHER THE NEW WORK WILL ADVERSELY BE AFFECTED BY IT. AND NOTIFY THE OWNER AND THE DESIGNER OF ANY SUCH DEFECT BEFORE COMMENCING WORK.
- 13. THE DESIGNER AND ENGINEER ARE NOT RESPONSIBLE FOR PERMITS OF ANY KIND. THE DESIGNER'S AND ENGINEER'S LIABILITY IS LIMITED TO THE CORRECTION OF THE DRAWINGS.

THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF HIS PERSONNEL. PUBLIC SAFETY AND COMPLIANCE WITH ALL STATE, LOCAL AND FEDERAL AGENCY.

THESE PLAN SHALL NOT BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN

# New House & New ADU Detached Flossa Way, Gilroy, CA.

# ABBREVIATIONS

MAX. MAXIMUM

۸ اه 🕞	ABOVE AND BELOW	M.B.	MAQUINE DOLT
A Q D	ANOUGH DOLLOW		MACHINE BOLT
A.B. ABV ADJ	ANCHOR BOLTS	MEZZ.	MEZZANINE
ABV	ABOVE ADJACENT	MFG.	MANUFACTURING
ADJ	ADJACENT	M.I.	MALLEABLE IRON
A.F.F.	ABOVE FINISH FLOOR	MIN	MINIMUM
	AMERICAN PLYWOOD ASSO.		
	ARCHITECTURAL		MOUNTED
		(N)	NEW
B.F.W.	BALLOON FRAMED WALL	Ν	NORTH
BLDG.	BUILDING	N/A	NOT APPLICABLE
BLK'G	BLOCKING	NAIL'G	
BM.	BEAM		
DIVI.	BOUNDARY NEILING	N.E.	
BN.	BOUNDARY NEILING BOTTOM BEARING	N.T.S.	
BOTT	BOLLOW	N.W.	NORTHWEST
BRG	BEARING	0.0	ON CENTER
C	CAMBER	○. ∪	OPPOSITE HAND
	CANTILIVER	0.11.	ON CENTER OPPOSITE HAND OPENING
CANT.	CELLING TOLCT	OPEN'G	OPENING
C.J.	CEILING JOIST	OPT.	OPTIONAL
CLG	CEILING	0.S.B.	OREGON STRAD BOARD
CTR	CENTER	PC'S	PIECES
CLR	CLEARENCE		PLYWOOD EDGE NAILING
CONC	COCNRETE	P.E.N.	DEDIMETED
CMII	CLEARENCE COCNRETE CON.MANSORY UNIT		PERIMETER
C.IVI.U.	CONNECT, CONNECTION	PLT.	PLATE
CONN	CONNECT, CONNECTION	PLC'S	PLACES
	CONSTRUCTION		PLYWOOD
CONT	CONTINUOS		
CS'K	COUNTERSINK		PRESSURE TREATED
	COLLAR TIE	RAF.	
	DOLIRI F	RDWD.	REDWOOD
DBL.	DOUBLE DETAIL	REQ'D	
DET	DETAIL DOUGLAS FIR		
D.F.	DOUGLAS FIR	REQ'T	RETAINING
DET D.F. DIA	DIAGONAL	RET.	
DIAPH	DIAPHRAGM	RF.	ROOF
DIALLI	DIMENSION		
		S S.A.D. S.G.E. S.B.	SEE ARCH. DRW'GS
	DIRECTION	5.A.D.	SEL ANCH. DINWIGS
D.R.	DOOR	S.G.E.	STRUCTURAL GABLE END
D.F.	DOOR FRAME	S.B.	STRONG BACK
DWG	DRAWING EAST	SCH.	
E	EAST	S.E.	SOUTHEAST
L ,		SEC	SECTION
EA	EAST EACH EACH FACE ELEVATION EMBEDMENT EDGE NAILING EQUAL	SIM	CIMIL A D
Ł.F.	EACH FACE	CLIT	SHILAN
ELEV	ELEVATION	5П I.	SHEET
EMB	EMBEDMENT	SHT′G	SHEATHING
FΝ	EDGE NAILING	SIMP.	SIMPSON COMPANY
EO.	EMBEDMENT EDGE NAILING EQUAL EACH WAY EACH WAY EACH FACE EXPANSION EXISTING	SPC'G	SPACING
L W.		SDECS	SPECIFICATIONS
E.W.	EACH WAY FACH FACE	SPECS	SOLIENDE
E.W.E.F.	EACH WAY EACH FACE	SQ.	SQUEARE
EXP	EXPANSION	S.S.D.	SEE STR. DRW'GS
EX.	EXISTING	STL	STEEL
FF	FINISH FLOOR	STR.	STRUCTURAL
	FULL HEIGHT		
T.II.	FULL HEIGHT OF BLDG.	S.W.S	CHEVD MAIL CURDINE
r.n.u.b.	FULL MEDILI OF BLDG.	J. W.J.	CHEAD WALL TYPE
F.W.O.B.	FULL WIDTH OF BLDG.	5. W. I.	SHEAR WALL LIPE
FIN	FINISH	1&B	TOP AND BUTTOM
FLR			
F.J.	FLOOR	T&G	TONGUE AND GROOVE
	FLOOR FLOOR JOIST	T&G T.B.F.V.	TONGUE AND GROOVE TO BE FIELD VERIFIED
F.L.O.M.	FLOOR FLOOR JOIST FULL LENGTH OF MEMBER	T&G T.B.F.V. T.D.	TONGUE AND GROOVE TO BE FIELD VERIFIED TIEDOWN OR HOLDOWN
F.L.O.M.	FULL WIDTH OF BLDG. FINISH FLOOR FLOOR JOIST FULL LENGTH OF MEMBER	T&G T.B.F.V. T.D. T.D.S	TONGUE AND GROOVE TO BE FIELD VERIFIED TIEDOWN OR HOLDOWN TIEDOWN SCHEDULE
F.IN.	FACE NAILED	T.D.S. T N	TOF NAII
F.N. F.O.S.	FACE STUDS	T.D.S. T N	TOF NAII
F.N. F.O.S. F.O.C.	FACE NAILED  FACE STUDS  FACE OF CONCRETE	T.D.S. T N	TOF NAII
F.N. F.O.S. F.O.C.	FACE NAILED  FACE STUDS  FACE OF CONCRETE	T.D.S. T N	TOF NAII
F.N. F.O.S. F.O.C. FNDN. F.P.	FACE NAILED  FACE STUDS  FACE OF CONCRETE  FOUNDATION  FIREPLACE	T.D.S. T N	TOF NAII
F.N. F.O.S. F.O.C. FNDN. F.P. FRAM'G	FACE NAILED FACE STUDS FACE OF CONCRETE FOUNDATION FIREPLACE FRAMING	T.D.S. T N	TOF NAII
F.N. F.O.S. F.O.C. FNDN. F.P. FRAM'G	FACE NAILED FACE STUDS FACE OF CONCRETE FOUNDATION FIREPLACE FRAMING	T.D.S. T.N. T.O. T.O.C. T.O.S.F. T.O.W.	TOE NAIL TOP OF TOP OF CONCRETE TPO OF SUB-FLOOR TOP OF WALL TOTAL
F.N. F.O.S. F.O.C. FNDN. F.P. FRAM'G	FACE NAILED FACE STUDS FACE OF CONCRETE FOUNDATION FIREPLACE FRAMING	T.D.S. T.N. T.O. T.O.C. T.O.S.F. T.O.W.	TOE NAIL TOP OF TOP OF CONCRETE TPO OF SUB-FLOOR TOP OF WALL TOTAL
F.N. F.O.S. F.O.C. FNDN. F.P. FRAM'G	FACE NAILED FACE STUDS FACE OF CONCRETE FOUNDATION FIREPLACE FRAMING	T.N. T.O. T.O.C. T.O.S.F. T.O.W. TOT TYP.	TOE NAIL TOP OF TOP OF CONCRETE TPO OF SUB-FLOOR TOP OF WALL TOTAL TYPICAL
F.N. F.O.S. F.O.C. FNDN. F.P. FRAM'G FT. FTG. GALV.	FACE NAILED FACE STUDS FACE OF CONCRETE FOUNDATION FIREPLACE FRAMING FEET FOOTING GALVANIZED	T.D.S. T.N. T.O. T.O.C. T.O.S.F. T.O.W. TOT TYP. U.N.O.	TOE NAIL TOP OF TOP OF CONCRETE TPO OF SUB-FLOOR TOP OF WALL TOTAL TYPICAL UNLESS NOTED OTHERWISE
F.N. F.O.S. F.O.C. FNDN. F.P. FRAM'G FT. FTG. GALV.	FACE NAILED FACE STUDS FACE OF CONCRETE FOUNDATION FIREPLACE FRAMING FEET FOOTING GALVANIZED	T.N. T.O. T.O.C. T.O.S.F. T.O.W. TOT TYP. U.N.O. U.O.N.	TOE NAIL TOP OF TOP OF CONCRETE TPO OF SUB-FLOOR TOP OF WALL TOTAL TYPICAL UNLESS NOTED OTHERWISE UNLESS OTHERWISE NOTED
F.N. F.O.S. F.O.C. FNDN. F.P. FRAM'G FT. FTG. GALV. GAR. GEN.	FACE NAILED FACE STUDS FACE OF CONCRETE FOUNDATION FIREPLACE FRAMING FEET FOOTING GALVANIZED GARAGE GENERAL	T.N. T.O. T.O.C. T.O.S.F. T.O.W. TOT TYP. U.N.O. U.O.N. W	TOE NAIL TOP OF TOP OF CONCRETE TPO OF SUB-FLOOR TOP OF WALL TOTAL TYPICAL UNLESS NOTED OTHERWISE UNLESS OTHERWISE NOTED WEST
F.N. F.O.S. F.O.C. FNDN. F.P. FRAM'G FT. FTG. GALV. GAR. GEN.	FACE NAILED FACE STUDS FACE OF CONCRETE FOUNDATION FIREPLACE FRAMING FEET FOOTING GALVANIZED GARAGE GENERAL	T.N. T.O. T.O.C. T.O.S.F. T.O.W. TOT TYP. U.N.O. U.O.N. W	TOE NAIL TOP OF TOP OF CONCRETE TPO OF SUB-FLOOR TOP OF WALL TOTAL TYPICAL UNLESS NOTED OTHERWISE UNLESS OTHERWISE NOTED WEST WINDOW
F.N. F.O.S. F.O.C. FNDN. F.P. FRAM'G FT. FTG. GALV. GAR. GEN. G.L.B.	FACE NAILED FACE STUDS FACE OF CONCRETE FOUNDATION FIREPLACE FRAMING FEET FOOTING GALVANIZED GARAGE GENERAL GLU—LAM BEAM	T.N. T.O. T.O.C. T.O.S.F. T.O.W. TOT TYP. U.N.O. U.O.N. W	TOE NAIL TOP OF TOP OF CONCRETE TPO OF SUB-FLOOR TOP OF WALL TOTAL TYPICAL UNLESS NOTED OTHERWISE UNLESS OTHERWISE NOTED WEST WINDOW
F.N. F.O.S. F.O.C. FNDN. F.P. FRAM'G FT. FTG. GALV. GAR. GEN. GL.B. GR.	FACE NAILED FACE STUDS FACE OF CONCRETE FOUNDATION FIREPLACE FRAMING FEET FOOTING GALVANIZED GARAGE GENERAL GLU—LAM BEAM GRADE	T.N. T.O. T.O.C. T.O.S.F. T.O.W. TOT TYP. U.N.O. U.O.N. W	TOE NAIL TOP OF TOP OF CONCRETE TPO OF SUB-FLOOR TOP OF WALL TOTAL TYPICAL UNLESS NOTED OTHERWISE UNLESS OTHERWISE NOTED WEST WINDOW
F.N. F.O.S. F.O.C. FNDN. F.P. FRAM'G FT. FTG. GALV. GAR. GEN. GL.B. GR. H.D.G.	FACE NAILED FACE STUDS FACE OF CONCRETE FOUNDATION FIREPLACE FRAMING FEET FOOTING GALVANIZED GARAGE GENERAL GLU-LAM BEAM GRADE HOT DIPPED GALVANIZED	T.N. T.O. T.O.C. T.O.S.F. T.O.W. TOT TYP. U.N.O. U.O.N. W WDW S.W.F. W.W.F.	TOE NAIL TOP OF TOP OF CONCRETE TPO OF SUB-FLOOR TOP OF WALL TOTAL TYPICAL UNLESS NOTED OTHERWISE UNLESS OTHERWISE NOTED WEST WINDOW STEEL WIDE FLANGE WELDED WIRE FABRIC
F.N. F.O.S. F.O.C. FNDN. F.P. FRAM'G FT. FTG. GALV. GAR. GEN. G.L.B. GR. H.D.G. HDR.	FACE NAILED FACE STUDS FACE OF CONCRETE FOUNDATION FIREPLACE FRAMING FEET FOOTING GALVANIZED GARAGE GENERAL GLU-LAM BEAM GRADE HOT DIPPED GALVANIZED HEADER	T.N. T.O. T.O.C. T.O.S.F. T.O.W. TOT TYP. U.N.O. U.O.N. W WDW S.W.F. W.W.F.	TOE NAIL TOP OF TOP OF CONCRETE TPO OF SUB-FLOOR TOP OF WALL TOTAL TYPICAL UNLESS NOTED OTHERWISE UNLESS OTHERWISE NOTED WEST WINDOW STEEL WIDE FLANGE WELDED WIRE FABRIC WITH
F.N. F.O.S. F.O.C. FNDN. F.P. FRAM'G FT. FTG. GALV. GAR. GEN. G.L.B. GR. H.D.G. HDR. HT.	FACE NAILED FACE STUDS FACE OF CONCRETE FOUNDATION FIREPLACE FRAMING FEET FOOTING GALVANIZED GARAGE GENERAL GLU-LAM BEAM GRADE HOT DIPPED GALVANIZED HEADER	T.N. T.O. T.O.C. T.O.S.F. T.O.W. TOT TYP. U.N.O. U.O.N. W WDW S.W.F. W.W.F. W/	TOE NAIL TOP OF TOP OF CONCRETE TPO OF SUB-FLOOR TOP OF WALL TOTAL TYPICAL UNLESS NOTED OTHERWISE UNLESS OTHERWISE NOTED WEST WINDOW STEEL WIDE FLANGE WELDED WIRE FABRIC WITH WITHOUT
F.N. F.O.S. F.O.C. FNDN. F.P. FRAM'G FT. FTG. GALV. GAR. GEN. G.L.B. GR. H.D.G. HDR. HT. INFO.	FACE NAILED FACE STUDS FACE OF CONCRETE FOUNDATION FIREPLACE FRAMING FEET FOOTING GALVANIZED GARAGE GENERAL GLU-LAM BEAM GRADE HOT DIPPED GALVANIZED HEADER	T.N. T.O. T.O.C. T.O.S.F. T.O.W. TOT TYP. U.N.O. U.O.N. W WDW S.W.F. W.W.F. W/ W/O	TOE NAIL TOP OF TOP OF CONCRETE TPO OF SUB-FLOOR TOP OF WALL TOTAL TYPICAL UNLESS NOTED OTHERWISE UNLESS OTHERWISE NOTED WEST WINDOW STEEL WIDE FLANGE WELDED WIRE FABRIC WITH WITHOUT AT
F.N. F.O.S. F.O.C. FNDN. F.P. FRAM'G FT. FTG. GALV. GAR. GEN. G.L.B. GR. H.D.G. HDR. HT. INFO.	FACE NAILED FACE STUDS FACE OF CONCRETE FOUNDATION FIREPLACE FRAMING FEET FOOTING GALVANIZED GARAGE GENERAL GLU-LAM BEAM GRADE HOT DIPPED GALVANIZED HEADER HEIGHT INFORMATION	T.N. T.O. T.O.C. T.O.S.F. T.O.W. TOT TYP. U.N.O. U.O.N. W WDW S.W.F. W.W.F. W/	TOE NAIL TOP OF TOP OF CONCRETE TPO OF SUB-FLOOR TOP OF WALL TOTAL TYPICAL UNLESS NOTED OTHERWISE UNLESS OTHERWISE NOTED WEST WINDOW STEEL WIDE FLANGE WELDED WIRE FABRIC WITH WITHOUT
F.N. F.O.S. F.O.C. FNDN. F.P. FRAM'G FT. FTG. GALV. GAR. GEN. G.L.B. GR. H.D.G. HDR. HT. INFO. INT.	FACE NAILED FACE STUDS FACE OF CONCRETE FOUNDATION FIREPLACE FRAMING FEET FOOTING GALVANIZED GARAGE GENERAL GLU-LAM BEAM GRADE HOT DIPPED GALVANIZED HEADER HEIGHT INFORMATION INTERIOR	T.N. T.O. T.O.C. T.O.S.F. T.O.W. TOT TYP. U.N.O. U.O.N. W WDW S.W.F. W.W.F. W/ W/O	TOE NAIL TOP OF TOP OF CONCRETE TPO OF SUB-FLOOR TOP OF WALL TOTAL TYPICAL UNLESS NOTED OTHERWISE UNLESS OTHERWISE NOTED WEST WINDOW STEEL WIDE FLANGE WELDED WIRE FABRIC WITH WITHOUT AT FEET
F.N. F.O.S. F.O.C. FNDN. F.P. FRAM'G FT. FTG. GALV. GAR. GEN. G.L.B. GR. H.D.G. HDR. HT. INFO. INT.	FACE NAILED FACE STUDS FACE OF CONCRETE FOUNDATION FIREPLACE FRAMING FEET FOOTING GALVANIZED GARAGE GENERAL GLU—LAM BEAM GRADE HOT DIPPED GALVANIZED HEADER HEIGHT INFORMATION INTERIOR JOIST HANGER	T.N. T.O. T.O.C. T.O.S.F. T.O.W. TOT TYP. U.N.O. U.O.N. W WDW S.W.F. W.W.F. W/O @ ,	TOE NAIL TOP OF TOP OF CONCRETE TPO OF SUB-FLOOR TOP OF WALL TOTAL TYPICAL UNLESS NOTED OTHERWISE UNLESS OTHERWISE NOTED WEST WINDOW STEEL WIDE FLANGE WELDED WIRE FABRIC WITH WITHOUT AT FEET INCHES
F.N. F.O.S. F.O.C. FNDN. F.P. FRAM'G FT. FTG. GALV. GAR. GEN. GL.B. GR. H.D.G. HDR. HT. INFO. INT. J.H. JNT	FACE NAILED FACE STUDS FACE OF CONCRETE FOUNDATION FIREPLACE FRAMING FEET FOOTING GALVANIZED GARAGE GENERAL GLU—LAM BEAM GRADE HOT DIPPED GALVANIZED HEADER HEIGHT INFORMATION INTERIOR JOINT	T.N. T.O. T.O.C. T.O.S.F. T.O.W. TOT TYP. U.N.O. U.O.N. W WDW S.W.F. W.W.F. W/O @ , "	TOE NAIL TOP OF TOP OF CONCRETE TPO OF SUB-FLOOR TOP OF WALL TOTAL TYPICAL UNLESS NOTED OTHERWISE UNLESS OTHERWISE NOTED WEST WINDOW STEEL WIDE FLANGE WELDED WIRE FABRIC WITH WITHOUT AT FEET INCHES PARALLEL
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F.N. F.O.S. F.O.C. FNDN. F.P. FRAM'G FT. FTG. GALV. GAR. GEN. GL.B. GR. H.D.G. HDR. HT. INFO. INT. J.H. JNT JST K.P. LOC.	FACE NAILED FACE STUDS FACE OF CONCRETE FOUNDATION FIREPLACE FRAMING FEET FOOTING GALVANIZED GARAGE GENERAL GLU-LAM BEAM GRADE HOT DIPPED GALVANIZED HEADER HEIGHT INFORMATION INTERIOR JOIST HANGER JOINT JOIST KING POST	T.N. T.O. T.O.C. T.O.S.F. T.O.W. TOT TYP. U.N.O. U.O.N. W WDW S.W.F. W.W.F. W/ W/O    "    1	TOE NAIL TOP OF TOP OF CONCRETE TPO OF SUB-FLOOR TOP OF WALL TOTAL TYPICAL UNLESS NOTED OTHERWISE UNLESS OTHERWISE NOTED WEST WINDOW STEEL WIDE FLANGE WELDED WIRE FABRIC WITH WITHOUT AT FEET INCHES PARALLEL PERPENDICULAR AND

STEEL ANGLE

# PROJECT DESIGN CRITERIA

GOVERNING BUILDING CODE 2019 CALIFORNIA BUILDING CODE	
GENERAL PARAMETERS  NUMBER OF STORIES  MAX HEIGHT (ABV. GRADE)  ROOF  FLOOR  WALLS (INTERIOR)  WALLS (EXTERIOR)	1 18' DL / LL 19 / 20 PSF DL / LL 15 / 40 PSF DL 8 PSF DL 17 PSF
GEOTECHNICAL PARAMETERS GEOTECHNICAL REPORT SOIL BEARING PRESSURE	NO 1500 PSF
WIND DESIGN PARAMETERS DESIGN PROCEDURE BASIC WIND SPEED EXPOSURE IMPORTANCE FACTOR INTERNAL PRESSURE COEFF. DESIGN WIND PRESSURE	SIMPLIFIED, ASD 92 MPH C 1.00 0.18 11.53 PSF 00 TO 15 FEET 12.25 PSF 15 TO 20 FEET 12.84 PSF 20 TO 25 FEET
SEISMIC DESIGN PARAMETERS  DESIGN PROCEDURE  SITE CLASS  IMPORTANCE FACTOR  OCCUPANCY CATEGORY  MAPPED SPECTRAL RESPONSE  SPECTRAL RESPONSE COEFFICIENT  SEISMIC DESIGN CATEGORY  SEISMIC FORCE RESISTING SYSTEM  RESPONSE MODIFICATION FACTOR  SEISMIC RESPONSE COEFFICIENT:  ANALYSIS PROCEDURE USED	EQUIV. FORCE D 1.00 II SS = 1.766

STRUCTURAL SHEET INDEX

S-0

S-0.1	STRUCTURAL NOTES
S-1	FOUNDATION FRAMING PLAN
S-2	ROOF FRAMING PLAN
SD-1	STANDARD DETAILS
SD-2	STANDARD DETAILS
SD-3	STANDARD DETAILS
FD-1	FOUNDATION DETAILS
FD-2	FOUNDATION DETAILS
WD-1	WOOD DETAILS
WD-2	WOOD DETAILS
WD-3	WOOD DETAILS
WSWH1	WOOD STRONG-WALL DETAILS

WOOD STRONG-WALL DETAILS

STRUCTURAL TITLE

# SPECIAL INSPECTION

1.-SHEARWALL w/FASTENERS @4" O.C. OR LESS

# FASTENING SCHEDULE TABLE 2304.10.1

	ection	Fastening a,m	Location
<ol> <li>Joist to sill or girde</li> </ol>	er	3 - 8d common	toenail
2. Bridging to joist		2 - 8d common	toenail each end
3. 1" x 6" subfloor or le		2 - 8d common	face nail
4. Wider than 1" x 6" s	<u> </u>	3 - 8d common	face nail
5. 2" subfloor to joist o	or girder	2 - 16d common	blind and face nail
6. Sale plate to joist blocking		16d @ 16" o/c	typical face nail
Sale plate to joist or blockir	ng at braced wall panel	3" - 16D @ 16" o/c	braced wall panels
7. Top plate to stud		2 - 16d common	end nail
8. Stud to sole plate		4 - 8d common	toenail
		2 - 16d common	end nail
9. Double studs		16d common @ 24" o/c	face nail
10. Double top plates		16d common @ 16" o/c	typical face nail
		8-16d common	lap splice
<ol><li>Blocking between joists</li></ol>	or rafters to top plate	3 - 8d common	toenail
12. Rim joist to top plate		8d @ 6" o/c	toenail
13. Top plates, laps and int		2 - 16d common	face nail
14. Continuous header, two	pieces	16d common	16" o/c along edge
15. Ceiling joists to plate		3 - 8d common	toenail
16. Continuous header to s		4 - 8d common	toenail
<ol> <li>Ceiling joists, laps over (see Section 2308.10.4</li> </ol>		3 - 16d common min. Table 2308.10.4.1	face nail
<ol> <li>Ceiling joists parallel ra (see Section 2308.10.4</li> </ol>		3 - 16d common min Table 2308.10.4.1	facenail
19. Rafter to plate (see Section 2308.10.1	, Table 2308.10.1)	3 - 8d common	toenail
20. 1" diagonal brace to ea	ch stud and plate	2 - 8d common	face nail
21. 1" x 8" sheathing to each	ch bearing	3 - 8d common	face nail
22. Wider than 1" x 8" shea	thing to each bearing	3 - 8d common	face nail
23. Built-up corner studs		16d common	24" o/c
		20d common @ 32"	face nail @ top and bottom
24. Built-up girder and bear	ms	o/c	staggered on opposite sides
		2 - 20d common	face nail @ ends and @ ea. splice
25. 2" planks		16d common	at each bearing
26. Collar tie to rafter		3 - 10d common	face nail
27. Jack rafter to hip		3 - 10d common	toenail
20 Doof rofter to 2 by ridge	hoom	2 - 16d common	face nail toenail, face nail
<ul><li>28. Roof rafter to 2-by ridge</li><li>29. Joist to band joist</li></ul>	e beam	2 - 16d common	•
30. Ledger strip		3 - 16d common 3 - 16d common	face nail
• •		3 - 100 common	face nail
31. Wood structural panels Subfloor, roof and wall		8d d	
Single Floor (combinati to framing)	on subfloor-underlayment	10d <sub>d</sub>	
32. Panel siding (to framing	3)	8d <sub>f</sub>	
33. Fiberboard sheathing	··	8d common	
34. Interior paneling		6d k	
. 5		1	

a. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED.
 b. NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARDB DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
 c. COMMON OR DEFORMED SHANK (6D - 2" X 0.113"; 8D - 21/2" X 0.131"; 10D - 3" X 0.148").
 d. COMMON (6D - 2" X 0.113"; 8D - 21/2" X 0.131"; 10D - 3" X 0.148").

e. DEFORMED SHANK (6D - 2" X 0.113"; 8D - 21/2" X 0.131"; 10D - 3" X 0.148").

f. CORROSION-RESISTANT SIDING (6D - 17/8" X 0.106"; 8D - 23/8" X 0.128") OR CASING (6D - 2" X 0.099"; 8D - 21/2" X 0.113") NAIL.

g. FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS, WHEN USED AS STRUCTURAL SHEATHING. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR

NONSTRUCTURAL APPLICATIONS.

h. CORROSION-RESISTANT ROOFING NAILS WITH 7/16-INCH-DIAMETER HEAD AND 11/2-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 3/4-INCH LENGTH FOR 25/32-INCH SHEATHING.

i. CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16-INCH CROWN AND 1 1/8-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 1/2-INCH LENGTH FOR 25/32-INCH SHEATHING. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED)

j. CASING (11/2" X 0.080") OR FINISH (11/2" X 0.072") NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.

k. PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.

l. FOR ROOF SHEATHING APPLICATIONS, 8D NAILS (21/2" X 0.113") ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.

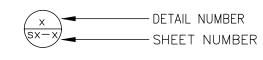
m. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH.

n. FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.

o. FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3 INCHES ON CENTER AT EDGES, 6 INCHES AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.

p. FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.

# STRUCTURAL SYMBOLS



S.A.D. DENOTES DROP IN FLOOR ELEVATION SEE ARCH'L

SLOPE SLOPED FINISH SEE ARCHITECTURAL DRAWING

DENOTES STUD WALL BELLOW FRAMING

DENOTES STUD WALL ABOVE FRAMING

MINTERIOR BEARING WALL

# #'-#"

SHEAR WALL ABOVE.
# DENOTES EDGE NAILING.
IN ADDITION TO THE SPECIFIC LOCATIONS SHOWN
ON THE PLANS, ALL THE EXTERIOR WALLS SHALL
BE SHEATHED WITH PLYWOOD INCLUDING ABOVE
AND BELOW ALL WALL OPENINGS, AND INCLUDING
GABLE WALLS.

SHEAR WALL BELOW SEE FLOOR PLAN BELOW

#'-#''= MIN. CALCULATED SHEAR WALL LENGTH

SIMPSON STRONG WALL (WSW) ICC ESR—1679 FIELD VERIFY ALL FIELD DIMENSIONS AGAINST PANEL DIMENSIONS AND DETAIL INSTALLATION PRIOR TO

POURING THE FOUNDATION AND ORDERING PANELS.

CONTINUOUS WOOD MEMBER IN SECTION

WOOD BLOCKING MEMBER IN SECTION

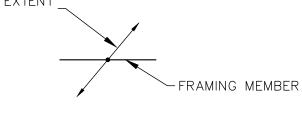
FOR NAILING INFORMATION

■ POST BETWEEN BEAMS■ POST ABOVE FRAMING

E DENOTES SIMPSON HANGER, SEE PLAN

POST BELOW FRAMING

DIAGRAMMATIC EXTENT \_ OF FRAMING



DENOTES CRICKET AREA

SHADED AREAS DENOTE AREAS OF "CALIFORNIA FRAMING"

STAMP:

PROFESS 10NAL PROFESS

GoldenDesigns

STRUCTURAL ENGINEERING

392 WHITNEY WAY,

MORGAN HILL, CA 95037

EMAIL: ADMIN@GD-SE.COM

TEL: (408) 659 5580

Detached

House

eW

REVISION DATE DESCRIPTION
08/30/2022 BUILDING SUBMITTAL

DATE: 08/30/2022

DRAWN BY: I.A.R.

DESIGNER BY: I.A.R.

SCALE: AS SHOW

JOB NO.: A-26-22

STRUCTURAL TITLE

SHEET NO.

S-0

- 1.1. AN ULTIMATE COMPRESSIVE STRENGTH (F'C) OF 2500 PSI 16. REMOVE FORM WORK IN ACCORDANCE WITH THE FOLLOWING
- 1.2. A MAXIMUM SLUMP OF 5" AT POINT OF PLACEMENT FOR SLABS AND FOOTINGS. CAISSONS SHALL HAVE A 4" TO 6" SLUMP AT "DRY" HOLES AND A 6" - 8" SLUMP AT "WET"
- 1.3. A W/C RATIO OF 0.55 OR LESS FOR ALL SLABS, WALLS, AND COLUMNS, AND 0.60 OR LESS FOR ALL FOUNDATIONS. 1.4. A NORMAL DRY-WEIGHT DENSITY (UON)
- SPECIAL INSPECTION IS NOT REQUIRED, EXCEPT WHERE SPECIFIED HEREIN, ON THE STRUCTURAL PLANS, OR BY THE BUILDING DEPARTMENT. AS A MINIMUM, SPECIAL INSPECTION IS ALWAYS
- 2.1. STRUCTURAL SLABS, FLAT PLATES
- 2.2. WALLS, COLUMNS, BEAMS 2.3. PILES, CAISSONS
- 2.4. WELDING OF REINFORCEMENT, INSTALLATION OF MECHANICAL BAR SPLICE DEVICES, EPOXY APPLICATIONS
- WHEN REQUIRED OR SPECIFIED, SPECIAL INSPECTION SERVICES SHALL CONFORM TO CBC CHAPTER 17 AND SHALL BE PROVIDED BY AN ICC CERTIFIED INSPECTOR OR BUILDING DEPARTMENT
- THE BUILDING DEPARTMENT RESERVES THE RIGHT TO WAIVE OR REQUIRE THE SPECIAL INSPECTION REQUIREMENTS [CBC 1704.1 AND 1704.4] . NOTHING IN THESE PLANS WAIVES THE BUILDING DEPARTMENT RIGHT TO REQUIRE SPECIAL INSPECTION ON AT ANY POINT AND ON ANY MATERIAL
- TESTING OF MATERIALS USED IN CONCRETE CONSTRUCTION MUST BE PERFORMED AS NOTED ON STRUCTURAL PLANS OR AT THE REQUEST OF THE BUILDING DEPARTMENT TO DETERMINE IF MATERIALS ARE QUALITY SPECIFIED. TESTS OF MATERIALS AND OF CONCRETE SHALL BE MADE BY AN APPROVED AGENCY AND AT THE EXPENSE OF THE OWNER; SUCH TESTS SHALL BE MADE IN ACCORDANCE WITH THE STANDARDS LISTED IN CBC TABLE
- WHEN TESTING OF CONCRETE IS REQUIRED, FOUR (4) TEST CYLINDERS SHALL BE TAKEN FROM EACH 150 YARDS, OR FRACTION THEREOF, POURED IN ANY ONE DAY. ONE (1) CYLINDER SHALL BE TESTED AT SEVEN (7) DAYS; TWO (2) AT 28 DAYS; ONE (1) SHALL BE HELD IN RESERVE. IF CONTRACTOR ELECTS TO HAVE ADDITIONAL TESTS PERFORMED FOR "EARLY-BREAK" RESULTS, ADDITIONAL TEST CYLINDERS MUST BE TAKEN. AT NO TIME SHALL THE CONTRACTOR INSTRUCT THE TESTING AGENCY TO PERFORM TESTS ON A SCHEDULE DIFFERENT THAT ABOVE WITHOUT THE PRIOR AUTHORIZATION OF THE ENGINEER. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH APPLICABLE
- TESTING REQUIREMENTS OF THE BUILDING DEPARTMENT. COPIES OF ALL TEST REPORTS SHALL BE PROVIDED TO ENGINEER AND BUILDING DEPARTMENT FOR REVIEW IN A TIMELY MANNER. THE CONTRACTOR SHALL REMOVE AND REPLACE ANY CONCRETE
- WHICH FAILS TO ATTAIN SPECIFIED 28 DAY COMPRESSIVE STRENGTH IF SO DIRECTED BY THE ENGINEER. ANY DEFECTS IN THE HARDENED CONCRETE SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AND/OR ARCHITECT OR THE HARDENED CONCRETE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- 5. ALL CONCRETE WORK SHALL CONFORM WITH CBC CHAPTER 19.
- 6. ALL CEMENT SHALL BE PORTLAND CEMENT TYPE I OR II AND SHALL CONFORM TO ASTM C 150.
- 7. ALL AGGREGATES SHALL CONFORM TO ASTM C33. MAXIMUM AGGREGATE SIZES: 7.1. FOOTINGS: 1-1/2"
- 7.2. ALL OTHER WORK: 1"
- WHERE NOT SPECIFICALLY DETAILED, THE MINIMUM CONCRETE COVER ON REINFORCING STEEL SHALL BE: 8.1. PERMANENTLY EXPOSED TO EARTH OR WEATHER
- 8.1.1. CAST AGAINST EARTH: 3 8.1.2. CAST AGAINST FORMS: 2"
- 8.2. NOT EXPOSED TO EARTH OR WEATHER 8.2.1. SLABS, WALLS, JOISTS: 3/4"
- 8.2.2. BEAMS, GIRDERS, COLUMNS: 1-1/2"
- BE 48 BAR DIAMETER (UON) ON THE STRUCTURAL PLANS 1. NAILS: AND/OR DETAILS. ALL LAP SPLICES TO BE STAGGERED.
- 10. ALL ANCHOR BOLTS USED IN CONCRETE CONSTRUCTION SHALL HAVE A MINIMUM TOTAL EMBEDMENT AS FOLLOWS (UON):

9. MINIMUM LAP SPLICE LENGTH FOR ALL REINFORCING STEEL SHALL

- 10.1. 5/8" DIA.: 7' 10.2.3/4" DIA.: 8"
- 10.3. 7/8" DIA.: 9" 10.4.1" DIA.: 10"
- OVERALL LENGTH OF ANCHOR BOLTS SHALL BE COORDINATED WITH SILL PLATE REQUIREMENTS AS INDICATED ELSEWHERE IN THESE SPECIFICATIONS. ALL ANCHOR BOLTS IN CONTACT WITH PRESERVATIVE—TREATED WOOD SHALL BE HOT DIPPED ZINC GALVANIZED OR STAINLESS STEEL.
- 11. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS, INSERTS, AND ANY OTHER HARDWARE TO BE CAST IN CONCRETE SHALL BE WELL SECURED IN POSITION PRIOR TO FOUNDATION INSPECTION. ALL HARDWARE TO BE INSTALLED IN ACCORDANCE WITH RESPECTIVE MANUFACTURER'S SPECIFICATIONS. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR LOCATIONS OF 3. BOLTS: EMBEDDED ITEMS.
- 12. LOCATIONS OF ALL CONSTRUCTION JOINTS, OTHER THAN SPECIFIED ON THE STRUCTURAL PLANS, SHALL BE APPROVED BY THE ARCHITECT AND ENGINEER PRIOR TO FORMING. CONSTRUCTION JOINTS SHALL BE THOROUGHLY AIR AND WATER CLEANED AND HEAVILY ROUGHENED SO AS TO EXPOSE COARSE AGGREGATES. ALL SURFACES TO RECEIVE FRESH CONCRETE SHALL BE MAINTAINED CONTINUOUSLY WET AT LEAST THREE (3) HOURS IN ADVANCE OF CONCRETE PLACEMENT.
- UNLESSSS SPECIFICALLY DETAILED OR OTHERWISE NOTED, 4. ANCHOR BOLTS: CONSTRUCTION AND CONTROL JOINTS SHALL BE PROVIDED IN ALL CONCRETE SLABS-ON-GRADE. JOINTS SHALL BE LOCATED SUCH THAT THE AREA DOES NOT EXCEED 400 SQ. FEET.
- 13. THE ARCHITECT, ENGINEER AND APPROPRIATE INSPECTORS SHALL BE NOTIFIED IN A TIMELY MANNER FOR A REINFORCEMENT INSPECTION PRIOR TO THE PLACEMENT OF ANY CONCRETE.
- 14. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND THE ENGINEER PRIOR TO PLACING SLEEVES, PIPES, DUCTS, CHASES, CORING AND OPENING ON OR THROUGH STRUCTURAL CONCRETE BEAMS, WALLS, FLOORS, AND ROOF SLABS UNLESSSS SPECIFICALLY DETAILED OR NOTED ON THE PLANS. ALL PILES OR CONDUITS PASSING THROUGH CONCRETE MEMBERS SHALL BE SLEEVED WITH STANDARD STEEL PIPE SECTIONS.
- 15. THE CONTRACTOR IS RESPONSIBLE FOR DESIGN, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL FORMWORK. FORMS SHALL BE PROPERLY CONSTRUCTED, SUFFICIENTLY TIGHT TO PREVENT LEAKAGE, SUFFICIENTLY STRONG, AND BRACED TO MAINTAIN THEIR SHAPE AND ALIGNMENT UNTIL NO LONGER NEEDED FOR CONCRETE SUPPORT. JOINTS IN FORMWORK SHALL BE TIGHTLY FITTED AND BLOCKED, AND SHALL PRODUCE A FINISHED CONCRETE SURFACE THAT IS TRUE AND FREE FROM BLEMISHES. FORMS FOR EXPOSED CONCRETE SHALL BE PRE-APPROVED BY THE ARCHITECT TO ENSURE CONFORMANCE WITH DESIGN INTENT.

- FORMS AT SLAB EDGE: 1 DAY
- \* SIDE FORMS AT FOOTINGS: 2 DAYS \* ALL OTHER VERTICAL SURFACES: 7 DAYS
- \* BEAMS, COLUMNS, GIRDERS: 15 DAYS \* ELEVATED SLABS: 28 DAYS
- ENGINEER RESERVES THE RIGHT TO MODIFY REMOVAL SCHEDULE ABOVE BASED ON FIELD OBSERVATIONS, CONCRETE CONDITIONS, AND/OR CONCRETE TEST RESULTS.
- 17. ALL CONCRETE (EXCEPT SLABS-ON-GRADE 6" OR LESS) SHALL BE MECHANICALLY VIBRATED AS IT IS PLACED. VIBRATOR TO BE OPERATED BY EXPERIENCED PERSONNEL. THE VIBRATOR SHALL BE USED TO CONSOLIDATE THE CONCRETE. THE VIBRATOR SHALL NOT BE USED TO CONVEY CONCRETE, NOR SHALL IT BE PLACED ON REINFORCING AND/OR FORMS. CONCRETE IN CAISSONS SHALL BE PLACED AND CONSOLIDATED IN AN APPROVED MANNER.
- 18. CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF FIVE (5) DAYS AFTER PLACEMENT.
- 19. CONCRETE SHALL NOT BE PERMITTED TO FREE FALL MORE THAN SIX (6) FEET. FOR HEIGHTS GREATER THAN SIX (6) FEET, USE TREMIE, PUMP OR OTHER METHOD CONSISTENT WITH APPLICABLE
- 20. CONTRACTOR SHALL SUBMIT MIX DESIGNS FOR ALL CONCRETE WITH ULTIMATE COMPRESSIVE STRENGTH GREATER THAN 2500 PSI TO ARCHITECT AND ENGINEER FOR APPROVAL SEVEN (7) DAYS PRIOR TO PLACEMENT. MIX DESIGNS SHALL BE PREPARED B AN APPROVED TESTING LABORATORY. SUFFICIENT DATA MUST BE PROVIDED FOR ALL ADMIXTURES.
- 21. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS OF ALL DIMENSIONS, SLAB DEPRESSIONS, SLOPES, DRAINS, CURBS, AND CONTROL JOINTS.

# REINFORCEMENT

- REINFORCING STEEL SHALL BE TO DEFORMED, CLEAN, FREE OF RUST, GREASE OR ANY OTHER MATERIAL LIKELY TO IMPAIR CONCRETE BOND.
- ALL BARS SHALL CONFORM TO ASTM A615, GRADE 60 MINIMUM (UON ON STRUCTURAL PLANS), EXCEPT THAT #3 & #4 BARS MAY BE GRADE 40. ALL WELD WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185.
- 3. REINFORCING STEEL THAT IS TO BE WELDED SHALL CONFORM TO ASTM A706. ALL WELDING OF REINFORCEMENT SHALL BE SUBJECT TO SPECIAL INSPECTION.
- 4. 4. CONTRACTOR SHALL TAKE NECESSARY STEPS (STANDARD TIES, ANCHORAGE DEVICES, ETC.) TO SECURE ALL REINFORCING STEEL IN THEIR TRUE POSITION AND PREVENT DISPLACEMENT DURING CONCRETE PLACEMENT.
- 5. FABRICATION, PLACEMENT AND INSTALLATION OF REINFORCING STEEL SHALL CONFORM TO: 5.1. CONCRETE REINFORCING STEEL INSTITUTE (CRSI) MANUAL OF STANDARD PRACTICE
- 6. SHOP DRAWINGS FOR FABRICATION OF REINFORCING STEEL SHALL BE APPROVED BY THE CONTRACTOR AND SUBMITTED TO THE ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS ARE NOT REQUIRED FOR SLABS-ON-GRADE OR FOUNDATIONS UON ON THE STRUCTURAL
- 7. HEATING OF REINFORCING STEEL TO AID IN BENDING AND SHAPING OF BARS IS NOT PERMITTED. ALL BENDS IN REINFORCING STEEL ARE TO BE MADE COLD. ALL BEND RADII SHALL CONFORM TO CRSI 11. POSTS MANUAL OF STANDARD PRACTICE.
- 8. 8. REFER TO CONCRETE AND MASONRY NOTES FOR SPECIFIC MINIMUM SPLICE LENGTH AND SPLICE STAGGERING REQUIREMENTS. LAP WELDED WIRE FABRIC (WWF) REINFORCEMENT TWO (2) MODULES MINIMUM (UON). ALL SPLICES ARE TO BE STAGGERED.

# FASTENERS

- 1.1. SHALL BE WITH "COMMON" NAILS (UON).
- 1.2. SHALL NOT BE DRIVEN CLOSER THAN ½ THEIR LENGTH NOR CLOSER THAN 1/4 OF THEIR LENGTH TO THE EDGE OR END OF A MEMBER, EXCEPT FOR SHEATHING.
- 1.3. SHALL BE INSTALLED IN PRE-DRILLED LEAD HOLES IF
- NECESSARY TO AVOID SPLITTING. 1.4. IN CONTACT WITH PRESERVATIVE-TREATED WOOD OR WHERE EXPOSED TO WEATHER SHALL BE HOT DIPPED ZINC 12. FLOOR FRAMING:
- GALVANIZED OR STAINLESS STEEL. 1.5. ALL NAILING CONFORM TO 2016 CBC TABLE 2304.10.1.
- 2. LAG SCREWS: 2.1. SHALL BE INSTALLED INTO PRE-DRILLED LEAD HOLES. LUBRICANT (OR SOAP) SHALL BE USED TO FACILITATE INSTALLATION AND PREVENT DAMAGE TO THE SCREWS. 2.2. IN CONTACT WITH PRESERVATIVE-TREATED WOOD OR WHERE
- EXPOSED TO WEATHER SHALL BE HOT DIPPED ZINC GALVANIZED OR STAINLESS STEEL.
- 3.1. SHALL CONFORM TO ASTM F1554 GRADE 36 (UON) ON PLANS AND DETAILS.
- 3.2. SHALL BE INSTALLED IN PRE-DRILLED HOLES A MAXIMUM OF 1/16" LARGER THAN THE SPECIFIED BOLT DIAMETER.
- 3.3. WHEN INSTALLED AGAINST WOOD SURFACES, SHALL HAVE STANDARD WASHERS UNDER THE HEADS AND NUTS. 3.4. IN CONTACT WITH PRESERVATIVE—TREATED WOOD OR WHERE EXPOSED TO WEATHER SHALL BE HOT DIPPED ZINC
- 4.1. SHALL BE 5/8" DIAMETER WITH 3X3X0.229" STEEL PLATE
- WASHERS AT SHEARWALLS. 4.2. SHALL HAVE 7" MINIMUM EMBEDMENT. (CONTRACTOR TO COORDINATE LENGTH OF BOLTS WITH SILL PLATE
- THICKNESSES) 4.3. SHALL CONFORM TO ASTM F1554 GRADE 36

GALVANIZED OR STAINLESS STEEL.

- 4.4. SHALL BE HOT DIPPED ZINC GALVANIZED OR STAINLESS 4.5. SHALL NOT BE SPACED GREATER THAN 72" O.C. REFER TO SHEARWALL SCHEDULE FOR SPECIFIC ANCHOR BOLT SPACING
- REQUIREMENTS. 4.6. SHALL BE PLACED A MAXIMUM OF 12" FROM WALL CORNERS, WALL ENDS, AND SILL PLATE SPLICES (BUT NOT LESS THAN 7 DIAMETERS), AND A MINIMUM OF TWO BOLTS PER PIECE OF
- SILL PLATE IS REQUIRED. 4.7. SHALL BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION

- 1. REFER TO 2016 CBC TABLE 2304.10.1. FOR ALL MINIMUM NAILING 1. GLU-LAMINATED BEAMS REQUIREMENTS.
- 2. REFER TO INDIVIDUAL SECTIONS FOR APPLICABLE MATERIAL
- SPECIFICATIONS. 3. FABRICATE, SIZE, INSTALL, CONNECT, FASTEN, BORE, NOTCH, AND
- CUT WOOD AND PLYWOOD WITH JOINTS TRUE, TIGHT, AND WELL-NAILED, SCREWED OR BOLTED AS REQUIRED, ALL MEMBERS TO HAVE SOLID BEARING WITHOUT BEING SHIMMED (UON). SET HORIZONTAL MEMBERS SUBJECT TO BENDING WITH THE CROWN UP. INSTALL FRAMING PLUMB, SQUARE, TRUE AND CUT FOR FULL BEARING. SPLICES ARE NOT PERMITTED BETWEEN BEARINGS. USE FULL LENGTHS (UON)
- 4. METAL FRAMING ANGLES, ANCHOR, CLIPS, STRAPS, TIES, HOLDOWNS, ETC. SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE CO. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- 5. ALL WALLS ARE TO HAVE CONTINUOUS DOUBLE 2X TOP PLATES 2. LAMINATED VENEER LUMBER (LVL): SPLICED AS FOLLOWINGS (UON) ON THE PLANS AND DETAILS.

CARPENTRY

- 6.1. (UON) USE THE FOLLOWING GUIDELINES FOR WALL FRAMING: 6.2. USE 2X4 STUDS AT 16" O.C. FOR WALLS LESS THAN 9'-0"
- 6.3. WALLS 9'-0" TO 16'-0" TALL SHALL BE CONSTRUCTED OF
- 2X6 STUDS AT 16" O.C. 6.4. REQUEST SPECIFICALLY ENGINEERED WALL DETAILS FOR 2.7. FT (PARALLEL) = 1500 PSI WALLS GREATER THAT 16'-0" TALL.
- 7.1. PROVIDE MIN. ONE ROW OF NOMINAL 2" THICK BLOCKING OF SAME WIDTH AS STUD, FITTED SNUGLY AND SPIKED INTO STUDS AT MID-HEIGHT OF PARTITIONS OR WALLS OVER EIGHT
- 7.2. ALL CRIPPLE WALLS (OR "PONY WALLS") LESS THAN 14" IN HEIGHT SHALL BE SOLID BLOCKING. 7.3. REFER TO SHEARWALL SECTION FOR ADDITIONAL BLOCKING
- REQUIREMENTS.
- 8.1. IS NOT PERMITTED OF ANY STRUCTURAL MEMBER WITHOUT PRIOR APPROVAL 8.2. IN EXTERIOR AND BEARING WALLS, NOTCHES SHALL NOT EXCEED 25% OF THE STUD DEPTH.
- 8.3. NON-BEARING PARTITION WALLS, NOTCHES SHALL NOT EXCEED 40% OF THE STUD DEPTH. 8.4. SUCCESSIVE NOTCHES IN THE SAME MEMBER SHALL BE SPACED A MINIMUM OF 18" APART.
- 9.1. IS NOT PERMITTED OF ANY STRUCTURAL MEMBER WITHOUT

  3. PARALLEL STRAND LUMBER (PSL):
- 9.2. IN EXTERIOR AND BEARING WALLS, HOLES SHALL NOT EXCEED 40% OF THE STUD DEPTH. 9.3. NON-BEARING PARTITION WALLS, SHALL MAY BE DRILLED NOT
- GREATER THAN 60% OF THE STUD DEPTH. 9.4. SUCCESSIVE HOLES IN THE SAME MEMBER SHALL BE SPACED A MINIMUM OF 18" APART.

- 10.1. PROVIDE A MINIMUM OF  $1\frac{1}{2}$ " OF BEARING FOR ALL 2X JOISTS AND ALL 4X10 / 6X8 HEADERS & SMALLER. 10.2. PROVIDE A MINIMUM OF 3" OF BEARING FOR ALL BEAMS AND
- HEADERS 4X12 / 6X10 & LARGER (UON). 10.3. MEMBERS BEARING ON PREFABRICATED HANGERS ARE TO HAVE FULL BEARING AND NAILING PER MANUFACTURER'S SPECIFICATIONS.
- 11.1. POSTS INSIDE WALLS SHALL BEAR ON SILL PLATES AND SHALL BE CONTINUOUS BETWEEN TOP AND BOTTOM PLATES,
- 11.2. PROVIDE POSTS UNDER ALL BEAMS, GIRDERS OR DOUBLE JOISTS EQUAL TO THE WIDTH OF THE SUPPORTED MEMBER. 11.3. POSTS ON UPPER LEVELS ARE TO BE STACKED ON POSTS OF

EQUAL SIZE AT LEVELS BELOW, UNLESS A LARGER POST IS

- SPECIFIED ON THE PLANS. 11.4. VERTICAL BLOCKING ("SQUASH BLOCKS") SHALL BE USED TO FULLY TRANSFER THE POST AREA THROUGH FLOORS TO FOUNDATION. VERTICAL BLOCKING SHALL BE EQUAL TO FLOOR 4. PLYWOOD I JOISTS:
- THICKNESS PLUS 1/16". 11.5. HEADERS FRAMING INTO CONTINUOUS POSTS WITHOUT TRIMMER STUDS SHALL BE SUPPORTED IN SIMPSON HUC
- HANGERS (UON). 11.6. POSTS WHEN ISOLATED, SHALL BE SEATED IN SIMPSON POST
- OR COLUMN BASES (UON)
- 12.1. PROVIDE WOOD JOISTS, AS SPECIFIED, LAID WITH THE CROWN UP AND SPACED AS INDICATED. 12.2. PROVIDE A MINIMUM OF 1½" END BEARING UNLESSSS
- OTHERWISE SHOWN. 12.3. PROVIDE FULL DEPTH SOLID 2X BLOCKING OR CROSS-BRIDGING BETWEEN THE JOISTS AT 8'-0" O.C. MAX. FOR FLOORS FRAMED WITH I JOISTS, REFER TO THE MANUFACTURER'S SPECIFICATIONS FOR BLOCKING REQUIREMENTS.
- 12.4 INSTALL 3/4" PLYWOOD SHEATHING WITH THE FACE GRAIN ACROSS SUPPORTS, END SUPPORTS STAGGERED AND THE EDGES OF SHEETS CENTERED OVER SUPPORTS. IF T&G PLYWOOD IS NOT USED, PROVIDE BLOCKING AT ALL PLYWOOD EDGES. GLUE TO JOISTS AND FULLY NAIL WITH COMMON NAILS PER THE PLANS.
- 13. ROOF FRAMING: 13.1 PROVIDE WOOD JOISTS, AS SPECIFIED, LAID WITH THE CROWN UP AND SPACED AS INDICATED.
- 13.2 PROVIDE A MINIMUM OF 1½" END BEARING (UON). 13.3 PROVIDE FULL DEPTH SOLID 2X BLOCKING OR CROSS-BRIDGING BETWEEN THE JOISTS AT 8'-0" O.C. MAX.
- 13.4 PROVIDE ALL CRICKET FRAMING REQUIRED TO ACHIEVE POSITIVE DRAINAGE PER ARCHITECTURAL DRAWINGS. 13.5 INSTALL PLYWOOD PANELS WITH THE FACE GRAIN ACROSS
- THE FRAMING AND CLOSE JOINTS AND NAIL AT EACH SUPPORT. FULLY NAIL WITH COMMON NAILS PER THE PLANS. 13.6 PROVIDE SIMPSON "PSCL" CLIPS AT ALL PLYWOOD JOINTS PERPENDICULAR TO FRAMING. PROVIDE CLIPS MIDWAY BETWEEN FRAMING MEMBERS AT THE UNSUPPORTED EDGES OF PLYWOOD WHEN MEMBERS ARE SPACED AT 24" O.C. OR GREATER. IF CLIPS ARE NOT USED, PROVIDE SOLID BLOCKING

FOR JOINTS PERPENDICULAR TO FRAMING.

# ENGINEERED LUMBER

- 1.1. SHALL BE 24F-V4 FOR SIMPLE SPANS AND 24F-V8 FOR
  - BEAMS WITH CANTILEVERS WITH THE FOLLOWING MINIMUM PROPERTIES: 1.1.1. FB = 2400 PSI
    - 1.1.2. FV = 165 PSI
    - 1.1.3. FC = 450 PSI1.1.4. E = 1800 PSI
    - 1.2. SHALL NOT BE NOTCHED, CUT OR DRILLED WITHOUT PRIOR APPROVAL FROM THE ENGINEER
    - 1.3. SHALL HAVE EXTERIOR GLUE AND WEATHER-TREATMENT PRIOR TO INSTALLATION 1.4. SHALL BE FABRICATED BY AN APPROVED MANUFACTURER. AN
    - A.I.T.C. CERTIFICATE OF COMPLIANCE SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION 1.5. SHALL HAVE FACTORY STANDARD CAMBER, EXCEPT WHERE
      - NOTED OTHERWISE ON THE PLANS
    - 2.1. SHALL BE 1-3/4" MINIMUM THICKNESS WITH THE FOLLOWING MINIMUM PROPERTIES:
    - 2.2. E = 1900 KSI2.3. FB = 2600 PSI
    - 2.4. FV = 285 PSI
    - 2.5. FC (PARALLEL) = 2500 PSI
    - 2.6. FC (PERP.) = 750 PSI
    - 2.8. SPECIFIC GRAVITY = 0.50
    - 2.9. SHALL BE FABRICATED BY AN APPROVED MANUFACTURER 2.10. SHALL BEAR A MINIMUM OF 3-1/2" ON SPECIFIED SUPPORTS. PROVIDE FULL DEPTH SOLID BLOCKING AT ALL BEARING
    - 2.11. SHALL BE NAILED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. UNLESSSS OTHERWISE APPROVED, NAILING INTO THE TOP EDGE SHALL NOT BE SPACED ANY CLOSER
    - 2.11.1.16D 6" 2.11.2.10D 4"
    - 2.11.3.8D 3" 2.11.4. WHEN NAILING MUST BE REDUCED, STAGGER ROWS A MINIMUM OF 1/2" APART WHILE MAINTAINING PROPER
    - EDGE DISTANCES 2.12. SHALL BE, WHEN COMPRISED OF MULTIPLE MEMBERS, CONNECTED WITH 16D NAIL, 1/2" BOLTS OR 1/4" LAG SCREWS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
    - 2.13. SHALL NOT BE CUT, NOTCHED OR DRILLED WITHOUT SPECIFIC WRITTEN APPROVAL OF THE ENGINEER.

- 3.1. SHALL BE 2-1/2" MINIMUM THICKNESS WITH THE FOLLOWING MINIMUM PROPERTIES:
- 3.1.1. E = 2000 KSI3.1.2. FB = 2900 PSI
- 3.1.3. FV = 290 PSI
- 3.1.4. FC (PARALLEL) = 2900 PSI 3.1.5. FC (PERP.) = 750 PSI
- 3.1.6. FT (PARALLEL) = 2025 PSI 3.1.7. SPECIFIC GRAVITY = 0.50
- 3.2. SHALL BE FABRICATED BY AN APPROVED MANUFACTURER 3.3. SHALL BEAR A MINIMUM OF 3-1/2" ON SPECIFIED SUPPORTS
- PROVIDE FULL DEPTH SOLID BLOCKING AT ALL BEARING 3.4. SHALL BE NAILED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. UNLESS OTHERWISE APPROVED, NAILING
- SHALL NOT BE SPACED ANY CLOSER THAN: 3.4.1. NARROW FACE: 6" FOR 16D COMMON, 4" FOR 10D
- COMMON, AND 3" FOR 8D COMMON 3.4.2. WIDE FACE: 8" FOR 16D COMMON. 6" FOR 10D & 8D COMMON 3.4.3. WHEN NAILING MUST BE REDUCED, STAGGER ROWS A
- MINIMUM OF 1/2" APART WHILE MAINTAINING PROPER EDGE DISTANCES 3.5. SHALL NOT BE CUT, NOTCHED OR DRILLED WITHOUT SPECIFIC
- WRITTEN APPROVAL OF THE ENGINEER. 4.1. TYPE AND MANUFACTURER SHALL BE CLEARLY NOTED ON THE PLANS. SUBSTITUTIONS SHALL NOT BE PERMITTED
- WITHOUT PRIOR APPROVAL OF THE ENGINEER. 4.2. SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODE APPROVALS AND MANUFACTURER'S SPECIFICATIONS.
- 4.3. SHALL BEAR A MINIMUM OF 1-3/4" AT ALL END SUPPORTS, AND 3-1/2" AT INTERMEDIATE SUPPORTS. PROVIDE FULL DEPTH SOLID BLOCKING AT ALL BEARING POINTS.

4.4. SHALL BE INSTALLED WITH INTERMEDIATE BLOCKING OR

INTERMEDIATE BLOCKING WHEN SPECIFICALLY ALLOWED BY THE MANUFACTURER. 4.5. SHALL NOT BE CUT, NOTCHED OR DRILLED WITHOUT SPECIFIC

BRIDGING AS SPECIFIED BY THE MANUFACTURER. ONLY OMIT

- TIMBER / LUMBER 1. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR-LARCH, S4S
- AND SHALL CONFORM TO CBC SECTION 2303.1. 2. THE MINIMUM LUMBER GRADE OF EACH MEMBER SHALL BE AS FOLLOWS UON ON PLANS AND DETAILS:
- 2.1. 2X STUDS, BLOCKING, PLATES: STUD 2.2. 2X JOISTS #2 OR BETTER

WRITTEN APPROVAL OF THE ENGINEER.

- 2.3. 4X4 BEAMS OR POSTS #2 OR BETTER 2.4. 4X6 OR LARGER BEAMS OR POSTS #1 OR BETTER
- IT IS RECOMMENDED (BUT NOT REQUIRED) THAT ALL EXPOSED MEMBERS BE SELECT STRUCTURAL OR BETTER AND FREE OF HEART CENTER DUE TO VISUAL CHARACTERISTICS.
- 3. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE REDWOOD OR PRESSURE TREATED DOUGLAS FIR. CONTRACTOR SHALL COORDINATE WITH EOR IF PRESSURE TREATED MATERIAL 6. PRIOR TO COVERING THE WORK, THE SHEARWALLS AND/OR UTILIZES A CORROSIVE TREATMENT GREATER THAN "DOT" PRIOR TO INSTALLATION. WHENEVER IT IS NECESSARY TO CUT, NOTCH, BORE OR SPLICE PRESSURE TREATED MATERIAL, ALL NEWLY CUT SURFACES SHALL BE THOROUGHLY PAINTED WITH THE SAME
- PRESERVATIVE. 4. MAXIMUM MOISTURE CONTENT FOR ALL STRUCTURAL MEMBERS SHALL NOT EXCEED 19%.
- ALL PLYWOOD SHEATHING SHALL BE CDX GRADE (OR BETTER) DOUGLAS FIR WITH EXTERIOR GLUE. ALL SHEATHING SHALL CONFORM TO CBC STANDARD 23-2 AND GRADE-MARKED BY THE AMERICAN PLYWOOD ASSOCIATION (APA). PANEL INDEX TO BE 40/20 FOR FLOORS AND 24/0 FOR ROOFS (UON) ON THE PLANS AND DETAILS.

# FOUNDATIONS

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF

CONSTRUCTION.

IMMEDIATELY.

SOILS AROUND HIGH ELEVATION.

REINFORCING OR CONCRETE.

SHORING REQUIRED.

FOUNDATION.

SPECIAL INSPECTION REQUIREMENTS

AVAILABLE FOR INSPECTION:

SPECIFIC REQUIREMENTS)

SYSTEM TO BE STRUCTURALLY OBSERVED.

2.1. EPOXY ANCHORS

BOLTS

BEEN RESOLVED.

THE SOILS REPORT FROM THE OWNER. A COPY OF THE SOILS

REPORT SHALL BE ON THE JOB SITE DURING THE COURSE OF

CONDITIONS WHICH DEVIATE APPRECIABLY FROM THAT SHOWN IN

THE TEST BORINGS SHALL BE REPORTED TO THE ENGINEER

SHALL BE PERFORMED IN ACCORDANCE WITH PROJECT SOILS

REPORT OR CBC APPENDIX CHAPTER J. ALL SUCH WORK SHALL

BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT SOILS

IN THE DRAWINGS), CUT SQUARE AND SMOOTH WITH FIRM LEVEL

BOTTOMS. CARE SHALL BE TAKEN NOT TO OVER-EXCAVATE

FOUNDATION AT LOWER ELEVATION AND PREVENT DISTURBANCE OF

COMPACTED FILL (AS PER PLANS AND DETAILS) AND AS VERIFIED

APPROPRIATE BUILDING OFFICIAL AND/OR A REPRESENTATIVE OF

THE SOILS ENGINEER PRIOR TO FORMING AND PLACEMENT OF

5. ALL COMPACTION, FILL, BACKFILLING AND SITE PREPARATION

6. EXCAVATE TO REQUIRED DEPTHS AND DIMENSIONS (AS INDICATED

8. EXCAVATE ALL FOUNDATIONS TO REQUIRED DEPTHS INTO

9. ALL FOUNDATIONS SHALL BE INSPECTED AND APPROVED BY THE

10. FOUNDATIONS SHALL NOT BE POURED UNTIL ALL REQUIRED

REINFORCING STEEL, FRAMING HARDWARE, SLEEVES, INSERTS

CONDUITS, PIPES, ETC. AND FORMWORK IS PROPERLY PLACED AND

INSPECTED BY THE APPROPRIATE BUILDING OFFICIAL/INSPECTOR(S).

FRAMING TO PROPERLY POSITION ALL HOLDOWN BOLTS, ANCHOR

BOLTS, COLUMN BASES, AND ALL OTHER CAST-IN-PLACE

HARDWARE. REFER TO TYPICAL DETAILS. ALL HARDWARE TO BE

MOISTENED JUST PRIOR TO PLACING CONCRETE; CONVERSELY

DE-WATER FOOTINGS AS REQUIRED TO REMOVE STANDING WATER

EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND THE

PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND

UTILITIES IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL

SAFETY ORDINANCES. THE CONTRACTOR SHALL PROVIDE FOR THE

DESIGN AND INSTALLATION OF ALL CRIBBING, BRACING AND

11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR IN CHARGE OF

12. THE SIDES AND BOTTOMS OF DRY EXCAVATIONS MUST BE

13. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL

7. FOUNDATIONS SHALL BE POURED IN NEAT EXCAVATIONS.

BY THE BUILDING OFFICIAL AND OR SOILS ENGINEER.

SECURED PRIOR TO FOUNDATION INSPECTIONS.

AND TO MAINTAIN OPTIMUM WORKING CONDITIONS.

1. SIOPE FINISH EXTERIOR SURFACE AWAY FROM FOUNDATION.

2. IF NO SOILS REPORT HAS BEEN PROVIDED BY THE OWNER OR

TENANT AUTHORIZING THE CURRENT CONSTRUCTION AS

INDICATED BY FOUNDATION NOTES, THE OWNER OR TENNANT

AUTHORIZING THE CURRENT CONSTRUCTION BY PROCEDDING

WITH CONSTRUCTION, IS PROCEDDING AT THEIR OWN RISK AND

THIS ENGINEER ASSUMES NO RESPONSIBILITY FOR THE

I. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SCHEDULING

AND THE COORDINATION INVOLVED IN THE EXECUTION OF THE

BE MADE NO LATER THAN 48 HOURS PRIOR TO THEIR

INSURE THAT THE FOLLOWING ELEMENTS ARE VISIBLE AND

2.2. WELDING (REFER TO STRUCTURAL STEEL SECTION FOR

2.3. ALL BOLTED CONNECTIONS EXCEPT F1554 GRADE 36

3. A PRE-CONSTRUCTION MEETING INCLUDING THE SPECIAL

4. DURING THE COURSE OF CONSTRUCTION THE SPECIAL

5. UPON COMPLETION OF THE APPLICABLE SHEARWALLS AND/OR

CONTRACTOR, AND TO THE BUILDING DEPARTMENT.

INSPECTOR, ENGINEER OF RECORD (EOR), ARCHITECT

RESPONSIBLE FOR THE STRUCTURAL OBSERVATIONS. THE

CONTRACTOR, AND ALL APPROPRIATE SUBCONTRACTORS

SHALL BE HELD TO REVIEW THE DETAILS OF THE STRUCTURAL

INSPECTOR SHALL VISUALLY REVIEW THE STRUCTURAL

ELEMENTS FOR GENERAL CONFORMANCE WITH THE APPROVED

PLANS. ANY OBSERVED DEFICIENCIES SHALL HE REPORTED IN

WRITING TO THE OWNER'S REPRESENTATIVE, TO THE

ANCHORAGE SYSTEM AND PRIOR TO COVERING THE

SHEARWALL/ANCHORAGE SYSTEM, THE SPECIAL INSPECTOR

DEPARTMENT WITH HIS/HER SIGNATURE ATTESTING TO (1) THE

DATES ON WHICH VISUAL REVIEWS WERE CONDUCTED, (2)

DEFICIENCIES OBSERVED, AND (3) CORRECTIONS TAKEN. THE

LETTER SHALL CERTIFY THAT ALL REPORTED DEFICIENCIES

WHICH, TO THE BEST OF THE OBSERVER'S KNOWLEDGE, HAVE

ANCHORAGE SYSTEM SHALL BE INSPECTED AND APPROVED BY

THE DEPARTMENT INSPECTION STAFF ASSIGNED TO THE

PROJECT. SUCH APPROVAL BY THE DEPARTMENT IS REQUIRED

AUTHORIZED TO APPROVE THE COVERING OF THE SHEARWALLS

OR ANCHORAGE SYSTEM. THE OBSERVATIONS OF THE SPECIAL

WAY BIND THE INSPECTOR OR CONSTITUTE A CERTIFICATION

PRIOR TO COVERING. THE SPECIAL INSPECTOR IS NOT

INSPECTOR ARE ADVISORY ONLY AND THEY DO NOT IN ANY

THAT THE SHEARWALLS WILL PASS DEPARTMENT INSPECTION.

SHALL SUBMIT A LETTER TO THE EOR AND BLDG.

2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO

FOLLOWING INSPECTIONS. REQUESTS FOR INSPECTIONS SHALL

POSSIBLE MOVEMENT OF THE SOILS SUPPORTING THE BUILDING

1. REFER TO STRUCTURAL DESIGN PARAMETERS SECTION ON SHEET S-1.1 FOR ALL SOIL DESIGN VALUES USED IN CALCULATIONS.

FOUNDATION

- 1. ALL EXISTING FILL SOIL AND DISTURBED NATURAL SOILS ARE TO BE EXCAVATED AND REPLACED WITH PROPERLY COMPACTED FILL. ALL FILLING, BACKFILLING, RE-COMPACTION, ETC, IS TO BE 2. SOILS VALUES PER GEOLOGIC/GEOTECHNICAL REPORT REFERENCED ACCOMPLISHED ONLY UNDER THE SUPERVISION OF A SOILS ON FOUNDATION PLAN. THIS REPORT AND ALL RECOMMENDATIONS
- ENGINEER COMPACTED FILL SHALL BE 95% DENSITY. CONTAINED THEREIN ARE TO BE CONSIDERED A PART OF THESE 2.FOOTINGS ARE TO BE CARRIED A MINIMUM OF 18" INTO FIRM UNDISTURBED NATURAL SOIL OR APPROVED COMPACTED FILL.
  - 3.DESIGN BEARING PRESSURE IS 1500 PSF WITH A 33% INCREASE FOR SEISMIC OR WIND LOADING.
- 4. UNEXPECTED SOIL CONDITIONS: ALLOWABLE VALUES AND 4.RELATIVELY NON-EXPANSIVE FILL SHOULD BE USED IN BACKFILLING SUBSEQUENT FOUNDATION DESIGNS ARE BASED ON SOIL BEHIND WALLS ALL WALLS SHALL BE ADEQUATELY SHORED DURING THE BACKFILL OPERATION. CONDITIONS WHICH ARE SHOWN BY TEST BORINGS. ACTUAL SOIL



GoldenDesigns STRUCTURAL ENGINEERING

392 WHITNEY WAY, MORGAN HILL, CA 95037 EMAIL: ADMIN@GD-SE.COM TEL: (408) 659 5580

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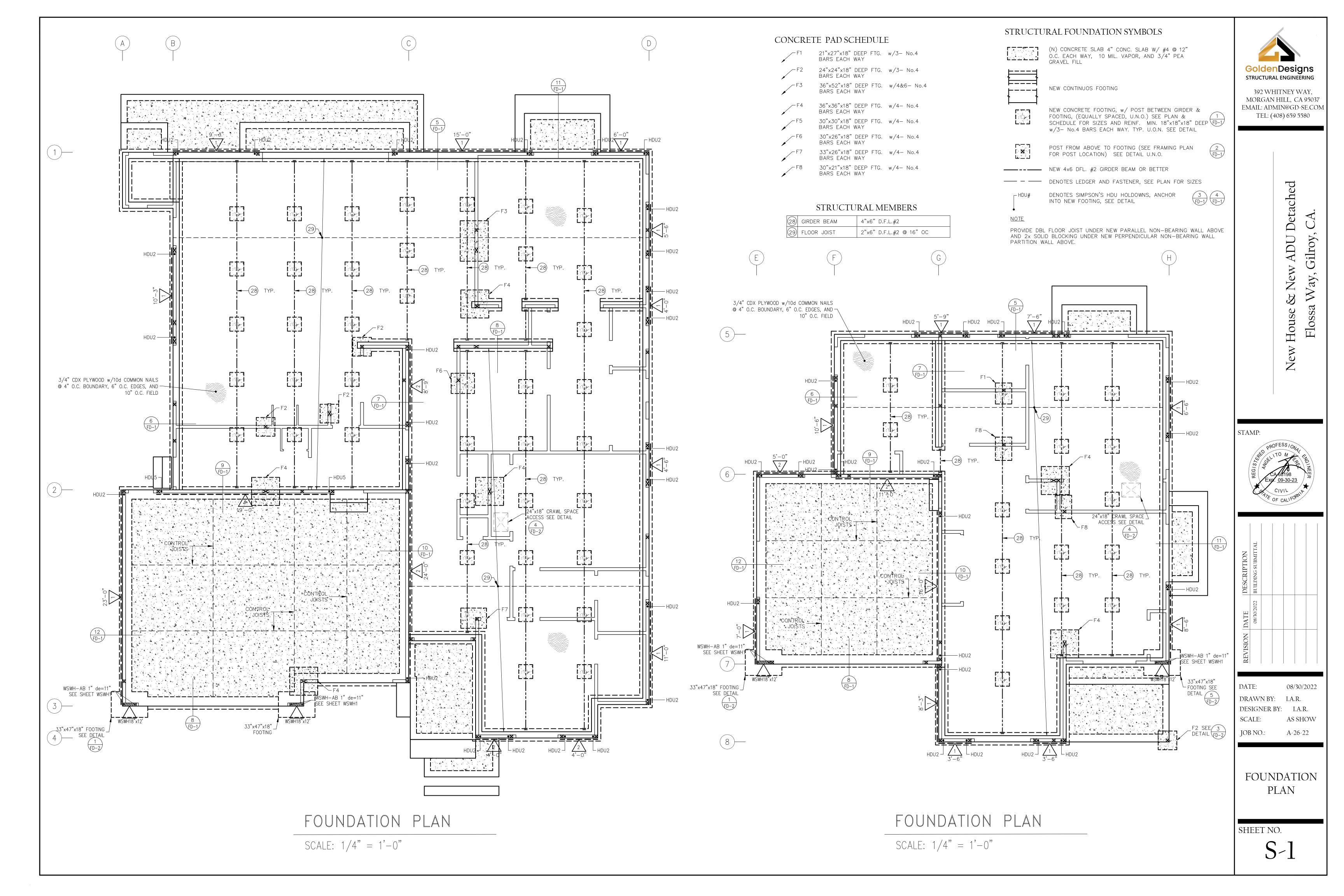
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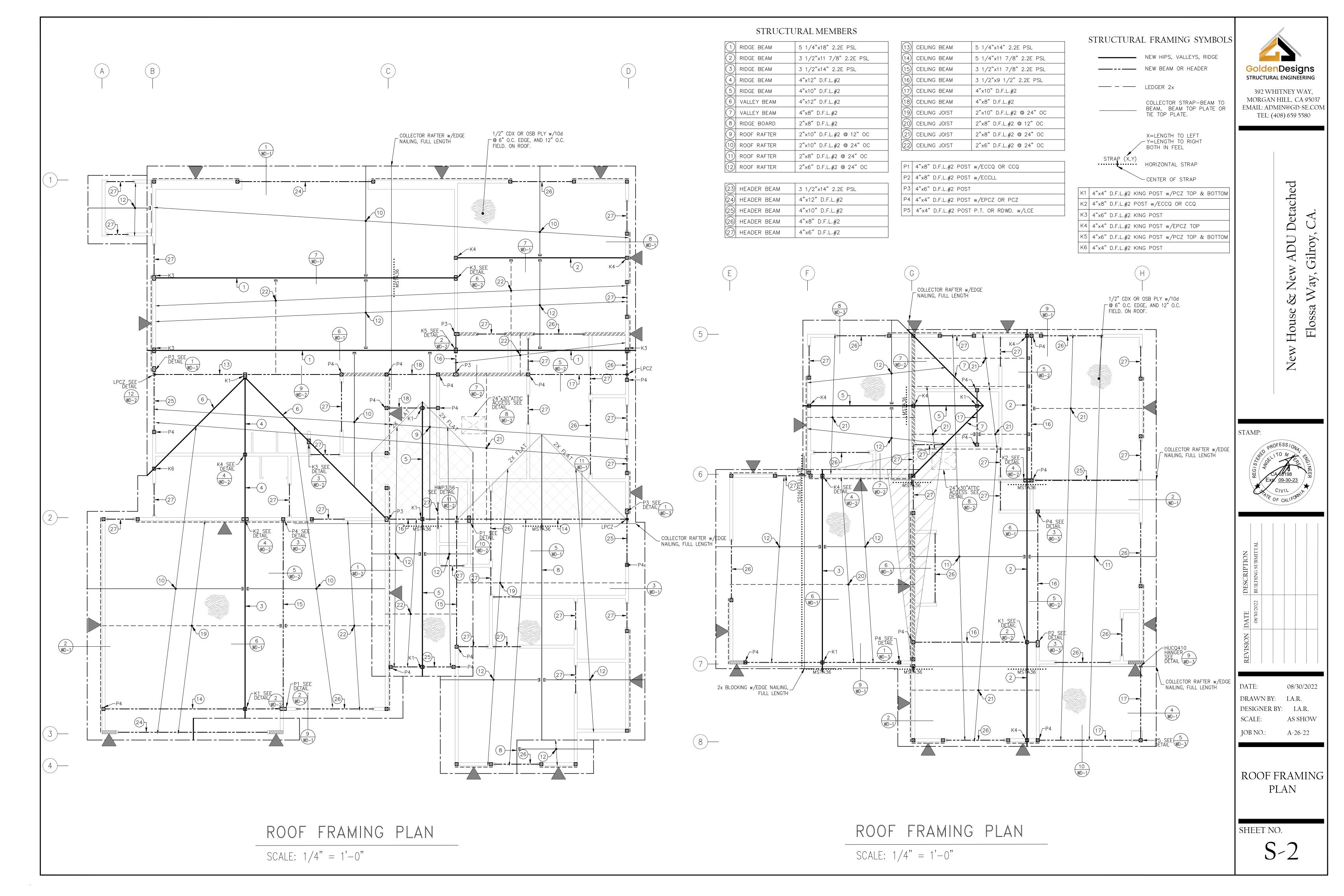
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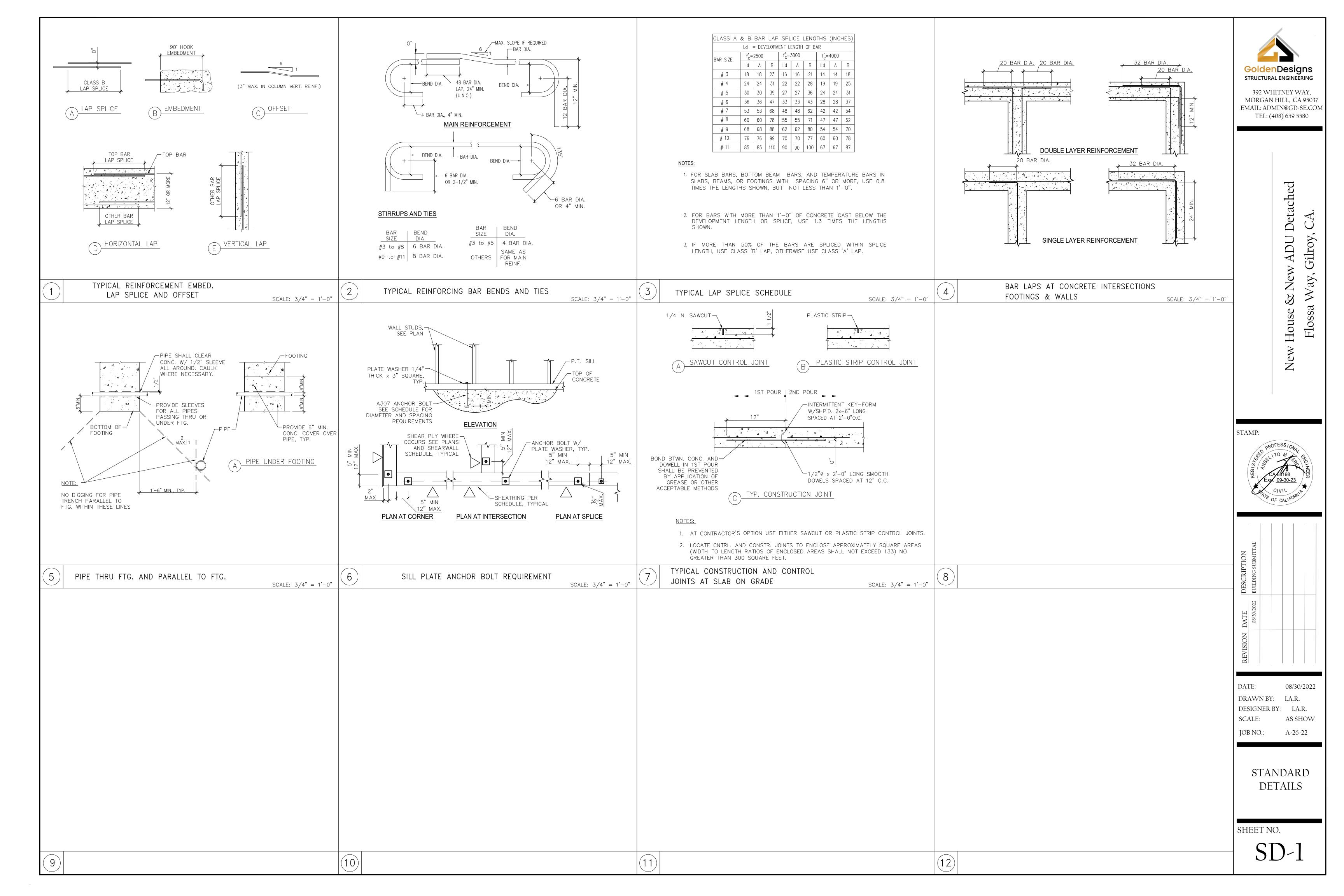
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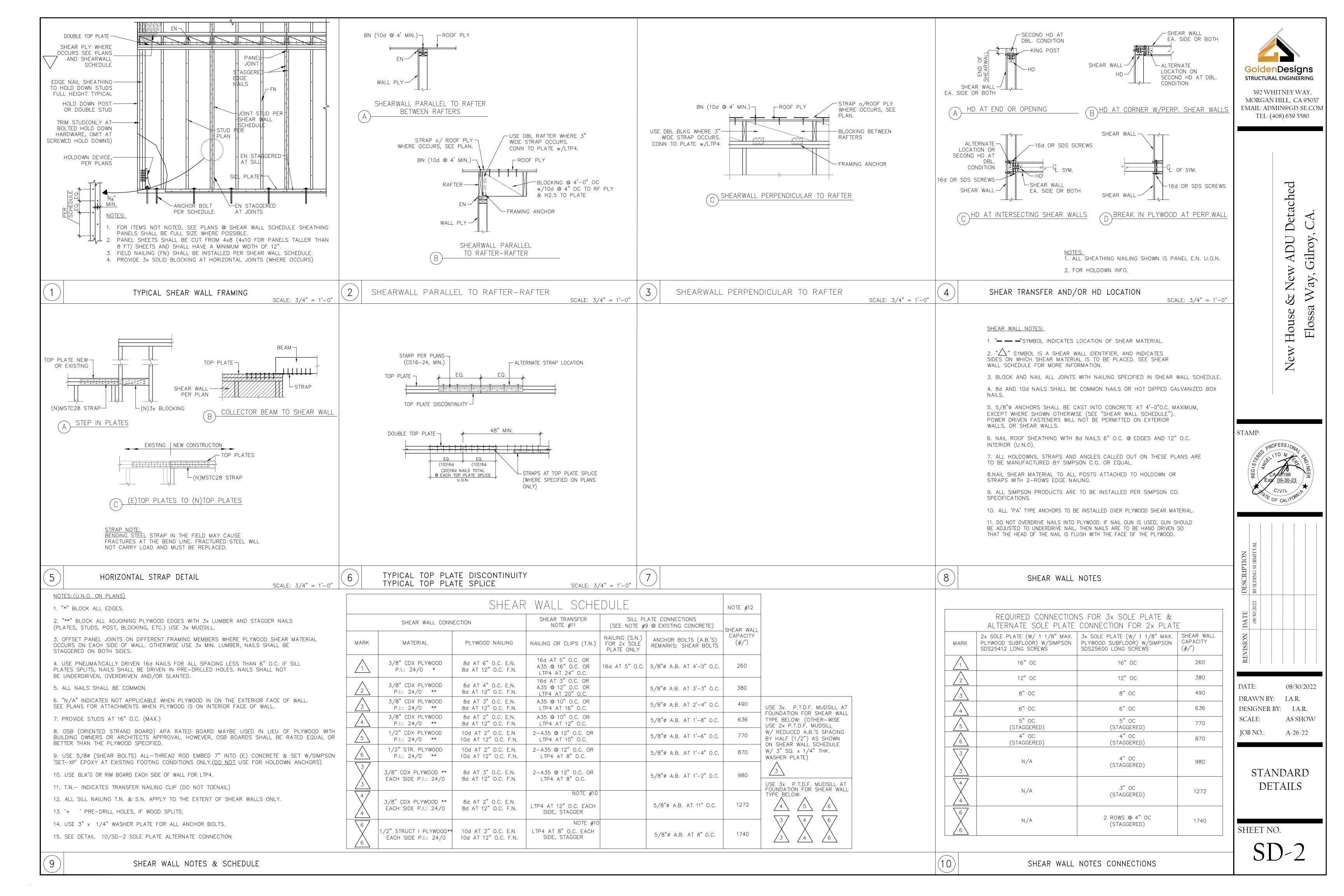
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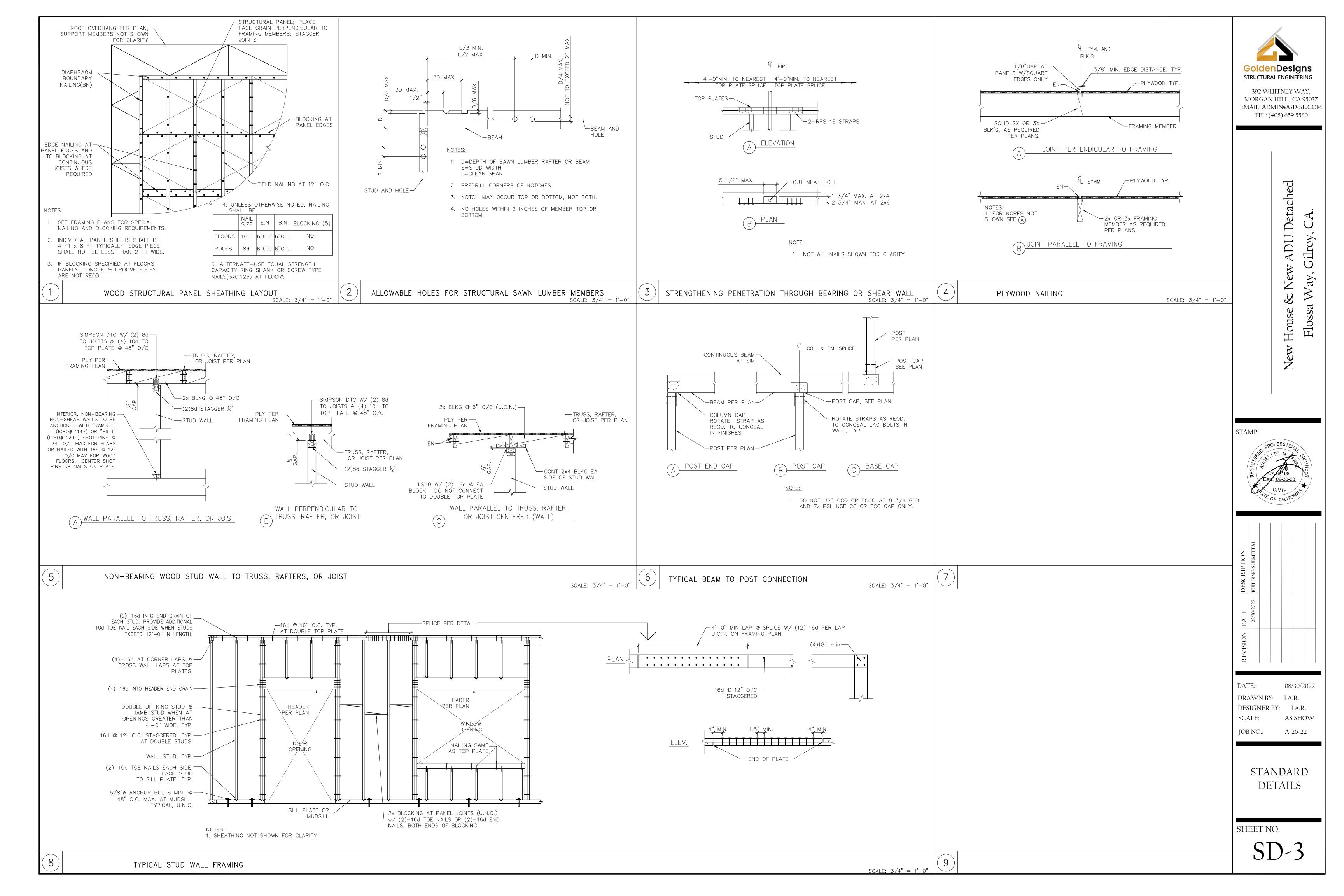
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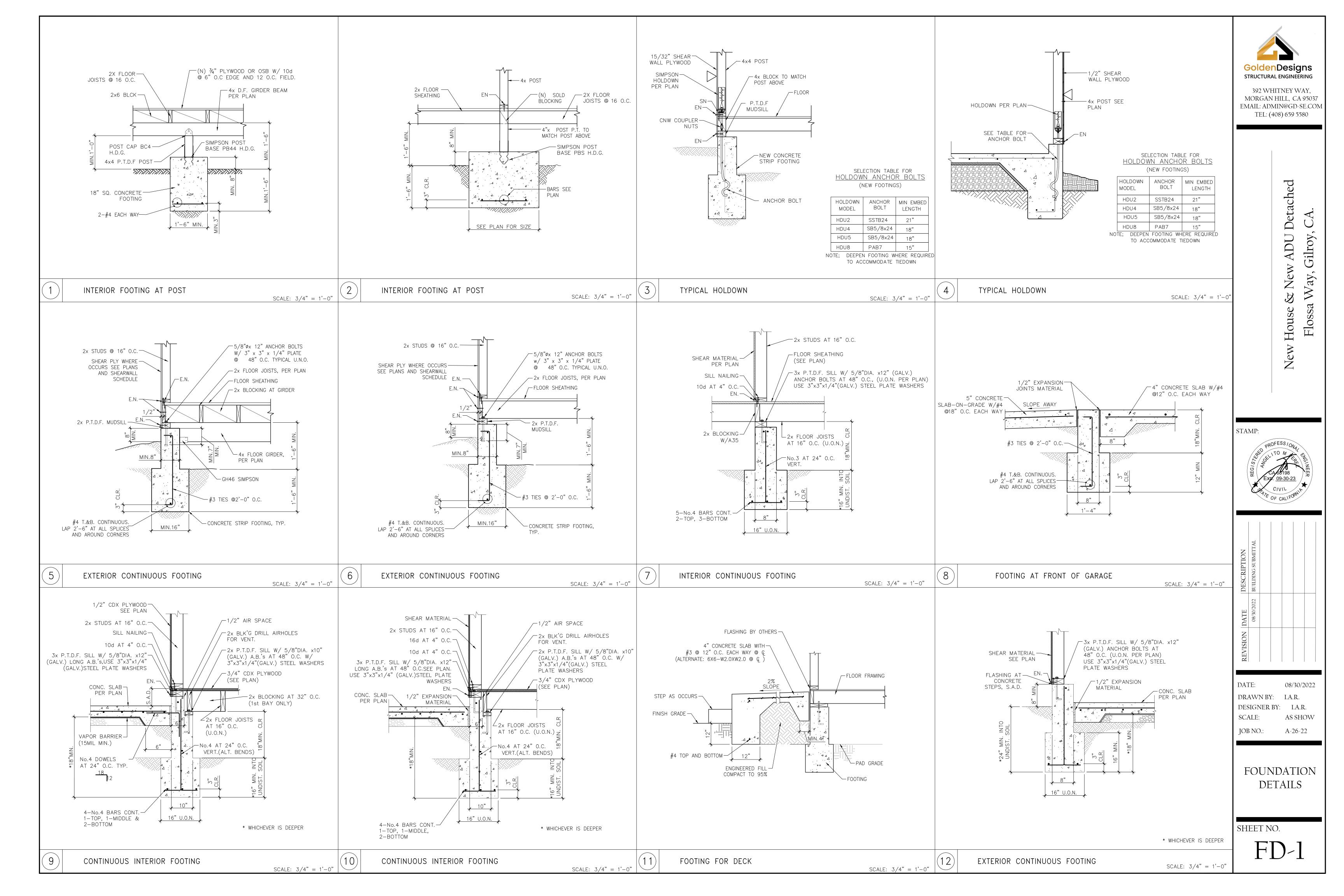


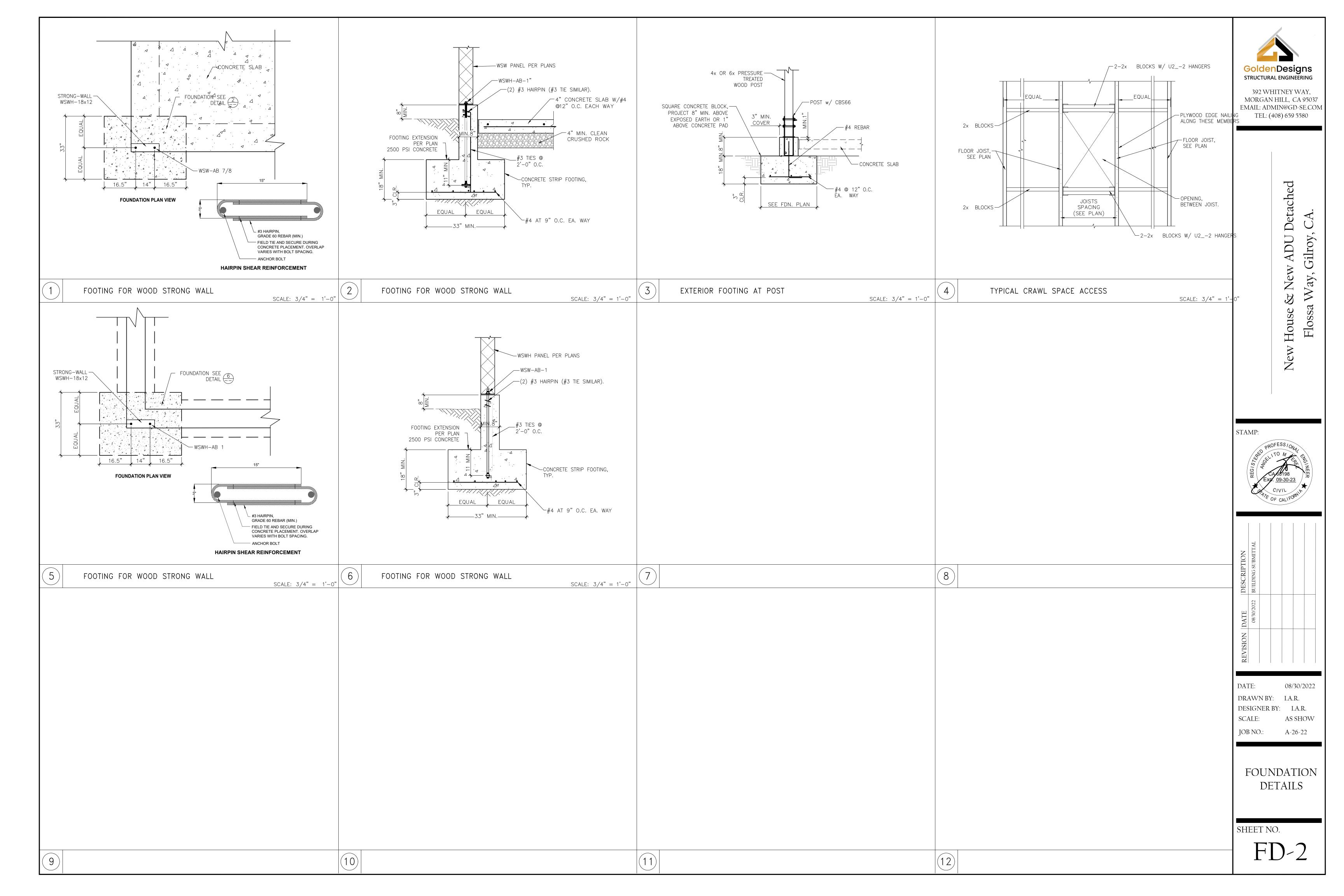


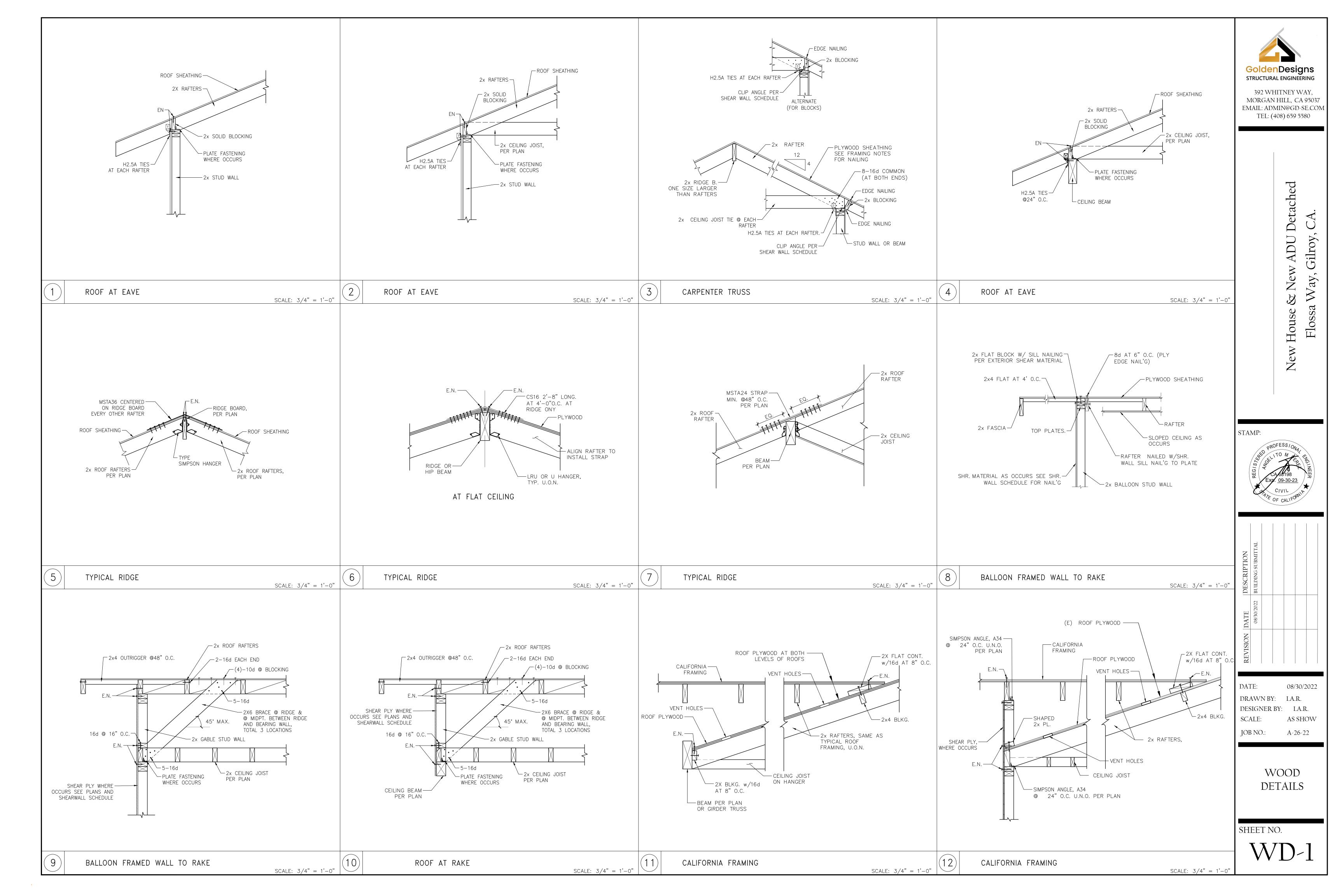


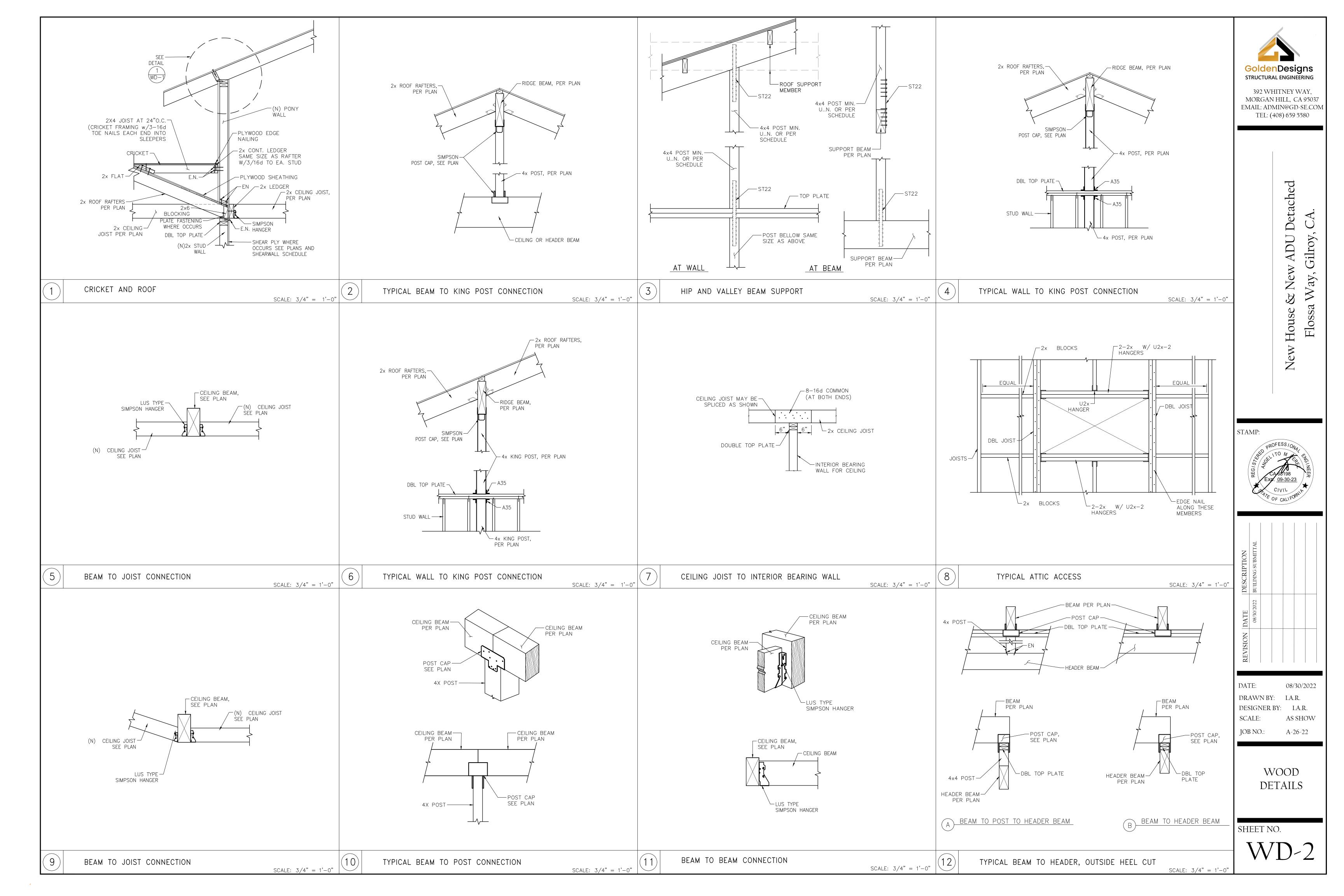


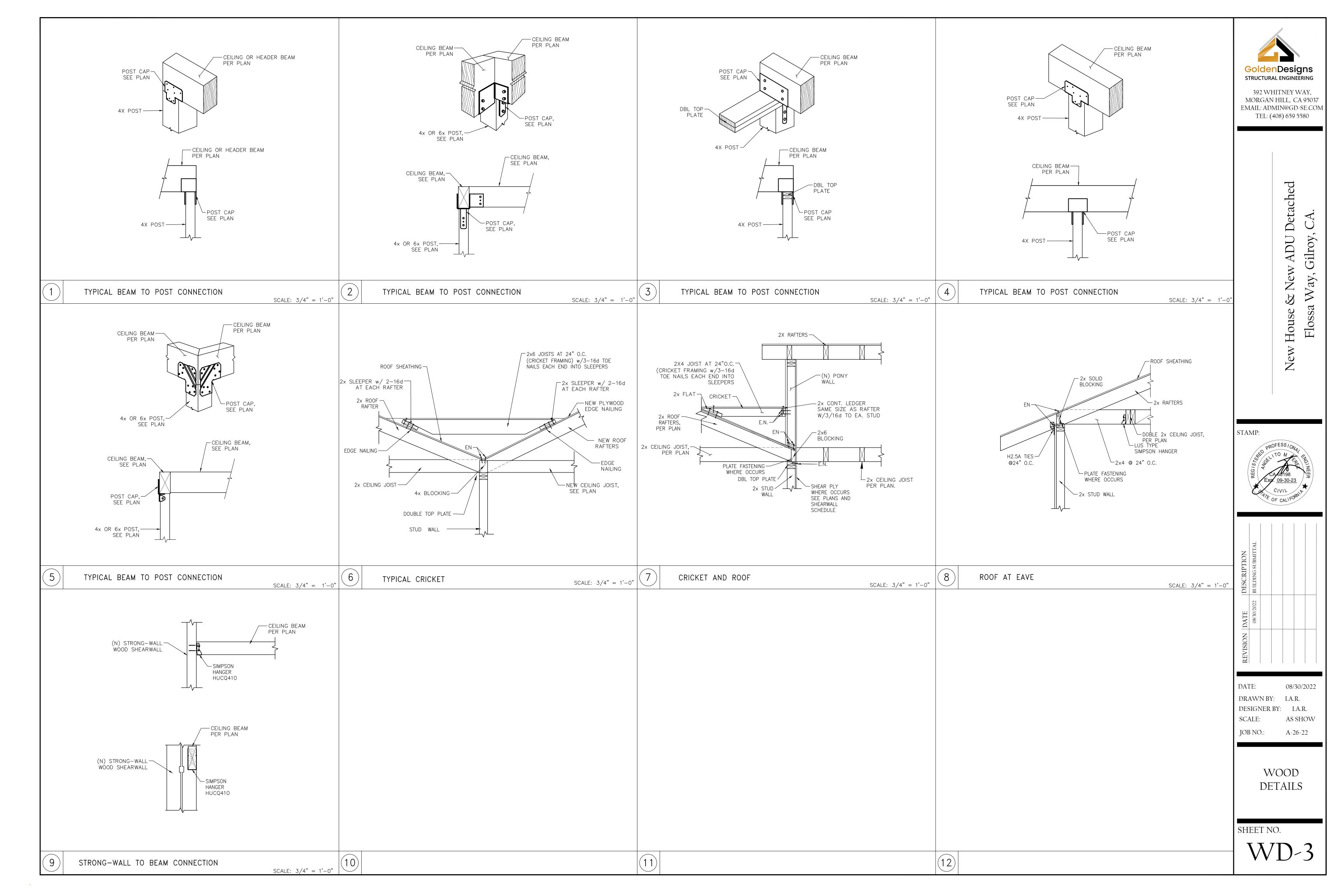


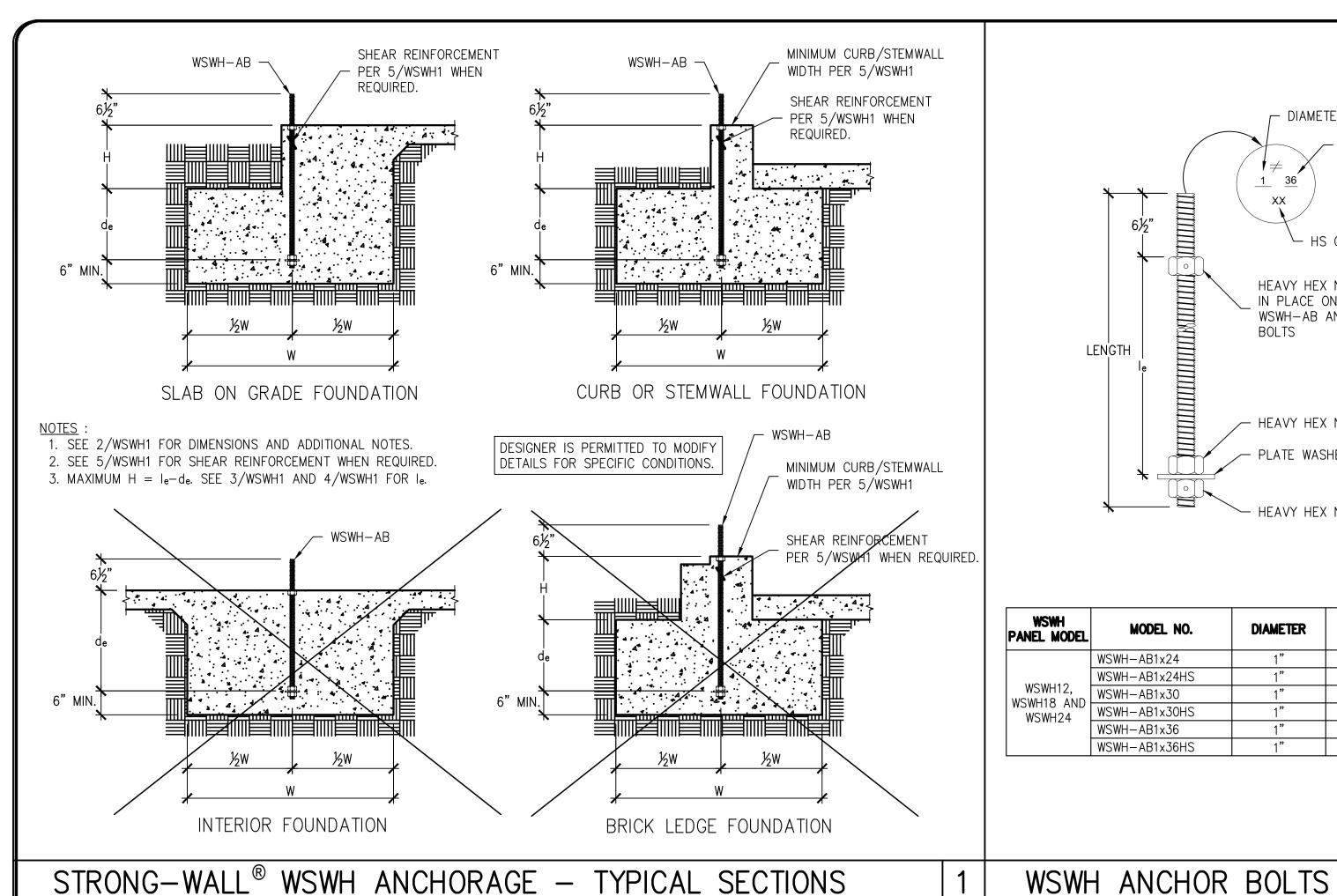


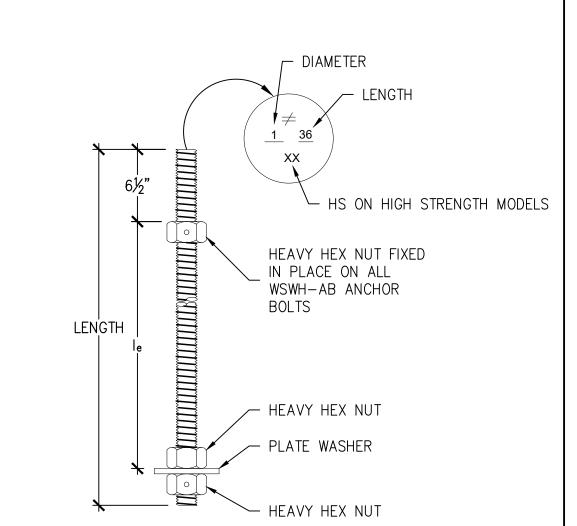




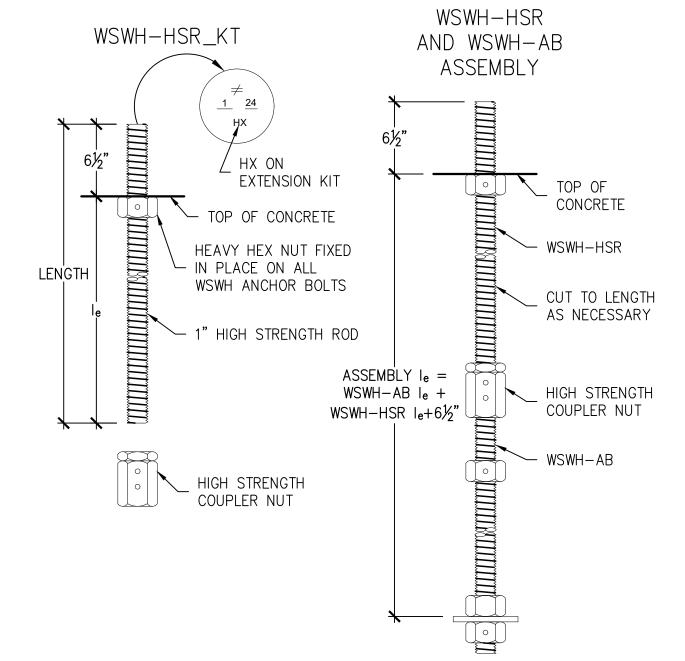






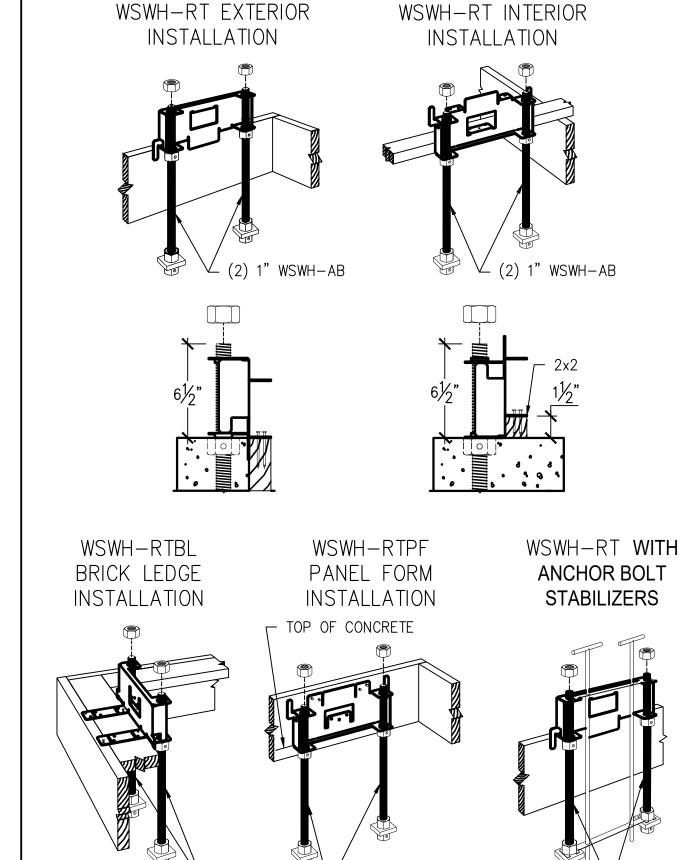


WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l <sub>e</sub>
	WSWH-AB1x24	1"	24"	15½"
	WSWH-AB1x24HS	1"	24"	15½"
WSWH12,	WSWH-AB1x30	1"	30"	21½"
WSWH18 AND WSWH24	WSWH-AB1x30HS	1"	30"	21½"
110111124	WSWH-AB1x36	1"	36"	27½"
	WSWH-AB1x36HS	1"	36"	27½"



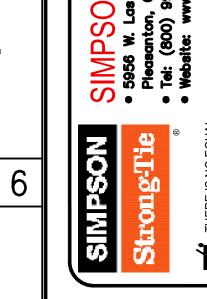
NSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l <sub>o</sub>	
WSWH12,	WSWH-HSR1x24KT	1"	24"	17½"	
WSWH18 AND WSWH24	WSWH-HSR1x36KT	1"	36"	29½"	

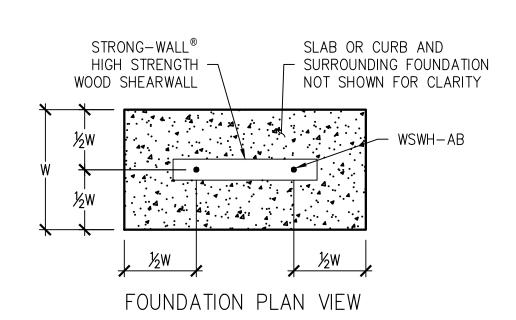
WSWH ANCHOR BOLT EXTENSION



WSWH ANCHOR BOLT TEMPLATES

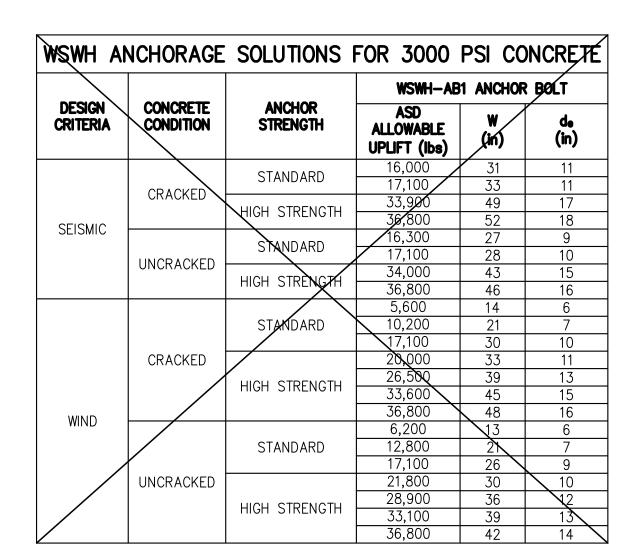
 $\angle$  (2) 1" WSWH-AB (2) 1" WSWH-AB $^{igstyle J}$ 



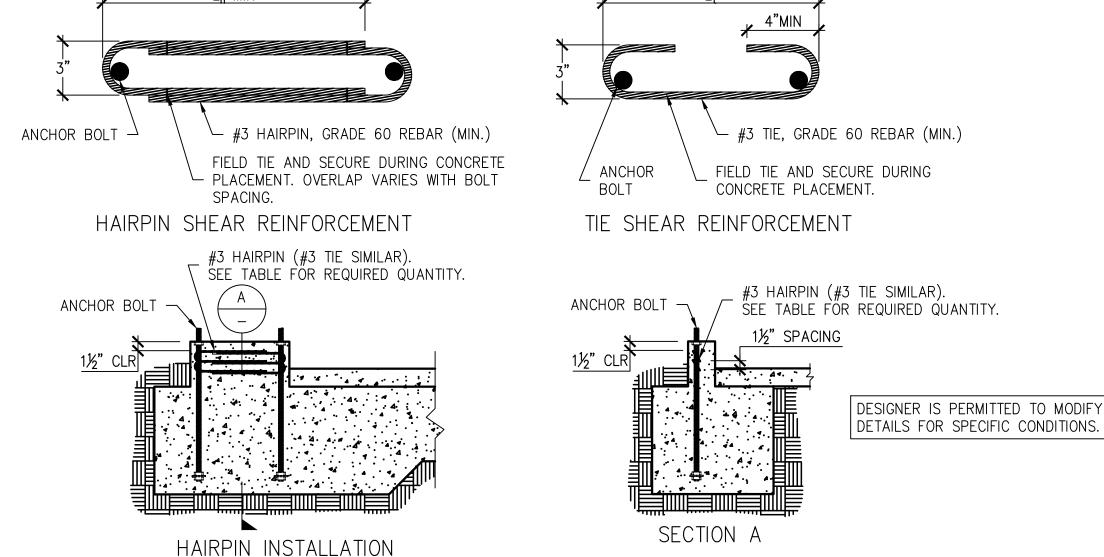


- 1. ANCHORAGE DESIGNS CONFORM TO ACI 318-11 APPENDIX D, ACI 318-14 CHAPTER 17 AND ACI 318-19 CHAPTER 17 WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED
- 2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF WSWH-AB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A193 GRADE B7)
- 3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C-F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-11 SECTION D.3.3.4.3, ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-19 SECTION 17.10.5.3.
- 4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C. 5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS.
- THE DESIGNER MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
- 6. REFER TO 1/WSWH1 FOR de.

	CONCRETE CONDITION		WSWH-AB1 ANCHOR BOLT		
DESIGN CRITERIA		ANCHOR STRENGTH	ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)
		STANDARD	16,000	33	11
	CRACKED	STANDARD	17,100	35	
	CRACKED	HIGH STRENGTH	34,100	>52	18
SEISMIC		THOIT STILLINGTH	<del>36,80</del> 0	55	<del>19</del>
SEISMIC		STANDARD	15,700	28	<del>10</del>
	UNCRACKED	STANDAND	<u> 17,100</u>	30	10
	UNCHACKED	HIGH STRENGTH	<del>33,500</del>	45	15
		TIGH SINENGIH	36,800	48	<del>16</del>
		STANDARD	6,200	16	6
			11,400	24	8
			17,100	32	11
	CRACKED		21,100	36	12
		HIGH STRENGTH	27,300	42	14
		HOIT STILLINGTH	34,100	48	16
WIND			36,800	51	17
שווווי			6,400	14	6
		STANDARD	12,500	22	8
	/		17,100	28	10
	UNCRACKED		22,900	33	11
_		HIGH STRENGTH	26,400	36	12
	- 1	I HIGH SIKENGIH E			



			WSWH-AB1 ANCHOR BOLT		
DESIGN CRITERIA	CONCRETE	ANCHOR STRENGTH	ASD ALLOWABLE UPLIFT (lbs)	(in)	de (in)
		STANDARD	16,000	27	9
	CRACKED	017111871118	17,100	29	10
	UNCRACKED	HIGH STRENGTH	34,790	44	15
SEISMIC		THOIT STRENGTH	36,800	46	16
SEISIMIS		STANDARD	15,700	23	8
		017.107.11.10	17,100	25	9
	011011110112	HIGH STRENGTH	33,900	38	13
		111011 01112111	36,800	40	14
			6,800	14	6
		STANDARD `	11,600	20	7
			17,100	26	9
	CRACKED		21,400	30	10
		HIGH STRENGTH	28,400	36	12
			32,400	39	13
WIND			36,800	43	15
=		074415455	6,800	12	6
		STANDARD	12,400	18	6
			17,100	23	8
	UNCRACKED		22,800	27	9
		HIGH STRENGTH	26,700	30	10
			30,700	33	11
,			36,800	37	13



(GARAGE CURB SHOWN. OTHER FOOTING TYPES SIMILAR.)

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL SHEAR ANCHORAGE										
	SEISMIC <sup>3</sup>			WND <sup>4</sup>						
MODEL	L <sub>t</sub> OR SHEAR L <sub>h</sub> (in.) REINFORCEMEN	SHEAR REINFORCEMENT	MIN. CURB/ STEMWALL WIDTH (in.)	SHEAR REINFORCEMENT	MIN. CURB/ STEMWALL WIDTH (in.)	ASD ALLOWABLE SHEAR LOAD, V (Ib.)				
						UNCRACKED	CRACKED			
WSWH12	101/4	(1) #3 TIE	6	SEE NOTE 7	6	1,080	770			
WSWH18	15	(2) #3 HAIRPINS <sup>5,6</sup>	6	(1) #3 HAIRPIN	6	HAIRPIN REINF. ACHIEVES N ALLOW SHEAR LOAD OF T				
WCWI IO 4	10	(2) #3 HAIDDING5		(2) #3 HAIDDINGS	6	ALLOW SHLAN	LUAD OF THE			

(2) 1" WSWH-AB -

1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-19, ACI 318-11 AND ACI 318-14 AND ASSUME MINIMUM 2,500 PSI CONCRETE. 2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR

3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE

- SOLUTIONS. SEISMIC SHEAR REINFORCEMENT DESIGNS CONFORM TO ACI 318-19, SECTION 17.10.6.3, ACI 318-14, SECTION 17.2.3.5.3 4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
- 6. USE (1) #3 HAIRPIN FOR WSWH18 WHEN STANDARD STRENGTH ANCHOR IS USED. 7. USE (1) #3 TIE FOR WSWH12 WHEN PANEL DESIGN SHEAR FORCE EXCEEDS TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD. 8. #4 GRADE 40 SHEAR REINFORCEMENT MAY BE SUBSTITUTED FOR WSWH SHEAR ANCHORAGE SOLUTIONS.

5. ADDITIONAL TIES MAY BE REQUIRED AT GARAGE CURB OR STEMWALL INSTALLATIONS BELOW ANCHOR REINFORCEMENT PER DESIGNER.

9. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318-19 SECTION 17.9.2, ACI 318-14 SECTION 17.7.2 AND ACI 318-11 SECTION 10. THE DESIGNER MAY SPECIFY ALTERNATE SHEAR ANCHORAGE

STRONG-WALL® WSWH SHEAR ANCHORAGE SCHEDULE AND DETAILS | 5

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL TENSION ANCHORAGE SCHEDULE 2,500, 3,000 AND 4,500 PSI

03-16-2021 **SCALE** N.T.S. CHECKED

WSWH1

OF SHEETS

