



ISSUED / REVISED

SHAH DESIGNS

RUCHA SHAH
12651 SHEREE CT.
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SINGLE FAMILY RESIDENCE

NO. 13685

STREET SYCAMORE AVE,
CITY SAN MARTIN, CA
ZIPCODE 95046

SHAH DESIGNS

DRAWN: AJ

CHECKED: RS

SCALE:

DATE: 16-12-2021

NOTES:

- UTILITY LOCATIONS ARE ONLY APPROXIMATE AND NOT INTENDED FOR USE WITH CONSTRUCTION. INFORMATION WAS ACQUIRED FROM A FIELD SURVEY. CONTACT "USA" AT 1-800-642-2440, LOCAL UTILITY COMPANIES, AND THE COUNTY OF SANTA CLARA FOR ASSISTANCE WITH LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- BUILDING LOCATIONS: NONE
- PROPERTY ADDRESS: 13685 SYCAMORE AVE., SAN MARTIN, CA 95046
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS = 115,024± S.F.
- FEMA FLOOD ZONE: (ZONE AE); BASE FLOOD ELEVATION (BFE=293.0') "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL FLOOD. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD."
- A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY WAS NOT PROVIDED BY THE OWNER AND WAS NOT EXAMINED BY KEITH NOFIELD PROFESSIONAL LAND SURVEYING. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- ANY REPRODUCTION OF THIS MAP WITHOUT MY PROFESSIONAL LAND SURVEYOR'S SEAL AND SIGNATURE, IS NOT CONSIDERED AN ORIGINAL MAP.

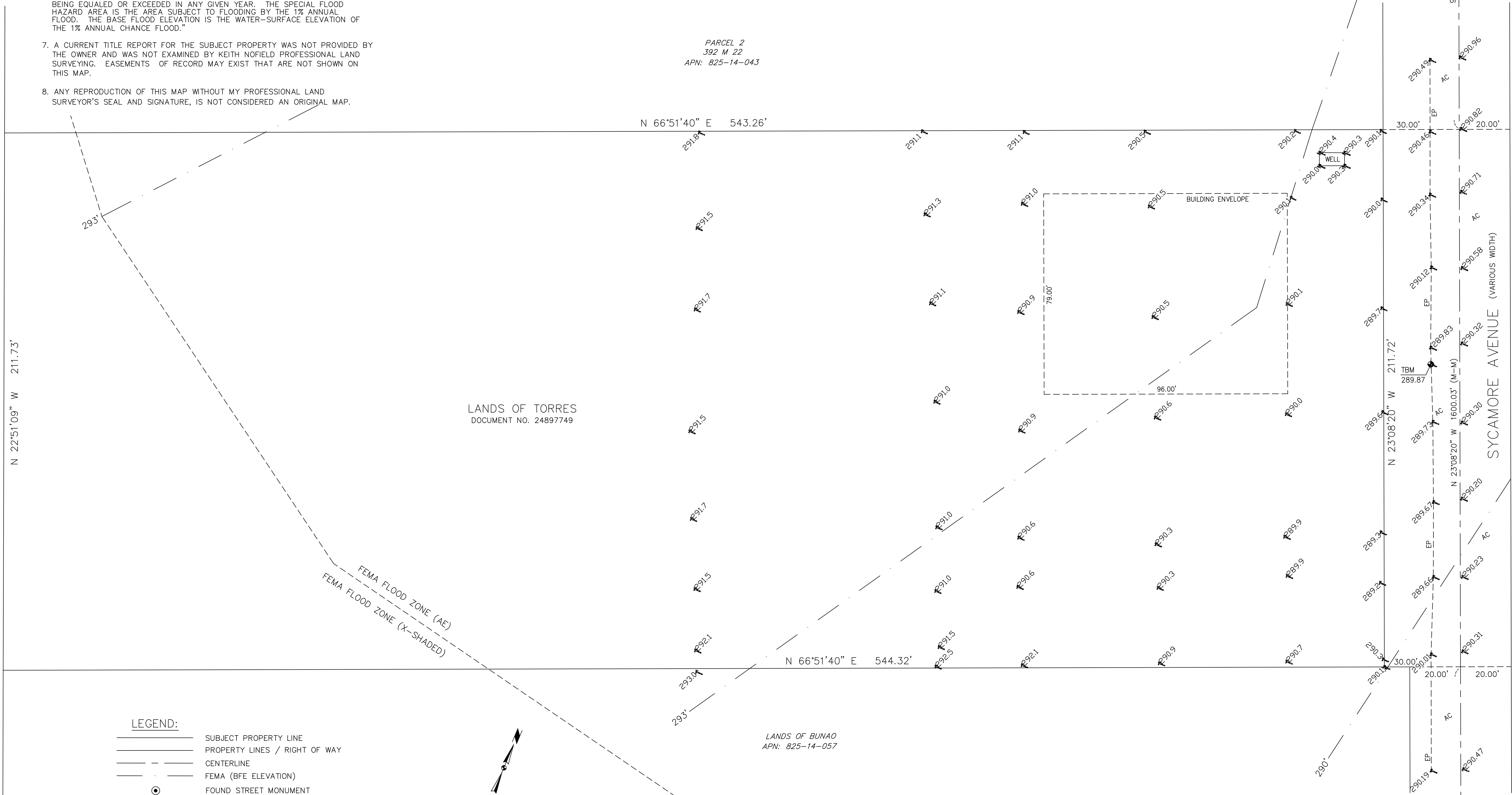
BASIS OF BEARINGS:

THE BEARING N 23°08'20" W FOR THE MONUMENT LINE OF SYCAMORE AVENUE, ESTABLISHED FROM TWO FOUND STREET MONUMENT IN SYCAMORE AVENUE, AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP", FILED IN BOOK 392 OF MAPS, AT PAGE 22, WAS USED AS THE BASIS FOR THIS MAP.

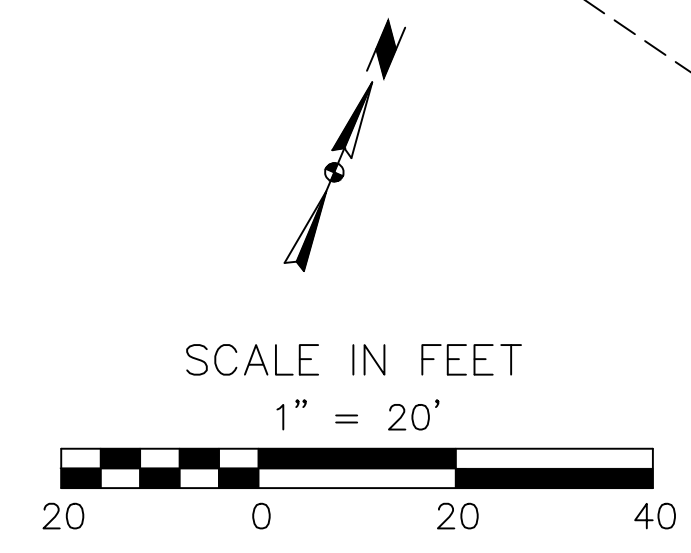
BENCHMARK:

TEMPORARY BENCHMARK "TBM" ELEVATION = 289.87' (NAVD 1988): ESTABLISHED ON THE TOP OF A 1/2" REBAR, SET AT THE EDGE OF ASPHALT PAVEMENT, AT THE SUBJECT PARCEL, WAS ESTABLISHED BY GPS METHODS FOR THIS PROJECT.

STATE OF CALIFORNIA
INTERSTATE 101



- LEGEND:**
- SUBJECT PROPERTY LINE
 - PROPERTY LINES / RIGHT OF WAY
 - - - CENTERLINE
 - - - FEMA (BFE ELEVATION)
 - FOUND STREET MONUMENT
 - AC ASPHALT CONCRETE
 - BFE BASE FLOOD ELEVATION (FEMA)
 - EP EDGE OF PAVEMENT
 - (M-M) MONUMENT TO MONUMENT
 - TBM TEMPORARY BENCH MARK



PARCEL 2
392 M 22
APN: 825-14-043

LANDS OF TORRES
DOCUMENT NO. 24897749

LANDS OF BUNAO
APN: 825-14-057

KEITH NOFIELD, PROFESSIONAL LAND SURVEYING
5178 MOWRY AVENUE STE. 2151, FREMONT, CA 94538
(510) 468-2703 EMAIL: KNOF7393@GMAIL.COM

LANDS OF TORRES
13685 SYCAMORE AVENUE
SAN MARTIN, CA 95046
APN: 825-14-044

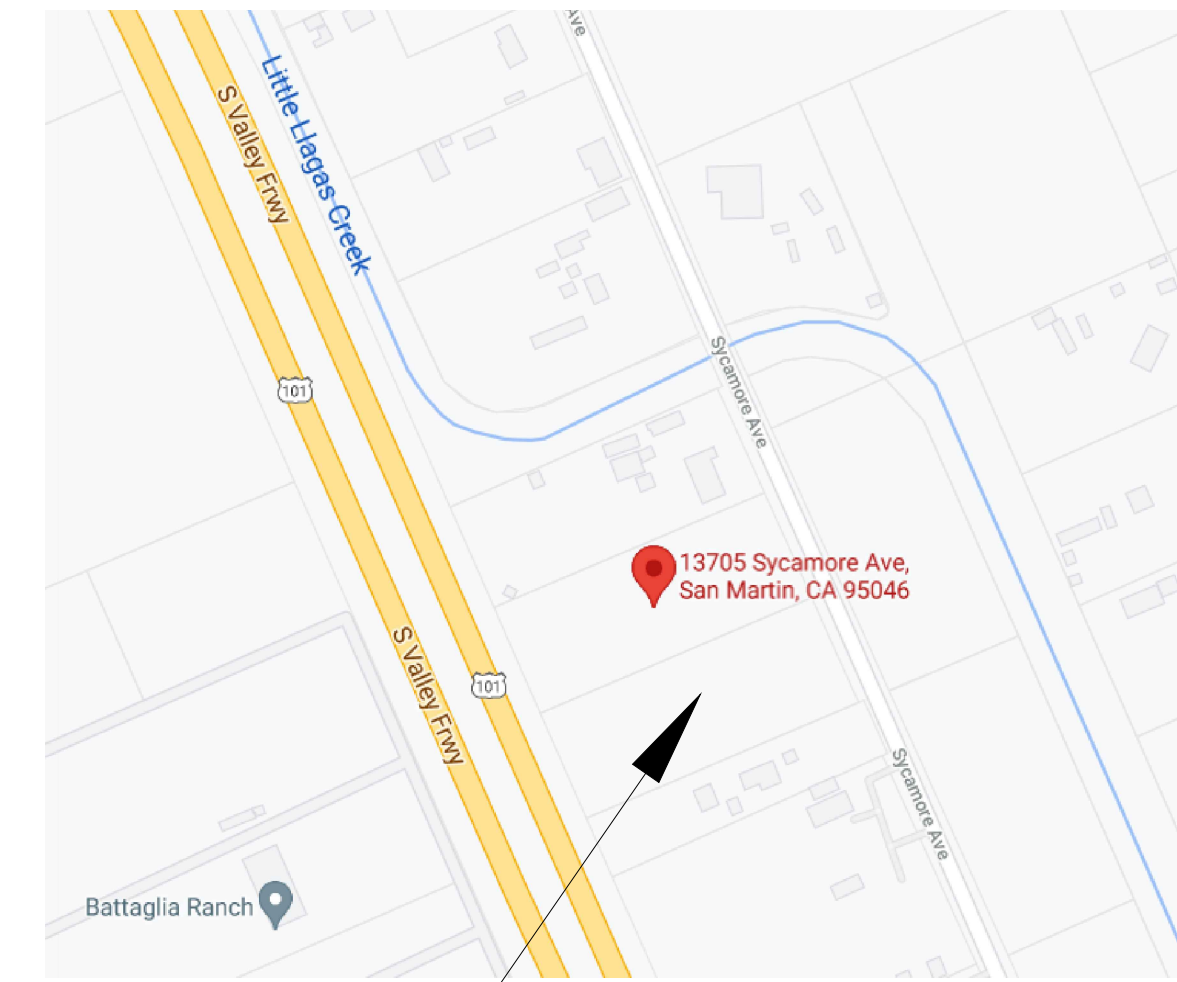
TOPOGRAPHIC SURVEY
PARCEL 3
PARCEL MAP
BOOK 392 MAPS, PAGE 22

FILENAME:	21-175 TS
CHECKED BY:	
DRAWN BY:	KLN
SCALE:	1" = 20'
DATE:	1/29/2022
PROJECT NO.:	21-175
SHEET NO.:	1 of 1

ALVARADO RESIDENCE

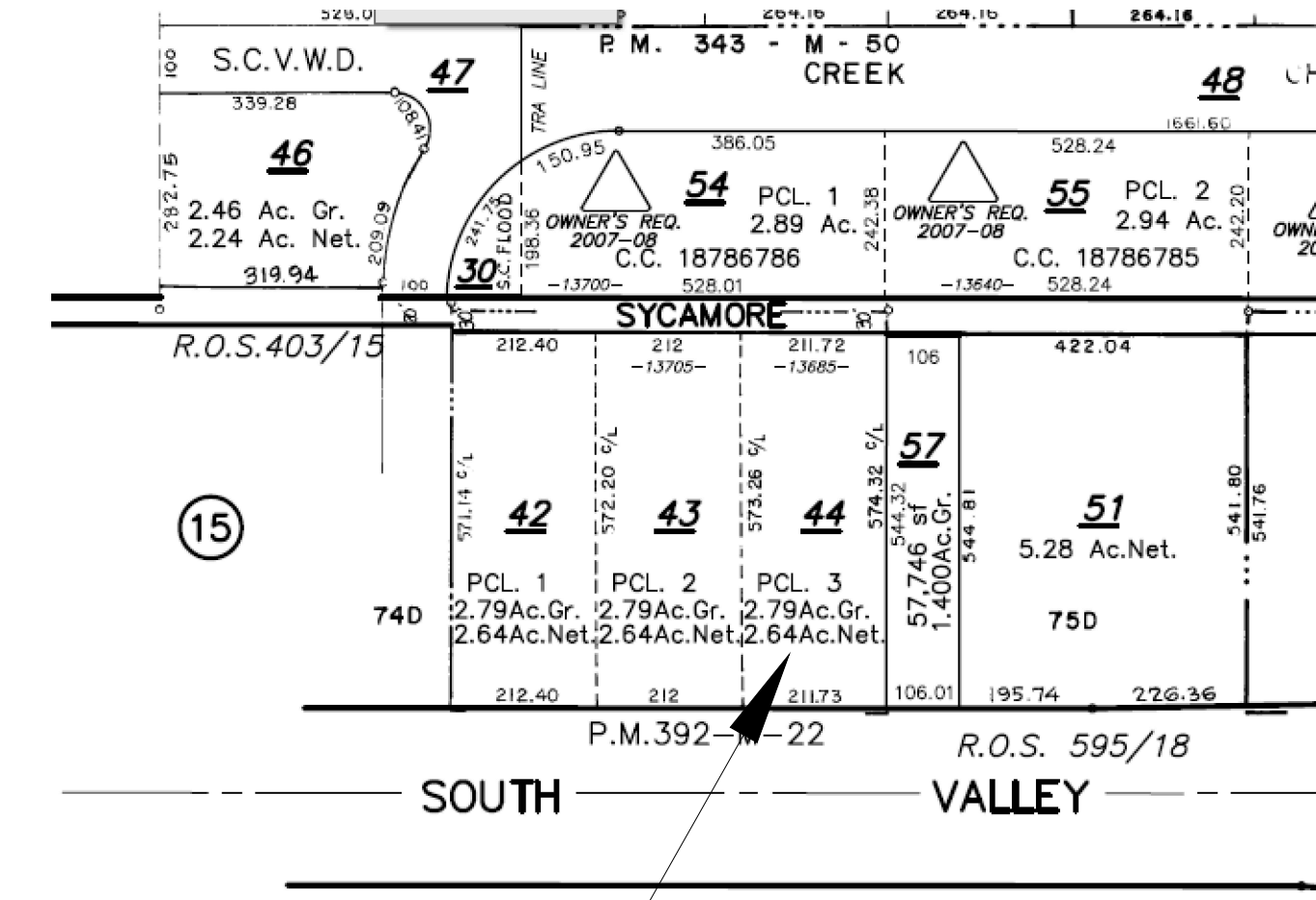
ADU

VICINITY MAP



13685 SYCAMORE AVE

PARCEL MAP



13685 SYCAMORE AVE

PROJECT DATA

- ZONING : RR-5AC-SR
- A.P.N. # 825-14-044
- BUILDING OCCUPANCY : R-3/U
- TYPE OF CONST : TYPE V-B
- NET LOT AREA : 114,998 SQ. FT

- PROPOSED:
5 BEDROOMS, 5.5 BATHROOM, 3 BED ADU,
& WAREHOUSE

APPLICABLE CODES

- 2019 CALIFORNIA BUILDING CODE (2018 IBC)
- 2019 CALIFORNIA RESIDENTIAL CODE (2018 IRC)
- 2019 CALIFORNIA ELECTRICAL CODE (2017 NEC)
- 2019 CALIFORNIA MECHANICAL CODE (2018 IMC)
- 2019 CALIFORNIA PLUMBING CODE (2018 IPC)
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
- 2019 CALIFORNIA ENERGY CODE
- 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE

NOTES

A.P.N. # 825-14-044

SCOPE OF WORK

- NEW 1200 SF ADU
- NEW 485 SQ FT JR ADU
- ATTACHED GARAGE FOR ADU
- NEW ELECTRICAL AND GAS LINE

DATA SHEET

LOCATION: 13685 SYCAMORE AVE			
EXISTING USE: EMPTY LOT		APPLICANT: ALVARADO CONSTRUCTION	
PROPOSED USE: SINGLE FAMILY RES.		PROPERTY OWNER: ALEJANDRO ALVARADO	
ZONING: RR-5AC-SR		APPLICATION(S): BUILDING PERMIT	
DEVELOPMENT STANDARD		PROPOSED DEVELOPMENT	
LOT AREA	114,998.00	SF	
LOT WIDTH	211.73	FT.	
LOT DEPTH	573.26	FT.	
FRONT SETBACK	30'-0"	FT.	
REAR SETBACK	440'-10"	FT.	
LEFT SETBACK	99'-3"	FT.	
RIGHT SETBACK	30'-0"	FT.	
LOT COVERAGE	12,638.00	SF	
	11.0%		
FLOOR AREA SQ.FT	ADU LIVING AREA	1200.00	SF
	JADU	485.00	SF
	GARAGE	400.00	SF
	PORCH	120.00	SF
	PATIO	195.00	SF
TOTAL FLOOR AREA	1685.00	SF	
BLDG. HIEGHT	16' - 5"	FT	
LANDSCAPING	90,818.00	79.0% SF	
PAVING	11,542.00	10.0% SF	
PARKING	2 COVERED SPACE		
DEFINE BASIS FOR PARKING	2 COVERD SPACE/ 2 UNCOVERED SPACE AT DRIVEWAY		
TREES	# OF EXISTING heritage TREES	# OF NON- heritage	# OF NEW TREES
	0	0	0
TREES	# OF EXISTING heritage TREES TO BE REMOVED	# OF NON- heritage TREES TO BE REMOVED	TOTAL # OF TREES
	0	0	0

DRAWING INDEX

FRONT ELEVATION
SURVEY
TITLE SHEET
PROPOSED SITE PLAN
GRADING PLAN
PROPOSED ROOF PLAN
CALGREEN MANDATORY CHECKLIST
CALGREEN MANDATORY CHECKLIST
PROPOSED ADU & FLOOR PLAN
PROPOSED ADU ELECTRICAL PLAN
PROPOSED ADU & ROOF PLAN
PROPOSED ADU & ELEVATION
PROPOSED ADU SECTION
ARCHITECTURAL DETAILS
ARCHITECTURAL NOTES
BEST MANAGEMENT CLEAN BAY
BEST MANAGEMENT CLEAN BAY
STRUCTURAL GENERAL NOTES
FOUNDATION & FRAMING PLAN
FRAMING PLAN
STRUCTURAL DETAILS
TITLE 24

SHEET -
SHEET 1
SHEET A0.1
SHEET A0.2
SHEET C1
SHEET A0.3
SHEET CG1
SHEET CG2
SHEET A1
SHEET A2
SHEET A3
SHEET A4 & A5
SHEET A6
SHEET A7
SHEET A8
SHEET BM1
SHEET BM2
SHEET S1
SHEET S2
SHEET S3
SHEET SD1 - SD4
SHEET T1 - T2

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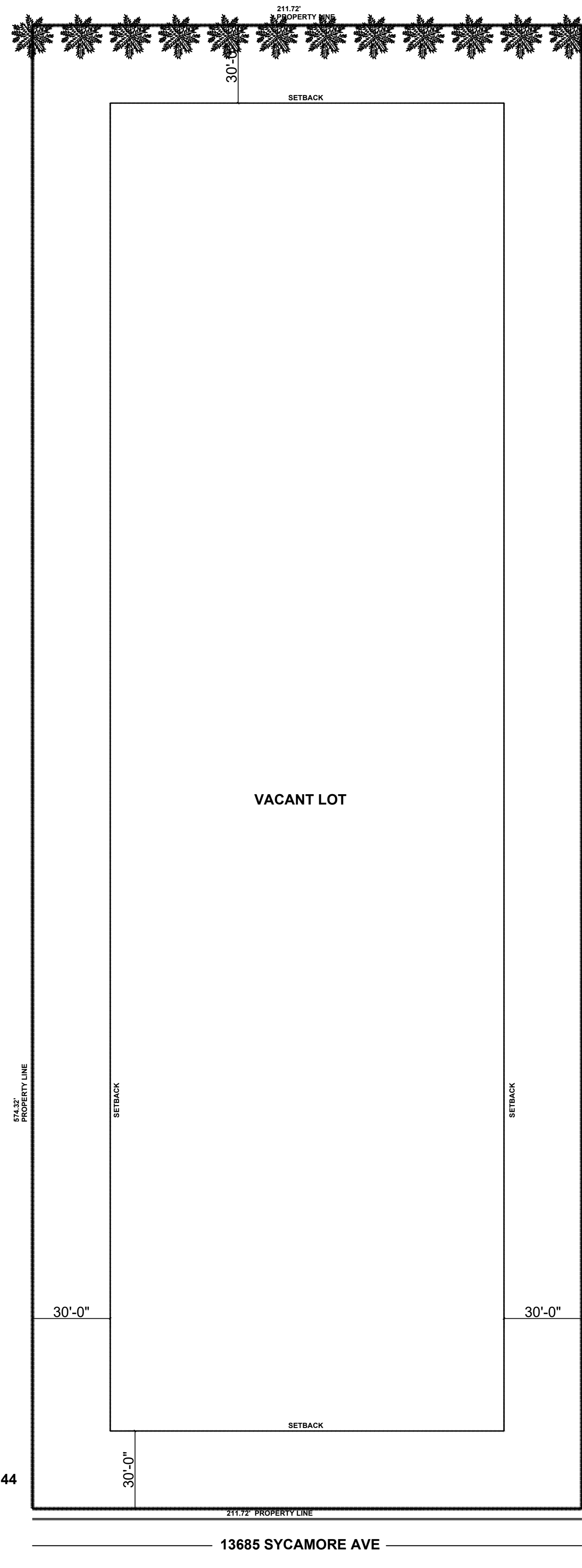
SINGLE FAMILY RESIDENCE

NO. 13685
STREET SYCAMORE AVE,
CITY SAN MARTIN, CA
ZIPCODE 95046

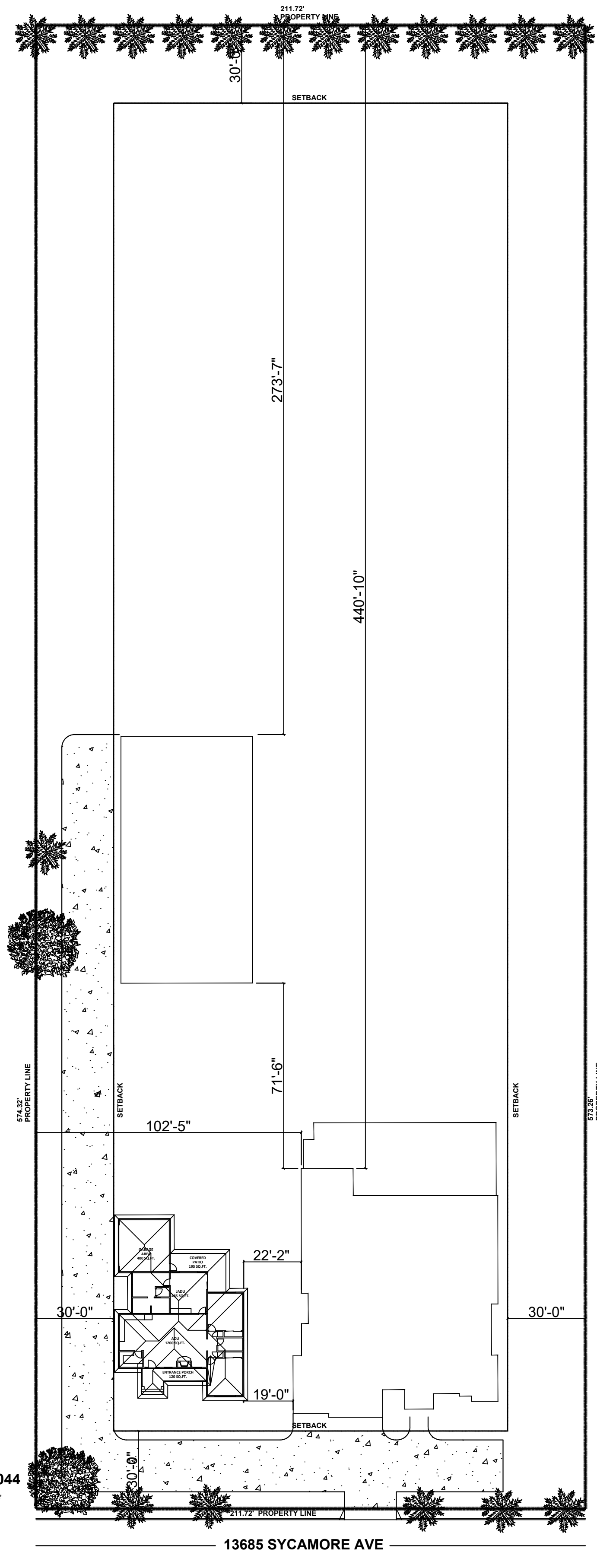
TITLE SHEET

DRAWN: AJ
CHECKED: RS
SCALE:
DATE: 15-06-2022

A0.1




 N
**EXISTING
 SITE PLAN**
 1/32"=1'-0"
 APN 825-14-044




 N
**PROPOSED
 SITE PLAN**
 1/32"=1'-0"
 APN 825-14-044

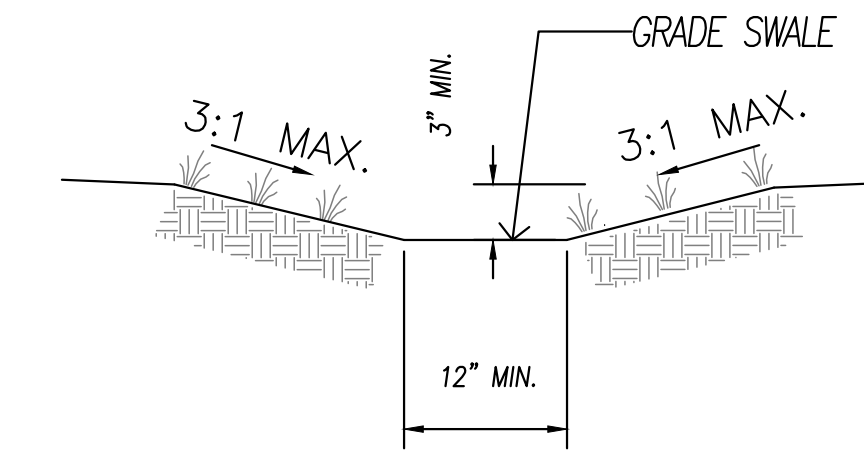
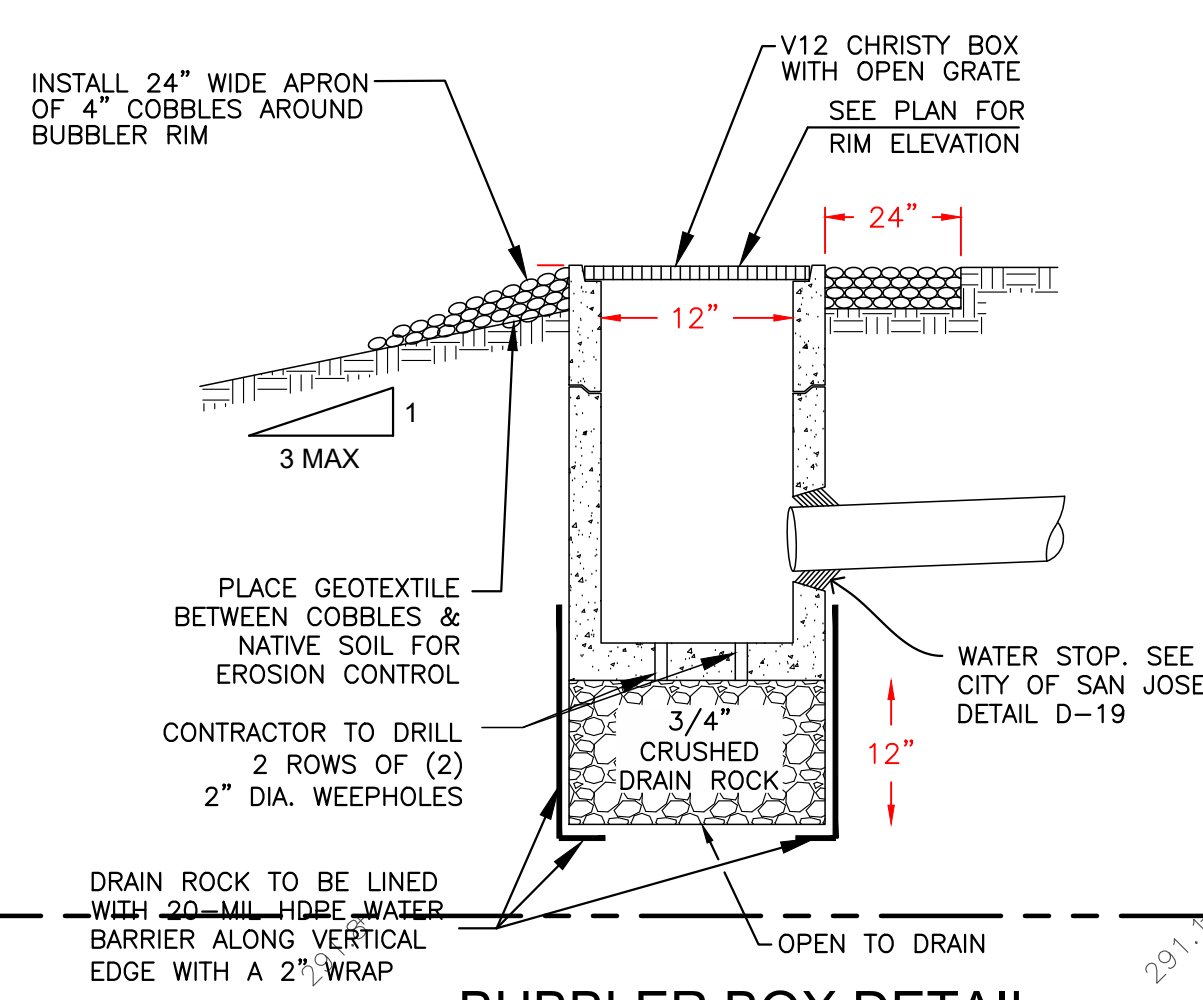
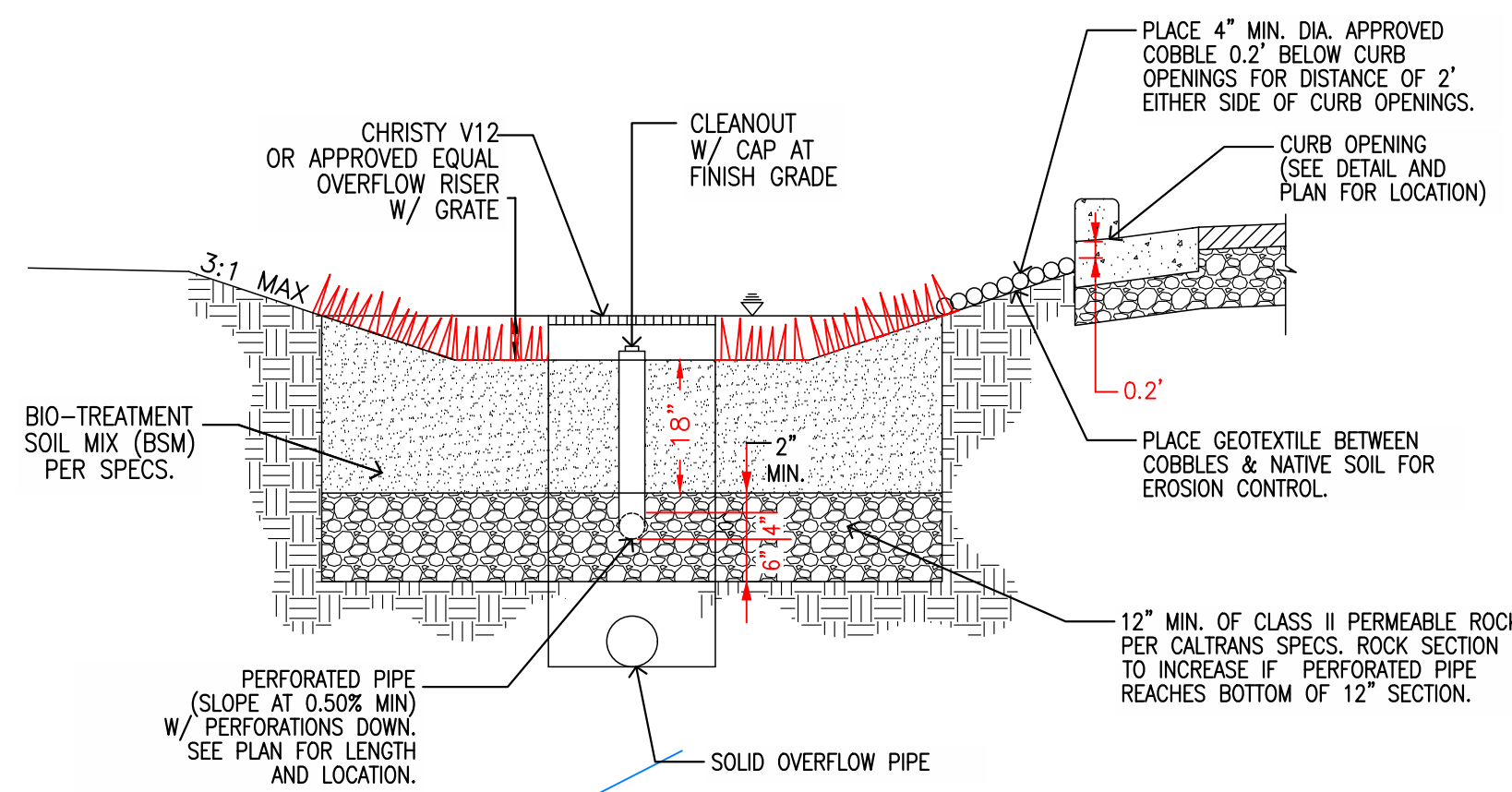
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DRAWN: AJ
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 DATE: 15-06-2022

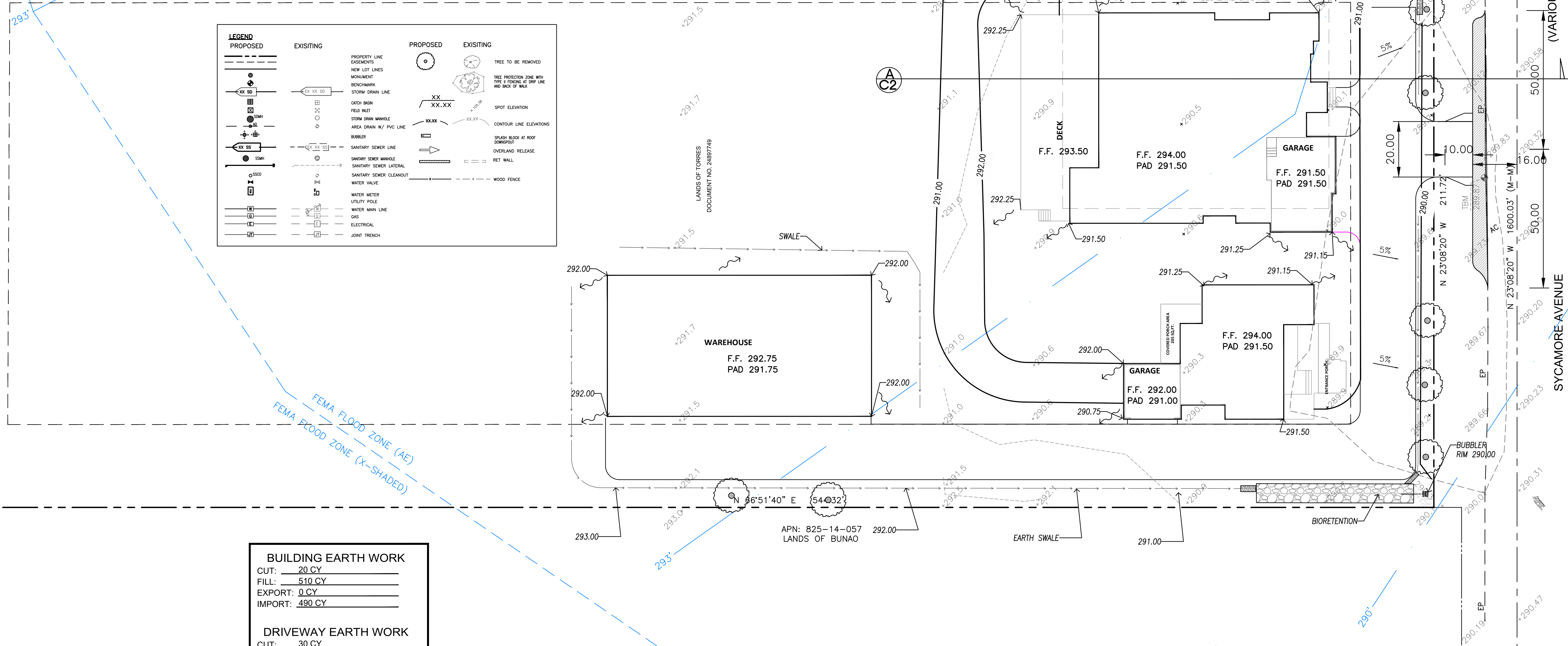


BIORETENTION BASIN W/O LINER

BUBBLER BOX DETAIL

EARTHEN SWALE

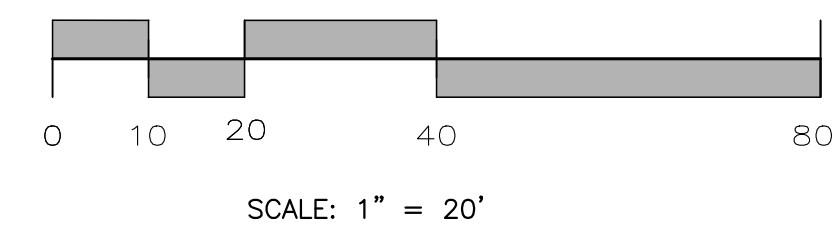
PROPOSED		EXISTING	
	PROPERTY LINE EASEMENTS		PROPERTY LINE EASEMENTS
	NEW LOT LINES		NEW LOT LINES
	BENCHMARK		BENCHMARK
	STORM DRAIN LINE		STORM DRAIN LINE
	CATCH BASIN		CATCH BASIN
	FIELD INLET		FIELD INLET
	STORM DRAIN MANHOLE		STORM DRAIN MANHOLE
	AREA DRAIN W/ PVC LINE		AREA DRAIN W/ PVC LINE
	BUBBLER		BUBBLER
	SANITARY SEWER LINE		SANITARY SEWER LINE
	SANITARY SEWER MANHOLE		SANITARY SEWER MANHOLE
	SANITARY SEWER LATERAL		SANITARY SEWER LATERAL
	SANITARY SEWER CLEANOUT		SANITARY SEWER CLEANOUT
	WATER VALVE		WATER VALVE
	WATER METER		WATER METER
	UTILITY POLE		UTILITY POLE
	WATER MAIN LINE		WATER MAIN LINE
	GAS		GAS
	ELECTRICAL		ELECTRICAL
	JOINT TRENCH		JOINT TRENCH
	TREE TO BE REMOVED		TREE
	TREE PROTECTION ZONE WITH TIE & FENCING AT DRIP LINE AND BACK OF BUCK		TREE PROTECTION ZONE WITH TIE & FENCING AT DRIP LINE AND BACK OF BUCK
	SPOT ELEVATION		SPOT ELEVATION
	CONTOUR LINE ELEVATIONS		CONTOUR LINE ELEVATIONS
	SPASH BLOCK AT ROOF SUMP-OUT		SPASH BLOCK AT ROOF SUMP-OUT
	OVERLAND RELEASE		OVERLAND RELEASE
	RET WALL		RET WALL
	WOOD FENCE		WOOD FENCE



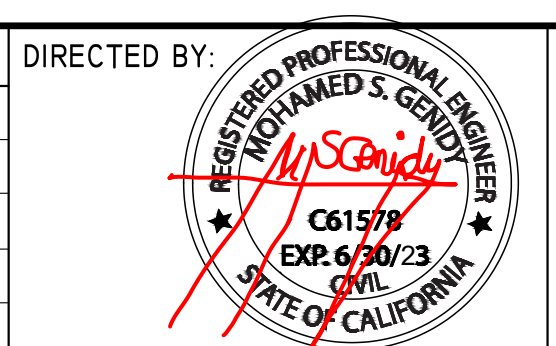
BUILDING EARTH WORK	
CUT:	20 CY
FILL:	510 CY
EXPORT:	0 CY
IMPORT:	490 CY
DRIVEWAY EARTH WORK	
CUT:	30 CY
FILL:	228 CY
EXPORT:	0 CY
IMPORT:	198 CY
SITE EARTH WORK	
CUT:	0 CY
FILL:	250 CY
EXPORT:	0 CY
IMPORT:	250 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

- STORM UTILITY NOTES**
- ALL STORM PIPE LOCATED OUTSIDE OF VEHICULAR TRAVELED LANES SHALL BE PVC SDR 35 UNLESS OTHERWISE SPECIFIED ON PLANS
 - ALL STORM PIPE LOCATED IN VEHICULAR TRAVELED LANES SHALL BE PVC SD26 UNLESS OTHERWISE SPECIFIED ON PLANS
 - ALL PERFORATED PIPES SHALL BE PVC SDR 35 WITH 1/2" PERFORATIONS FACING DOWN.
 - ALL PVC CONNECTIONS TO CONCRETE STRUCTURES SHALL BE BY WATER STOP



DATE:	10-22-2022	NO.	REVISION	DATE	DIRECTED BY:
SCALE:	AS NOTED	△			
DESIGNED BY:	MG	△			
DRAWN BY:	EH	△			
		△			

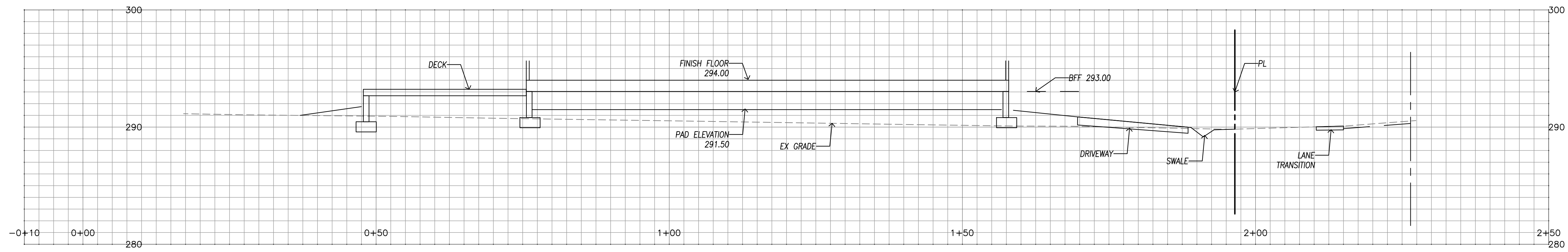


GPM ENGINEERS
3340 WALNUT AVE., SUITE 292
FREMONT, CA 94536
TEL. (650) 331-7264 FAX (650) 472-9004
MGENIDY@GPMENGINEERS.COM
CIVIL • STRUCTURAL • PLANNING • DEVELOPMENT

PROJECT:
13685 Sycamore Ave., San Martin

SHEET TITLE:
PRELIMINARY GRADING AND DRAINAGE PLAN

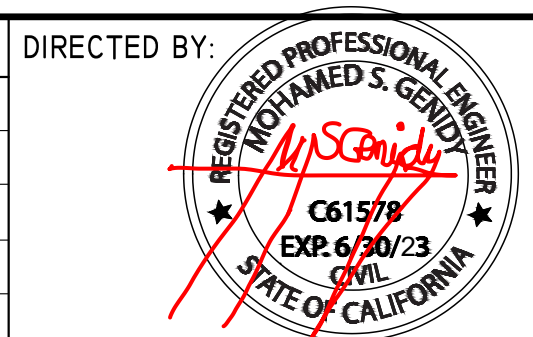
SHEET NUMBER
CI
OF 2



A SITE SECTION

SCALE: H 1" = 10'-0"
V 1" = 5'-0"

DATE:	10-22-2022	NO.	REVISION	DATE
SCALE:	AS NOTED	△		
DESIGNED BY:	MG	△		
DRAWN BY:	EH	△		
		△		
		△		

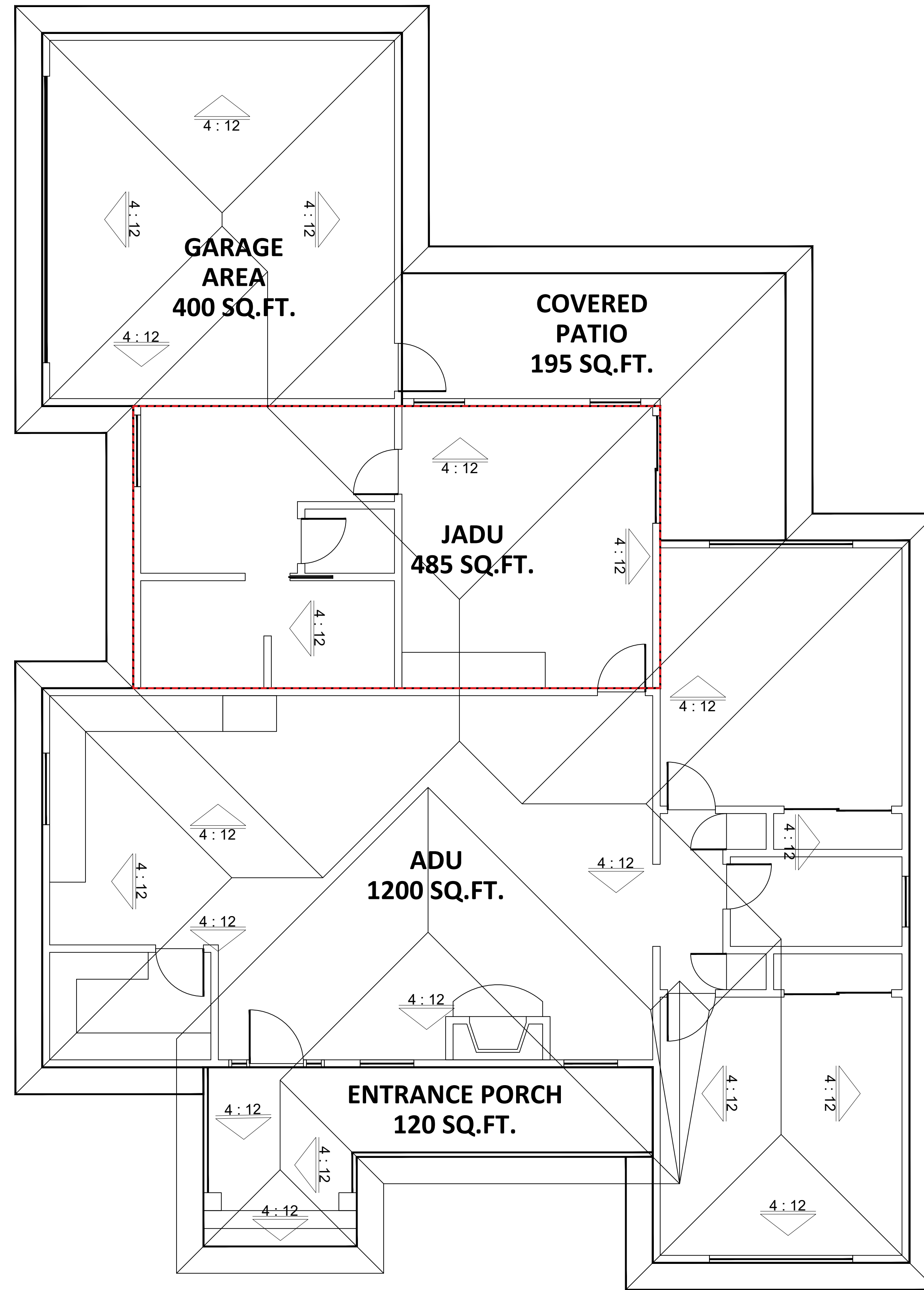


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CIVIL • STRUCTURAL • PLANNING • DEVELOPMENT

PROJECT:
13685 Sycamore Ave., San Martin

SHEET TITLE:
SITE SECTIONS

SHEET NUMBER
C2
OF 2



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

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 SAN JOSE, CA 95127
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 CITY SAN MARTIN, CA
 ZIPCODE 95046

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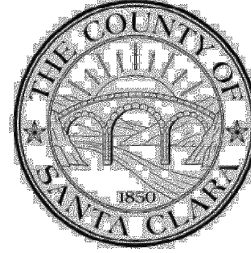
DRAWN: AJ

CHECKED: RS

SCALE:

DATE: 15-06-2022

A0.3



COUNTY OF SANTA CLARA

2019 CALGREEN RESIDENTIAL CHECKLIST (MANDATORY)

County Amendments to CALGreen are in Italics.

- Designer to cross out items that are not applicable to the project.
- Installer or designer shall verify all applicable requirements have been satisfied and sign and date each row. County Inspectors will verify completion signatures and supporting documentation DURING CONSTRUCTION.

Table with 6 columns: ITEM #, CALGreen CODE SECTION, REQUIREMENT, REFERENCE SHEET, Note or Detail No., Date, Installer or Designer Signature. Includes sections for Planning and Design, Energy Efficiency, Water Efficiency & Conservation, and Environmental Quality.

Table with 6 columns: ITEM #, CALGreen CODE SECTION, REQUIREMENT, REFERENCE SHEET, Note or Detail No., Date, Installer or Designer Signature. Includes sections for Material Conservation & Resource Efficiency, Environmental Quality, and Environmental Quality (continued).

Table with 6 columns: ITEM #, CALGreen CODE SECTION, REQUIREMENT, REFERENCE SHEET, Note or Detail No., Date, Installer or Designer Signature. Includes sections for Environmental Quality (continued), Installer and Special Inspector Qualifications, and Environmental Quality (continued).

TABLE 4.504.5 FORMALDEHYDE LIMITS' Maximum Formaldehyde Emissions in Parts per Million. Table with 2 columns: PRODUCT, CURRENT LIMIT.

1. Values in this table are derived from those specified by the California Air Resources Board... 2. Thin medium density fiberboard has a maximum thickness of 1/8 inch (3 mm).

TABLE 4.504.1 ADHESIVE VOC LIMITS' Less Water and Less Exempt Compounds in Grams per Liter

Table with 2 columns: ARCHITECTURAL APPLICATIONS, VOC LIMIT. Lists various adhesive types and their corresponding VOC limits.

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

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

Table with 2 columns: SEALANTS, VOC LIMIT. Lists sealant types and their VOC limits.

TABLE 4.504.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS' Less Water and Less Exempt Compounds

Table with 2 columns: COATING CATEGORY, VOC LIMIT. Lists various coating categories and their VOC limits.

1. Grams of VOC per liter of coating, including water and including exempt compounds. 2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table. 3. Values in this table are derived from those specified by the California Air Resources Board...

Construction Waste Management (CWM) Plan

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

Form fields for Project Name, Job #, Project Manager, Waste Hauling Company, and Contact Name. Includes a legend for Hauling Company, Sorting Facility Name and Location, and Disposal Service Company.

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

Subcontractors who fail to comply with the Waste Management Plan will be subject to backcharges or withholding of payment, as deemed appropriate.

- 1. The project's overall rate of waste diversion will be ___%.
2. This project shall generate the least amount of waste possible by planning and ordering carefully...
3. Spreadsheet 1, enclosed, identifies the waste materials that will be generated on this project...
4. Waste prevention and recycling activities will be discussed at the beginning of weekly subcontractor meetings...
5. Salvage: Excess materials that cannot be used in the project, nor returned to the vendor, will be offered to site workers...
6. ___ will provide a commingled drop box at the jobsite for most of the construction waste...
7. In the event that the waste diversion rate achievable via the strategy described in (6) above, is projected to be lower than what is required...
8. ___ will track and calculate the quantity (in tons) of all waste leaving the project...
9. In the event that Subcontractors furnish their own debris boxes as part of their scope of work...
10. In the event that site use constraints (such as limited space) restrict the number of debris boxes that can be used...
11. Debris from jobsite office and meeting rooms will be collected by ___ will, at a minimum, recycle office paper, plastic, metal and cardboard.

Construction Waste Management (CWM) Worksheet

Form for recording project details and waste diversion data. Includes fields for Project Name, Job Number, Project Manager, Waste Hauling Company, and a table for Waste Material Type, Commingled and Sorted Off Site, Source Separated on Site, and Projected Diversion Rate.

Construction Waste Management (CWM) Acknowledgment

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

Form fields for Project Name, Job Number, Project Manager, and Waste Hauling Company.

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

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

Table with 4 columns: DATE, SUBCONTRACTOR COMPANY NAME, FOREMAN NAME, SIGNATURE. For recording acknowledgments.

Project Information

SINGLE FAMILY RESIDENCE
NO. 13685
STREET SYCAMORE AVE,
CITY SAN MARTIN, CA
ZIPCODE 95046

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



CG-1

CALGREEN 2019 NOTES – MANDATORY REQUIREMENTS:

1. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. SEE CALGREEN 4.106.2 FOR FURTHER DETAILS.

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

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

EXCEPTIONS:

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

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

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

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

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

6. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE.

7. RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEL0), WHICHEVER IS MORE STRINGENT.

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

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

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

A. A CONSTRUCTION WASTE MANAGEMENT PLAN IS PROVIDED. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE COUNTY OF SANTA CLARA.

- 1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
- 2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).
- 3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN.
- 4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
- 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

B. A WASTE MANAGEMENT COMPANY CAN BE UTILIZED IF APPROVED BY THE COUNTY OF SANTA CLARA. SEE CALGREEN 4.408.3 FOR FURTHER .DETAILS

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

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

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

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

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

AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

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

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

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

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

- A. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
- B. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350.)
- C. NSF/ANSI 140 AT THE GOLD LEVEL.
- D. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD.

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

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

A. PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350), CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.

B. PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM).

C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.

D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).

21. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN TABLE 4.504.5 SHEET CG-1.

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

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

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

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

24. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

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

- A. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
- B. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
 - 1. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
 - 2. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.

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

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

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

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

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

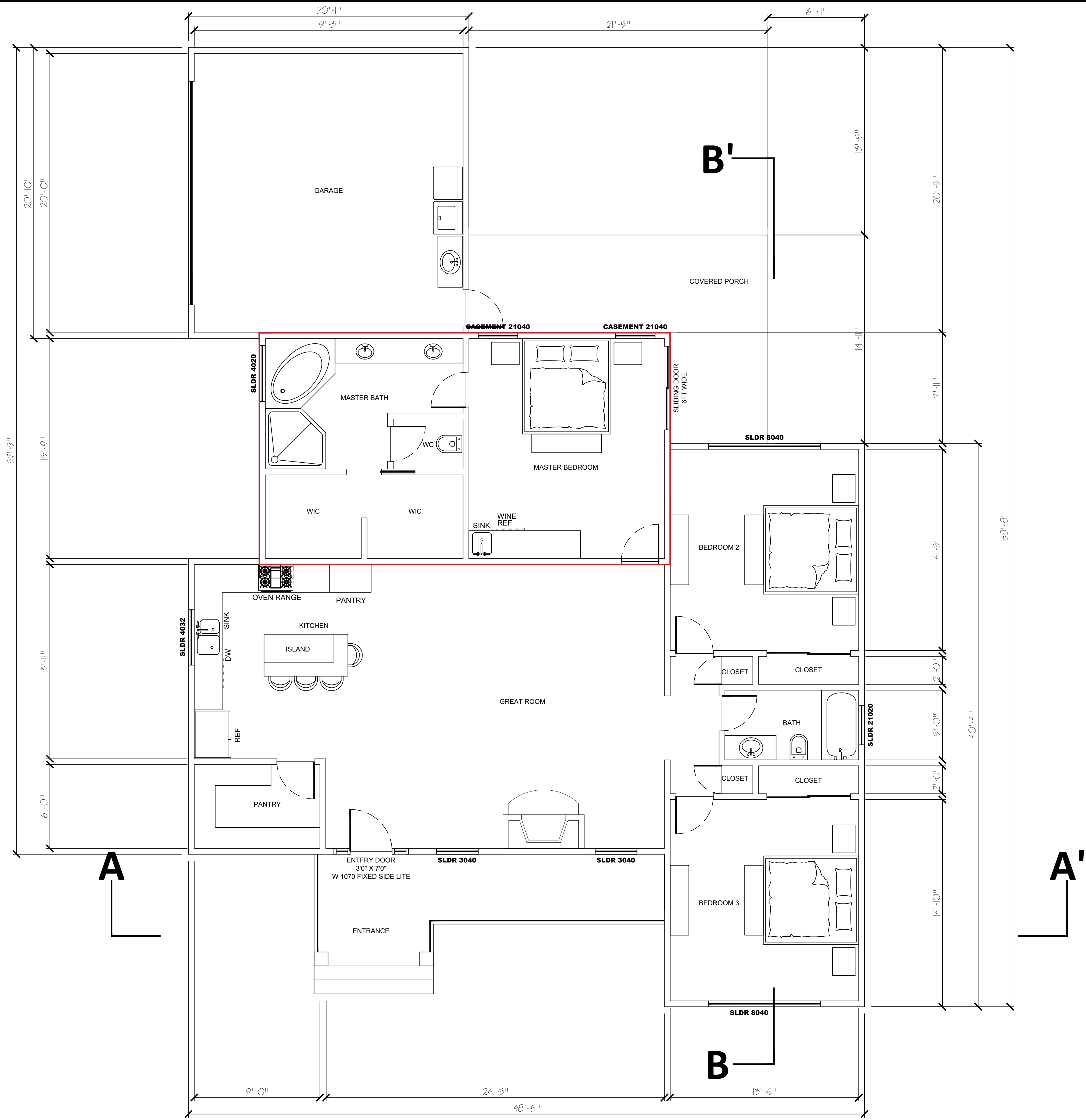
Project Information

SINGLE FAMILY RESIDENCE
NO. 13685
STREET SYCAMORE AVE.
CITY SAN MARTIN, CA
ZIPCODE 95046

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



CG-2



PROPOSED ADU AND JADU FLOOR PLAN

1/4" = 1'-0"

ISSUED / REVISED

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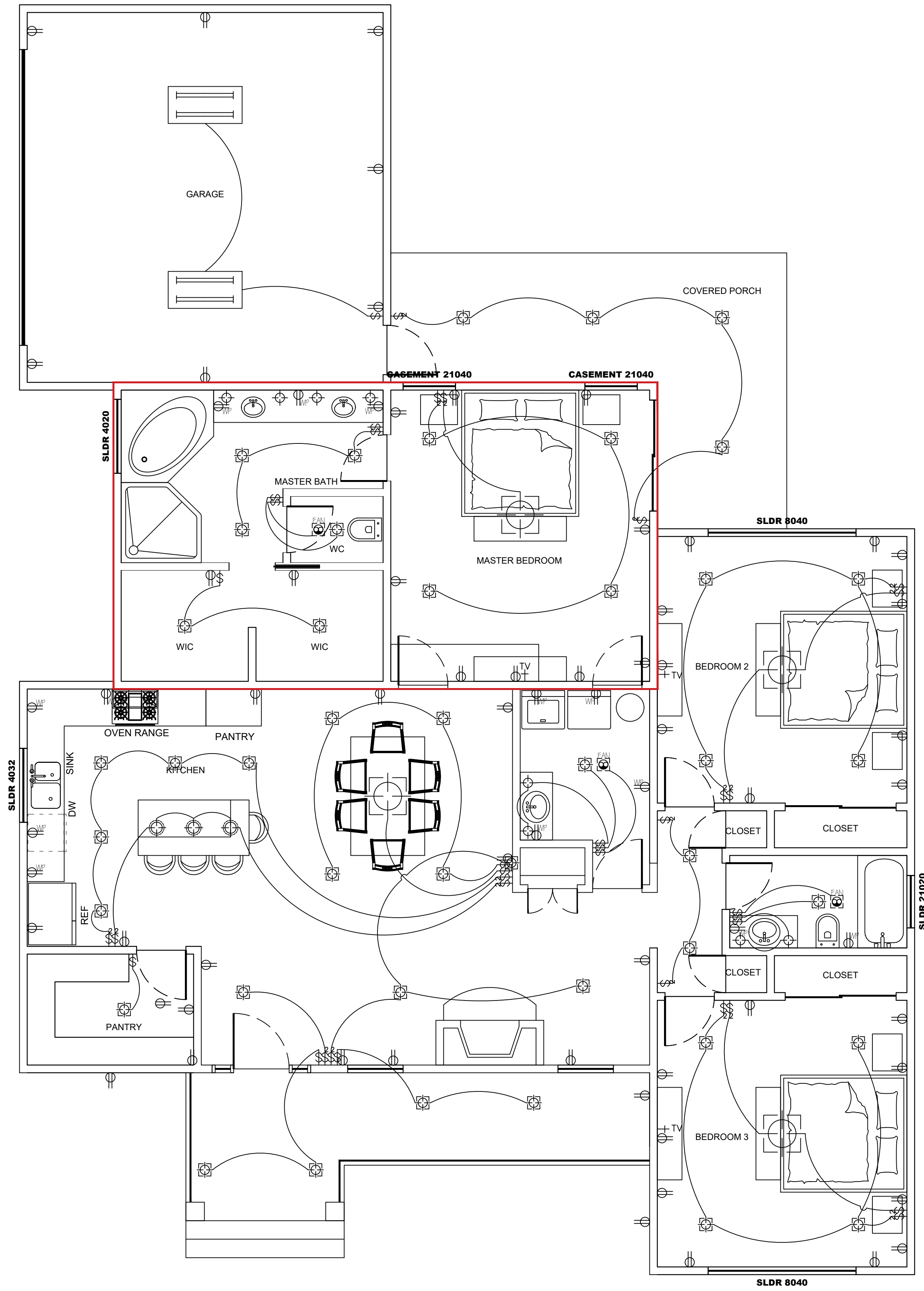
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 ZIP CODE 95046

SHAH DESIGNS

DRAWN: AJ
 CHECKED: RS
 SCALE:
 DATE: 16-12-2021

A1



NOTE:
 -TEMPER RESISTANT RECEPTACLES ARE REQUIRED AT ALL NEW CIRCUITS PER CEC 406.12.
 -PROVIDE TEMPER RESISTANT OUTLETS IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, BATHROOM, GARAGE, BASEMENT, LAUNDRY AND OUTDOOR AREA. (CEC 406.11, 210.52)
 -SMOKE & CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, BE EQUIPPED WITH BATTERY BACK-UP AND BE INTER CONNECTED IN SUCH MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.
 -SMOKE ALARMS INSTALLED WITHIN 20FT OF A KITCHEN, BATHROOM OR ROOM CONTAINING A FIREPLACE OR WOOD BURNING STOVE SHALL BE OF THE PHOTOELECTRIC TYPE.

NOTE:
 -THE EXHAUST FANS SHOULD BE 50 CUBIC FEET PER MINUTE FOR INTERMITTENT VENTILATION OR 20 CUBIC FEET PER MINUTE FOR CONTINUOUS VENTILATION. EXHAUST AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS.

THE REQUIRED FLOW RATES ARE DEFINED IN EQUATION 4.1A:
 $QFAN = 0.01(AFLOOR) + 7.5(NBR + 1)$
 $QFAN = 0.01(2111) + 7.5(4 + 1)$
 $= 21.1 + 7.5(5)$
 $= 21.1 + 37.5$
QFAN = 58.6 CFM

WHERE:
QFAN = MINIMUM FAN AIRFLOW RATING, CFM
AFLOOR = CONDITIONED FLOOR AREA, SQUARE FEET
NBR = NUMBER OF BEDROOMS

ELECTRICAL LEGEND

- ⌘ SWITCH
- ⌘^{DM} DIMMER SWITCH
- ⌘^{3,4} 3 AND 4 WAY SWITCH
- ⌘^{AUTO} MANUAL ON OCCUPANT SENSOR SWITCH
- ⌘ DUPLEX RECEPTICAL OUTLET W/ ARC FAULT INTERRUPTER
- ⌘ FOUR PLEX RECEPTICAL OUTLET W/ ARC FAULT INTERRUPTER
- ⌘ 220 OUTLET
- ⌘^{WP} WATERPROOF DUPLEX RECEPTICAL OUTLET W/ARC FAULT INTERRUPTER
- ⌘^{GFI} GROUND FAULT INTERUPTOR RECEPTICAL OUTLET
- ⌘ SURFACE MOUNTED LIGHT FIXTURE
- ⌘ PENDANT LIGHT
- ⌘^{PS} MOTION SENSOR WITH INTEGRATED PHOTO CELL
- ⌘^{MP} RECESSED LIGHT FIXTURE
- ⌘ JUNCTION BOX
- ⌘ EXHAUST FAN SWITCHED OR CONTINUOUS
- ⌘^{FL} EXHAUST FAN/FLOURESCENT LIGHT
- ⌘ NEW SMOKE DETECTOR INTERCONNECTED 110V W/ 10 YR. BATTERY LIFE BACK-UP
- ⌘^{SD/CO} NEW CARBON MONOXIDE DETECTOR INTERCONNECTED 110V W/ 10 YR. BATTERY LIFE BACK-UP
- ⌘ WALL REGISTER
- ⌘ WALL SCONE
- ⌘ FLUORESCENT LIGHT

PROPOSED ADU ELECTRICAL PLAN

1/4" = 1'-0"

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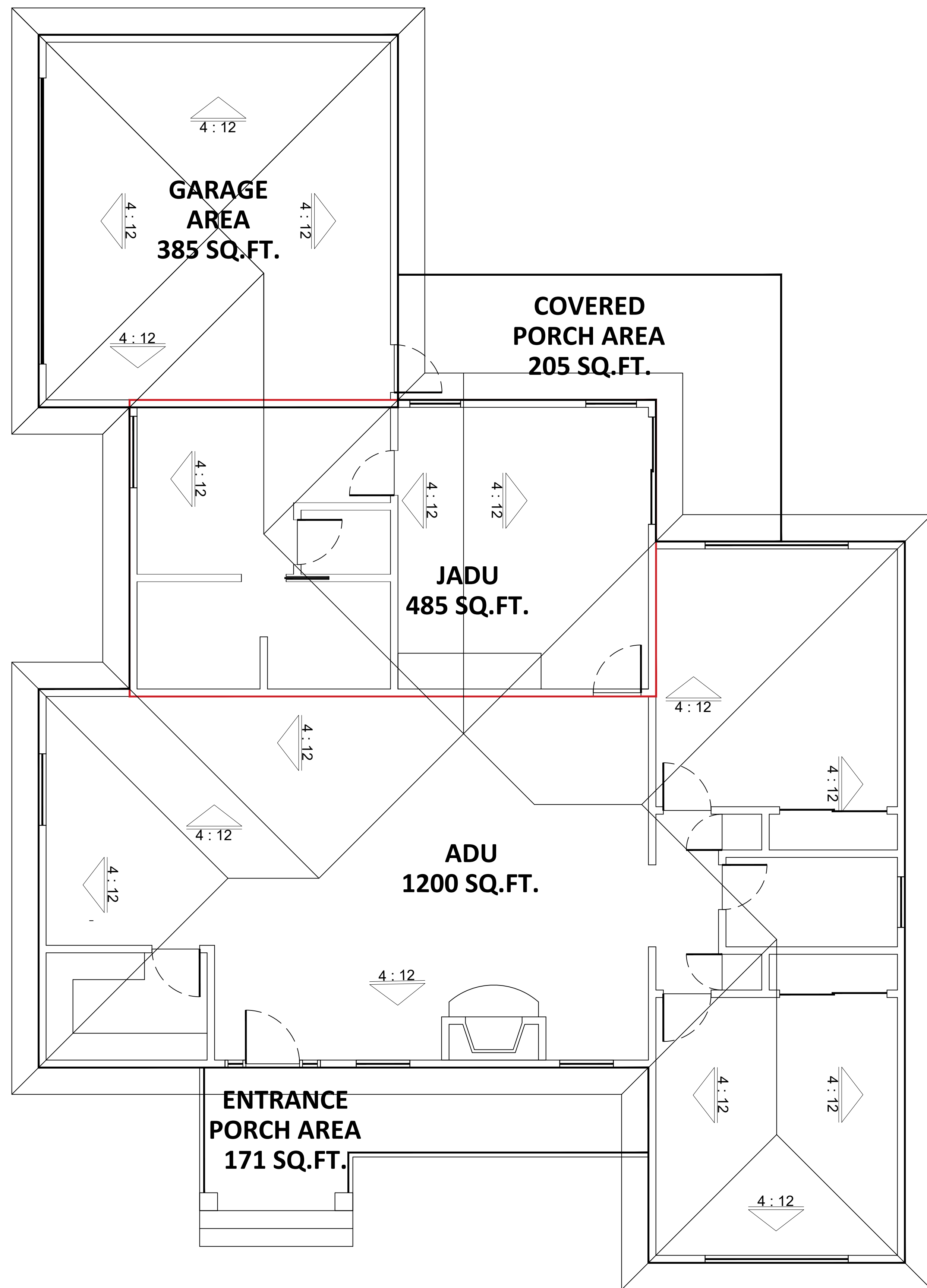
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 SCALE:
 DATE: 16-12-2021

A2



PROPOSED ADU ROOF PLAN

1/4" = 1'-0"

ISSUED / REVISED

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SINGLE FAMILY RESIDENCE

13685

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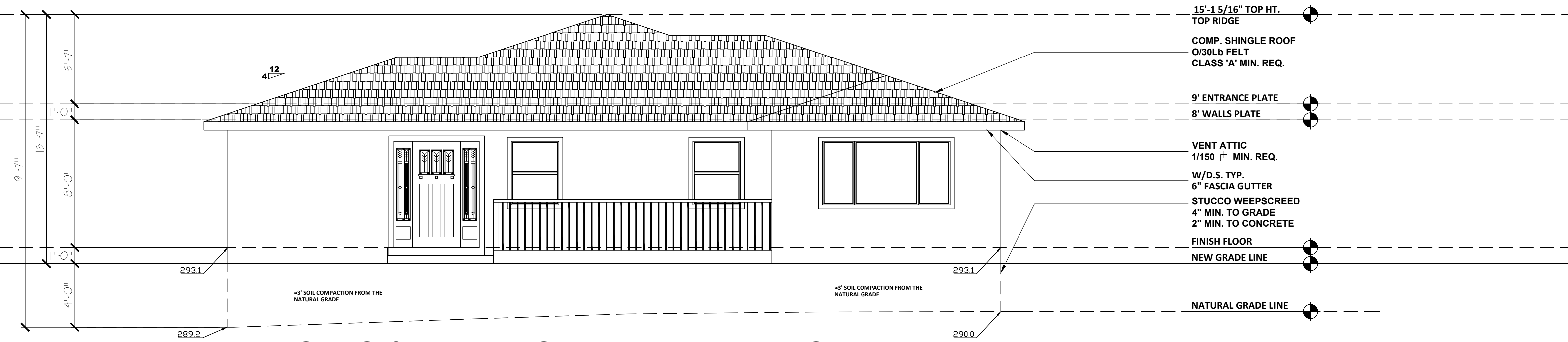
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CHECKED: RS

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DATE: 16-12-2021

A3



PROPOSED FRONT ELEVATION
 1/4" = 1'-0"

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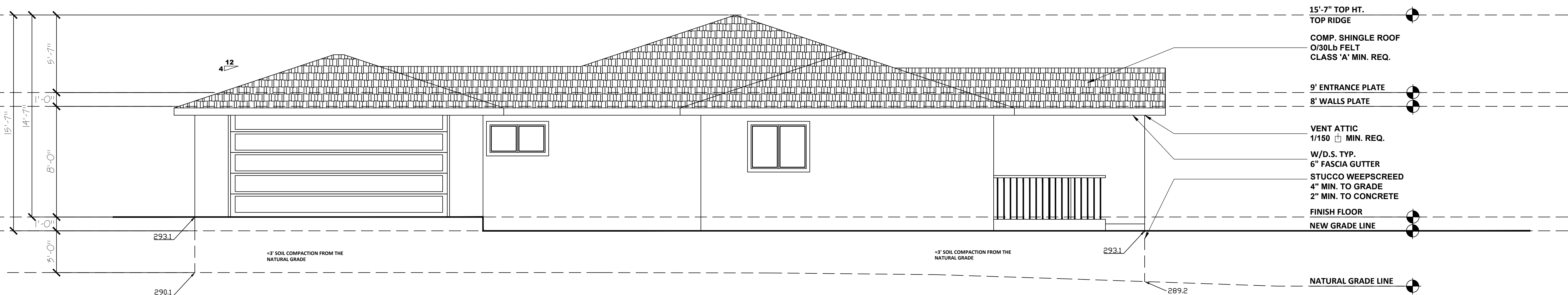
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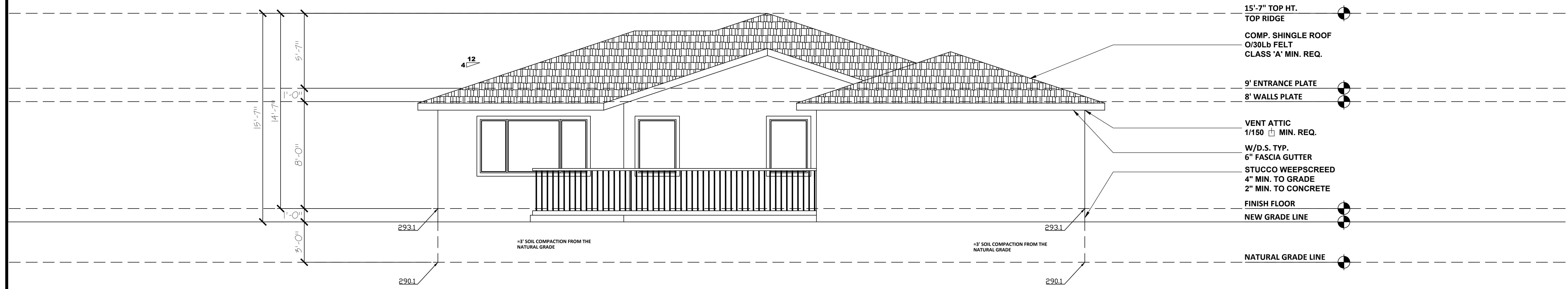
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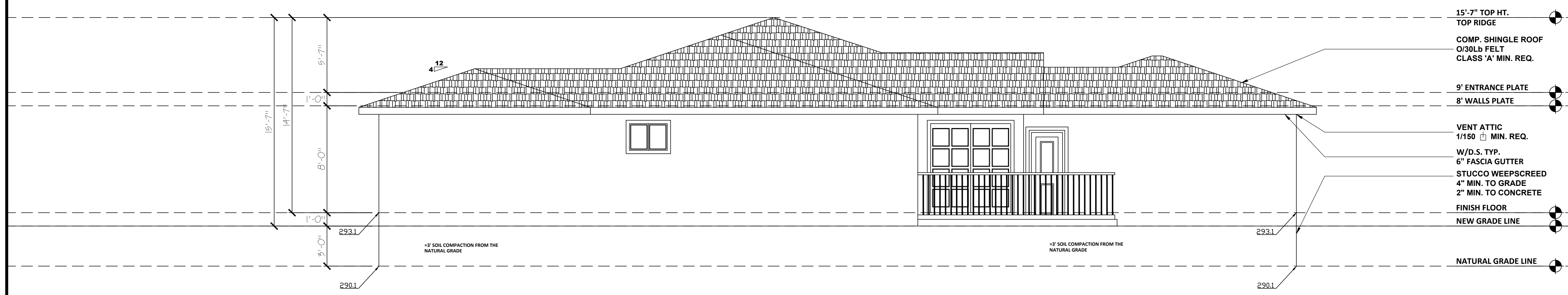
A4



PROPOSED LEFT ELEVATION
 1/4" = 1'-0"



PROPOSED REAR ELEVATION
 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION
 1/4" = 1'-0"

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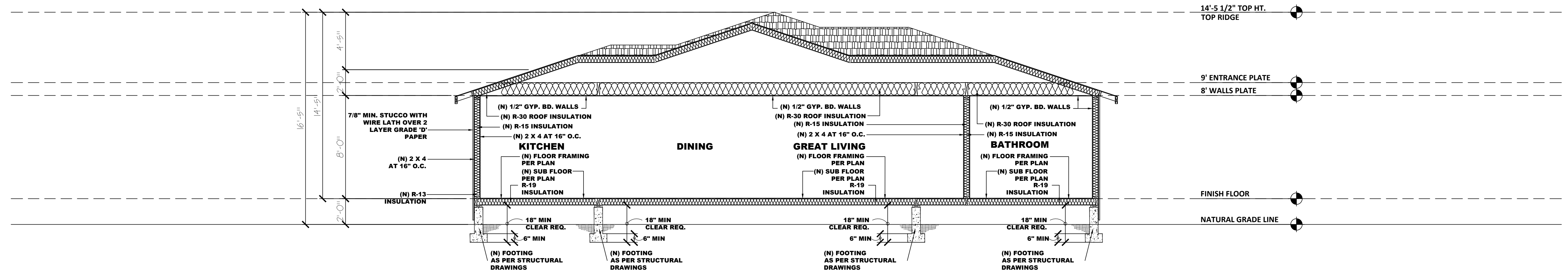
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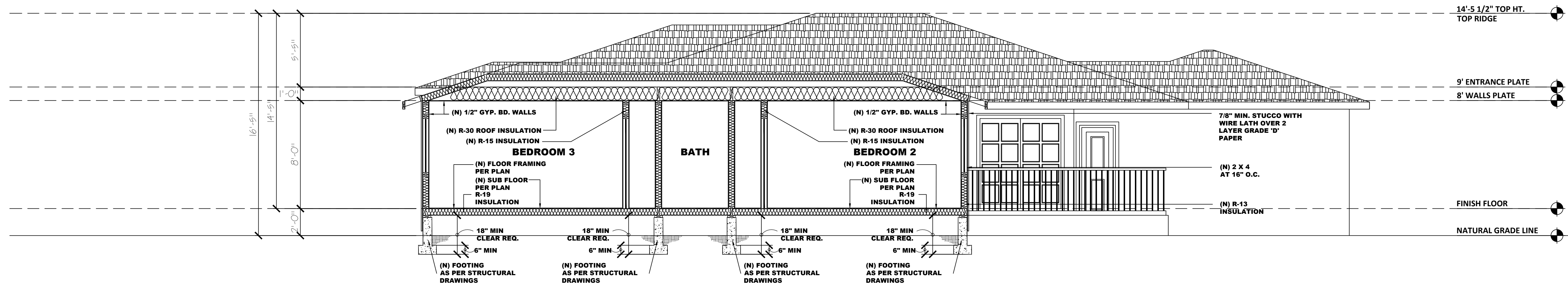
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A5



PROPOSED SECTION : A-A'
1/4" = 1'-0"



PROPOSED SECTION : B-B'
1/4" = 1'-0"

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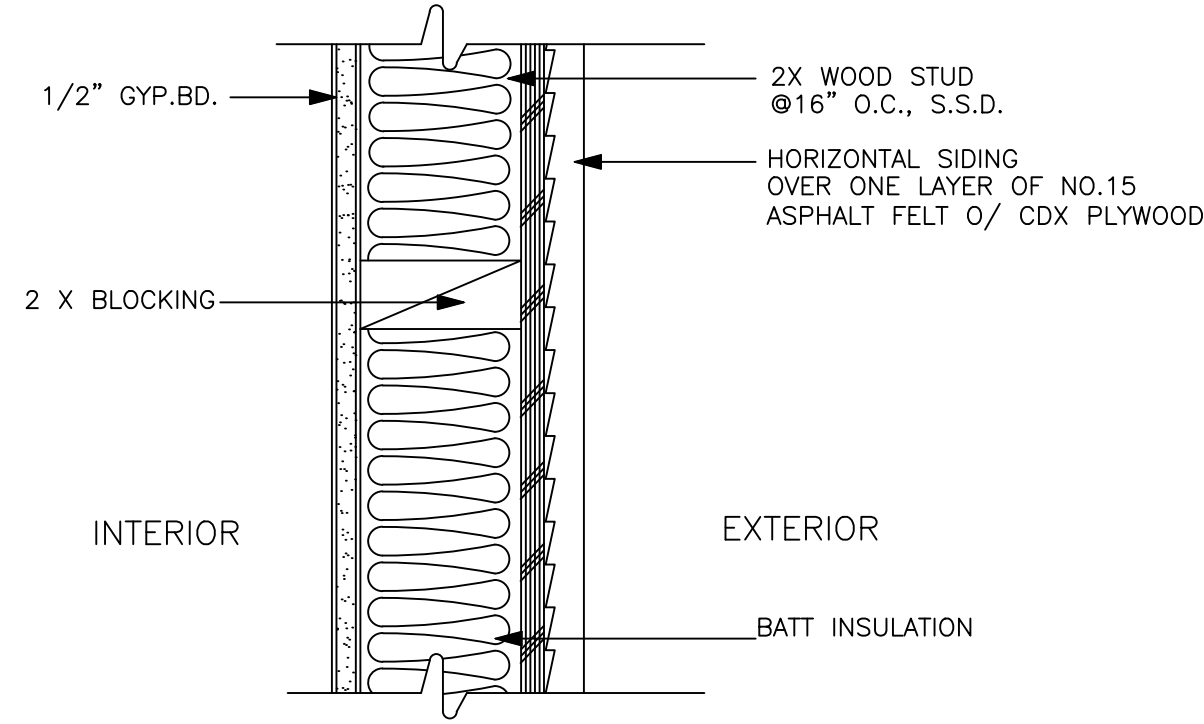
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CITY SAN MARTIN, CA
ZIP CODE 95046

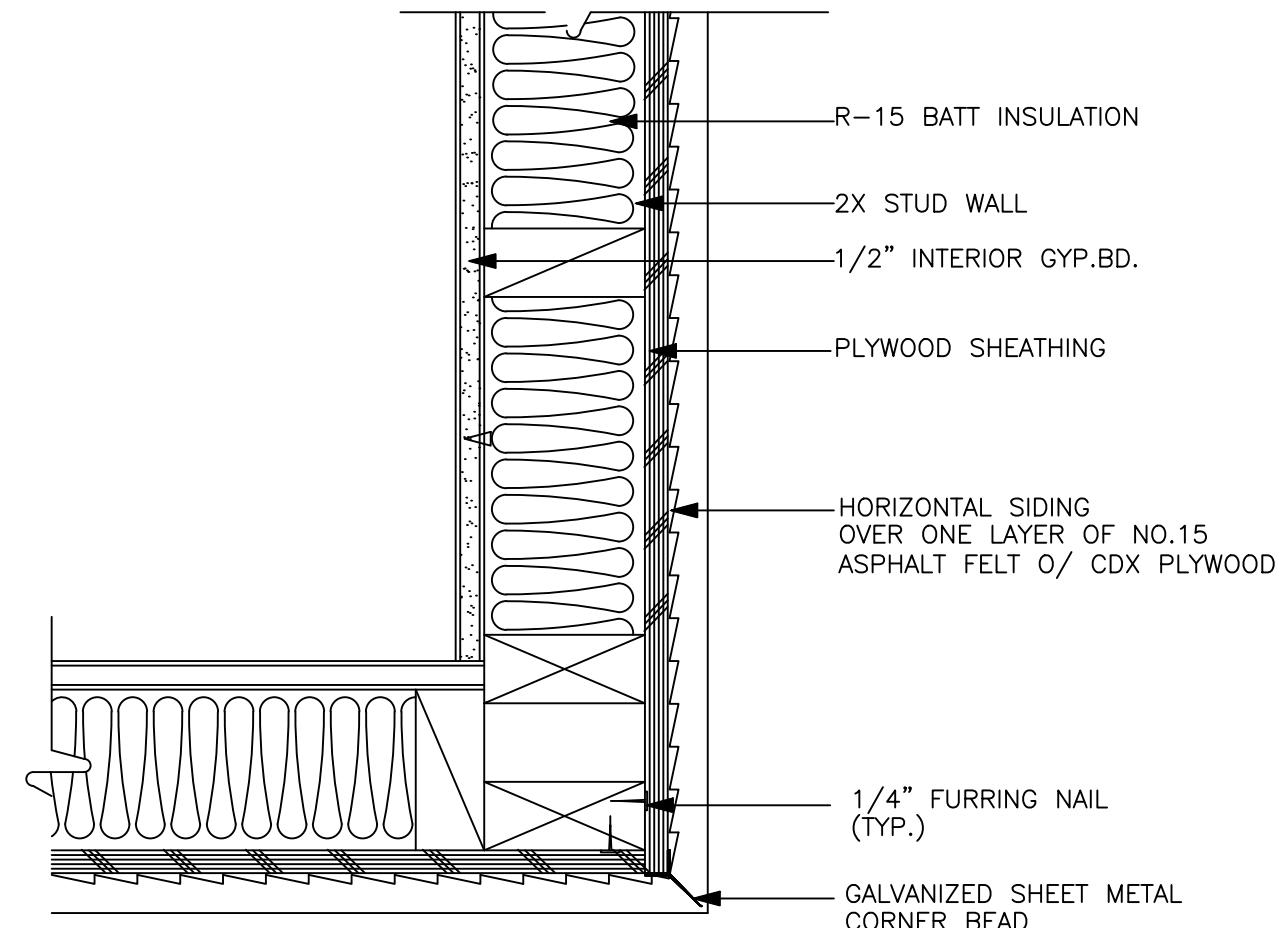
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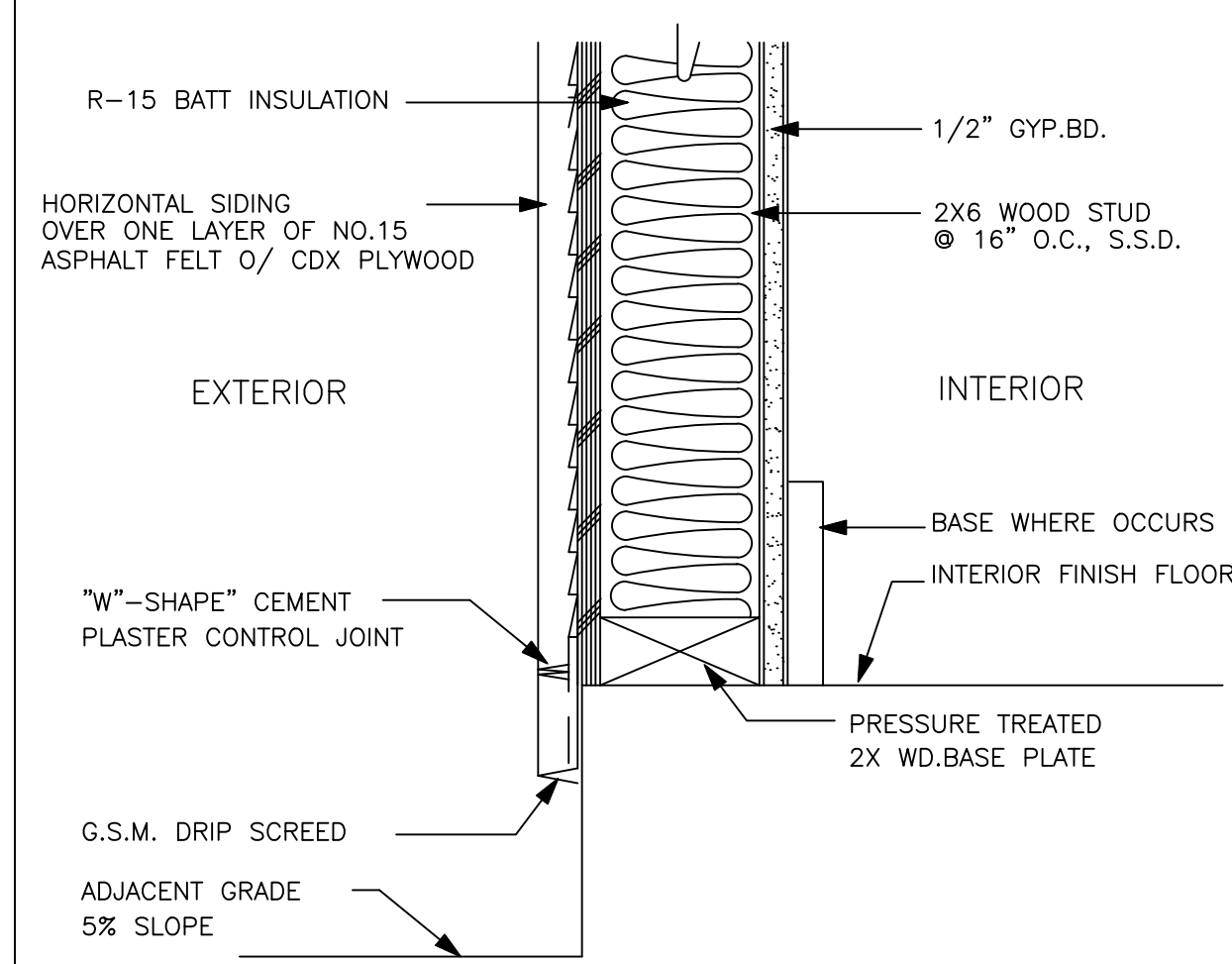
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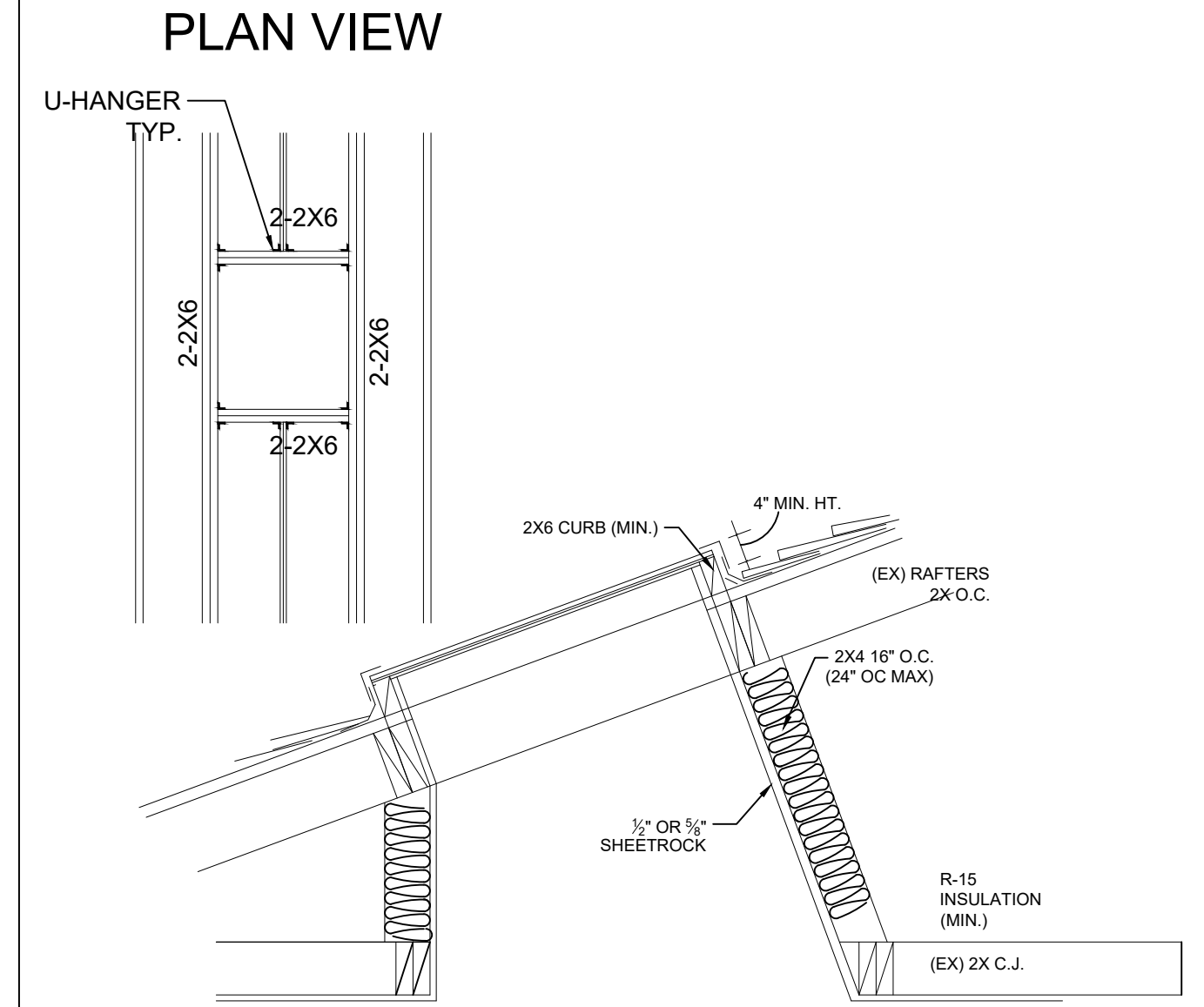
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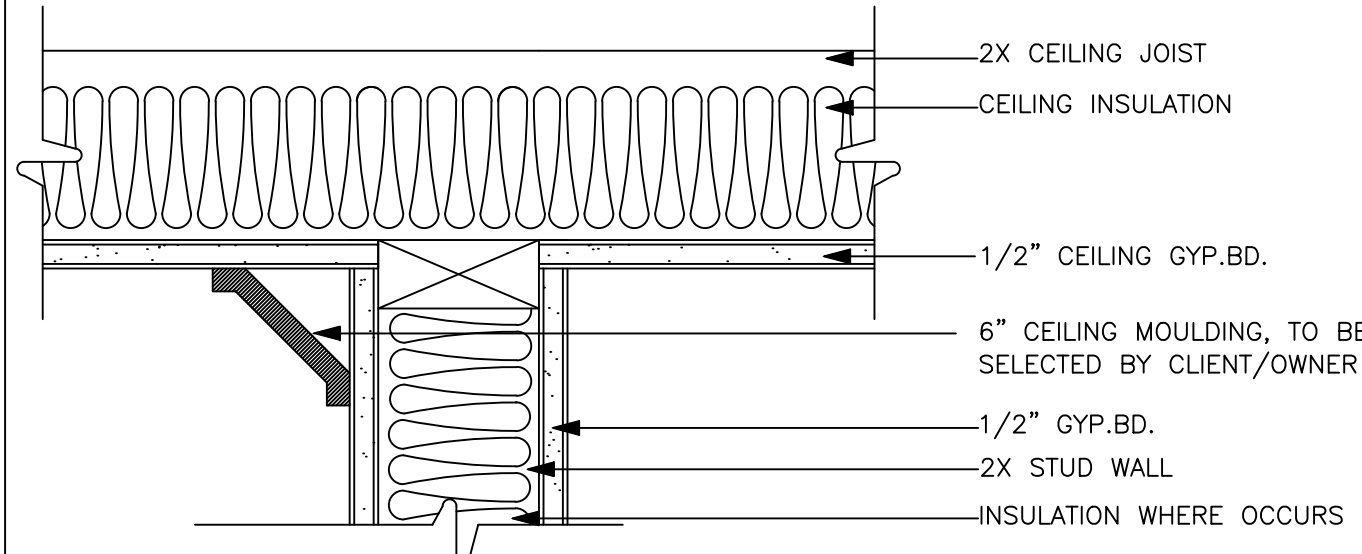
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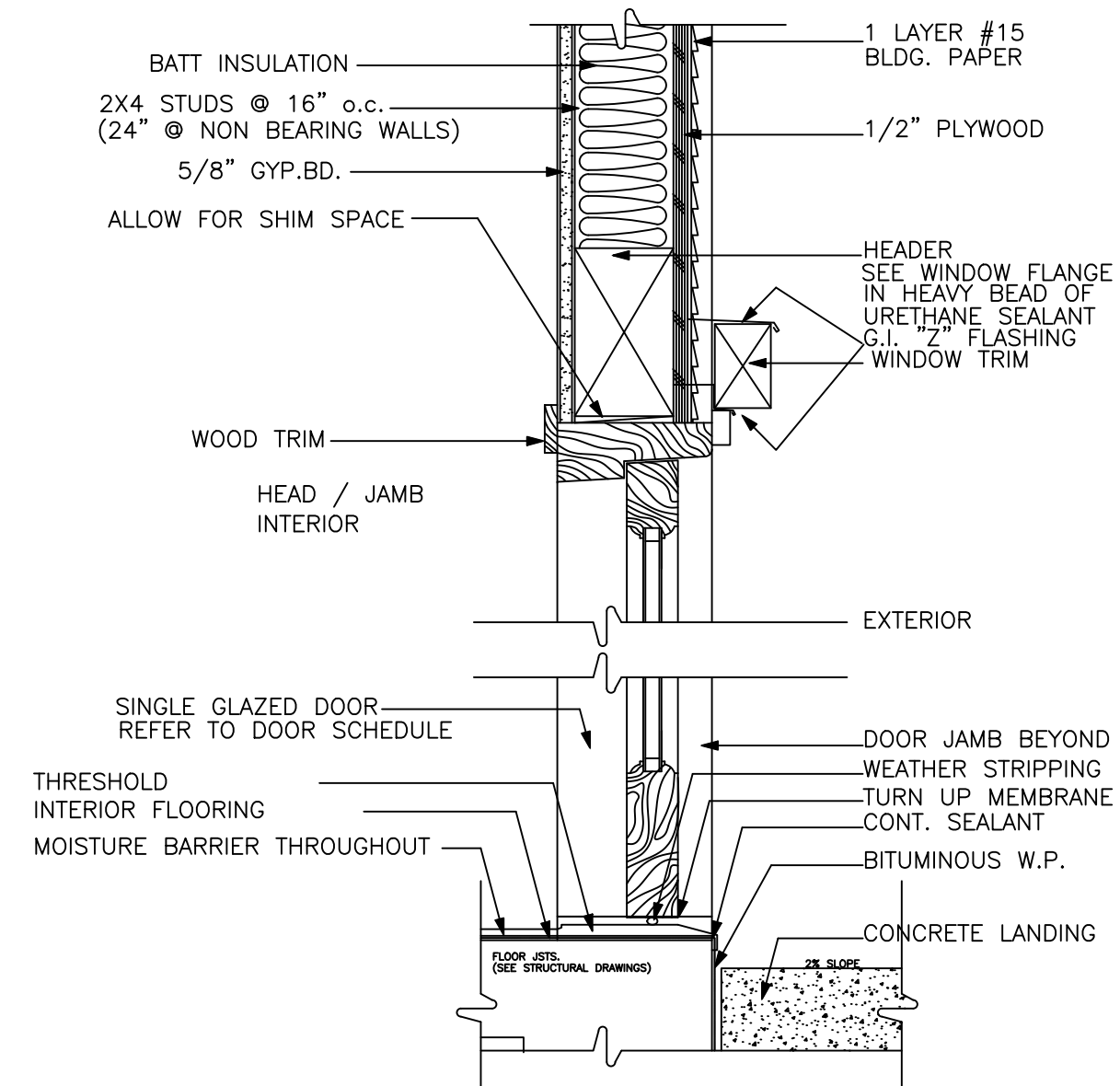
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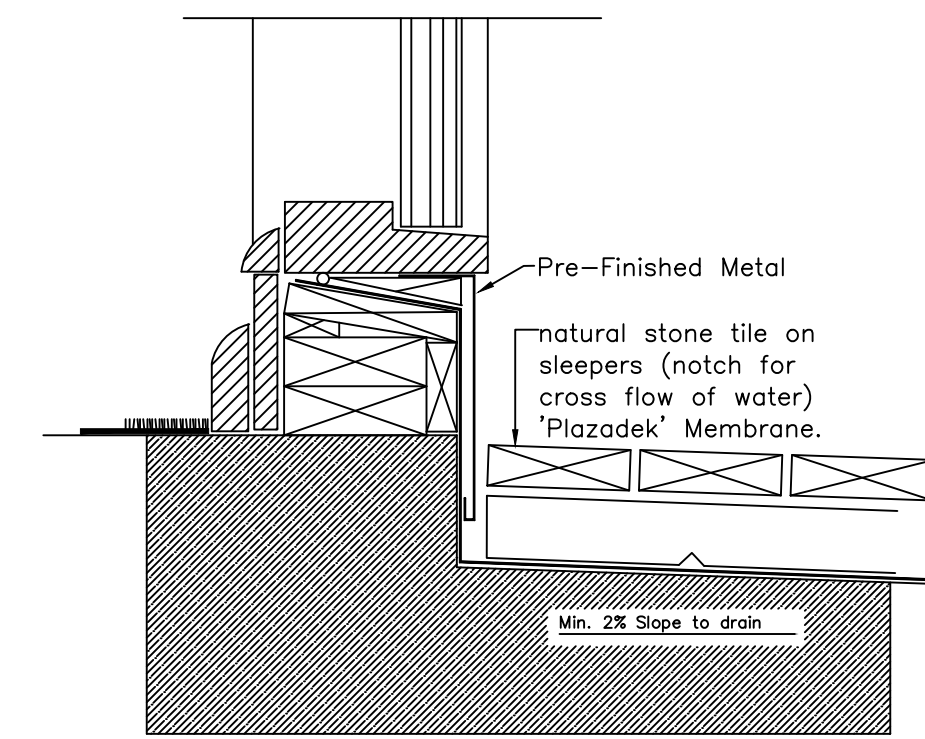
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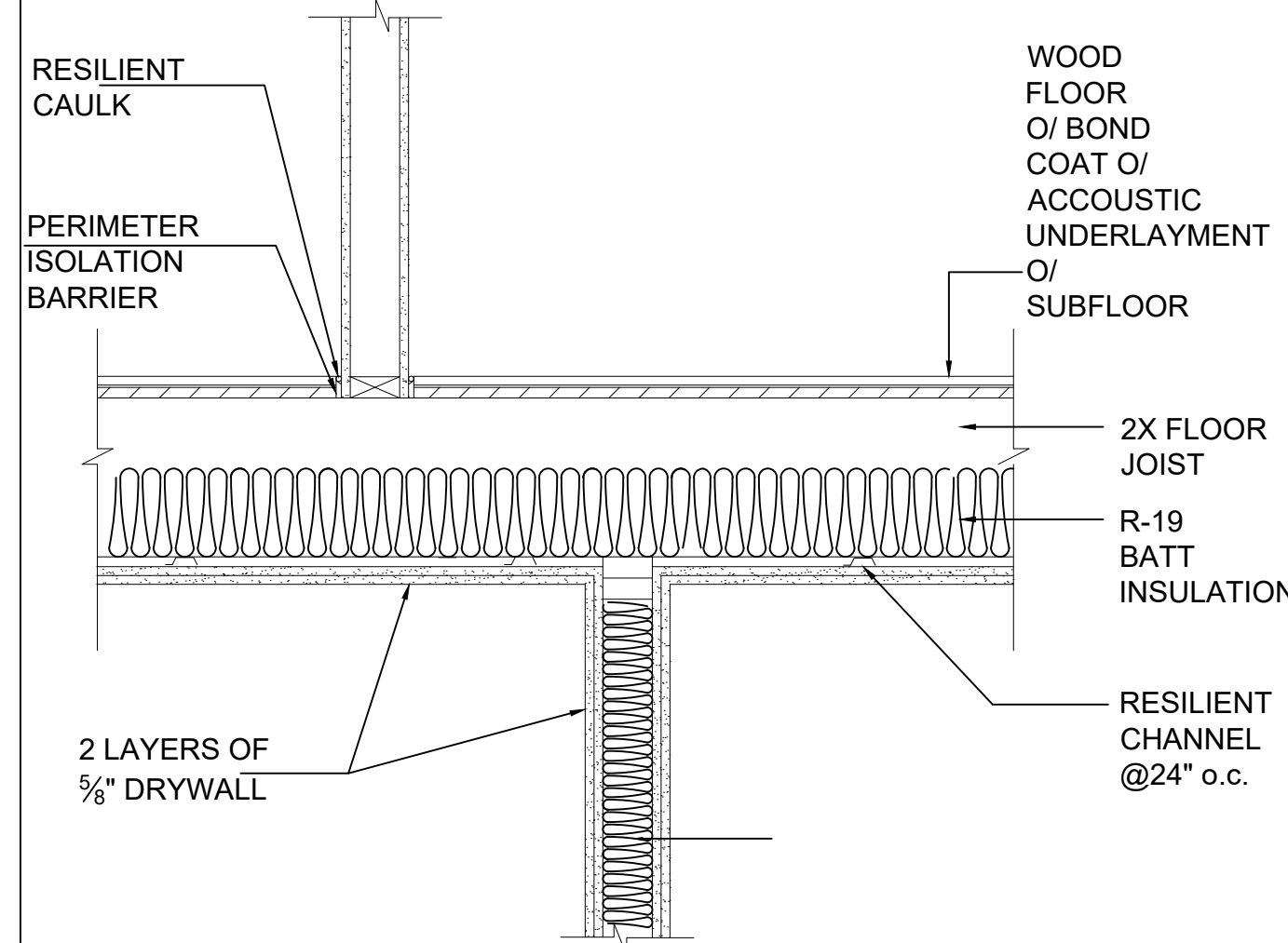
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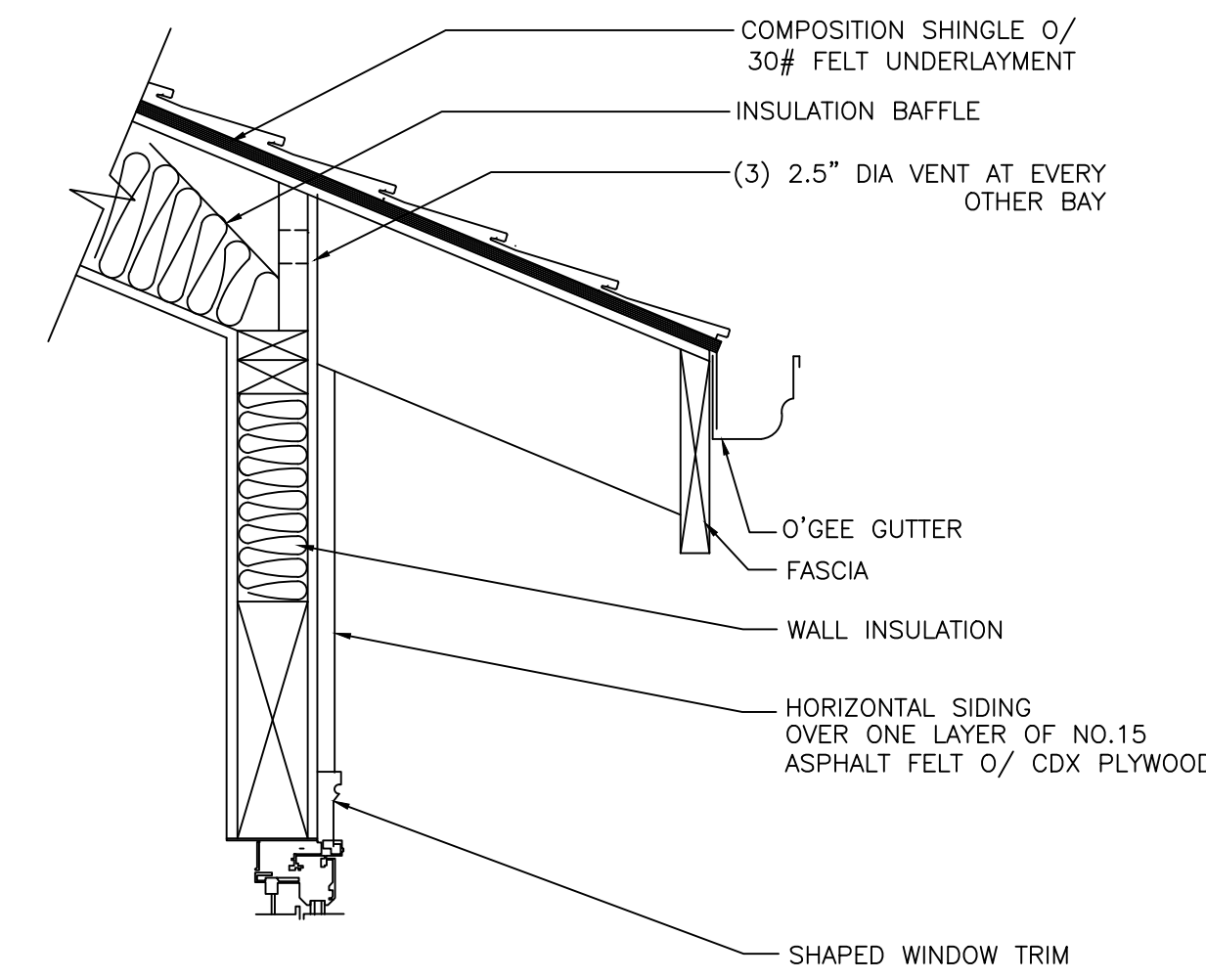
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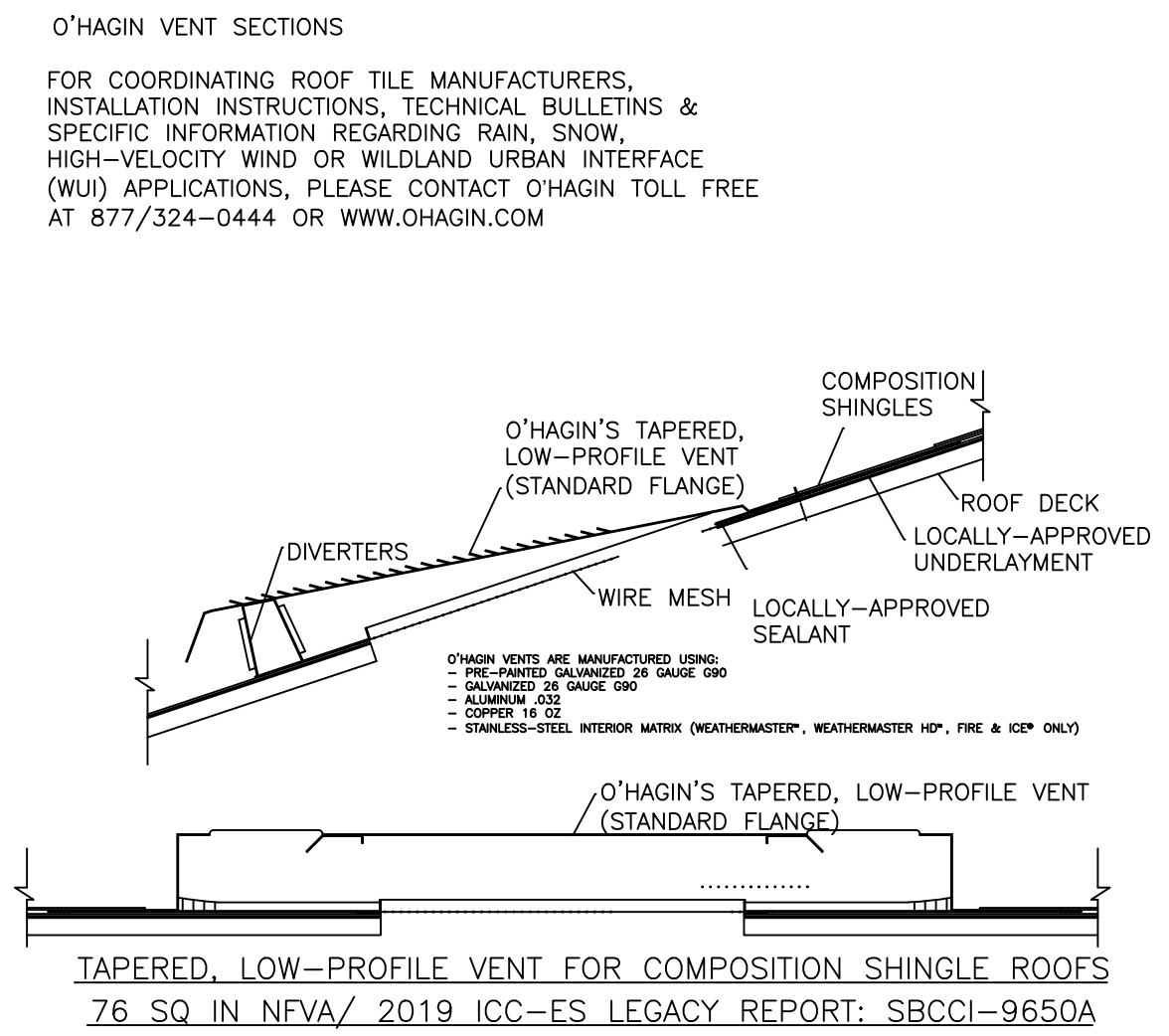
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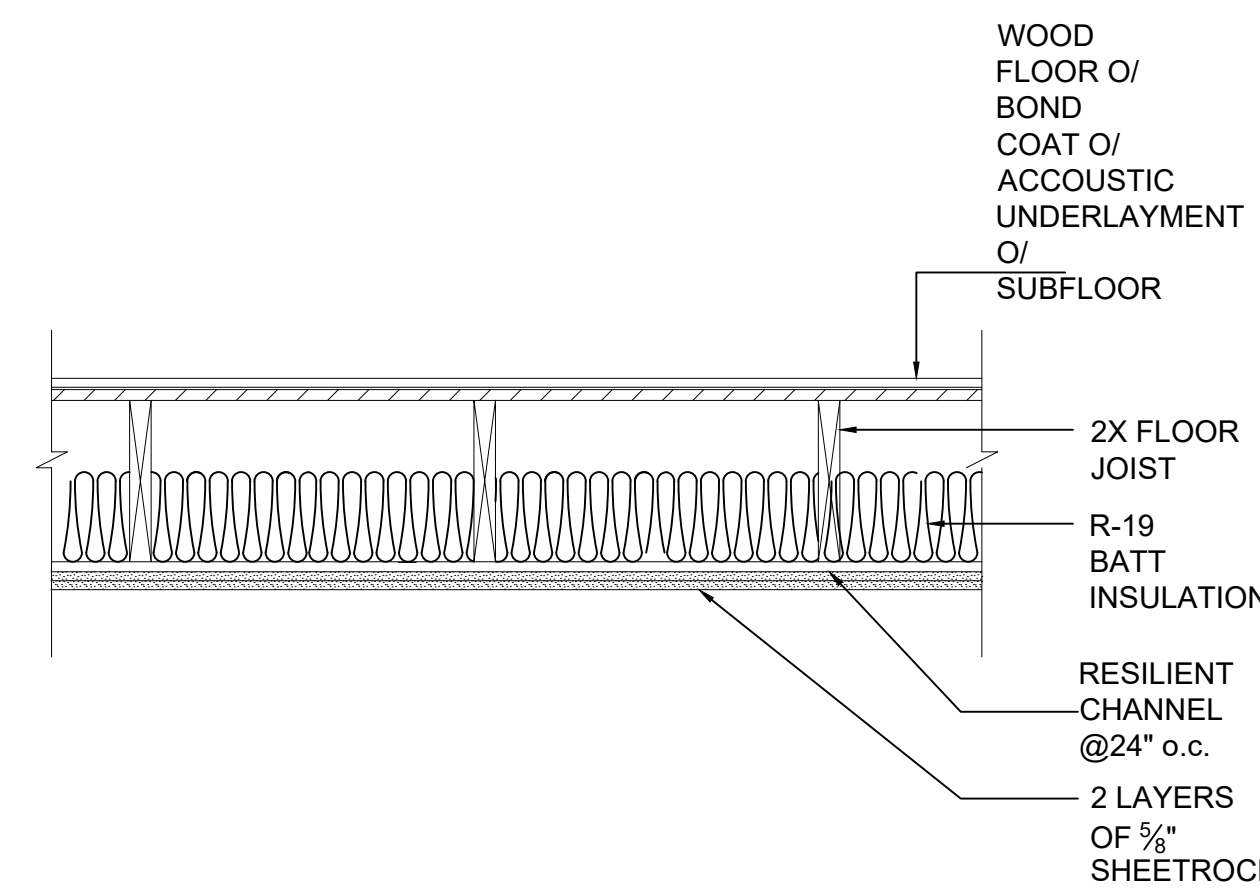
8 FLOOR/CEILING ASSEMBLY DETAIL



9 TYP. ROOF EAVE DETAIL N.T.S.



10 LOW PROFILE ROOF VENT DETAIL N.T.S.



11 TYP. ACOUSTIC CEILING DETAIL

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2019 CALIFORNIA GREEN BUILDING CODE REQUIREMENTS (CALGREEN CODE OR CGC)

FEATURE OR MEASURE (FOR FULL DETAILS OF THE CODE REQUIREMENTS SEE THE 2019 CAL GREEN CODE) YES/NO AND PLAN REFERENCE

SITE DEVELOPMENT (5.106)

A PLAN HAS BEEN DEVELOPED AND WILL BE IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION PER CGC 4.106.2 & 4.106.3

WATER EFFICIENCY AND CONSERVATION INDOOR WATER USE (CGC 5.303)

PLUMBING FIXTURES (WATER CLOSETS AND URINALS) SHALL COMPLY WITH THE FOLLOWING:

1. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GAL/FLUSH (CGC 403.1.1)
 2. THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5 GAL/FLUSH (CGC 403.1.2)
- FITTINGS (FAUCETS AND SHOWERHEADS) HAVE ALL REQUIRED STANDARDS LISTED ON PLANS AND ARE IN ACCORDANCE TO CGC 4.303.1.3 AND CGC 403.1.4 AUTOMATIC IRRIGATION SYSTEM CONTROLLER FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH CGC 4.304

ENHANCED DURABILITY AND REDUCED MAINTENANCE

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE RODENT PROOFED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY PER CGC 4.406.1

CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING (CGC 5.408) A MINIMUM OF 50% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO AN OFFSITE RECYCLE, DIVERSION, OR SALVAGE FACILITY PER CGC 4.408

BUILDING MAINTENANCE AND OPERATION (CGC 5.410) AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER CGC 4.410.1

ENVIRONMENTAL QUALITY

ANY GAS FIREPLACES SHALL BE A DIRECT-VENT SEALED-COMBUSTIBLE TYPE. ANY WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS PER CGC 4.503.1

POLUTANT CONTROL (CGC 5.504)

AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METALS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS, WHICH MAY ENTER THE SYSTEM PER CGC 4.504.1. PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS PER CGC 4.504.2.2. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER REQUIREMENTS PER CGC 4.504.2.3. DOCUMENTATION WILL BE PROVIDED, AT THE REQUEST OF THE BUILDING DIVISION, TO VERIFY COMPLIANCE WITH VOC FINISH MATERIALS PER CGC 4.504.2.4. CARPET SYSTEM INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENT PER CGC 4.504.3. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING WILL COMPLY WITH THE REQUIREMENTS PER CGC 4.504.4. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR AND EXTERIOR OF THE BUILDING SHALL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS PER CGC 4.504.5

INTERIOR MOISTURE CONTROL

A CAPILLARY BREAK SHALL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" THICK BASE OF ½" OR LARGER CLEAN AGGREGATE UNDER A 6 MIL VAPOR RETARDER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED PER CGC 4.505.2 AND CRC R506.2.3. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALL. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE CHECKED PRIOR TO FINISH MATERIAL BEING APPLIED PER CGC 4.505.3.

INDOOR AIR QUALITY AND EXHAUST

EXHAUST FANS, WHICH ARE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, SHALL BE PROVIDED IN EVERY BATHROOM PER CGC 4.506.1.

ENVIRONMENTAL COMFORT (CGC 5.507)

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

1. HEAT LOSS/HEAT GAIN VALUES IN ACCORDANCE WITH ANSI/ACCA 2 MANUAL J-2004 OR EQUIVALENT;
2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1, MANUAL D-2009 OR EQUIVALENT;
3. SELECT HEATING AND COOLING EQUIPMENT IN ACCORDANCE WITH ANSI/ACCA 3, MANUAL S-2004 OR EQUIVALENT.

INSTALLER SPECIAL INSPECTOR QUALIFICATION

HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZE TRAINING OR CERTIFICATION PROGRAM PER CGC 702.1.

RESIDENTIAL BATHROOM (2019 CRC,CPC)

- * MIXING VALVE IN A SHOWER SHALL BE PRESSURE BALANCING SET A MAX. 120 °F.
- * WATER-FILLER VALVE IN BATHTUBS SHALL HAVE A TEMP. LIMITING DEVICE SET AT 120 °F MAX.
- * SHOWER STALLS SHALL BE A MIN. FINISHED INTERIOR OF 1,024 SQ. INCHES.
- * CLEAR CEENTER DIMENSION OF A 30", & DOORS SHALL SWING OUT WITH OPENINGS 22" MIN.
- * THE WATER CLOSET SHALL HAVE MIN. CLEARANCES OF 30" WIDTH (15" ON CENTER) AND 24" IN THE FRONT.
- * ALL RECEPTACLES SHALL BE GFCI AND TAMPER-RESISTANT (TR). NEW OUTLETS SHALL HAVE A DEDICATED 20-AMP CIRCUIT.
- * HYDRO-MASSAGE TUBS SHALL HAVE MOTOR ACCESS, A DEDICATED CIRCUIT, AND BE UL LISTED. ALL METAL, CABLES, FITTINGS, PIPING, ETC. WITHIN 5' OF THE INSIDE WALL OF THE TUB SHALL BE PROPERLY BONDED WITH AN ACCESS PANEL.
- * LIGHTING FIXTURES LOCATED WITHIN 3' HORIZONTALLY AND 8' VERTICALLY OF THE TUB/SHOWER SHALL BE LISTED FOR A DAMP LOCATION, OR WET LOCATIONS IF THE SUBJECT TO SHOWER SPRAY.
- * AN EXHAUST FAN SHALL BE INSTALLED AND BE ON A SEPARATE SWITCH FROM THE LIGHTING.
- * GLAZING IN TUB SHOWER ENCLOSURES SHALL BE SAFETY GLAZING WHEN > 60" ABOVE THE STANDING SURFACE.

- * GLAZING WITHIN 60" OF A TUB/SHOWER AND LESS THAN 60" ABOVE THE FINISHED FLOOR SHALL BE SAFETY GLAZING.
- * LIGHTING SHALL BE HIGH EFFICACY FIXTURES (E.G. FLOURESCENT) OR BE CONTROLLED BY A SWITCH WHICH REQUIRES MANUAL ACTIVATION AND AUTOMATICALLY TURNS OFF WITHIN 30 MINS. AFTER THE ROOM IS VACATED.
- * THE CALIFORNIA CIVIL CODE REQUIRES THAT ALL EXISTING NON-WATER EFFICIENT PLUMBING FIXTURES THROUGHOUT THE HOUSE BE UPGRADED. HOUSES CONSTRUCTED AFTER JANUARY 1, 1994 ARE EXEMPT.

- TOILETS: >1.6 GALLONS, SHALL BE REPLACED WITH 1.28 GALLONS/FLUSH
- SHOWERHEADS: > 2.5 GALLONS/MINUTE SHALL BE REPLACED WITH MAX. 2.0 GALLONS/MINUTE
- BATH SINK FAUCETS: > 1.5 GALLONS/MINUTE SHALL BE REPLACED WITH MAX. 1.2 GALLONS/MINUTE
- KITCHEN SINK FAUCET: >2.2 GALLONS/MINUTE SHALL BE REPLACED WITH MAX. 1.8 GALLONS/MINUTE

- * SMOKE ALARMS SHALL BE PROVIDED IN ALL SLEEPING ROOMS AND ADJACENT HALLWAYS, MULTI-LEVELS, AND BASEMENTS. EXISTING SMOKE ALARMS SHALL BE REPLACED IF OLDER THAN 10 YEARS. NEWLY INSTALLED SMOKE ALARMS SHALL HAVE A 10-YEAR BATTERY.
- * CARBON MONOXIDE ALARM SHALL BE INSTALLED IN HALLWAYS ADJACENT TO BEDROOMS AND EACH LEVEL.
- * ATLEAST 1 LIGHT IN ALL BATHROOMS SHALL BE HIGH EFFICACY.
- * ALL OTHER BATHROOM LIGHTS ARE HIGH EFFICACY LUMANIRIES OR CONTROLLED BY A VACANCY SENSOR THAT COMPLIES WITH CEC SECTION 110.9(b) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINARIES TO BE ALWAYS ON.

RESIDENTIAL FOUNDATION INSPECTION

PROVIDE CONCRETE-ENCASED GROUNDING ELECTRODE (UFER). MINIMUM 20' OF ½" UNCOATED REBAR OR #4 COPPER WIRE TO BE ENCASED IN 2" OF CONCRETE IN THE BOTTOM OF THE FOOTING

ALL ANCHOR BOLTS, HOLDDOWNS, AND UFER GORUND SHALL BE IN PLACE AT THE FOUNDATION INSPECTION.

LIGHTING NOTES (2019 CALIFORNIA TITLE 24 SECTION 150)

- * NEWLY INSTALLED LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS SHALL BE HIGH EFFICACY FIXTURES (E.G. FLUORESCENT) OR BE CONTROLLED BY AN VACANCY SENSOR.
- * NEW INSTALLED LIGHTING IN BEDROOMS, FAMILY ROOM, LIVING ROOMS, HALLWAYS, DINING ROOMS, ETC. SHALL BE HIGH EFFICACY FIXTURES (E.G. FLUORESCENT), OR ALL SWITCHES SHALL BE DIMMER SWITCHES, OR BE CONTROLLED BY AN VACANCY SENSOR.
- * ALL NEW LUMINARIES SHALL BE HIGH EFFICIENCY AND BE CONTROLLED BY A VACANCY SENSOR OF DIMMER EXCEPT THAT BATHROOM, LAUNDRY ROOMS, UTILITY ROOMS, AND GARAGE SHALL BE CONTROLLED BY VACANCY SENSOR.

* RECESSED LIGHTING FIXTURES SHALL BE RATED AS AIR-TIGHT (AT) AND, WHEN INSTALLED IN AN INSULATED CEILING SHALL HAVE AN APPROVED ZERO CLEARANCE INSULATION COVER (IC).

* OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY FIXTURES (E.G. FLUORESCENT) OR CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTO CONTROL.

* CLOSET LIGHTS SHALL BE FLUORESCENT OR HAVE A SEALED LENS. (2016 CEC 410.16)

* ATLEAST 1 LIGHT IN ALL BATHROOMS SHALL BE HIGH EFFICACY.

* ALL OTHER BATHROOM LIGHTS ARE HIGH EFFICACY LUMINARIES OR CONTROLLED BY A VACANCY SENSOR THAT COMPLIES WITH CEC SECTION 110.9(b) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINARIES TO BE ALWAYS ON.

PLUMBING FIXTURE REQUIREMENTS FOR FLOW RATES IN ACCORDANCE WITH CGBSC SECTION 4.303

- * WATER CLOSETS - 1.28 PER FLUSH. CGBSC SECTION 4.303.1.1
- * URINALS - 0.5 GALLONS PER FLUSH. CGBSC SECTION 4.303.1.2
- * SINGLE SHOWERHEAD - 2.0 gpm AT 80 psi. CGBSC SECTION 4.303.1.3.1
- * MULTIPLE SHOWERHEADS SERVING ONE SHOWER - COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE - 2.0 gpm AT 80 psi. CGBSC SECTION 4.303.1.3.2
- * LAVATORY FAUCETS - 1.2 gpm AT 60 psi (MINIMUM SHALL NOT BE LESS THAN 0.8 gpm AT 60 psi). CGBSC 4.303.1.4.1
- * KITCHEN FAUCETS - 1.8 gpm AT 60 psi. CGBSC SECTION 4.303.1.4.4

EGRESS NOTE (2019 CRC)

WHERE EMERGENCY AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" (1118 MM) MEASURED FROM THE FLOOR.(R310.1)

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM OPENING OF 5.7 SQ.F. (0.503 SQ.M.)

GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ.F. (0.465 SQ.M.) R310.1.1

THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" (610MM) R310.1.2
THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20" (508MM) R310.1.3

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE MAINTAINED FREE OF ANY OBSTRUCTION OTHER THAN THOSE ALLOWED BY THIS SECTION AND SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. R310.1.4

ELEVATION DETAILS (2019 CRC)

- * STUCCO SHALL BE 7/8" THICK AND THREE COAT APPLIED OVER APPROVED WIRE LATH AND TWO LAYERS OF GRADE 'D' BUILDING PAPER. PROVIDE WEEP SCREED. (CBC 2510.6 /CRC R703.6)
- * SIDING SHALL BE APPLIED OVER ONE LAYER OF GRADE 'D' BUILDING PAPER. (CBC 1404.2/CRC R703.2)
- * PROVIDE A SPARK ARRESTOR FOR ANY NEW OR EXISTING CHIMNEY. (CBC 2113.9.1/CRC 1003.9.1)
- * ROOF SLOPES >2:12 AND <4:12 WITH ASPHALT SHINGLES SHALL HAVE TWO LAYERS OF 15 LB FELT APPLIED SHINGLE STYLE. (CBC 1507.2.2/CRC 905.2.2)
- * PROVIDE ALL UNDER-FLOOR AREAS WITH CROSS VENTILLATION AT 1/150 FOR THE ENTIRE AREA WITH 50% OF THE REQUIRED VENT AREA BE VENTILLATORS LOCATED A MINIMUM OF 3' ABOVE EAVE OR CORNICE VENTS. SCREENS OVER THE OPENINGS SHALL HAVE 1/8" TO 1/4" OPENINGS. (CBC 1203/CRC R806)
- * PROVIDE ATTIC ACCESS (22" X 30") AND UNDER-FLOOR ACCESS (18" X 24") FOR NEW AREAS. (CBC 1209/R408.4)
- * PROVIDE UNDER-FLOOR CLEARANCE OF 18" FOR JOISTS TO EARTH AND 12" CLEARANCE FROM GIRDDERS TO EARTH. (CBC 2304.11.2.1/CRC R317.1)

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- BATH SINK FAUCETS: > 2.2 GALLONS/MINUTE SHALL BE REPLACED WITH MAX. 1.5 GALLONS/MINUTE
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* SMOKE ALARMS SHALL BE PROVIDED IN ALL SLEEPING ROOMS AND ADJACENT HALLWAYS, MULTI-LEVELS, AND BASEMENTS. EXISTING SMOKE ALARMS SHALL BE REPLACED IF OLDER THAN 10 YEARS. NEWLY INSTALLED SMOKE ALARMS SHALL HAVE A 10-YEAR BATTERY.

* CARBON MONOXIDE ALARM SHALL BE INSTALLED IN HALLWAYS ADJACENT TO BEDROOMS AND EACH LEVEL.

ELECTRICAL NOTES (2019 CEC)

- * PROVIDE GENERAL USE ELECTRICAL RECEPTACLES SO THAT NO POINT ALONG THE FLOOR LINE IS MORE THAT 6' FROM A RECEPTACLE AND ANY WALL SPACE >2' HAS A RECEPTACLE (EXCEPT IN BATHROOMS AND KITCHEN COUNTERTOPS). (210.52)
- * NEW RECEPTACLES HSALL BE TAMPER-RESISTANT (TR). (406.11)
- * ALL NEW OUTLETS (RECEPTACLES, SWITCHES, LIGHTING, ETC.) IN FAMILY, DINING, LIVING, BEDROOMS, HALLWAYS, ETC. SHALL BE ON CIRCUITS PROTECTED WITH A COMBINATION ARC-FAULT CIRCUIT INTERRUPTER., (210.12)
- * SMOKE (WITH A 10-YEAR BATTERY) AND CARBON MONOXIDE ALARMS IN NEW CONSTRUCTION AND ADDITIONS SHALL HARDWIRED WITH A BATTERY BACK-UP AND INTERCONNECTED. (CBC 907.2.11, CRC R314, CRC R315.)
- * CLOSET LIGHTS SHALL BE FLOURESCENT, HAVE SEALED LENS, OR LED LISTED FOR THE STORAGE AREA. (410.16)
- * PROVIDE A DEDICATED 20 AMP CIRCUIT FOR THE FURNACE AND PROVIDE A RECEPTACLE WITHIN 25'. (210.63)
- * KITCHEN LIGHTING: MIN. OF 50% OF THE TOTAL RATED LIGHTING WATTAGE(BASED ON THE MAXIMUM ALLOWED FOR EACH FIXTURE) SHALL BE FLOURESCENT. THE "RESIDENTIAL KITCHEN LIGHTING WORKSHEET" SHALL BE COMPLETED AND PROVIDED TO THE BUILDING INSPECTOR AT THE ROUGH ELECTRICAL INSPECTION. (2016 CA TITLE 24 SECTION 150)
- * BATHROOM LIGHTING: HIGH EFFICACY FIXTURES (E.G. FLOURESCENT) OR BE CONTROLLED BY AN OCCUPANT SENSOR WITH CONTROLS REQUIRING A MANUAL ON AND AUTO OFF.
- * ATLEAST 1 LIGHT IN ALL BATHROOMS SHALL BE HIGH EFFICACY.
- * ALL OTHER BATHROOM LIGHTS ARE HIGH EFFICACY LUMANIRIES OR CONTROLLED BY A VACANCY SENSOR THAT COMPLIES WITH CEC SECTION 110.9(b) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINARIES TO BE ALWAYS ON.

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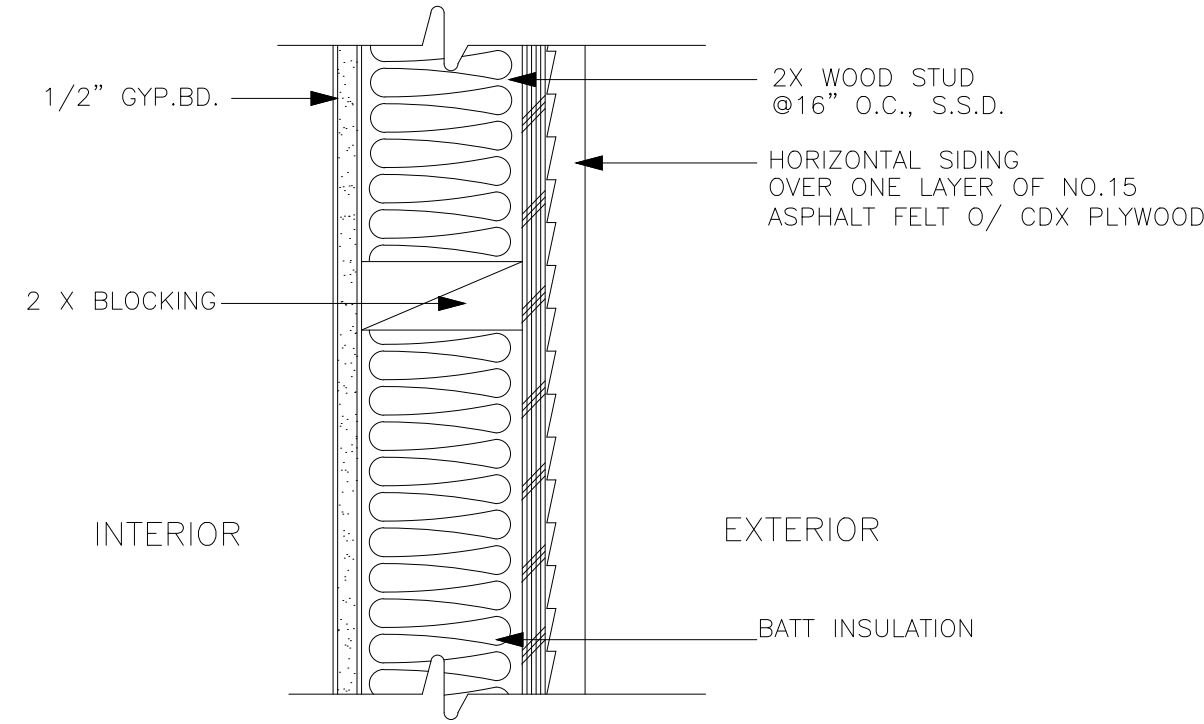
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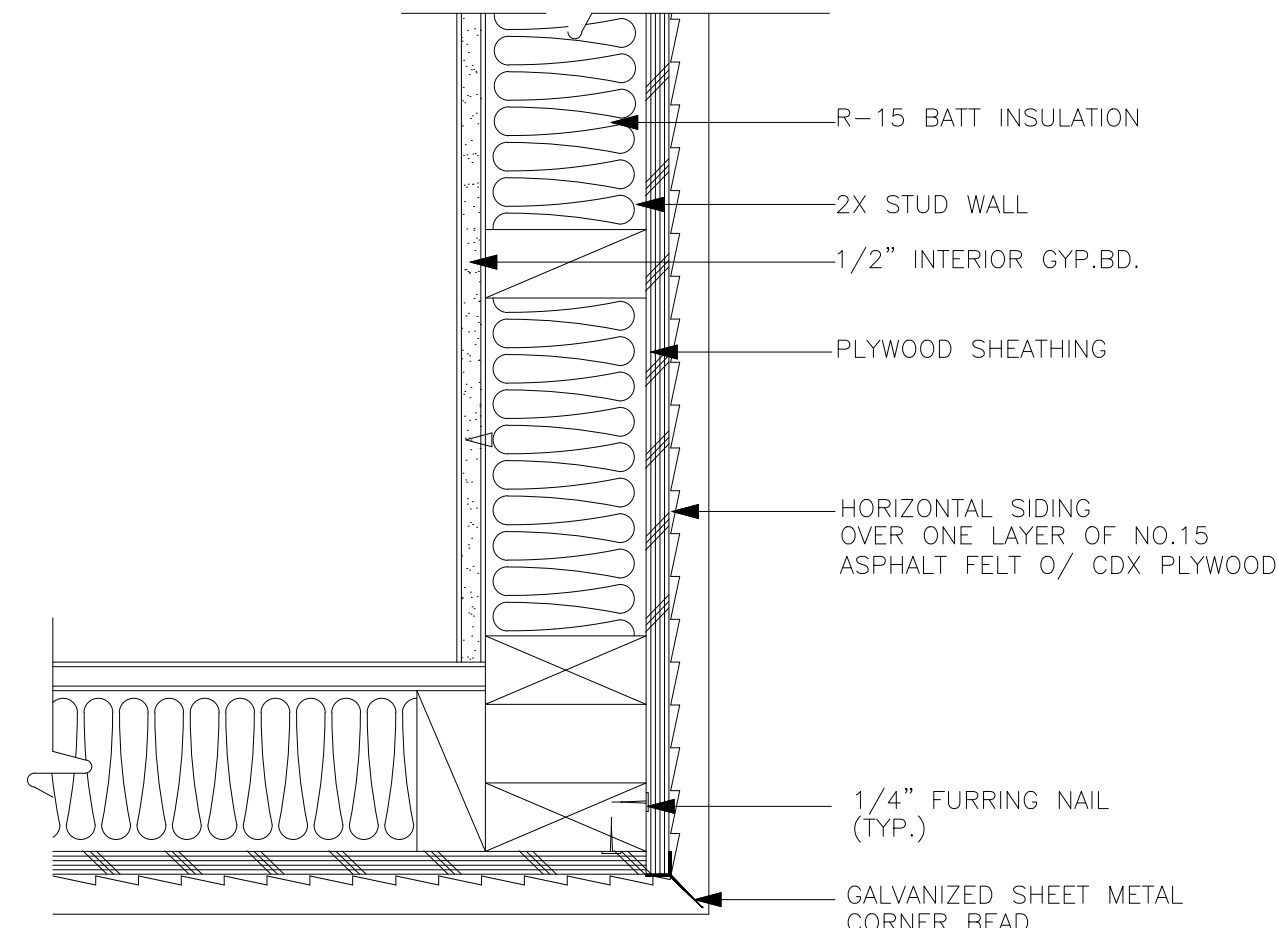
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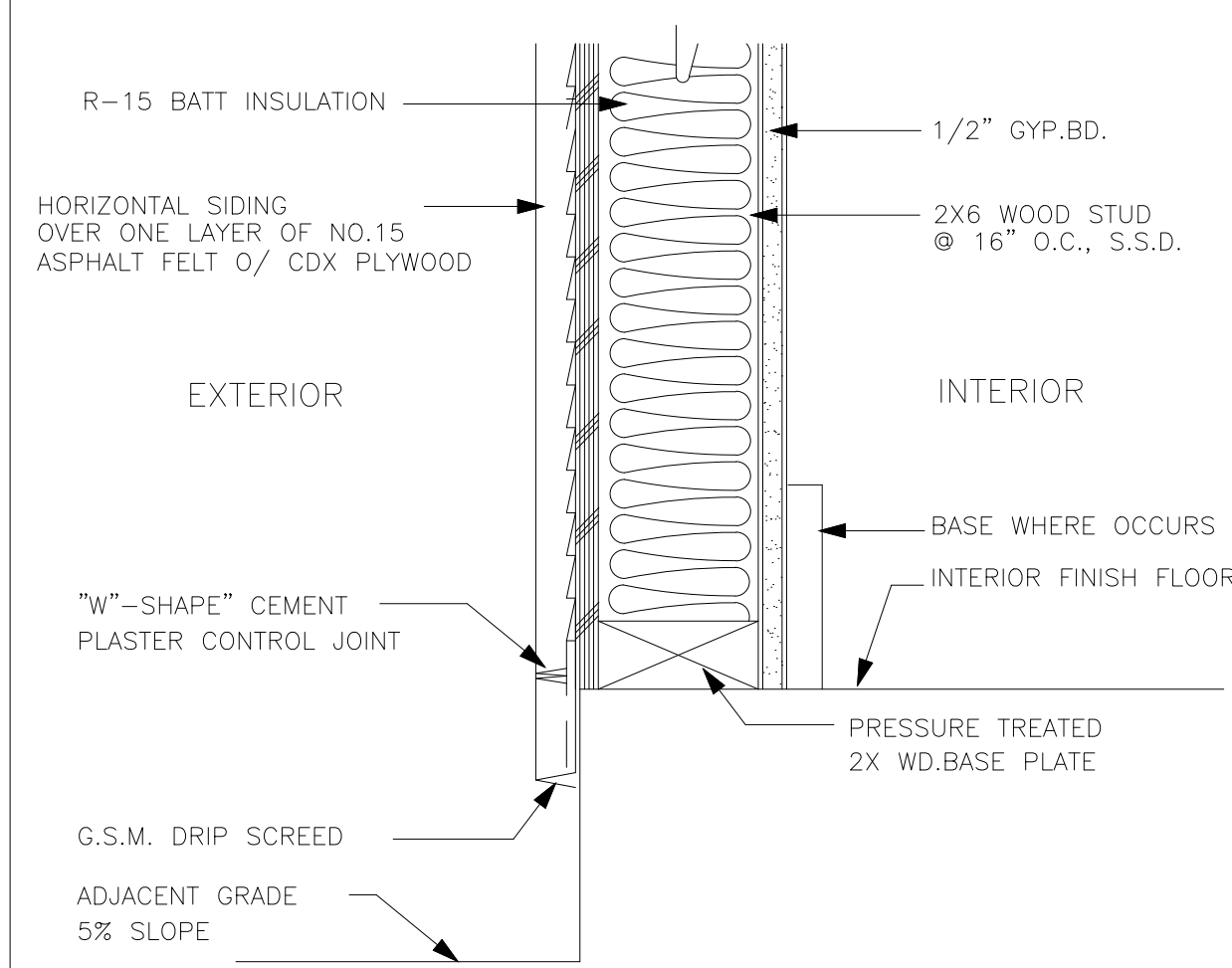
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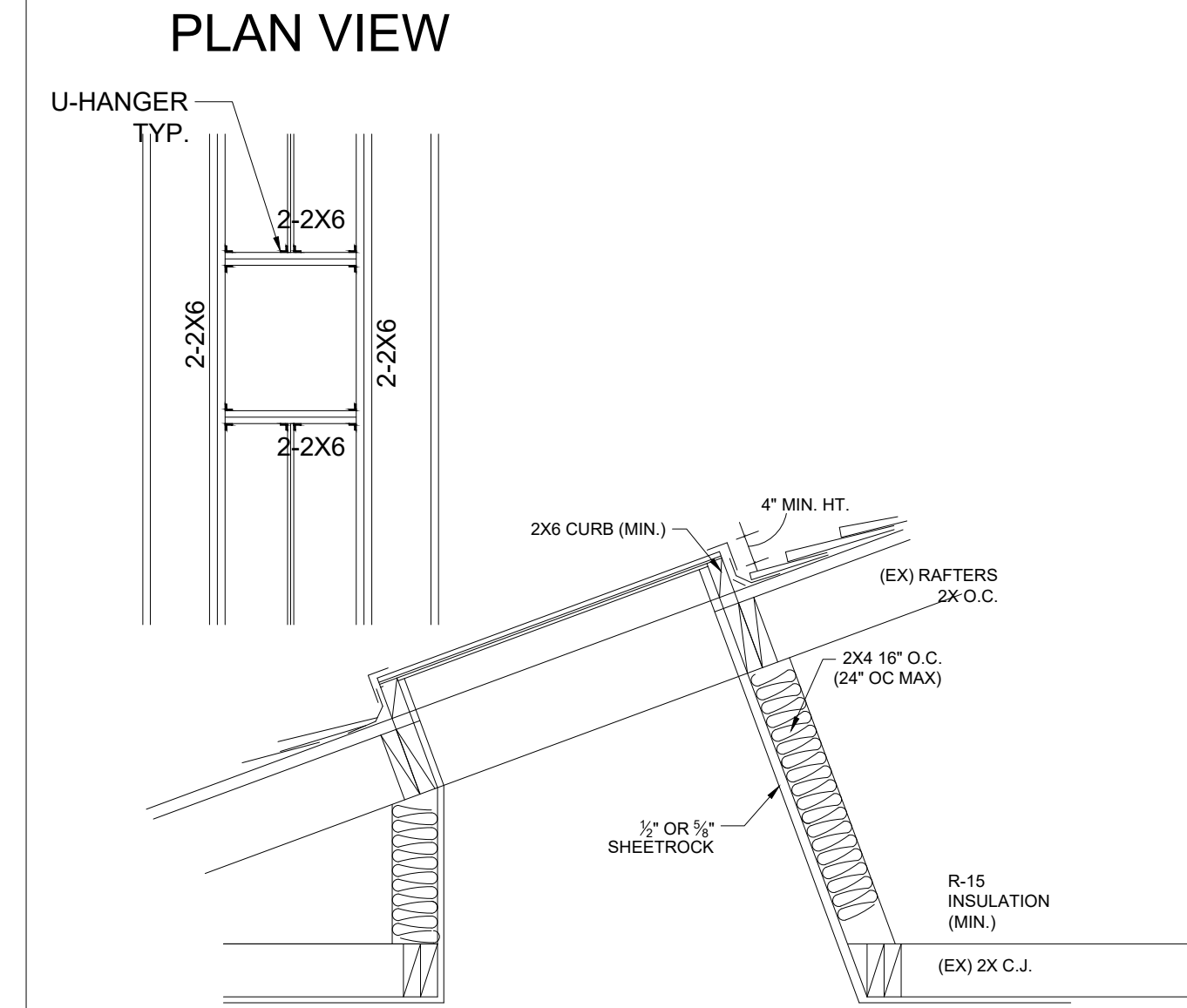
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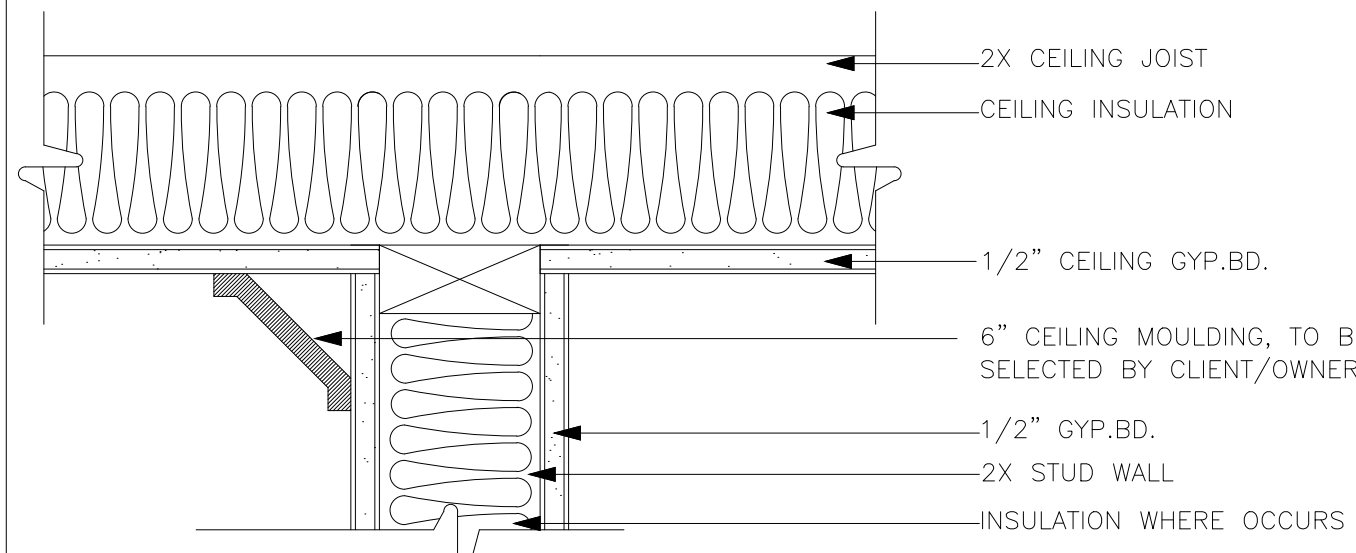
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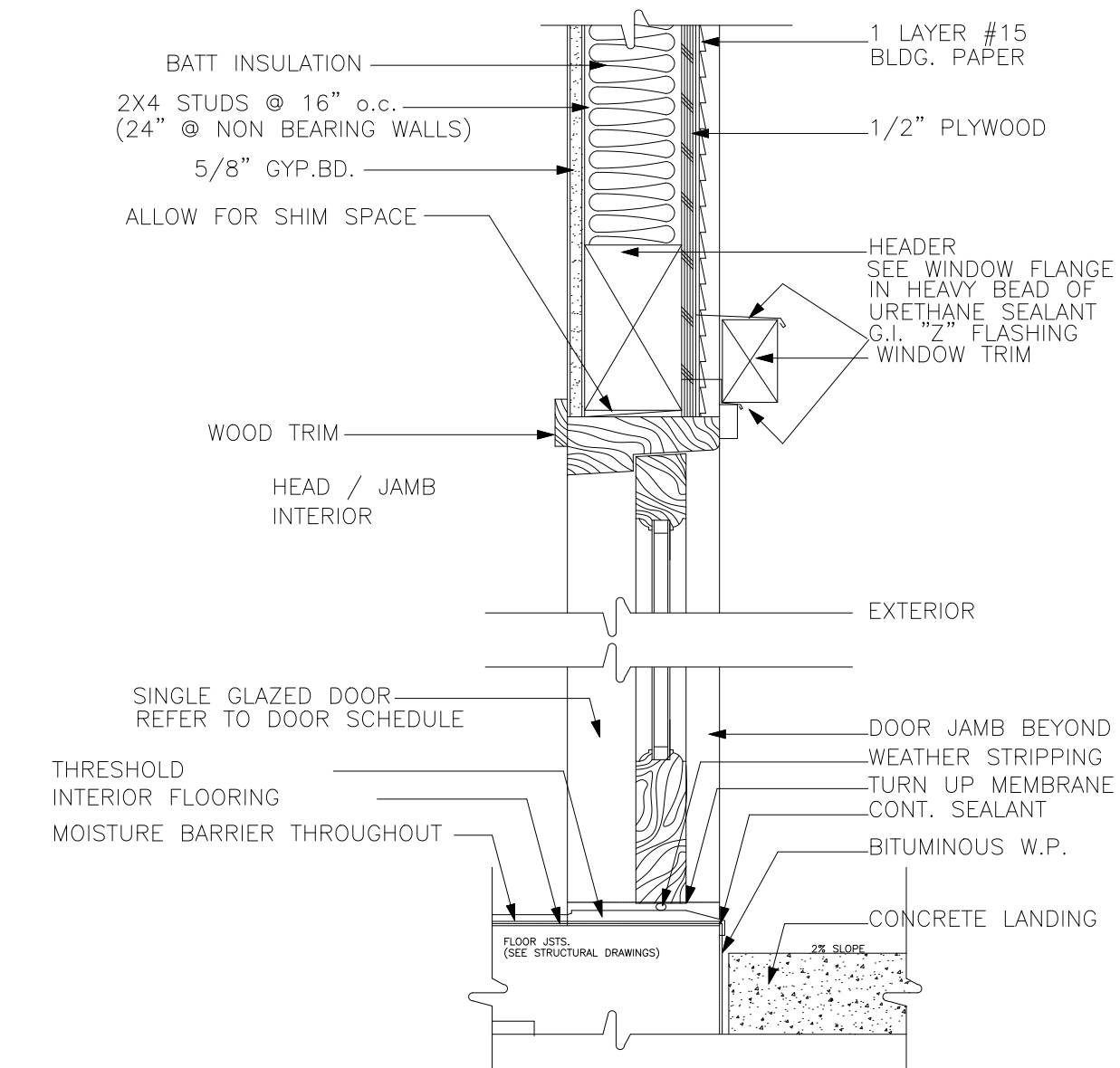
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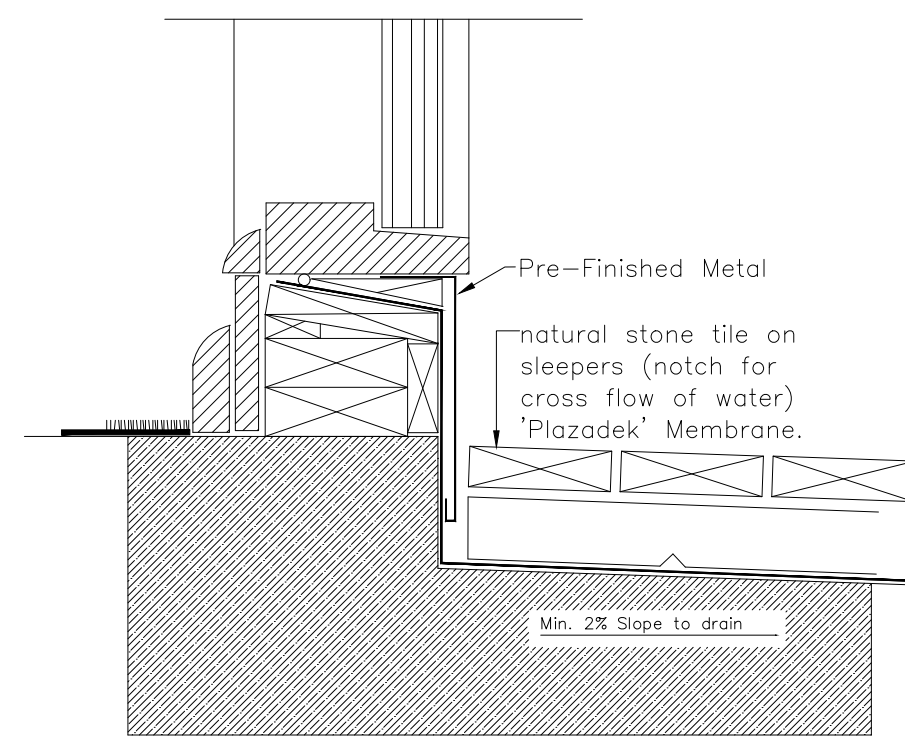
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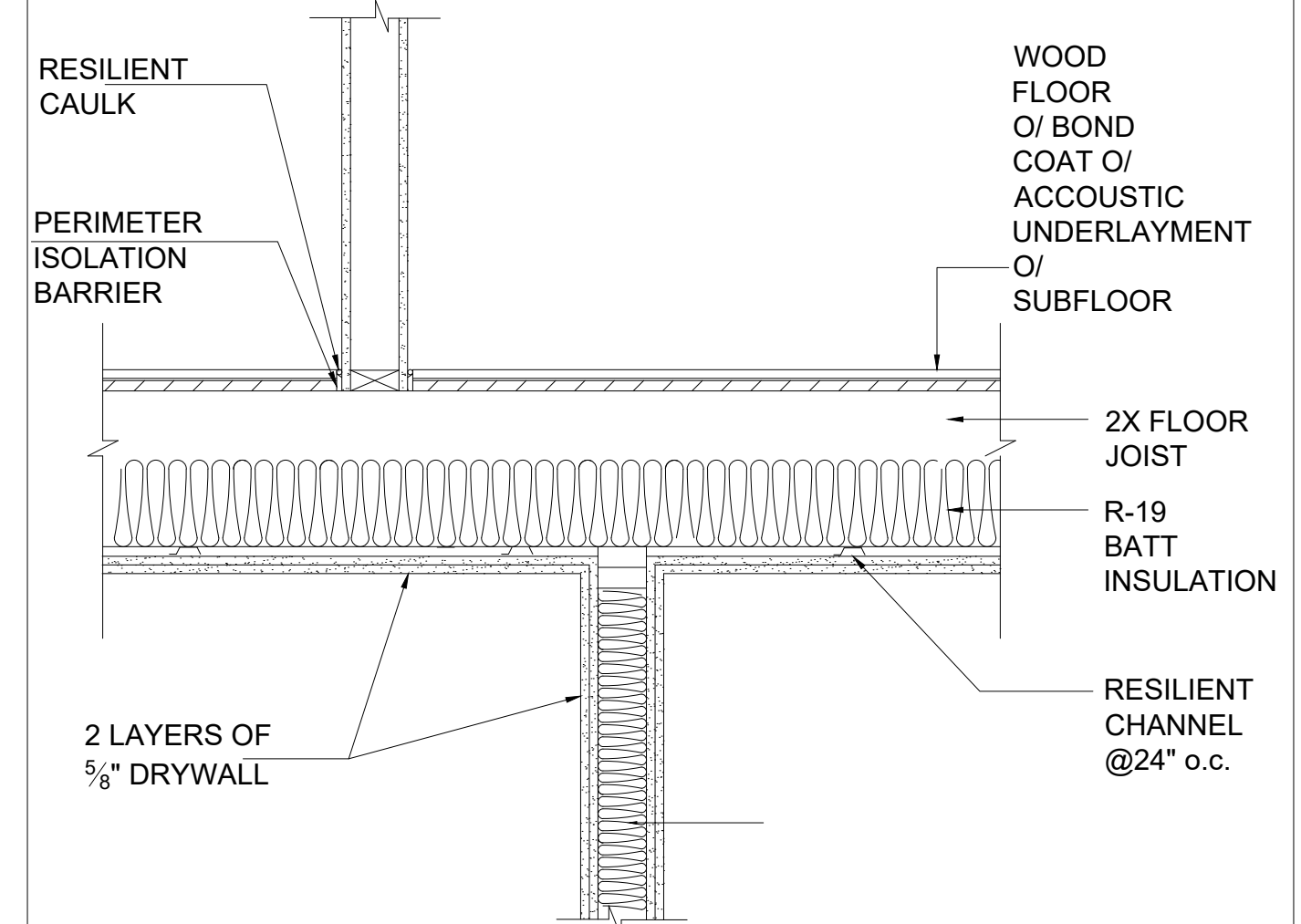
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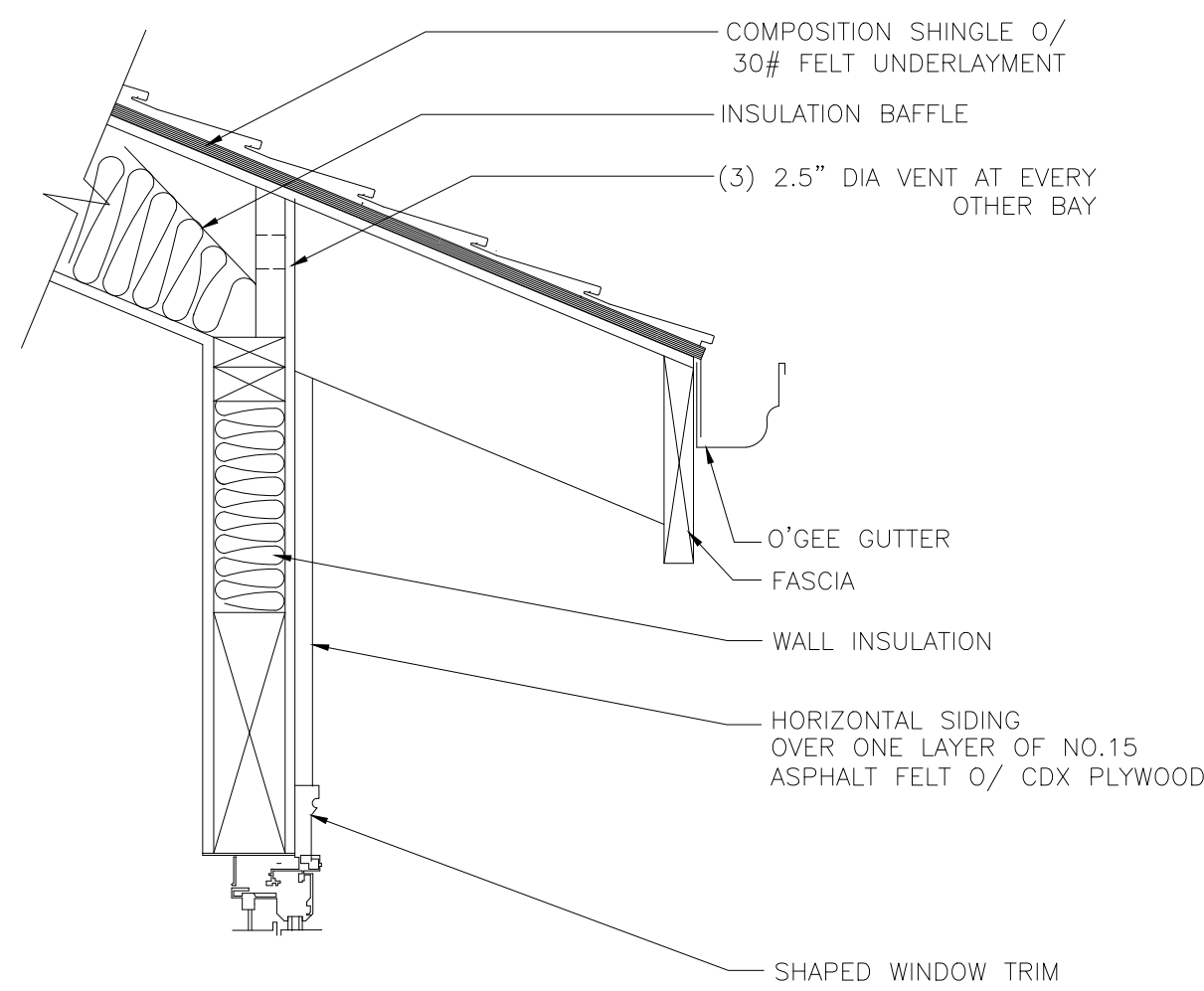
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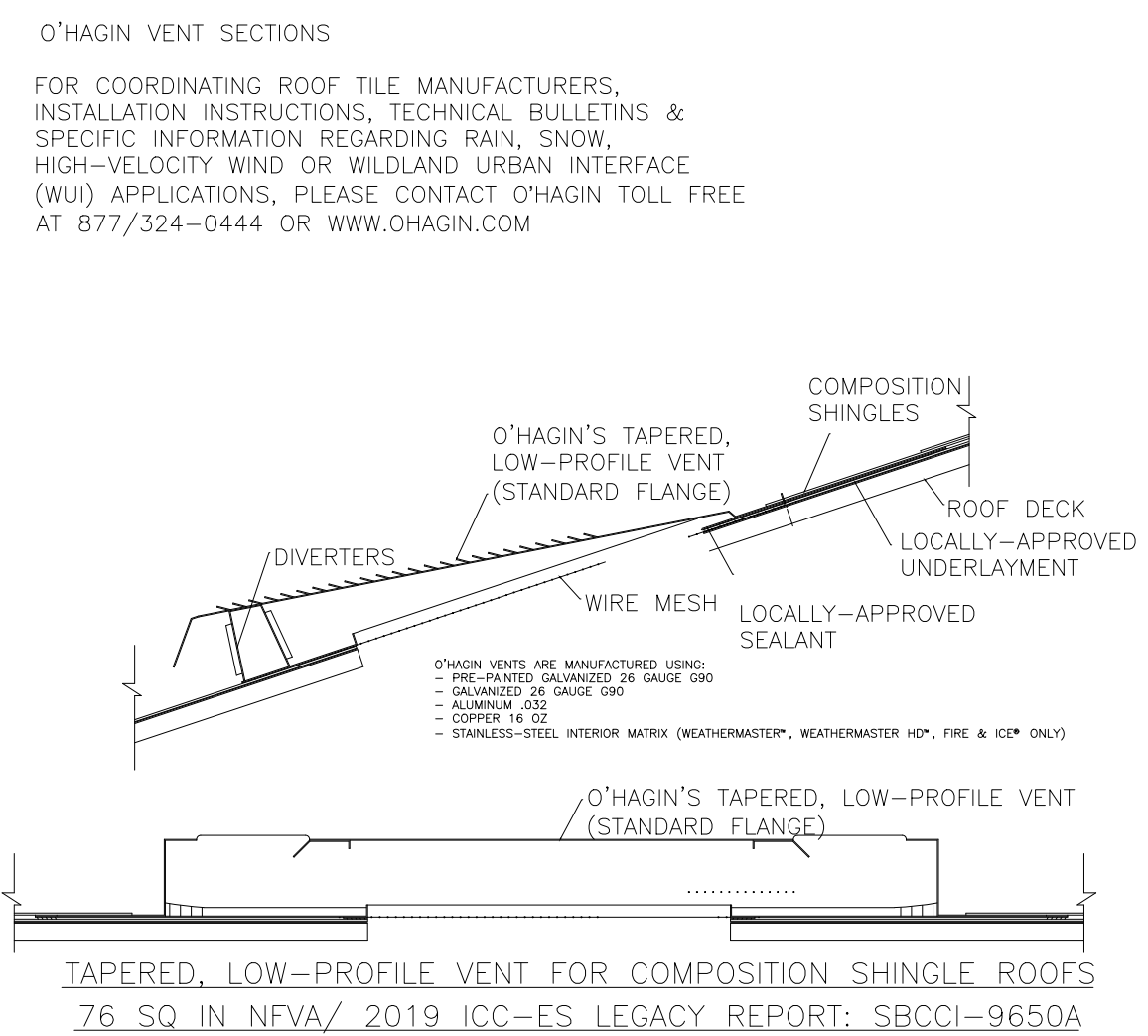
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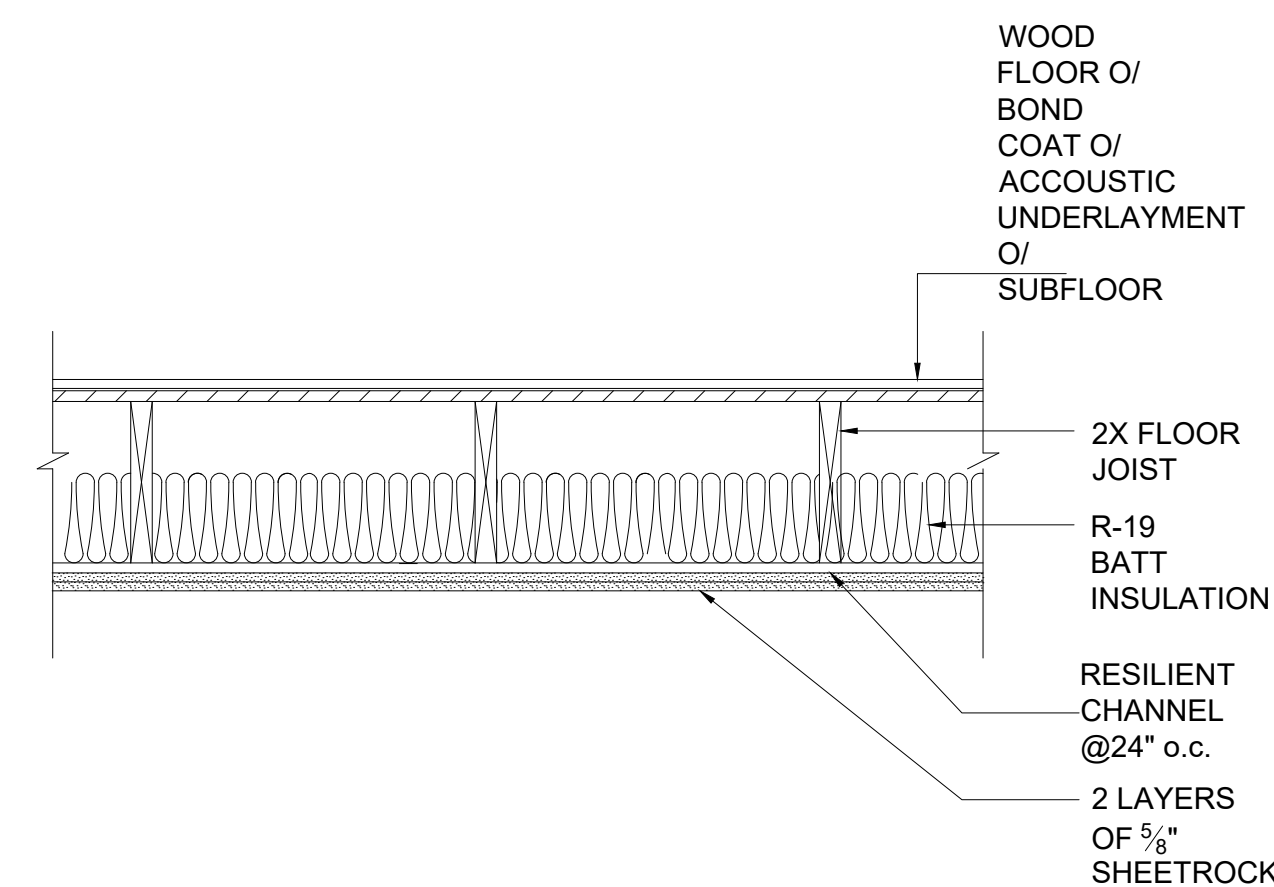
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SINGLE FAMILY RESIDENCE
NO. 13685
STREET SYCAMORE AVE,
CITY SAN MARTIN, CA
ZIP CODE 95046

SHAH DESIGNS

DRAWN: AJ
CHECKED: RS
SCALE:
DATE: 16-12-2021

2019 CALIFORNIA GREEN BUILDING CODE REQUIREMENTS (CALGREEN CODE OR CGC)

FEATURE OR MEASURE (FOR FULL DETAILS OF THE CODE REQUIREMENTS SEE THE 2019 CAL GREEN CODE) YES/NO AND PLAN REFERENCE

SITE DEVELOPMENT (5.106)

A PLAN HAS BEEN DEVELOPED AND WILL BE IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION PER CGC 4.106.2 & 4.106.3

WATER EFFICIENCY AND CONSERVATION INDOOR WATER USE (CGC 5.303)

PLUMBING FIXTURES (WATER CLOSETS AND URINALS) SHALL COMPLY WITH THE FOLLOWING:

1. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GAL/FLUSH (CGC 403.1.1)
 2. THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5 GAL/FLUSH (CGC 403.1.2)
- FITTINGS (FAUCETS AND SHOWERHEADS) HAVE ALL REQUIRED STANDARDS LISTED ON PLANS AND ARE IN ACCORDANCE TO CGC 4.303.1.3 AND CGC 403.1.4 AUTOMATIC IRRIGATION SYSTEM CONTROLLER FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH CGC 4.304

ENHANCED DURABILITY AND REDUCED MAINTENANCE

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE RODENT PROOFED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY PER CGC 4.406.1

CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING (CGC 5.408) A MINIMUM OF 50% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO AN OFFSITE RECYCLE, DIVERSION, OR SALVAGE FACILITY PER CGC 4.408

BUILDING MAINTENANCE AND OPERATION (CGC 5.410) AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER CGC 4.410.1

ENVIRONMENTAL QUALITY

ANY GAS FIREPLACES SHALL BE A DIRECT-VENT SEALED-COMBUSTIBLE TYPE. ANY WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS PER CGC 4.503.1

POLUTANT CONTROL (CGC 5.504)

AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METALS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS, WHICH MAY ENTER THE SYSTEM PER CGC 4.504.1. PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS PER CGC 4.504.2.2. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER REQUIREMENTS PER CGC 4.504.2.3. DOCUMENTATION WILL BE PROVIDED, AT THE REQUEST OF THE BUILDING DIVISION, TO VERIFY COMPLIANCE WITH VOC FINISH MATERIALS PER CGC 4.504.2.4. CARPET SYSTEM INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENT PER CGC 4.504.3. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING WILL COMPLY WITH THE REQUIREMENTS PER CGC 4.504.4. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR AND EXTERIOR OF THE BUILDING SHALL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS PER CGC 4.504.5

INTERIOR MOISTURE CONTROL

A CAPILLARY BREAK SHALL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" THICK BASE OF ½" OR LARGER CLEAN AGGREGATE UNDER A 6 MIL VAPOR RETARDER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED PER CGC 4.505.2 AND CRC R506.2.3. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALL. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE CHECKED PRIOR TO FINISH MATERIAL BEING APPLIED PER CGC 4.505.3.

INDOOR AIR QUALITY AND EXHAUST

EXHAUST FANS, WHICH ARE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, SHALL BE PROVIDED IN EVERY BATHROOM PER CGC 4.506.1.

ENVIRONMENTAL COMFORT (CGC 5.507)

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

1. HEAT LOSS/HEAT GAIN VALUES IN ACCORDANCE WITH ANSI/ACCA 2 MANUAL J-2004 OR EQUIVALENT;
2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1, MANUAL D-2009 OR EQUIVALENT;
3. SELECT HEATING AND COOLING EQUIPMENT IN ACCORDANCE WITH ANSI/ACCA 3, MANUAL S-2004 OR EQUIVALENT.

INSTALLER SPECIAL INSPECTOR QUALIFICATION

HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZED TRAINING OR CERTIFICATION PROGRAM PER CGC 702.1.

RESIDENTIAL BATHROOM (2019 CRC,CPC)

- * MIXING VALVE IN A SHOWER SHALL BE PRESSURE BALANCING SET A MAX. 120 °F.
- WATER-FILLER VALVE IN BATHTUBS SHALL HAVE A TEMP. LIMITING DEVICE SET AT 120 °F MAX.
- * SHOWER STALLS SHALL BE A MIN. FINISHED INTERIOR OF 1,024 SQ. INCHES.
- CLEAR CEENTER DIMENSION OF A 30", & DOORS SHALL SWING OUT WITH OPENINGS 22" MIN.
- * THE WATER CLOSET SHALL HAVE MIN. CLEARANCES OF 30" WIDTH (15" ON CENTER) AND 24" IN THE FRONT.
- * ALL RECEPTACLES SHALL BE GFCI AND TAMPER-RESISTANT (TR). NEW OUTLETS SHALL HAVE A DEDICATED 20-AMP CIRCUIT.
- * HYDRO-MASSAGE TUBS SHALL HAVE MOTOR ACCESS, A DEDICATED CIRCUIT, AND BE UL LISTED. ALL METAL, CABLES, FITTINGS, PIPING, ETC. WITHIN 5' OF THE INSIDE WALL OF THE TUB SHALL BE PROPERLY BONDED WITH AN ACCESS PANEL.
- * LIGHTING FIXTURES LOCATED WITHIN 3' HORIZONTALLY AND 8' VERTICALLY OF THE TUB/SHOWER SHALL BE LISTED FOR A DAMP LOCATION, OR WET LOCATIONS IF THE SUBJECT TO SHOWER SPRAY.
- * AN EXHAUST FAN SHALL BE INSTALLED AND BE ON A SEPARATE SWITCH FROM THE LIGHTING.
- * GLAZING IN TUB SHOWER ENCLOSURES SHALL BE SAFETY GLAZING WHEN > 60" ABOVE THE STANDING SURFACE.

- * GLAZING WITHIN 60" OF A TUB/SHOWER AND LESS THAN 60" ABOVE THE FINISHED FLOOR SHALL BE SAFETY GLAZING.
- * LIGHTING SHALL BE HIGH EFFICACY FIXTURES (E.G. FLOURESCENT) OR BE CONTROLLED BY A SWITCH WHICH REQUIRES MANUAL ACTIVATION AND AUTOMATICALLY TURNS OFF WITHIN 30 MINS. AFTER THE ROOM IS VACATED.
- * THE CALIFORNIA CIVIL CODE REQUIRES THAT ALL EXISTING NON-WATER EFFICIENT PLUMBING FIXTURES THROUGHOUT THE HOUSE BE UPGRADED. HOUSES CONSTRUCTED AFTER JANUARY 1, 1994 ARE EXEMPT.

- TOILETS: >1.6 GALLONS, SHALL BE REPLACED WITH 1.2 GALLONS/FLUSH
- SHOWERHEADS: > 2.5 GALLONS/MINUTE SHALL BE REPLACED WITH MAX. 2.0 GALLONS/MINUTE
- BATH SINK FAUCETS: > 1.5 GALLONS/MINUTE SHALL BE REPLACED WITH MAX. 1.2 GALLONS/MINUTE
- KITCHEN SINK FAUCET: >2.2 GALLONS/MINUTE SHALL BE REPLACED WITH MAX. 1.8 GALLONS/MINUTE

- * SMOKE ALARMS SHALL BE PROVIDED IN ALL SLEEPING ROOMS AND ADJACENT HALLWAYS, MULTI-LEVELS, AND BASEMENTS. EXISTING SMOKE ALARMS SHALL BE REPLACED IF OLDER THAN 10 YEARS. NEWLY INSTALLED SMOKE ALARMS SHALL HAVE A 10-YEAR BATTERY.
- * CARBON MONOXIDE ALARM SHALL BE INSTALLED IN HALLWAYS ADJACENT TO BEDROOMS AND EACH LEVEL.
- * ATLEAST 1 LIGHT IN ALL BATHROOMS SHALL BE HIGH EFFICACY.
- * ALL OTHER BATHROOM LIGHTS ARE HIGH EFFICACY LUMANIRIES OR CONTROLLED BY A VACANCY SENSOR THAT COMPLIES WITH CEC SECTION 110.9(b) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINARIES TO BE ALWAYS ON.

RESIDENTIAL FOUNDATION INSPECTION

PROVIDE CONCRETE-ENCASED GROUNDING ELECTRODE (UFER). MINIMUM 20' OF ½" UNCOATED REBAR OR #4 COPPER WIRE TO BE ENCASED IN 2" OF CONCRETE IN THE BOTTOM OF THE FOOTING

ALL ANCHOR BOLTS, HOLDDOWNS, AND UFER GORUND SHALL BE IN PLACE AT THE FOUNDATION INSPECTION.

LIGHTING NOTES (2019 CALIFORNIA TITLE 24 SECTION 150)

- * NEWLY INSTALLED LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS SHALL BE HIGH EFFICACY FIXTURES (E.G. FLUORESCENT) OR BE CONTROLLED BY AN VACANCY SENSOR.
- * NEW INSTALLED LIGHTING IN BEDROOMS, FAMILY ROOM, LIVING ROOMS, HALLWAYS, DINING ROOMS, ETC. SHALL BE HIGH EFFICACY FIXTURES (E.G. FLUORESCENT), OR ALL SWITCHES SHALL BE DIMMER SWITCHES, OR BE CONTROLLED BY AN VACANCY SENSOR.
- * ALL NEW LUMINARIES SHALL BE HIGH EFFICIENCY AND BE CONTROLLED BY A VACANCY SENSOR OF DIMMER EXCEPT THAT BATHROOM, LAUNDRY ROOMS, UTILITY ROOMS, AND GARAGE SHALL BE CONTROLLED BY VACANCY SENSOR.

* RECESSED LIGHTING FIXTURES SHALL BE RATED AS AIR-TIGHT (AT) AND, WHEN INSTALLED IN AN INSULATED CEILING SHALL HAVE AN APPROVED ZERO CLEARANCE INSULATION COVER (IC).

* OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY FIXTURES (E.G. FLUORESCENT) OR CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTO CONTROL.

* CLOSET LIGHTS SHALL BE FLUORESCENT OR HAVE A SEALED LENS. (2016 CEC 410.16)

* ATLEAST 1 LIGHT IN ALL BATHROOMS SHALL BE HIGH EFFICACY.

* ALL OTHER BATHROOM LIGHTS ARE HIGH EFFICACY LUMINARIES OR CONTROLLED BY A VACANCY SENSOR THAT COMPLIES WITH CEC SECTION 110.9(b) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINARIES TO BE ALWAYS ON.

PLUMBING FIXTURE REQUIREMENTS FOR FLOW RATES IN ACCORDANCE WITH CGBSC SECTION 4.303

- * WATER CLOSETS - 1.28 PER FLUSH. CGBSC SECTION 4.303.1.1
- * URINALS - 0.5 GALLONS PER FLUSH. CGBSC SECTION 4.303.1.2
- * SINGLE SHOWERHEAD - 2.0 gpm AT 80 psi. CGBSC SECTION 4.303.1.3.1
- * MULTIPLE SHOWERHEADS SERVING ONE SHOWER - COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE - 2.0 gpm AT 80 psi. CGBSC SECTION 4.303.1.3.2
- * LAVATORY FAUCETS - 1.2 gpm AT 60 psi (MINIMUM SHALL NOT BE LESS THAN 0.8 gpm AT 60 psi). CGBSC 4.303.1.4.1
- * KITCHEN FAUCETS - 1.8 gpm AT 60 psi. CGBSC SECTION 4.303.1.4.4

EGRESS NOTE (2019 CRC)

WHERE EMERGENCY AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" (1118 MM) MEASURED FROM THE FLOOR.(R310.1)

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM OPENING OF 5.7 SQ.F. (0.503 SQ.M.)

GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ.F. (0.465 SQ.M.) R310.1.1

THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" (610MM) R310.1.2
THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20" (508MM) R310.1.3

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE MAINTAINED FREE OF ANY OBSTRUCTION OTHER THAN THOSE ALLOWED BY THIS SECTION AND SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. R310.1.4

ELEVATION DETAILS (2019 CRC)

- * STUCCO SHALL BE 7/8" THICK AND THREE COAT APPLIED OVER APPROVED WIRE LATH AND TWO LAYERS OF GRADE 'D' BUILDING PAPER. PROVIDE WEEP SCREED. (CBC 2510.6 /CRC R703.6)
- * SIDING SHALL BE APPLIED OVER ONE LAYER OF GRADE 'D' BUILDING PAPER. (CBC 1404.2/CRC R703.2)
- * PROVIDE A SPARK ARRESTOR FOR ANY NEW OR EXISTING CHIMNEY. (CBC 2113.9.1/CRC 1003.9.1)
- * ROOF SLOPES >2:12 AND <4:12 WITH ASPHALT SHINGLES SHALL HAVE TWO LAYERS OF 15 LB FELT APPLIED SHINGLE STYLE. (CBC 1507.2.2/CRC 905.2.2)
- * PROVIDE ALL UNDER-FLOOR AREAS WITH CROSS VENTILLATION AT 1/150 FOR THE ENTIRE AREA WITH 50% OF THE REQUIRED VENT AREA BE VENTILLATORS LOCATED A MINIMUM OF 3' ABOVE EAVE OR CORNICE VENTS. SCREENS OVER THE OPENINGS SHALL HAVE 1/8" TO 1/4" OPENINGS. (CBC 1203/CRC R806)
- * PROVIDE ATTIC ACCESS (22" X 30") AND UNDER-FLOOR ACCESS (18" X 24") FOR NEW AREAS. (CBC 1209/R408.4)
- * PROVIDE UNDER-FLOOR CLEARANCE OF 18" FOR JOISTS TO EARTH AND 12" CLEARANCE FROM GIRDDERS TO EARTH. (CBC 2304.11.2.1/CRC R317.1)

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- * SMOKE ALARMS SHALL BE PROVIDED IN ALL SLEEPING ROOMS AND ADJACENT HALLWAYS, MULTI-LEVELS, AND BASEMENTS. EXISTING SMOKE ALARMS SHALL BE REPLACED IF OLDER THAN 10 YEARS. NEWLY INSTALLED SMOKE ALARMS SHALL HAVE A 10-YEAR BATTERY.
 - * CARBON MONOXIDE ALARM SHALL BE INSTALLED IN HALLWAYS ADJACENT TO BEDROOMS AND EACH LEVEL.
- ELECTRICAL NOTES (2019 CEC)

- * PROVIDE GENERAL USE ELECTRICAL RECEPTACLES SO THAT NO POINT ALONG THE FLOOR LINE IS MORE THAT 6' FROM A RECEPTACLE AND ANY WALL SPACE >2' HAS A RECEPTACLE (EXCEPT IN BATHROOMS AND KITCHEN COUNTERTOPS). (210.52)
- * NEW RECEPTACLES HSALL BE TAMPER-RESISTANT (TR). (406.11)
- * ALL NEW OUTLETS (RECEPTACLES, SWITCHES, LIGHTING, ETC.) IN FAMILY, DINING, LIVING, BEDROOMS, HALLWAYS, ETC. SHALL BE ON CIRCUITS PROTECTED WITH A COMBINATION ARC-FAULT CIRCUIT INTERRUPTER., (210.12)
- * SMOKE (WITH A 10-YEAR BATTERY) AND CARBON MONOXIDE ALARMS IN NEW CONSTRUCTION AND ADDITIONS SHALL HARDWIRED WITH A BATTERY BACK-UP AND INTERCONNECTED. (CBC 907.2.11, CRC R314, CRC R315.)
- * CLOSET LIGHTS SHALL BE FLOURESCENT, HAVE SEALED LENS, OR LED LISTED FOR THE STORAGE AREA. (410.16)
- * PROVIDE A DEDICATED 20 AMP CIRCUIT FOR THE FURNACE AND PROVIDE A RECEPTACLE WITHIN 25'. (210.63)
- * KITCHEN LIGHTING; MIN. OF 50% OF THE TOTAL RATED LIGHTING WATTAGE(BASED ON THE MAXIMUM ALLOWED FOR EACH FIXTURE) SHALL BE FLOURESCENT. THE "RESIDENTIAL KITCHEN LIGHTING WORKSHEET" SHALL BE COMPLETED AND PROVIDED TO THE BUILDING INSPECTOR AT THE ROUGH ELECTRICAL INSPECTION. (2016 CA TITLE 24 SECTION 150)
- * BATHROOM LIGHTING: HIGH EFFICACY FIXTURES (E.G. FLOURESCENT) OR BE CONTROLLED BY AN OCCUPANT SENSOR WITH CONTROLS REQUIRING A MANUAL ON AND AUTO OFF.
- * ATLEAST 1 LIGHT IN ALL BATHROOMS SHALL BE HIGH EFFICACY.
- * ALL OTHER BATHROOM LIGHTS ARE HIGH EFFICACY LUMANIRIES OR CONTROLLED BY A VACANCY SENSOR THAT COMPLIES WITH CEC SECTION 110.9(b) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINARIES TO BE ALWAYS ON.

ISSUED/REVISED

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DRAWN: AJ

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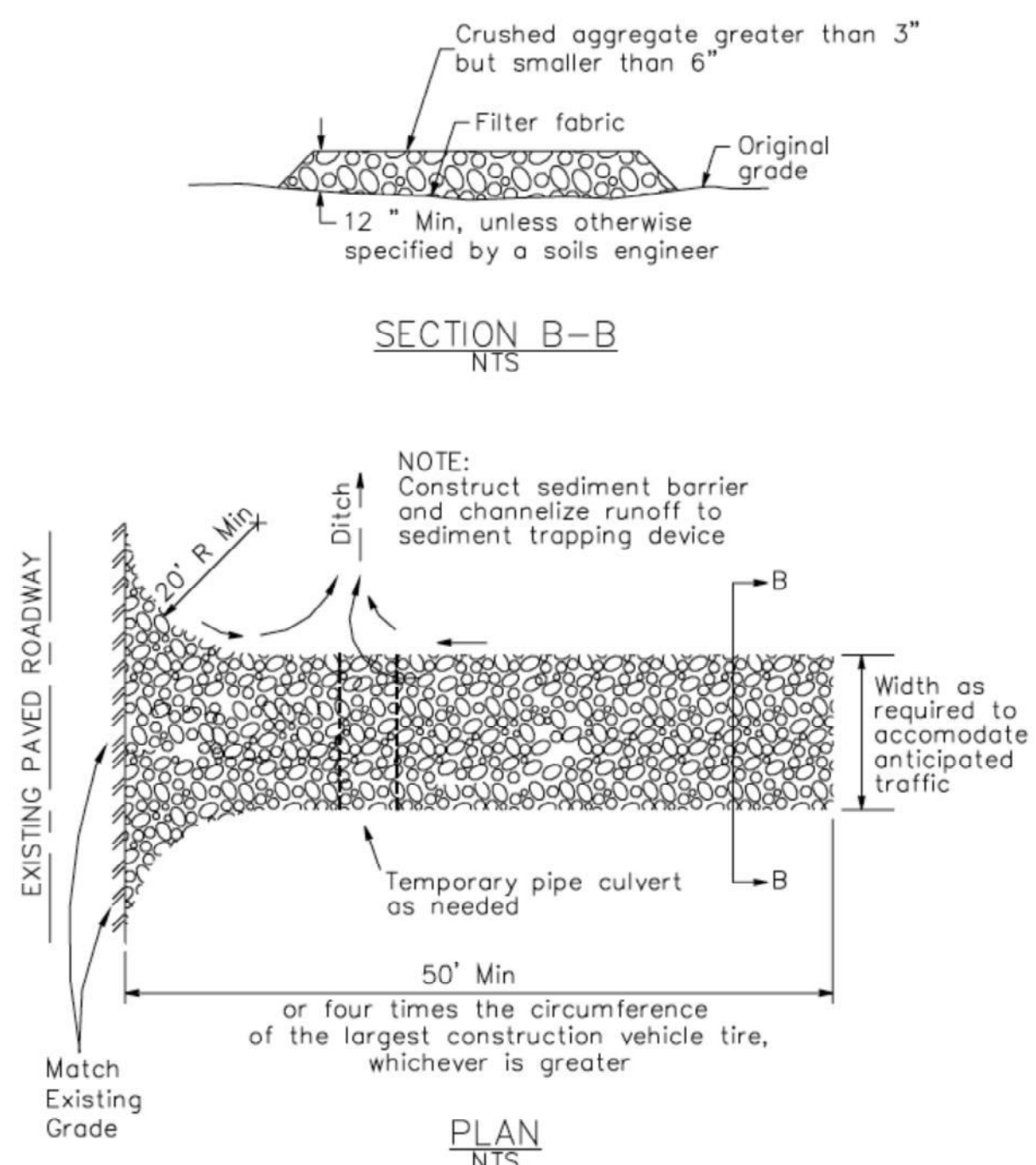
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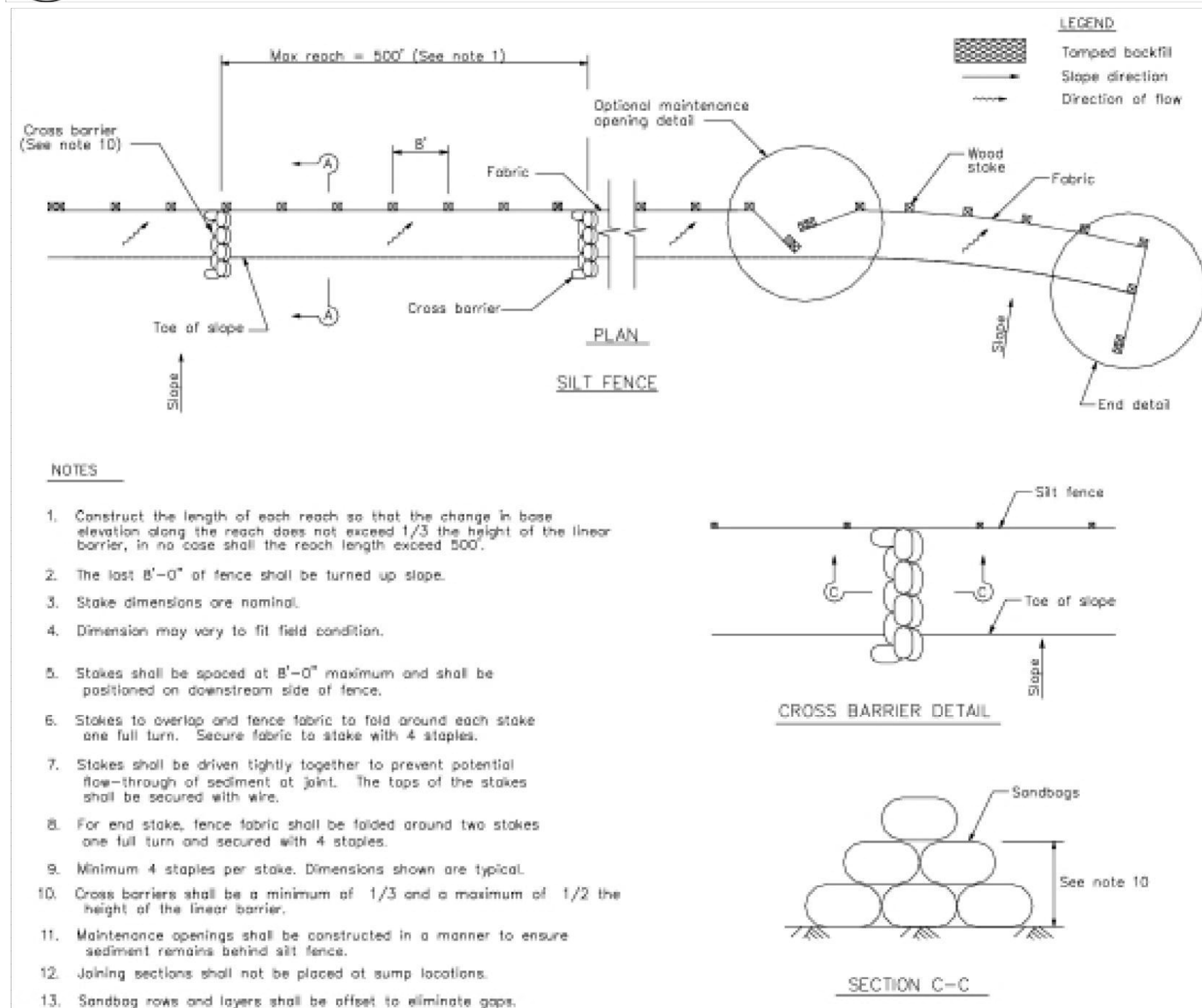
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



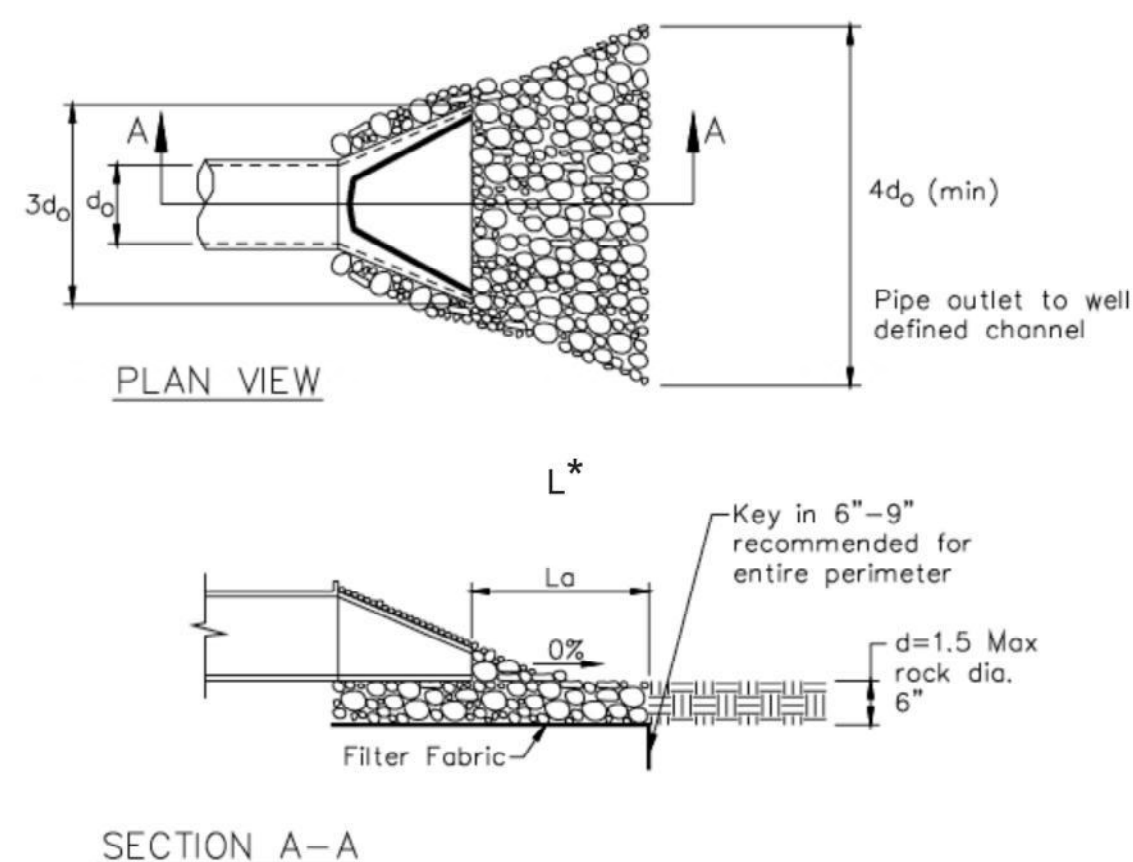
1 Silt Fence

CASQA Detail SE-1



4 Velocity Dissipation Devices

CASQA Detail EC-10

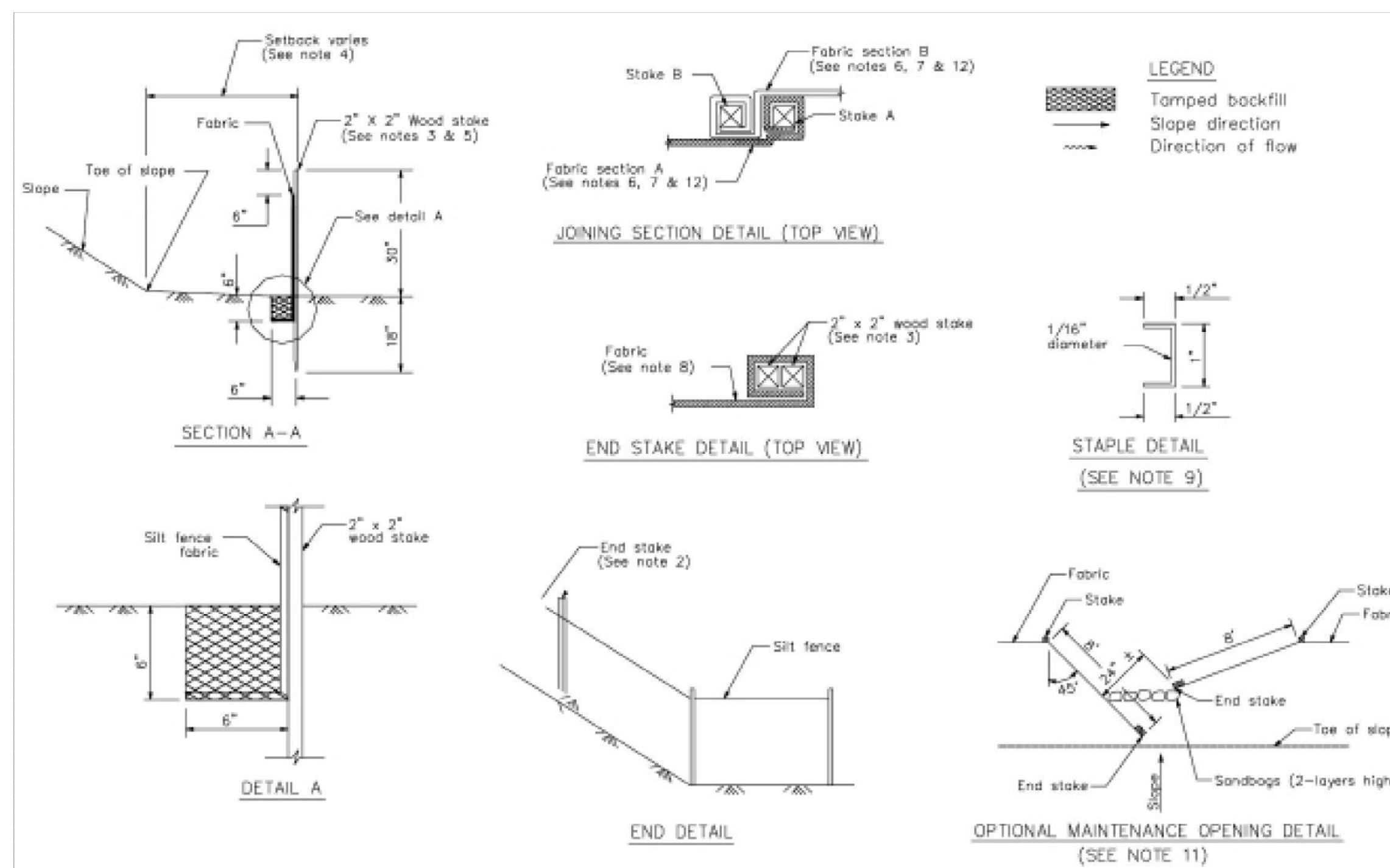


* Length per ABAG Design Standards

Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003. Available from www.cabmphandbooks.com.

2 Silt Fence

CASQA Detail SE-1



STANDARD BEST MANAGEMENT PRACTICE NOTES

- 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.
- 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, 4th Edition (pages C-5 to C-6) or latest.
- 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.
- 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 off site. 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

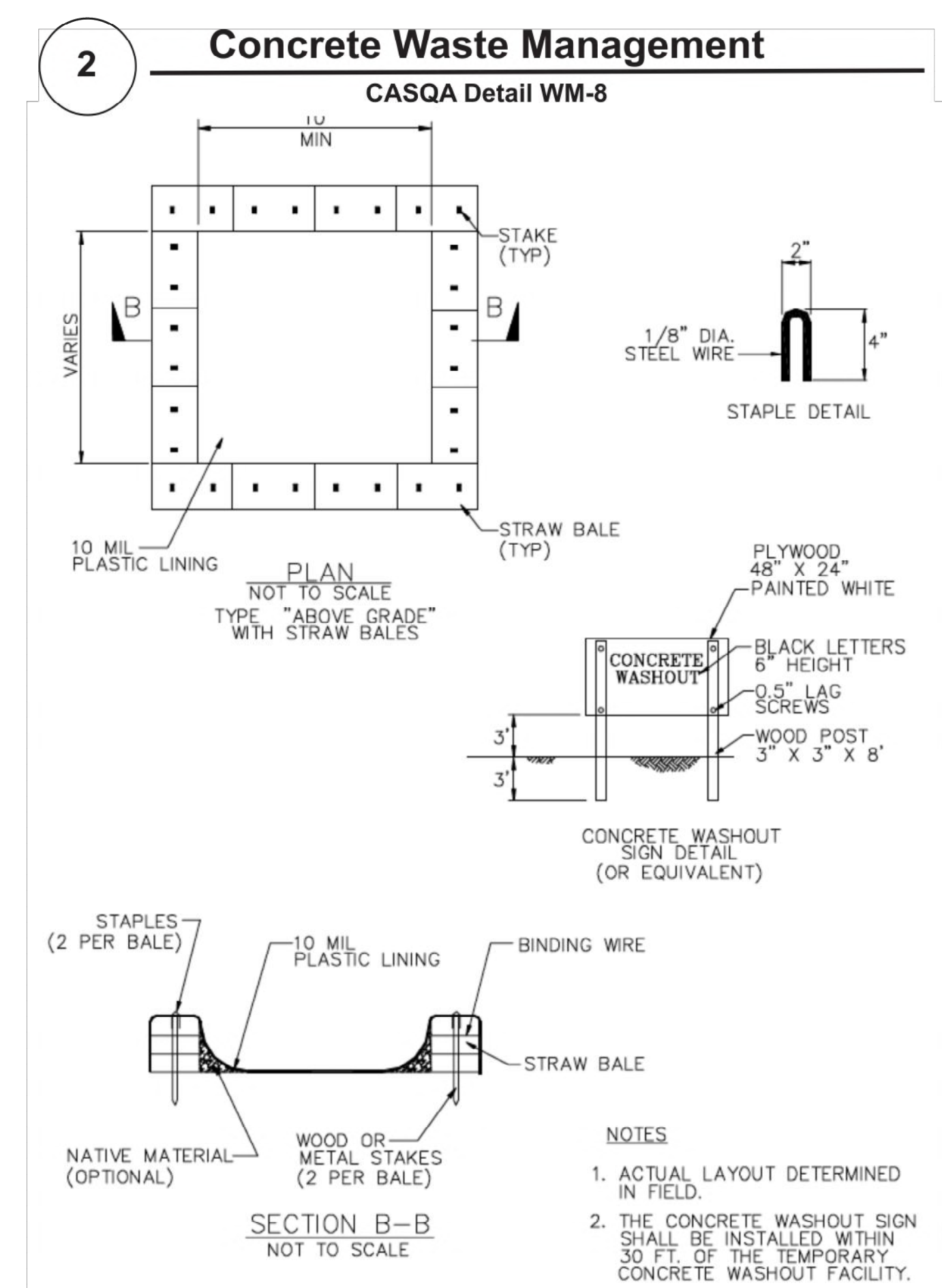
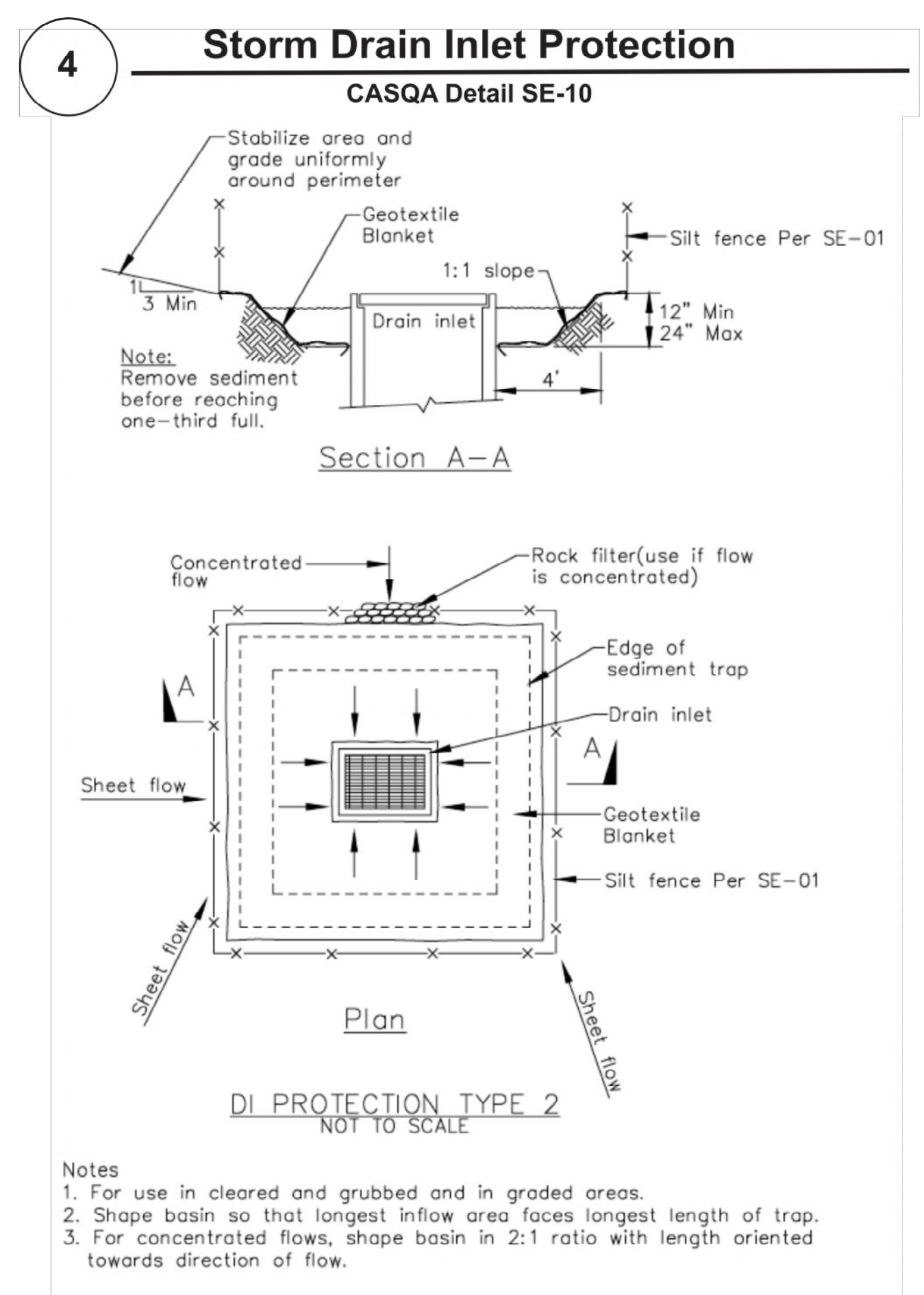
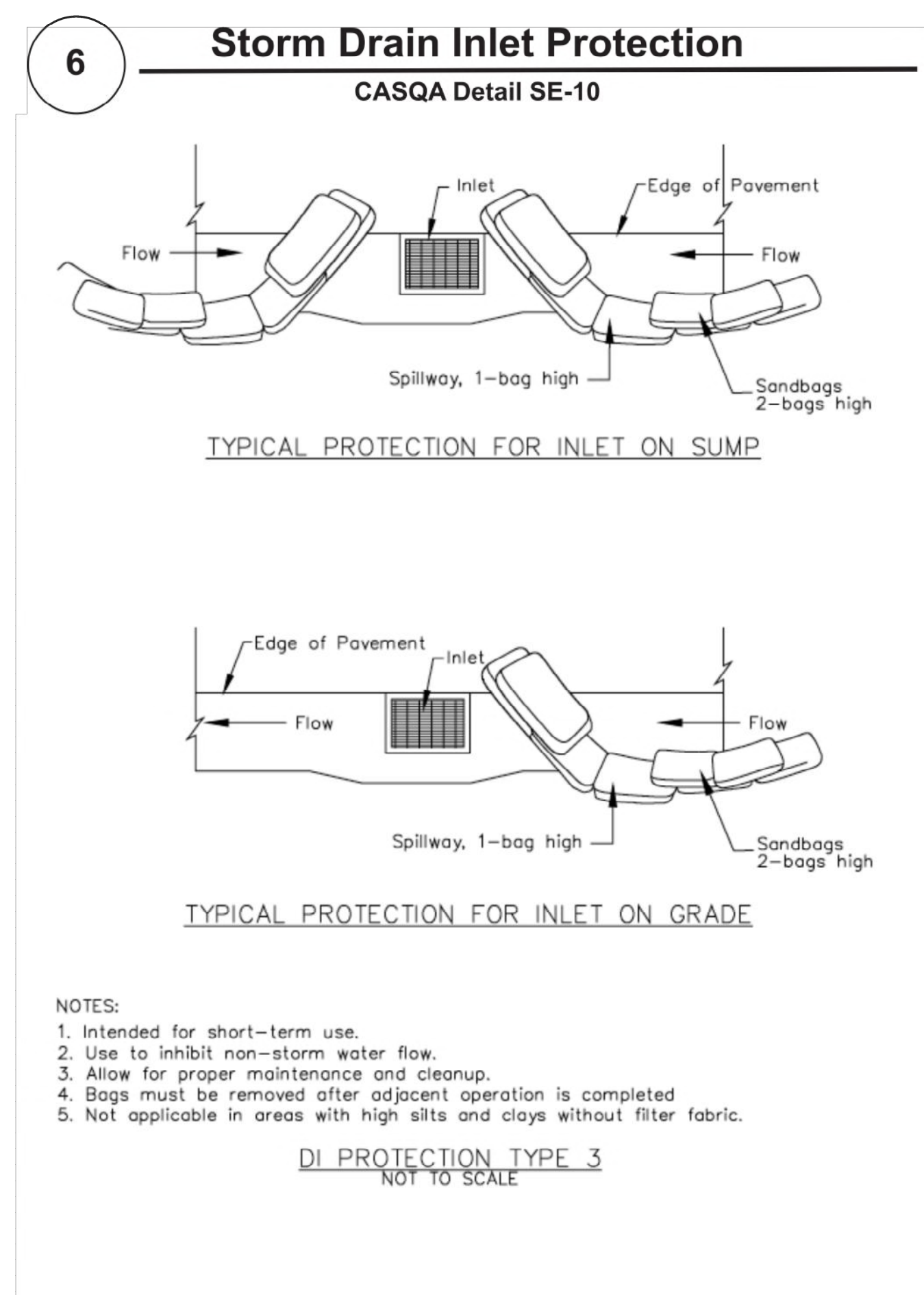
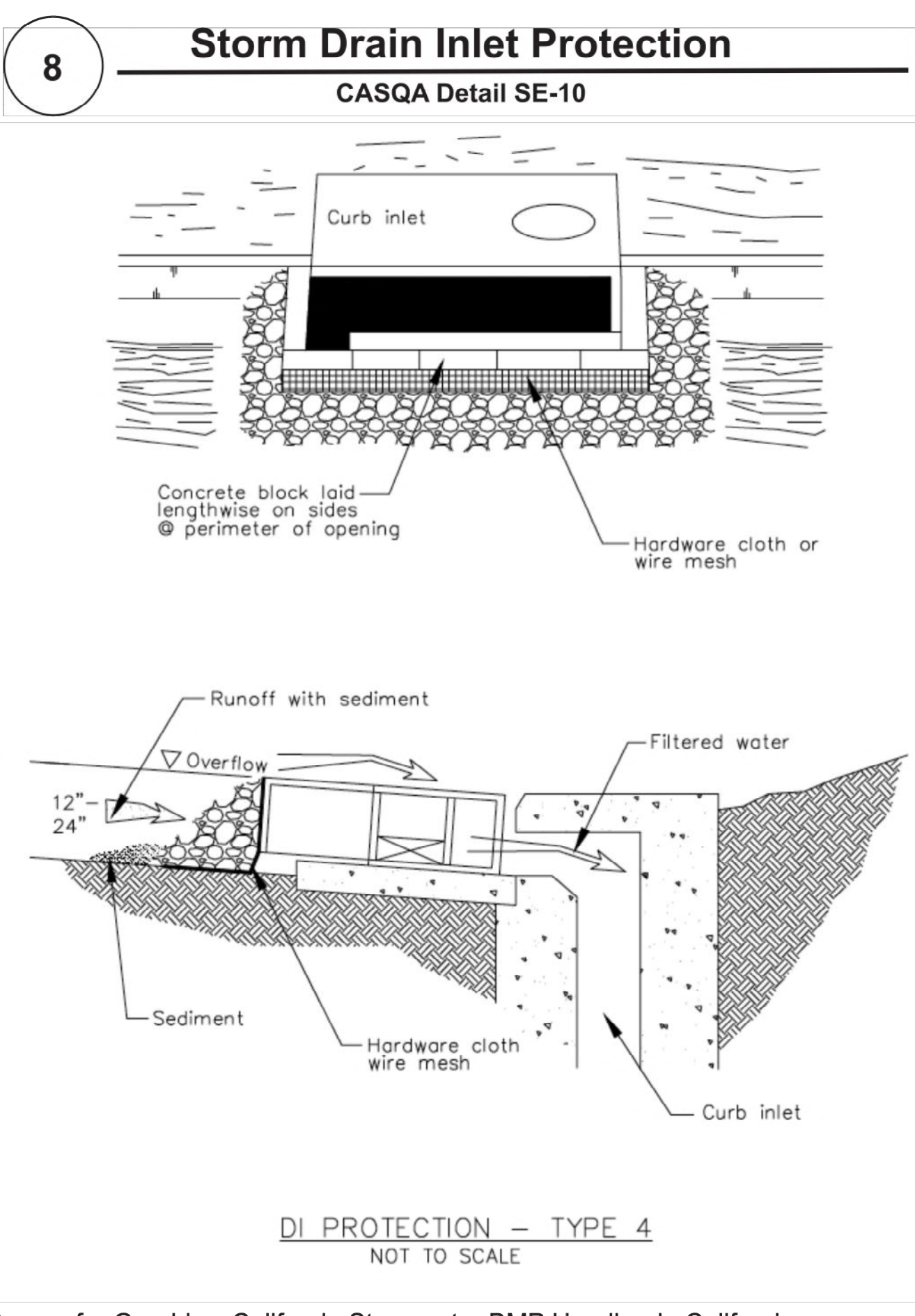
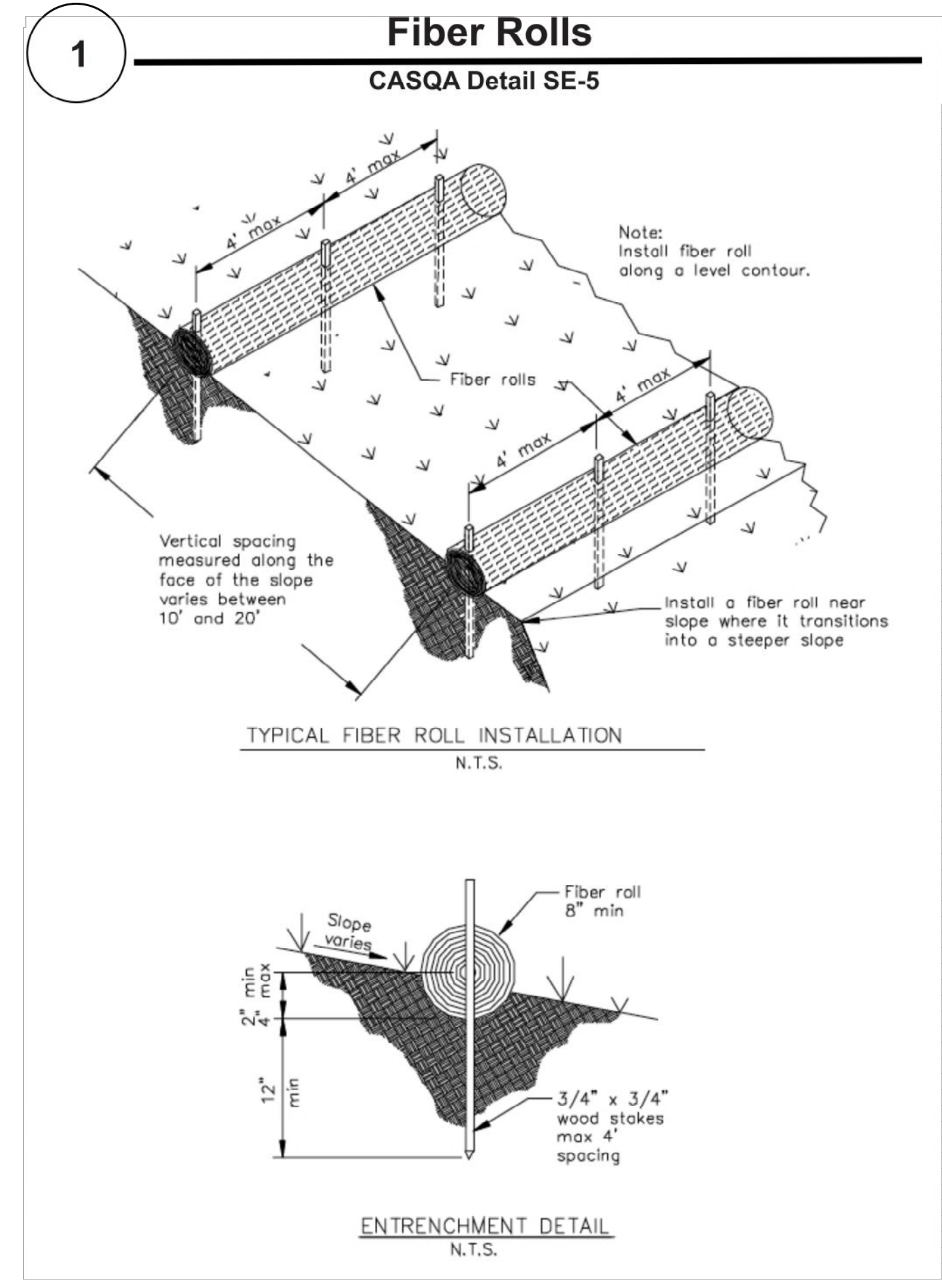
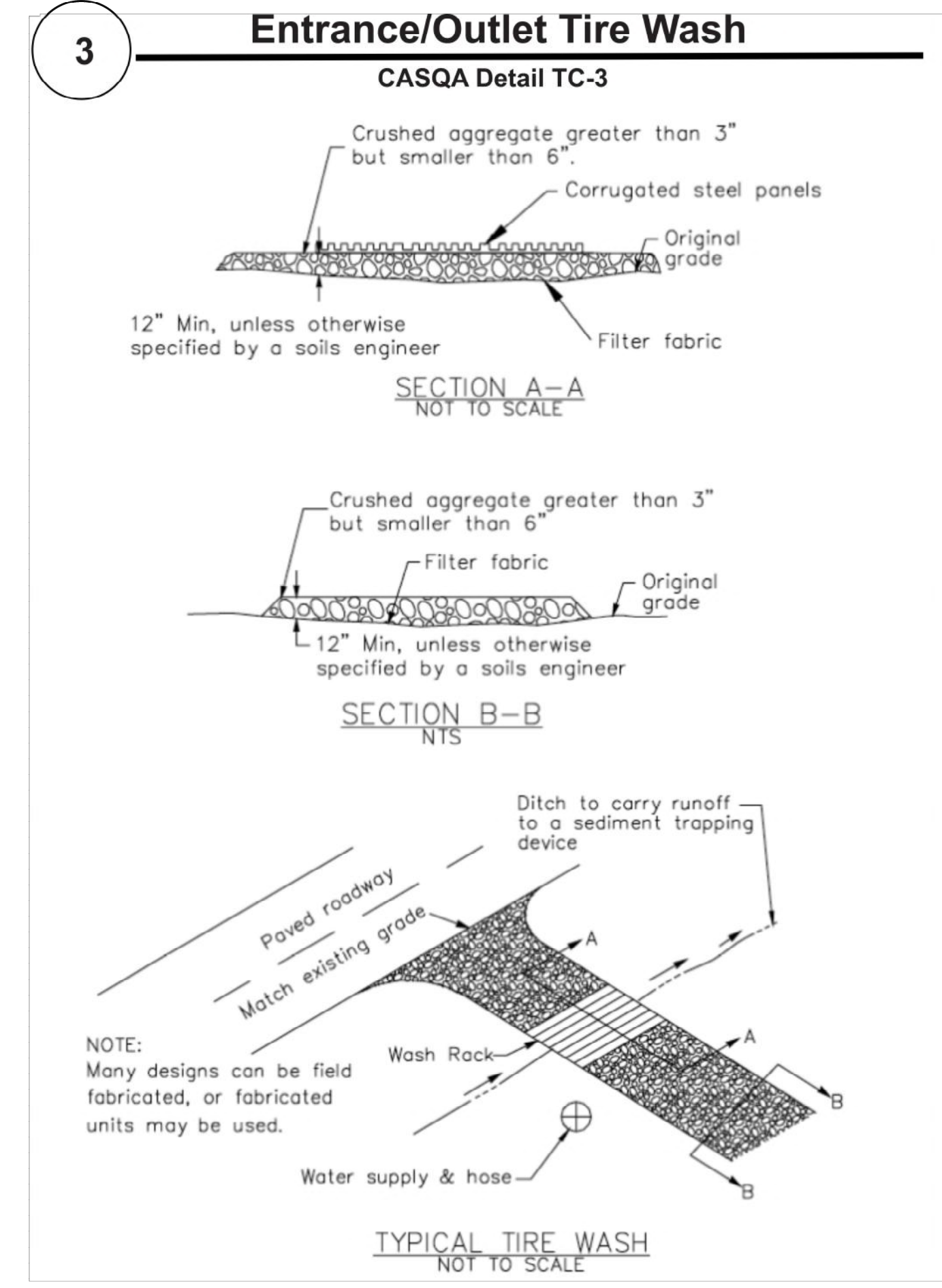
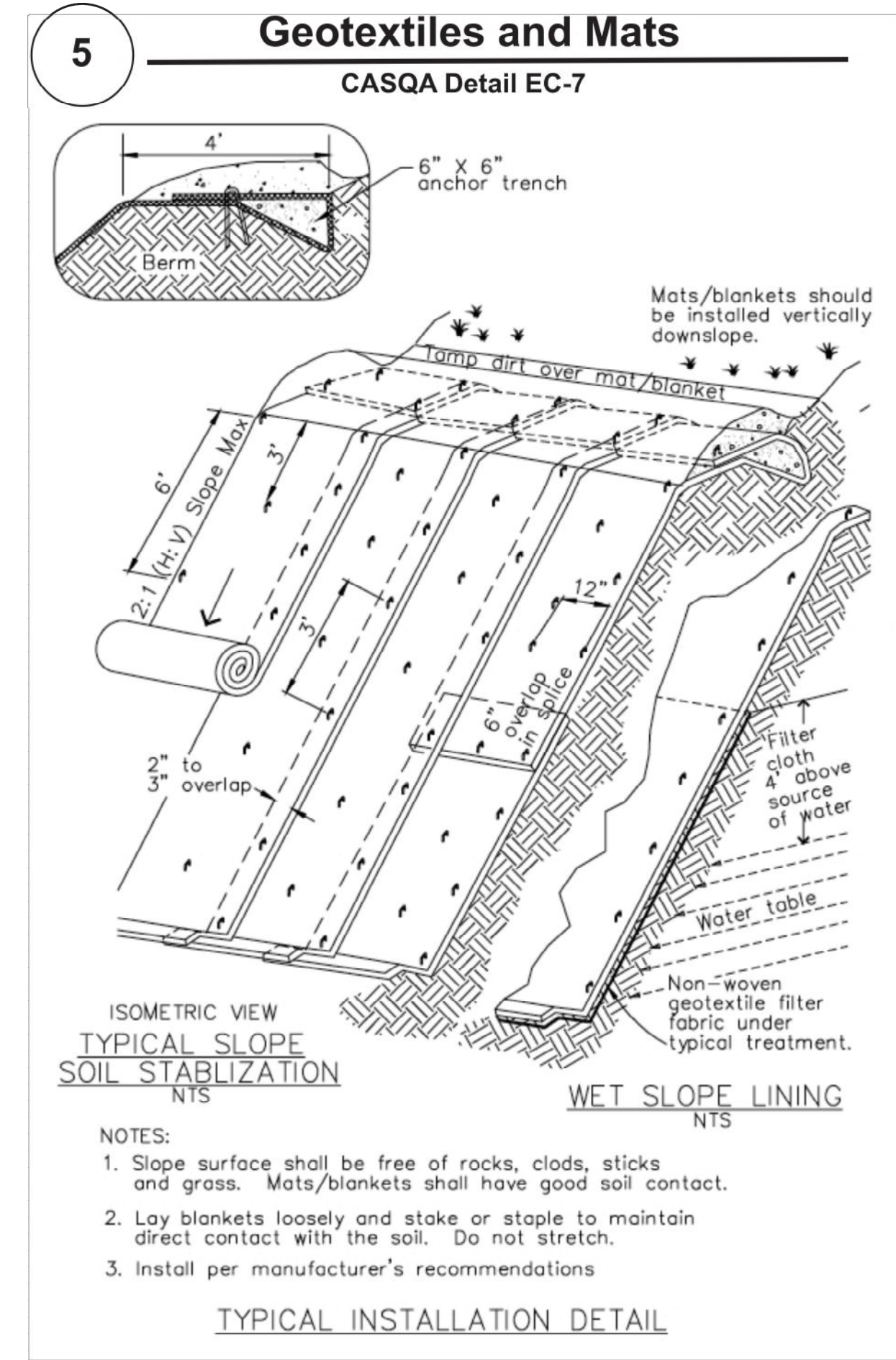
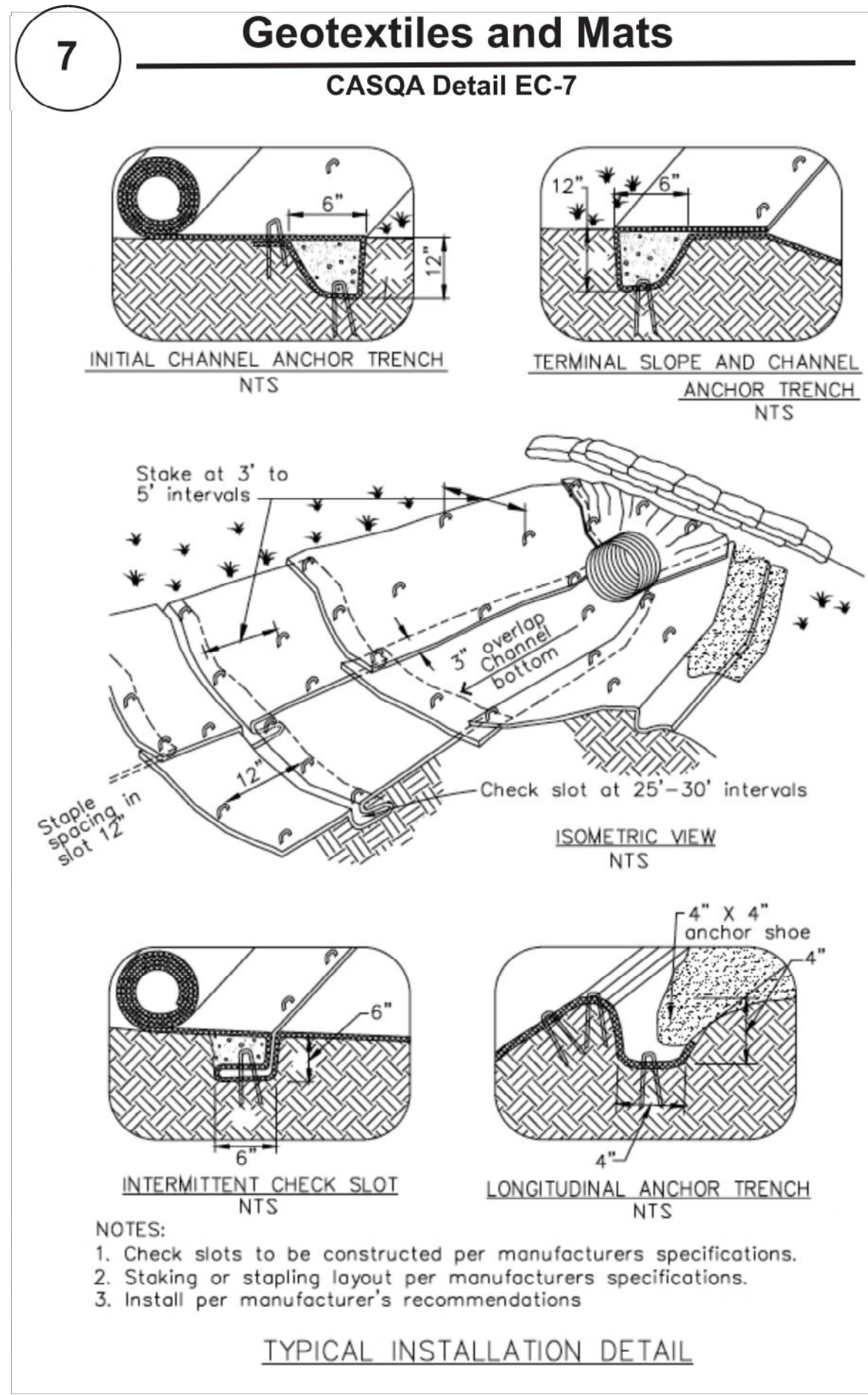
STANDARD EROSION CONTROL NOTES

- 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 rolls 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.
- 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.
- 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.
- 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.
- 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.
- Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

Project Information

SINGLE FAMILY RESIDENCE
NO. 13685
STREET SYCAMORE AVE,
CITY SAN MARTIN, CA
ZIP CODE 95046

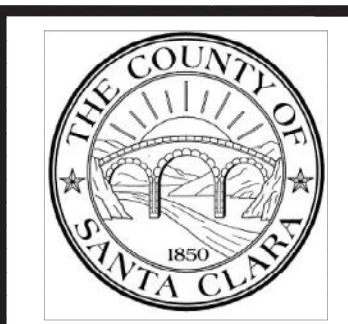




Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003. Available from www.cabmphandbooks.com.

Project Information

SINGLE FAMILY RESIDENCE
NO. 13685
STREET SYCAMORE AVE,
CITY SAN MARTIN, CA
ZIPCODE 95046



SHEAR WALL SCHEDULE

MARK	SHEATING	NO. OF SIDES	EDGE NAIL	FIELD NAIL	PLATE NAIL (6" LONG)	SHEAR CLIP	MUDSILL ANCHORS		ALLOWABLE SHEAR (plf)	REMARKS SEE SHEAR WALL NOTES
							2X MUDSILL	3X MUDSILL		
A	1/2" OSB OR PLY'D	Single	8d @ 6"	8d @ 12"	1/4" Screws @ 0'-8"	A35 @ 2'-0"	5/8" x 10 @ 4'-0"	5/8" x 12 @ 4'-0"	260	1
B	1/2" OSB OR PLY'D	Single	8d @ 4"	8d @ 12"	1/4" Screws @ 0'-6"	A35 @ 1'-4"	5/8" x 10 @ 4'-0"	5/8" x 12 @ 4'-0"	350	1
C	1/2" OSB OR PLY'D	Single	8d @ 3"	8d @ 12"	1/4" Screws @ 0'-4"	A35 @ 1'-4"	5/8" x 10 @ 2'-8"	5/8" x 12 @ 2'-8"	490	1,2
D	1/2" OSB OR PLY'D	Single	8d @ 2"	8d @ 12"	1/4" Screws @ 0'-4"	A35 @ 1'-0"	5/8" x 10 @ 1'-4"	5/8" x 12 @ 1'-4"	640	1,2
E	1/2" STRUCT I	Single	10d @ 2"	10d @ 12"	1/4" Screws @ 0'-8"	A35 @ 0'-8"	5/8" x 10 @ 1'-4"	5/8" x 12 @ 1'-4"	870	1,2
2C	1/2" OSB OR PLY'D EACH SIDE	Double	8d @ 3"	8d @ 12"	3/8" Screws @ 0'-3"	A35 @ 0'-8" (OR TWO SIDES @ 16")	5/8" x 10 @ 1'-4"	5/8" x 12 @ 1'-4"	980	1,2
2D	1/2" OSB OR PLY'D EACH SIDE	Double	8d @ 2"	8d @ 12"	3/8" Screws @ 0'-3"	A35 @ 0'-5" (OR TWO SIDES @ 10")	5/8" x 10 @ 1'-0"	5/8" x 12 @ 1'-0"	1280	1,2
2E	1/2" STRUCT I EACH SIDE	Double	10d @ 2"	10d @ 12"	1/4" SDS SCREWS @ 0'-3"	A35 @ 0'-4" (OR TWO SIDES @ 8")	5/8" x 10 @ 0'-10"	5/8" x 12 @ 1'-0"	1740	1,2

HOLD-DOWN SCHEDULE

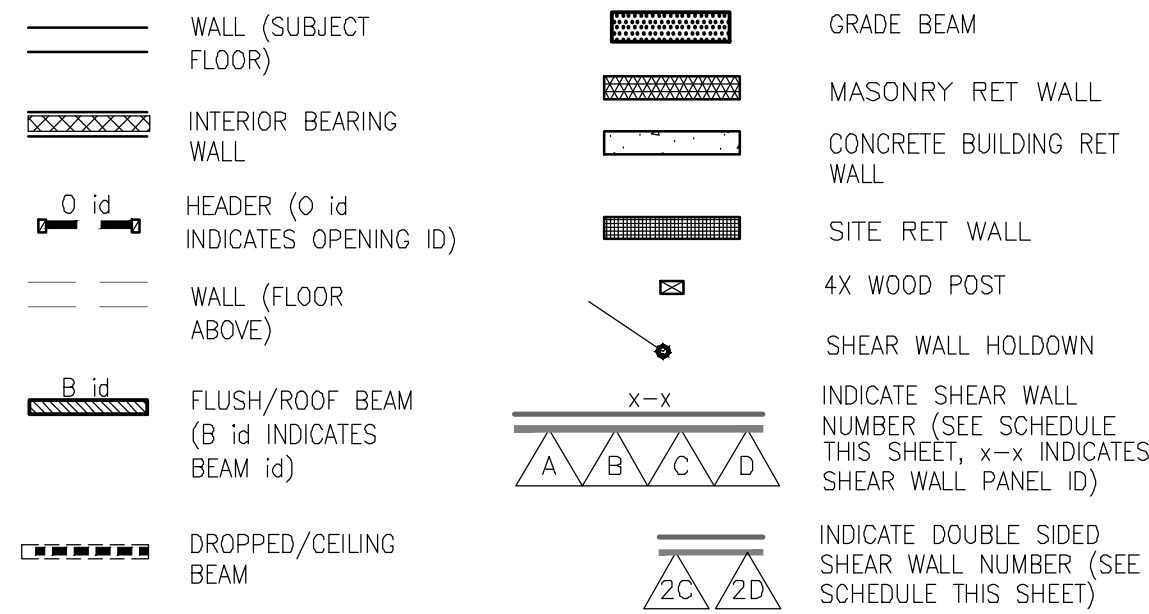
MARK	FASTENRES	MINIMUM WOOD MEMBER THICKNESS	ANCHOR BOLT	EPOXY INSTALLED ANCHORS	CAPACITY (lbs)
HDU2	(6)- SDS1/4x2 1/2"	2-2X4 / 4X4	5/8" (SB5/8X24)	5/8" X 12" EMBED	3075
HDU4	(10)- SDS1/4x2 1/2"	4X4	5/8" (SB5/8X24)	5/8" X 12" EMBED	4565
HDU5	(14)- SDS1/4x2 1/2"	4X4	5/8" (SB5/8X24)	5/8" X 12" EMBED	5645
HDU8-L	(20)- SDS1/4x2 1/2"	4X4	7/8" (SB7/8X24)	7/8" X 14" EMBED	5980
HDU8-H	(20)- SDS1/4x2 1/2"	4X6 OR LARGER	7/8" (SB7/8X24)	7/8" X 14" EMBED	7870
HDU11-L	(30)- SDS1/4x2 1/2"	4X6 OR LARGER	1" (SB1X30)	1" X 18" EMBED	9535
HDU11-H	(30)- SDS1/4x2 1/2"	4X8 OR LARGER	1" (SB1X30)	1" X 18" EMBED	11175
HDU14	(36)- SDS1/4x2 1/2"	4X8 OR LARGER	1" (SB1X30)	1-1/8" X 18" EMBED	14445

SHEAR WALL NOTES

- WALL SHALL BE FRAMED WITH STUDS AT 16" O.C. OR PANELS ARE APPLIED WITH LONG DIMENSION ACROSS STUDS.
- 3-INCH NOMINAL MEMBER OR TWO 2-INCH NOMINAL MEMBERS FASTENED IN ACCORDANCE WITH SECTION 2306.1 TO TRANSFER THE DESIGN SHEAR VALUE BETWEEN FRAMING MEMBERS. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
- ALL HARDWARE SHALL BE USP STRUCTURAL CONNECTORS OR SIMPSON STRONG TIE U.O.N.
- ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 3/8" PLYWOOD WITH 8d AT 6" O.C. EDGES AND 12" O.C. THE FIELD UNLESS OTHERWISE NOTED IN THE SHEAR WALL SCHEDULE.
- WHERE 3X ADJOINING STUDS ARE REQUIRED AND THERE ARE EXISTING 2X STUDS, DOUBLE EXISTING STUDS AND STITCH NAIL WITH 16d SPACED AT 2 1/2" o.c.

DESIGN LOADS		
LOAD TYPE	PARAMETERS	VALUE UNIT
LIVE LOADS:	UNINHABITABLE ATTICS WITHOUT STORAGE	10 PSF
	UNINHABITABLE ATTICS WITH LIMITED STORAGE	20 PSF
	DECKS AND BALCONIES	60 PSF
	ALL OTHER AREAS	40 PSF
	ROOF LIVE LOADS:	20 PSF
WIND DESIGN:	WIND VELOCITY	110 MPH
	WIND EXPOSURE	B
	CATEGORY	II
	IMPORTANCE FACTOR	1.00
SEISMIC DESIGN:	S _s	1.657
	S ₁	0.805
	SOIL CLASS	D
	RISK CATEGORY	II
	IMPORTANCE FACTOR	1.00
	SEISMIC CATEGORY	D
	RESPONSE MODIFICATION FACTOR (LIGHT FRAME)	6.50
	OVER-STRENGTH COEFFICIENT (OMEGA)	3.00
	ALLOWABLE STRESS BASE SHEAR	0.12 * W

LEGEND:



ABBREVIATIONS AND SYMBOLS:

- @ _____ At
- A.B. _____ Anchor bolt
- C.M.U. _____ Concrete masonry unit
- C.O. _____ Clean out
- C. _____ Camber
- (E) _____ Existing
- F.O.C. _____ Face of concrete
- F.O.S. _____ Face of stud
- F.P. _____ Full penetration weld
- H.S.B. _____ High strength bolt
- J.H. _____ Joist hanger
- M.B. _____ Machine bolt
- (N) _____ New
- Ø _____ Diameter
- Approx. _____ Approximately
- Bldg. _____ Building
- Blk. _____ Block
- Blkg. _____ Blocking
- Bm. _____ Beam
- Bot. _____ Bottom
- Bet. _____ Between
- Cant. _____ Cantilever
- C.C. _____ Center to center
- Cl. _____ Clear
- Clg. _____ Ceiling
- Col. _____ Column
- Conc. _____ Concrete
- Conn. _____ Connection
- Const. _____ Construction
- Cont. _____ Continuous
- (E) _____ Existing
- G.L.B. _____ Glulam beam
- PSL _____ Parallam Beam
- ML _____ Micolam beam
- Ht. _____ Height
- Jst. _____ Joist
- Lt.wt. _____ Light weight
- Lg. _____ Long
- Max. _____ Maximum
- Mezz. _____ Mezzanine
- Min. _____ Minimum
- Opng. _____ Opening
- Plyd. _____ Plywood
- Proj. _____ Project
- Reinf. _____ Reinforcing
- Req'd. _____ Required
- Sec. _____ Section
- Shtg. _____ Sheathing
- N.T.S. _____ Not to scale
- O.F. _____ Outside face
- S.A.D. _____ See architectural drawings
- T. & B. _____ Top and bottom
- T. & G. _____ Tongue and groove
- H.D. _____ Holdown
- T.N. _____ Toe nail
- B.N. _____ Boundry nail
- E.N. _____ Edge nail
- P.N. _____ Plate nail
- U.O.N. _____ Unless otherwise noted
- W.W.F. _____ Welded wire fabric
- W/ _____ With
- W/O _____ Without
- C _____ Center line
- PL _____ Plate
- Dbt. _____ Double
- Det. _____ Detail
- Dia. _____ Diameter
- Dim _____ Dimension
- Do. _____ Ditto
- Dwg. _____ Drawing
- Ea. _____ Each
- Elev. _____ Elevation
- Ext. _____ Exterior
- Flr. _____ Floor
- Fndn. _____ Foundation
- Frmg. _____ Framing
- Ftg. _____ Footing
- Hdr. _____ Header
- Sim. _____ Similar
- Simp. _____ Simpson
- Spec. _____ Specification
- Spr. _____ Spread
- Sq. _____ Square
- Stl. _____ Steel
- Struct. _____ Structural
- Symm. _____ Symmetrical
- Thk. _____ Thick
- Typ. _____ Typical
- Vl. _____ Vertical
- H.L. _____ Horizontal
- S.W.S. _____ Shear Wall Schedule
- Verify _____ Verify & Report to this Engineer prior to construction.
- See For sim. details not noted or shown, see this detail.

GENERAL NOTES:

GENERAL

- ALL WORK SHALL CONFORM TO 2019 CBC AND LOCAL ORDINANCES.
- THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND WHAT IS SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
- ANY OMISSIONS OR CONFLICTS BETWEEN THE ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE ANY RELATED WORK IS STARTED.
- SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION, AND ALLOW REASONABLE TIME FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING THE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. ANY DEVIATIONS MUST BE APPROVED PRIOR TO ERECTION.
- MECHANICAL EQUIPMENT MUST BE FIRMLY ATTACHED TO THE STRUCTURE. ALL MECHANICAL EQUIPMENT INTENDED TO BE SUPPORTED ON, OR FROM THE STRUCTURE, UNLESS INDICATED WITHIN STRUCTURAL DRAWINGS, SHALL BE SUBMITTED TO THE ARCHITECT FOR ENGINEER'S APPROVAL PRIOR TO INSTALLATION.
- ALL CONDITIONS NOT CLEARLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AND CHARACTER AS THOSE SHOWN FOR SIMILAR CONDITIONS.

FOUNDATION

FOUNDATION DESIGN BASED ON SOILS REPORT BY CAPEX ENGINEERING PROJECT NO 13626 DATED 1-25-2022

CONCRETE

- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS
- CONCRETE SHALL BE REGULAR WEIGHT HARD ROCK TYPE (150#/CF). AGGREGATE SHALL CONFORM TO ASTM C33, U.O.N.
- CEMENT SHALL CONFORM TO ASTM C150, TYPE 1 OR 2.
- PLACEMENT OF CONCRETE SHALL BE IN CONFORMANCE WITH ACI 301.
- CONCRETE SHALL BE MACHINE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C-94. SUBMIT MIX DESIGN TO THE ENGINEER FOR APPROVAL PRIOR TO PLACING CONCRETE.
- PROVIDE MINIMUM CLEAR COVER OF CONCRETE OVER REINFORCING AS FOLLOWS:
A) AGAINST EARTH - 3 INCHES
B) EXPOSED TO EARTH BUT POURED AGAINST FORM #3, #4 AND #5 REBARS 1.5", #6 AND LARGER = 2"
C) PROTECTED BY CONFORM FORM AND WATERPROOFING - 1 INCHES

REINFORCING STEEL

- ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A615 GRADE 60 FOR # 5 AND LARGER BARS AND GRADE 40 FOR # 3 AND # 4.
- ALL REINFORCING STEEL SHALL BE LAPPED AS NOTED BELOW. #4: 24" FOR BOTTOM BARS AND 28" FOR TOP BARS #5: 30" FOR BOTTOM BARS AND 35" FOR TOP BARS. #6: 40" FOR BOTTOM BARS AND 46" FOR TOP BARS AT SPLICES UNLESS OTHERWISE NOTED IN PLANS. SPLICES SHALL BE LOCATED AS DETAILED IN THE PLANS. STAGGER ALL LAPS AND SPLICES.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A82 AND A185.
- ANCHOR BOLTS, DOWELS AND OTHER EMBEDDED ITEMS SHALL BE SECURELY TIED IN PLACE BEFORE CONCRETE IS PLACED, USE CUT THREAD ANCHOR BOLTS ONLY.

WOOD FRAME CONSTRUCTION

- GENERAL WOOD FRAMING: WOOD FRAMING THROUGHOUT THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2019 CALIFORNIA BUILDING CODE AND THE STANDARD PRACTICES RECOMMENDED BY AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND WCLA GRADING. BOLTS IN WOOD FRAMING SHALL BE STANDARD MACHINE BOLTS WITH STANDARD MALLEABLE IRON WASHERS.
- JOIST HANGER AND MISCELLANEOUS CONNECTORS: MEMBERS NOT RESTING ON, OR FRAMED OVER THEIR SUPPORT SHALL BE SUPPORTED BY MEANS OF "SIMPSON STRONG-TIE" JOIST HANGERS. HANGERS SHALL COMPLY WITH AND BE NAILED IN ACCORDANCE WITH MANUFACTURER'S ESR APPROVALS.

- WOOD IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. HOT DIPPED GALVANIZED CONNECTORS AND FASTENERS SHALL BE USED IN ALL PRESSURE TREATED WOOD CONNECTIONS.

- UNLESS OTHERWISE NOTES ON DRAWINGS OR IN SPECIFICATIONS FRAMING MEMBERS SHALL HAVE THE FOLLOWING GRADING:
A) ALL BEAMS, COLUMNS, POSTS AND CANTILEVER JOISTS AT BALCONIES: DOUGLAS FIR, GRADE MARK - NO. 1.
B) FRAMING: JOISTS, STUDS, PLATES, RAFTERS: DOUGLAS FIR - NO. 2.

DEFERRED SUBMITTALS:
ROOF TRUSSES LAYOUT AND PLANS SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR REVIEW AND APPROVAL. REVIEWED TRUSS LAYOUT AND CALCULATIONS SHALL BE SUBMITTED TO AND APPROVED BY CITY PRIOR TO FABRICATION.

STRUCTURAL OBSERVATIONS:
A. FOUNDATION REBAR REINFORCEMENT AND EMBEDDED SHEAR WALL ANCHORS
B. SHEAR WALLS TYPES C, D, 2C AND 2D INCLUDING NAILING, MUDSILL ANCHORS AND HOLDOWNS

- PLYWOOD SHEATHING: SHALL BE DPFA CDX OR EQUAL UNLESS OTHERWISE NOTED ON DRAWINGS; SOFTWOOD PLYWOOD USED. STRUCTURALLY SHALL CONFORM TO PRODUCT STANDARDS PS 1-83 AND SHALL BEAR THE DPFA GRADE - TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. ROOF SHEATHING SHALL BE 1/2 INCHES THICK (32/16). FLOOR SHEATHING SHALL BE 3/4 INCHES THICK (48/24), TONGUE AND GROOVED AND SHALL BE GLUED AND NAILED. WALL SHEATHING SHALL BE A MIN. OF 3/8 INCHES THICK, U.N.D.
- LUMBER SHALL HAVE A MOISTURE CONTENT NOT EXCEEDING 19 PERCENT AT TIME OF CONSTRUCTION OR FABRICATION
- FRAMING CONTRACTOR SHALL PROTECT HIS WORK FROM ANY DAMAGES DUE TO WEATHER CONDITIONS AT TIME OF CONSTRUCTION.
- WOOD JOISTS SHALL BEAR ON THE FULL WIDTH OF SUPPORTING MEMBERS

PARALLEL STRAND LUMBER (PSL) BEAMS:
ALL PARALLEL STRAND LUMBER BEAMS SHALL BE TRUSS JOIST MACMILLAN PARALLAM (PSL) SHALL COMPLY WITH NES REPORT NO. NER-481
Fb = 2900 PSI Fc = 2900 PSI Fv = 290 PSI E = 2000 KSI
ALL EXPOSED PSL BEAMS SHALL BE WOLMANIZED (OR EQUIVALENT FORM OF PRESSURE TREATMENT)
VERSA LAM:
VERSA LAM 3100 (CAN BE USED TO REPLACE PARALLAM PSL 2.0E)
Fb = 3100 PSI Fc = 3100 PSI Fv = 285 PSI E = 2000 KSI
LAMINATED VENEER LUMBER:
LAMINATED VANEER LUMBER (LVL) SHALL BE BOISE CASCADE VERSALAM 3100 (ABOVE) OR APPROVED EQUAL

NAIL SCHEDULE

- WOOD MEMBERS SHALL BE CONNECTED WITH NAILING INDICATED IN 2019 CBC TABLE 2304.10.1 UNLESS GREATER SIZES AND NUMBER OF NAILS ARE SHOWN OR NOTED ON DRAWINGS; NAILS EXPOSED TO WEATHER SHALL BE GALVANIZED; NAILS SHALL BE COMMON WIRE NAILS; HOLES FOR NAILS SHALL BE PROVIDED WHERE THE WOOD MEMBERS TEND TO SPLIT; SPLIT WOOD MEMBERS SHALL BE REPLACED AND REMOVED FROM JOB PROMPTLY. SHORT PLYWOOD NAILS FOR EQUIVALENT SHEAR VALUE MAY BE USED. SEE PLANS FOR NAIL SPACING. ROOF SHEATHING 8d AT 8 INCHES O.C. AT SUPPORTED EDGES. 8d AT 12 INCHES O.C. INTERMEDIATE SUPPORTS. FLOOR SHEATHING 8d AT 6 INCHES O.C. AT BOUNDARIES AND PANEL EDGES AND 8d AT 10 INCHES O.C. AT INTERMEDIATE SUPPORTS. PLYWOOD WALL SHEATHING SHALL BE NAILED PER SHEAR WALL SCHEDULE AT SHEAR WALLS, AND AT A MINIMUM OF 8d AT 6 INCHES O.C. ALL OTHER EDGES.
- FOR PRESSURE TREATED LUMBER USE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.

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CIVIL STRUCTURAL PLANNING DEVELOPMENT

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DRAWING HISTORY	DATE
REVISION	

PROJECT

AT

13685 SYCAMORE AVE.,
SAN MARTIN, CA



2-18-2022

GENERAL NOTES

Drawn by: _____ Drawing Number: _____

Checked by: _____

Project Number: _____

22-225 SHEET 1 OF 10

S-1

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AT

13685 SYCAMORE AVE.,
 SAN MARTIN, CA



2-18-2022

**FOUNDATION AND
 FRAMING PLAN**

Drawn by: EH Drawing Number

Checked by: MG **S2**

Project Number 22-225 SHEET 5 OF 10

NEW FOUNDATION NOTES:

- SPREAD FOOTINGS SHALL BE 12" WIDE UNLESS OTHERWISE NOTED ON PLAN
- FOOTINGS SHALL BE 18" BELOW ADJACENT GRADE (MINIMUM).
- ALL HOLDDOWNS ANCHORS SHALL BE TIED IN PLACE PRIOR TO CALLING FOR A FOUNDATION INSPECTION.
- ALL WOOD IN CONTACT W/ CONCRETE OR EXPOSED WOOD SHALL BE P.T. USE ONLY HOT DIPPED GALVANIZED CONNECTORS, BOLTS AND FASTENERS.
- DBL FLR JOISTS AT PARTITIONS PARALLEL TO JOISTS AND 2X BLK AT WALLS PERPENDICULAR TO JOISTS
- FLOOR SHEATHING: 3/4" CDX T&G PLYWOOD
 NAILING: BOUNDARY = 10d @ 8" O.C.
 FIELD = 10d @ 10" O.C.
 (STAGGER PANEL JOINTS, GLUE AND NAIL)
 (USE 16d NAILING IF 1 1/8" PLY'D IS USED)

FOOTING SCHEDULE

FOOTING	DIMENSIONS (MINIMUM)			REBARS
	LENGHT	WIDTH	THICKNESS MIN. *	
F1.50	1'-6"	1'-6"	SEE DET.	2-#4 EA WAY
F2.00	2'-0"	2'-0"	SEE DET.	3-#4 EA WAY
F2.50	2'-6"	2'-6"	SEE DET.	3-#4 EA WAY
F3.00	3'-0"	3'-0"	SEE DET.	3-#4 EA WAY
F3.50	3'-6"	3'-6"	SEE DET.	4-#4 EA WAY
F4.00	4'-0"	4'-0"	SEE DET.	4-#4 EA WAY

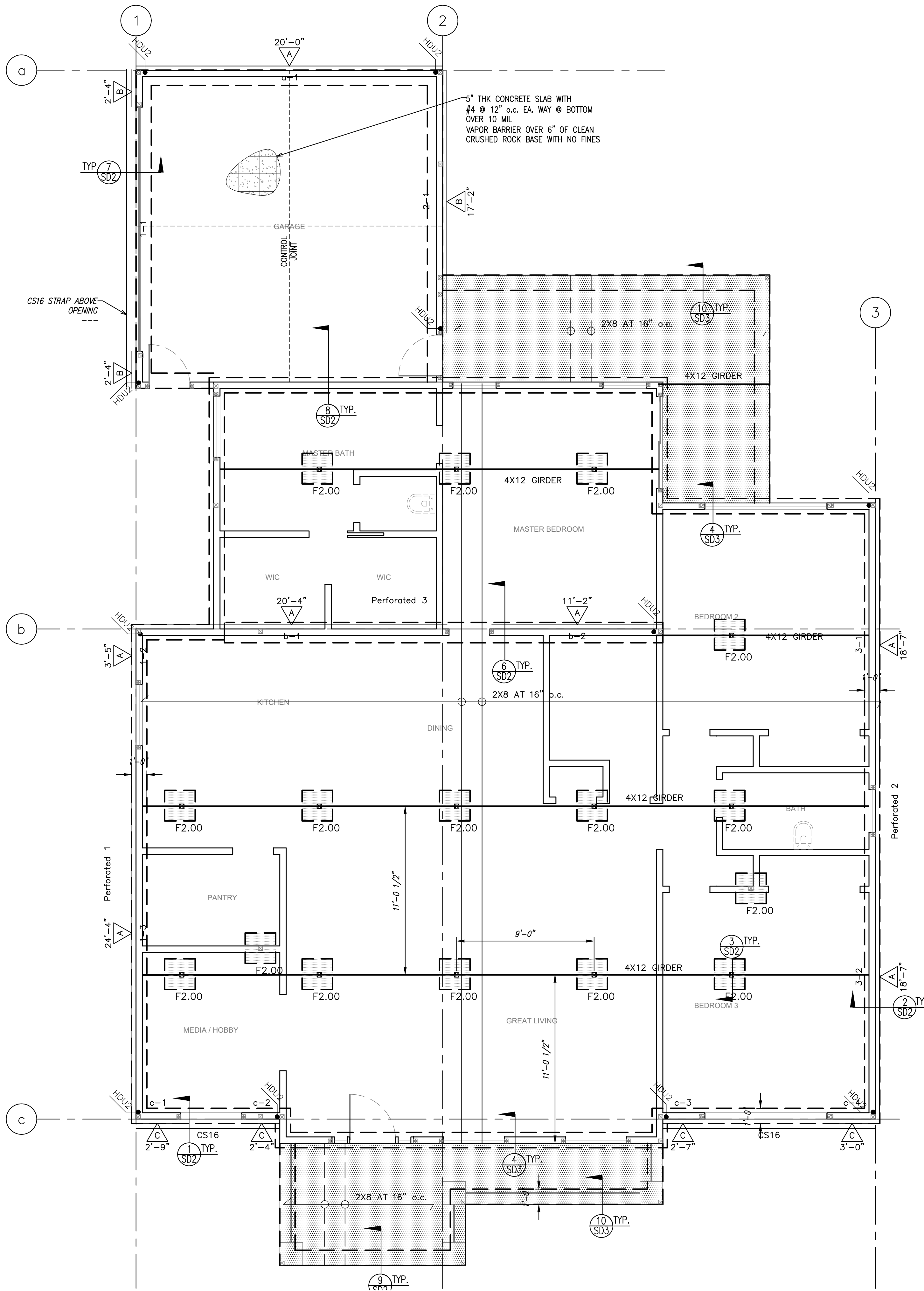
* DEEPEN FOOTING AS REQUIRED AT HOLDOWN BOLTS

WALL FRAMING NOTES

- SEE SCHEDULE ON SHEET S1 FOR STUD SIZES AND SPACING BASED ON WALL HEIGHT AND LOCATION UNLESS OTHERWISE SHOWN ON PLAN
- USE BALLOON FRAMED WALLS AT:
 A- VAULTED CEILINGS
 B- BESIDE STAIR OPENINGS
 C- BESIDE FLOOR OPENINGS ABUTTING EXTERIOR WALLS
 D- WHEN CALLED ON PLANS
- SPLICE TOP PLATES BETWEEN NEW AND EXISTING TOP PLATES (WHERE OCCURS), AT CUTS FOR PLUMBING PIPES, AND LOCATIONS WHERE TOP PLATES ARE INTERRUPTED BY DROPPED BEAMS OR CONTINUOUS POSTS.

FLOOD NOTES

- BASE FLOOR ELEVATION IS 293.00 (SEE FLOOD CERTIFICATE). FINISH FLOOR SHALL BE MINIMUM 294.00
- ALL CONSTRUCTION BELOW 293.00 SHALL BE PT WOOD WITH HOT DIPPED GALVANIZED HARDWARE AND POSITIVE CONNECTION TO FOUNDATION
- PROVIDE FLOOD VENTS AS NEEDED PER FEMA REQUIREMENTS



A FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

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2-18-2022

FRAMING PLAN

ROOF FRAMING NOTES

- ROOF SHEATHING: 1/2" CDX PLYWOOD
 NAILING BOUNDARY = 8d @ 6" O/C.
 FIELD = 8d @ 12" O/C.
 PANEL INDEX: 24/0
- ALL HEADERS SHALL BE 4 x 12 (OR 6X10) UNLESS OTHERWISE NOTED. ALL POSTS SHALL BE 4X4 (OR 4X6) U.O.N.
- USE ST6236 STRAP AT ALL BEAM TO TOP PLATE CONNECTION WHERE THE TOP PLATE IS DISCONTINUOUS.
- ALL BEAMS RESTING ON THE TOP PLATE SHALL BE ATTACHED TO THE TOP PLATE WITH ONE A35 FRAMING CLIP EACH SIDE.
- TRUSSES SHALL BE SPACED AT 24" O.C. TRUSS CALCULATIONS, FRAMING PLANS, AND SHOP DRAWINGS SHALL BE PREPARED BY THE MANUFACTURER AND SUBMITTED TO THE ENGINEER OF RECORD AND THE BUILDING DEPARTMENT FOR REVIEW BEFORE FABRICATION.
- INSTALL DOUBLE STUDS OR 4X POST AT ALL GIRDER TRUSSES U.O.N. ON PLANS
- POSTS SUPPORTING BEAMS, ROOF GIRDERS AND SHEAR WALL HOLDDOWNS TO BE EXTENDED DOWN TO THE FOUNDATIONS OR SUPPORTED BY FLOOR BEAMS.
- FOR TRUSSES WITH SPANS EXCEEDING 40FT:
 - ALIGN WALL STUDS AT EACH TRUSS SUPPORT POINT OFF USE DOUBLE 3X WALL TOP PLATES
 - PROVIDE BOTTOM CHORD CAMBER TO ACCOUNT FOR TOTAL LOAD DEFLECTION

PREMANUFACTURED TRUSS LOADS

TOP CHORD

DL	16 PSF
LL	20 PSF

BOTTOM CHORD

DL	6 PSF
LL*	10 PSF (NON-ATTIC)
LL	20 PSF (ATTIC)

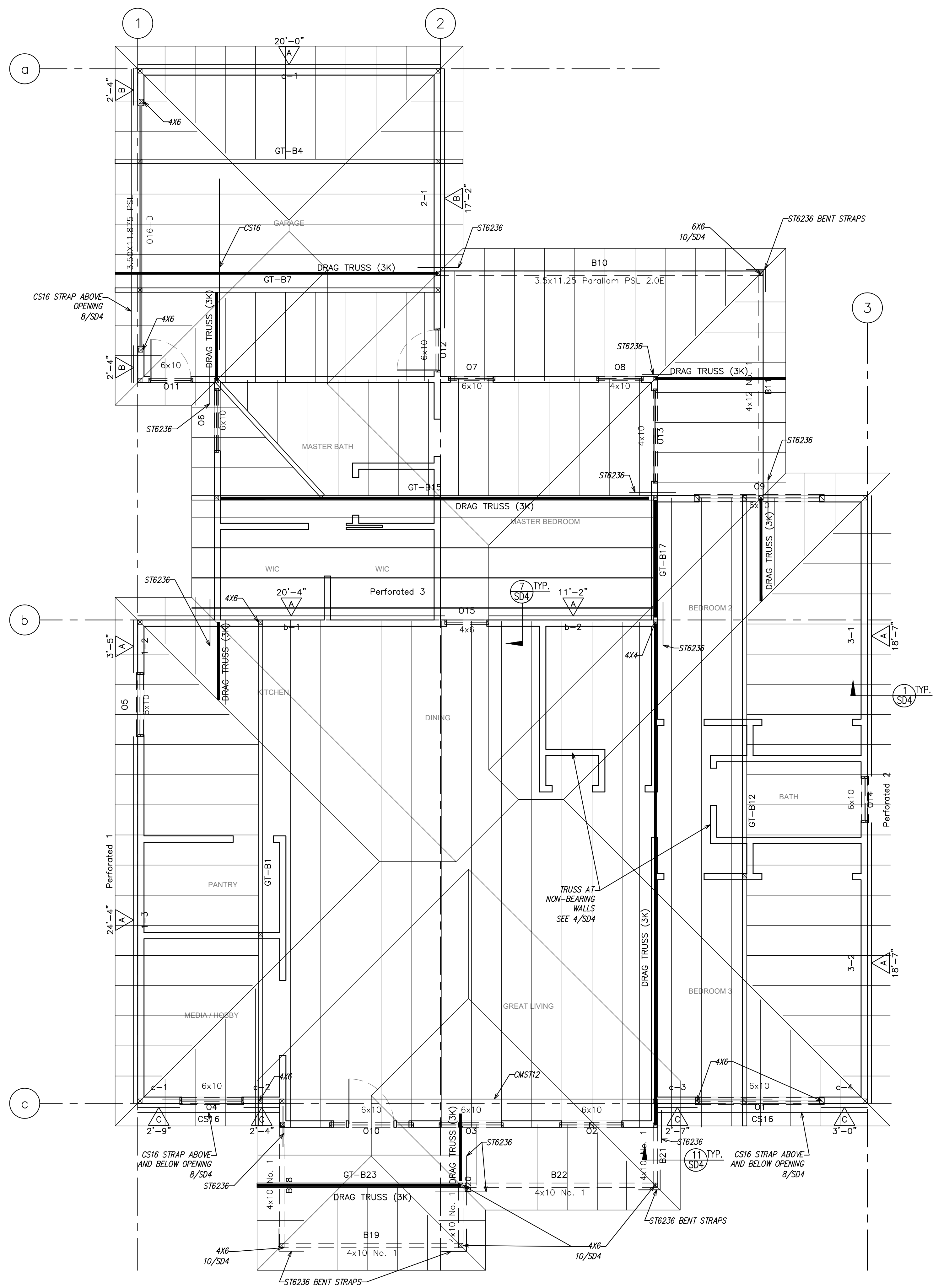
- OTHER LOAD**
- + USE ACTUAL EQUIPMENT LOADS WHERE APPLICABLE
 - + UNLESS OTHERWISE NOTED, USE ASCE7-16 MINIMUM LIVE LOADS
 - + UNLESS OTHERWISE NOTED, USE ACTUAL MATERIALS LOADS

* NOT CONCURRENT W/ TOP CHORD LIVE LOAD

DRAG TRUSSES
 DRAG/TIE TRUSSES SHALL BE DESIGNED FOR AXIAL LOAD OF 3000 UNLESS OTHERWISE NOTED

TRUSS HANGER DESIGN
 TRUSS LAYOUT SHALL INCLUDE TRUSS TO TRUSS AND TRUSS TO BEAM HANGER SCHEDULE

A ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"



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REVISION HISTORY	DATE

PROJECT

AT

13685 SYCAMORE AVE.,
 SAN MARTIN, CA

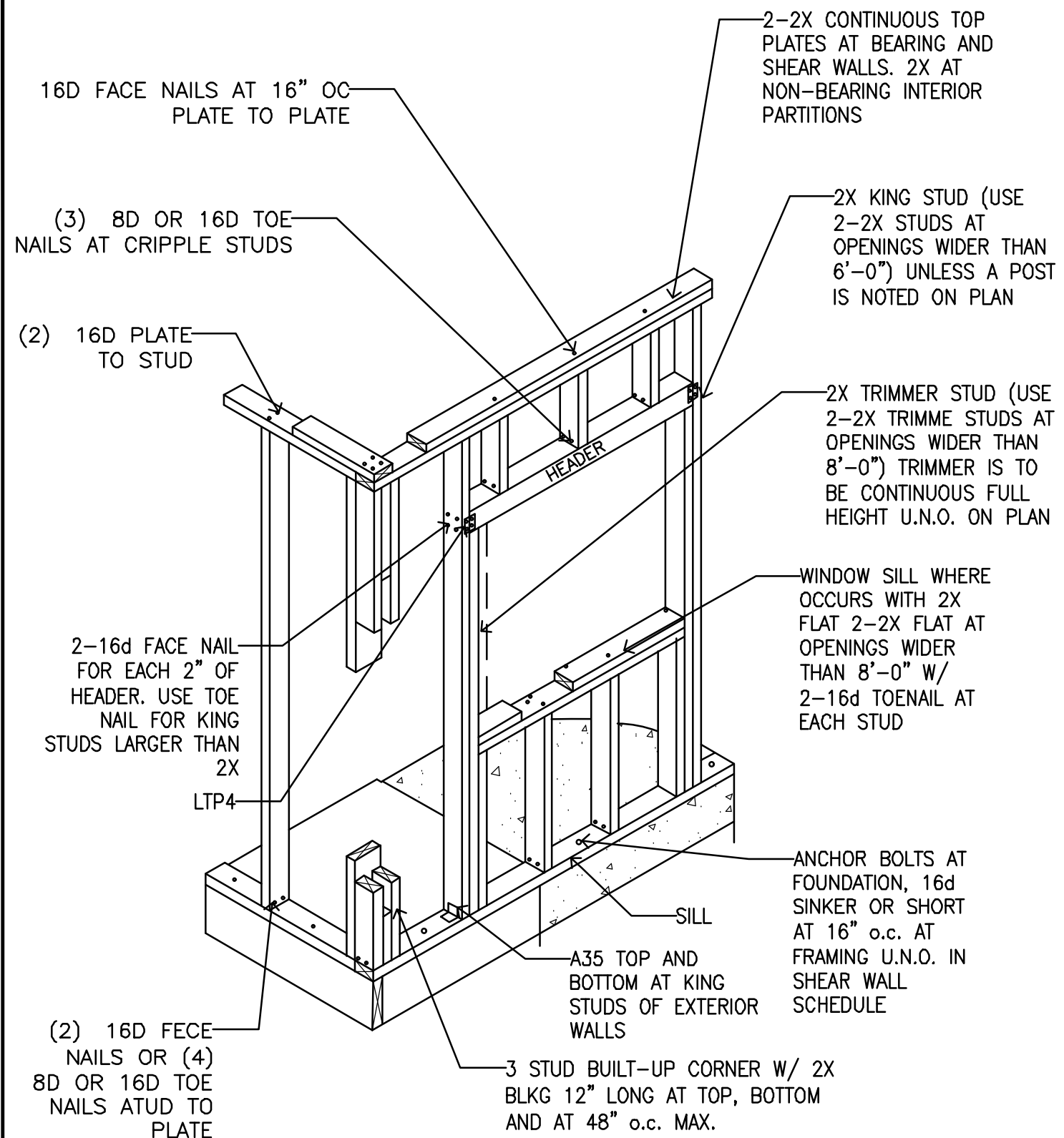


2-18-2022

STRUCTURAL DETAILS

Drawn by: EH
 Drawing Number: **SD1**
 Checked by: MG
 Project Number: 22-225
 SHEET 7 OF 10

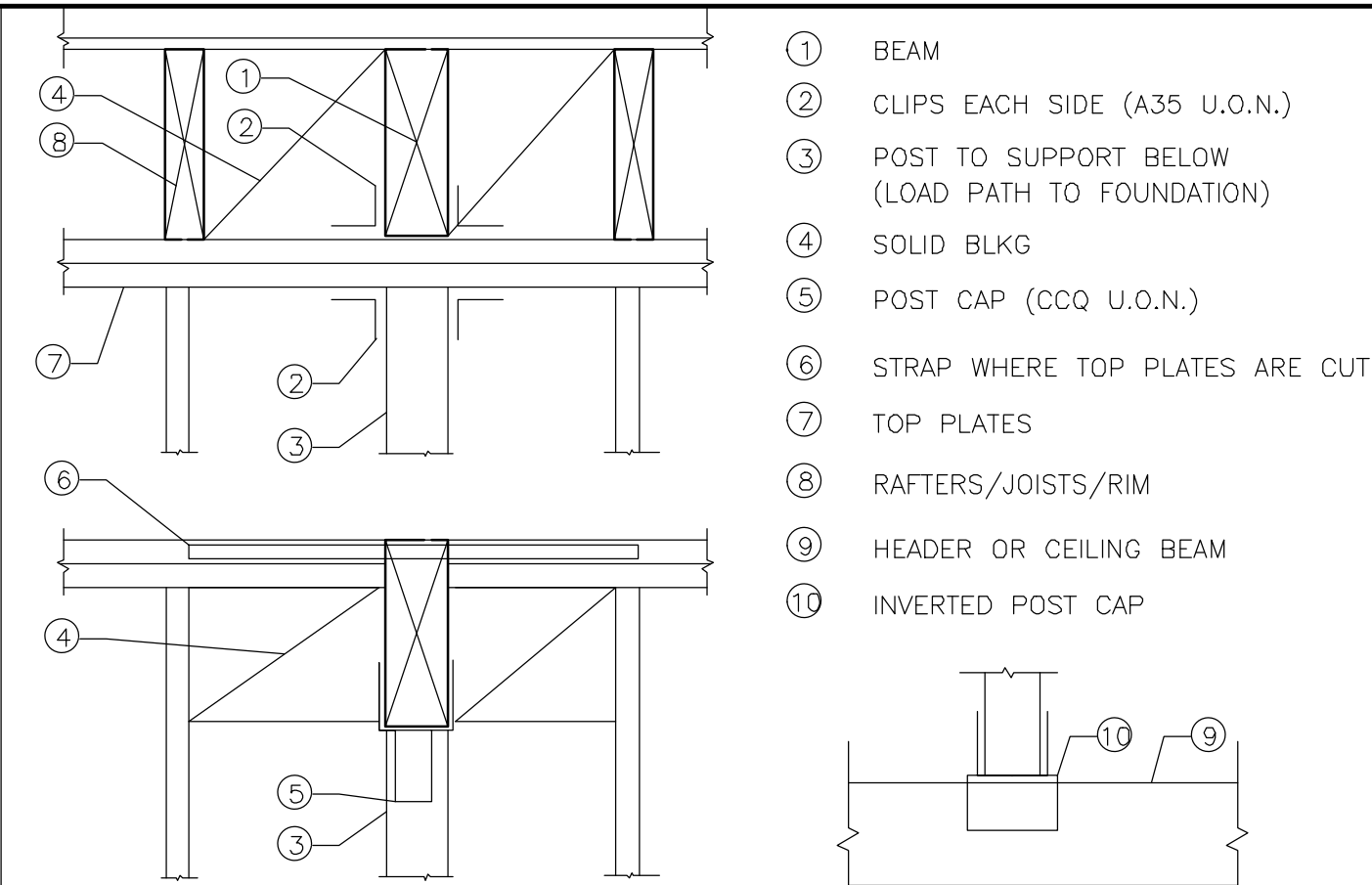
NOTE: WHERE NOT SPECIFICALLY
 1. WHERE NOT SPECIFICALLY DETAILED OR NOTED
 ELSEWHERE AND OTHERWISE, THE STRUCTURE SHALL
 BE FRAMED AS SHOWN HERE.
 2. 16d NAILS SHALL BE SINKER, SHORT OR COMMON,
 8d NAILS SHALL BE COMMON.
 3. SPLIT TRIMMERS MAY NOT BE USED.



TYPICAL WALL FRAMING

N.T.S.

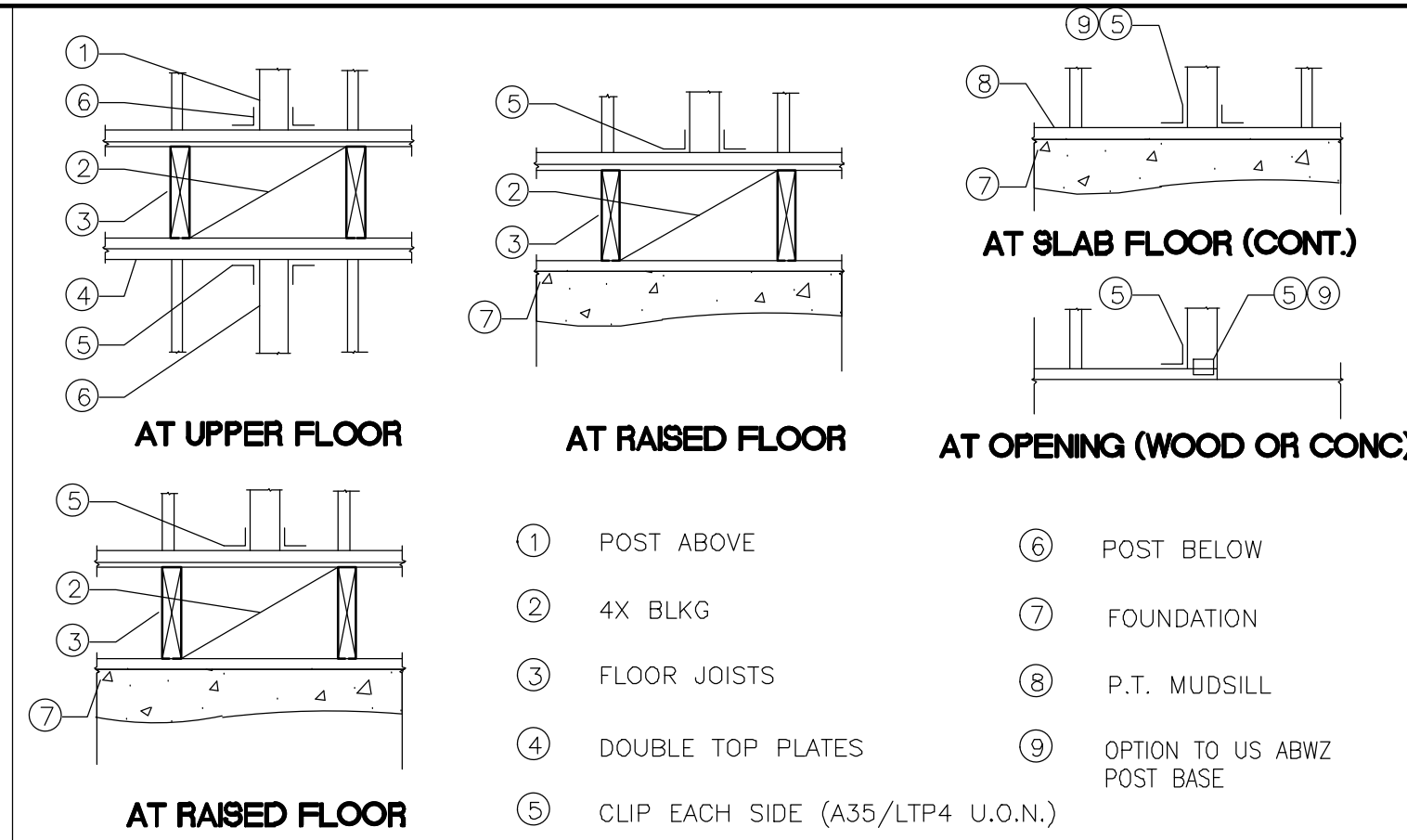
14



BEAM SUPPORT AT WALL POST / HDR

N.T.S.

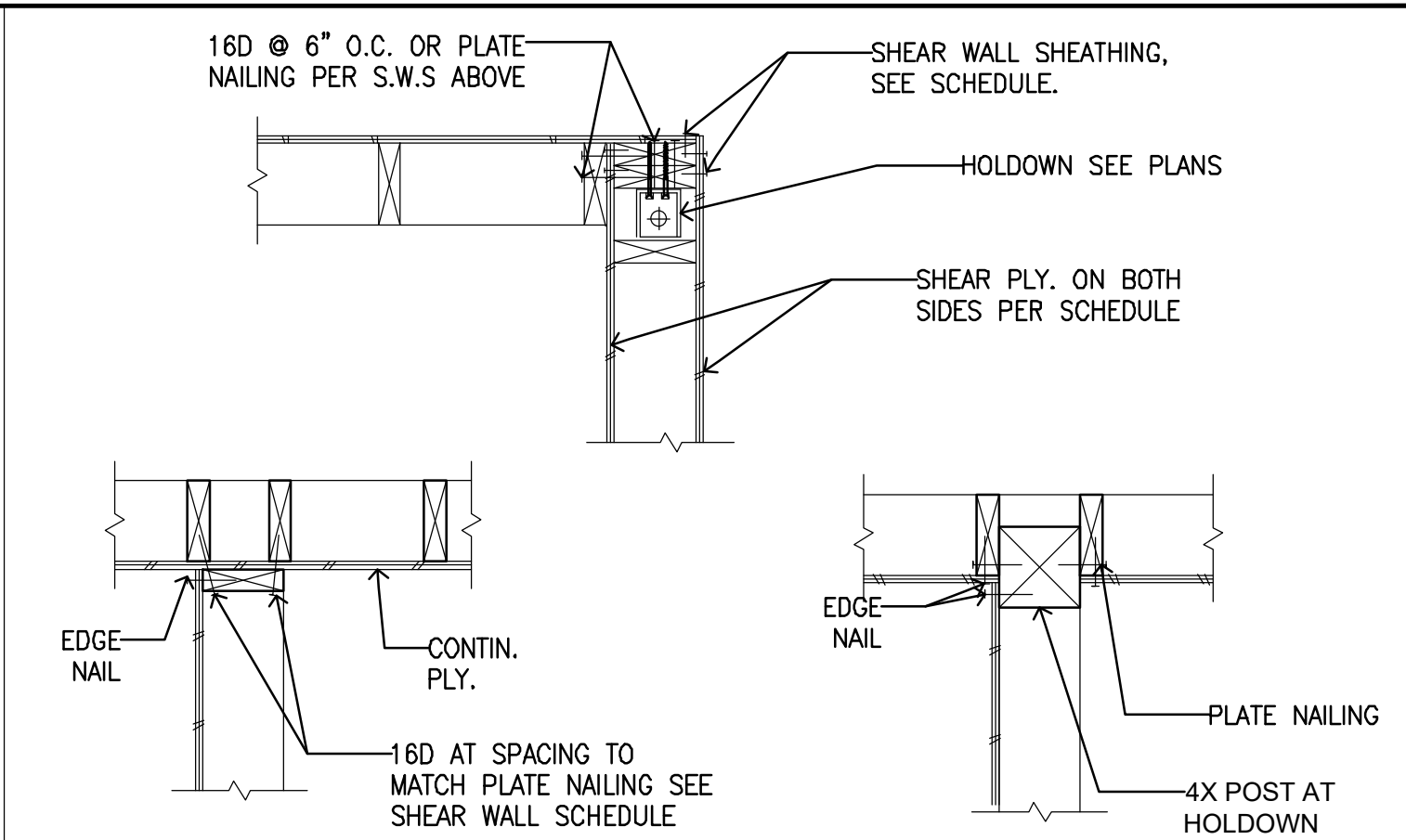
9



WALL POST SUPPORT AT BASE

N.T.S.

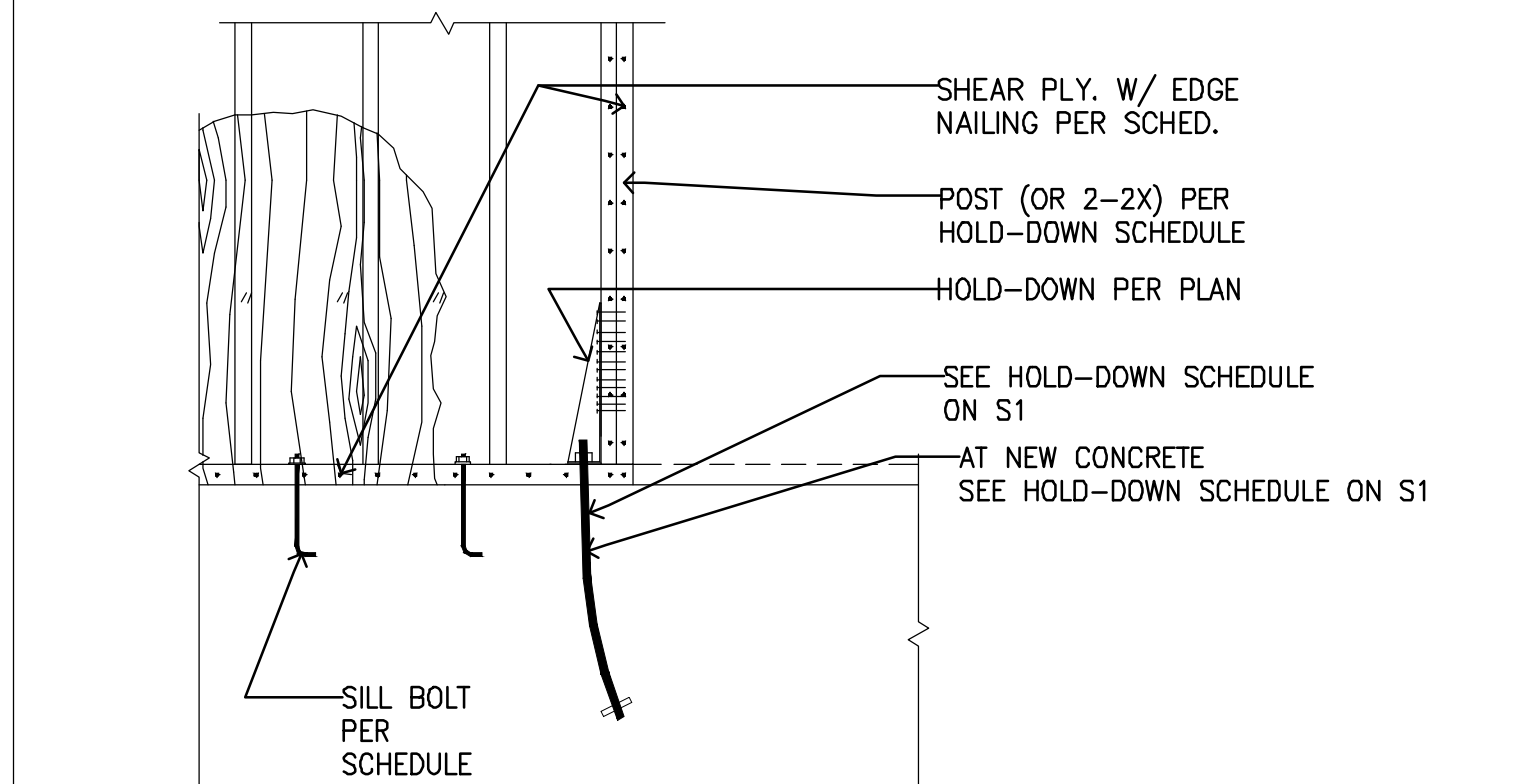
5



SHEAR WALL CORNER DETAIL

N.T.S.

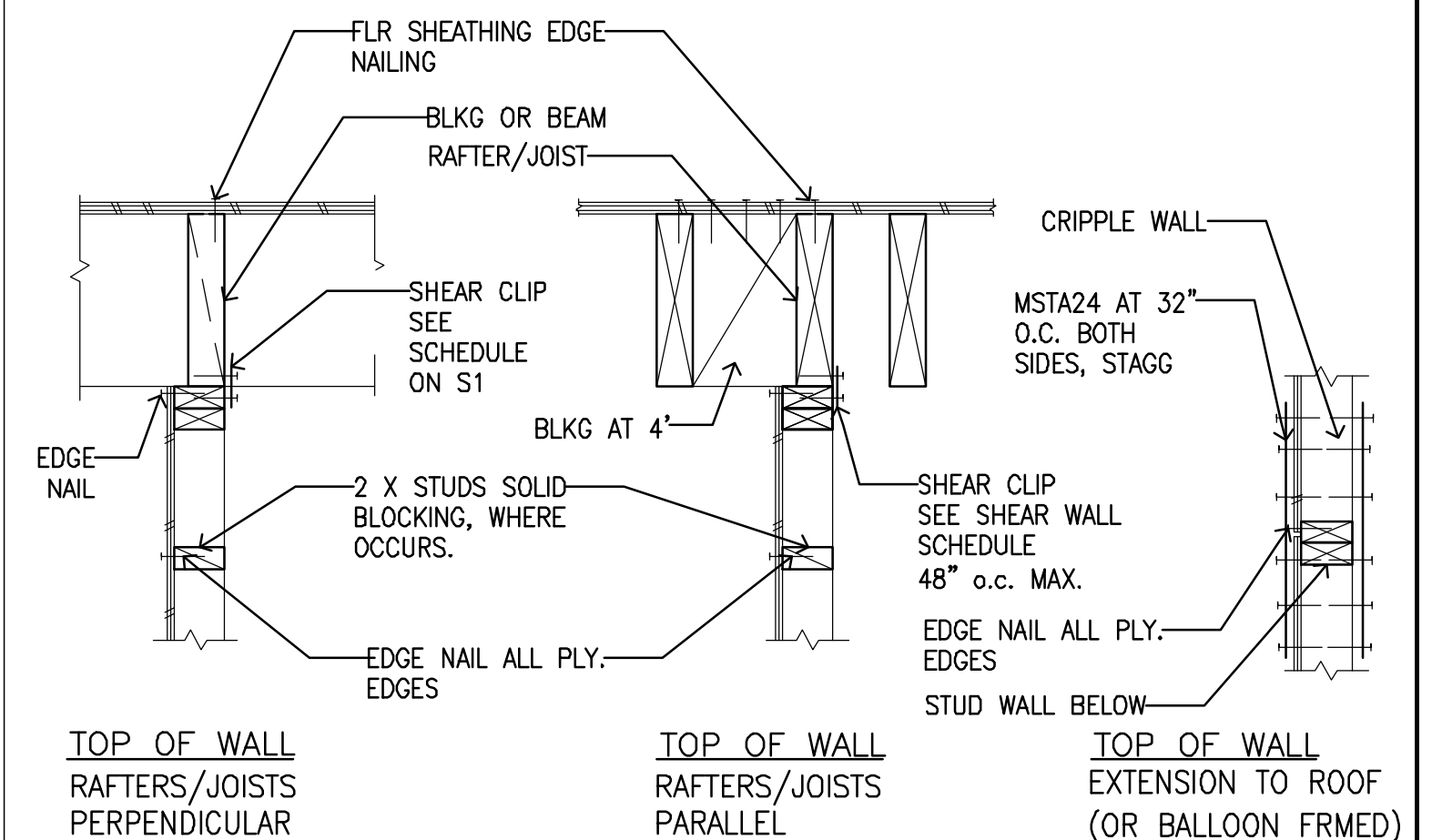
1



HOLDOWN AT FOUNDATION

N.T.S.

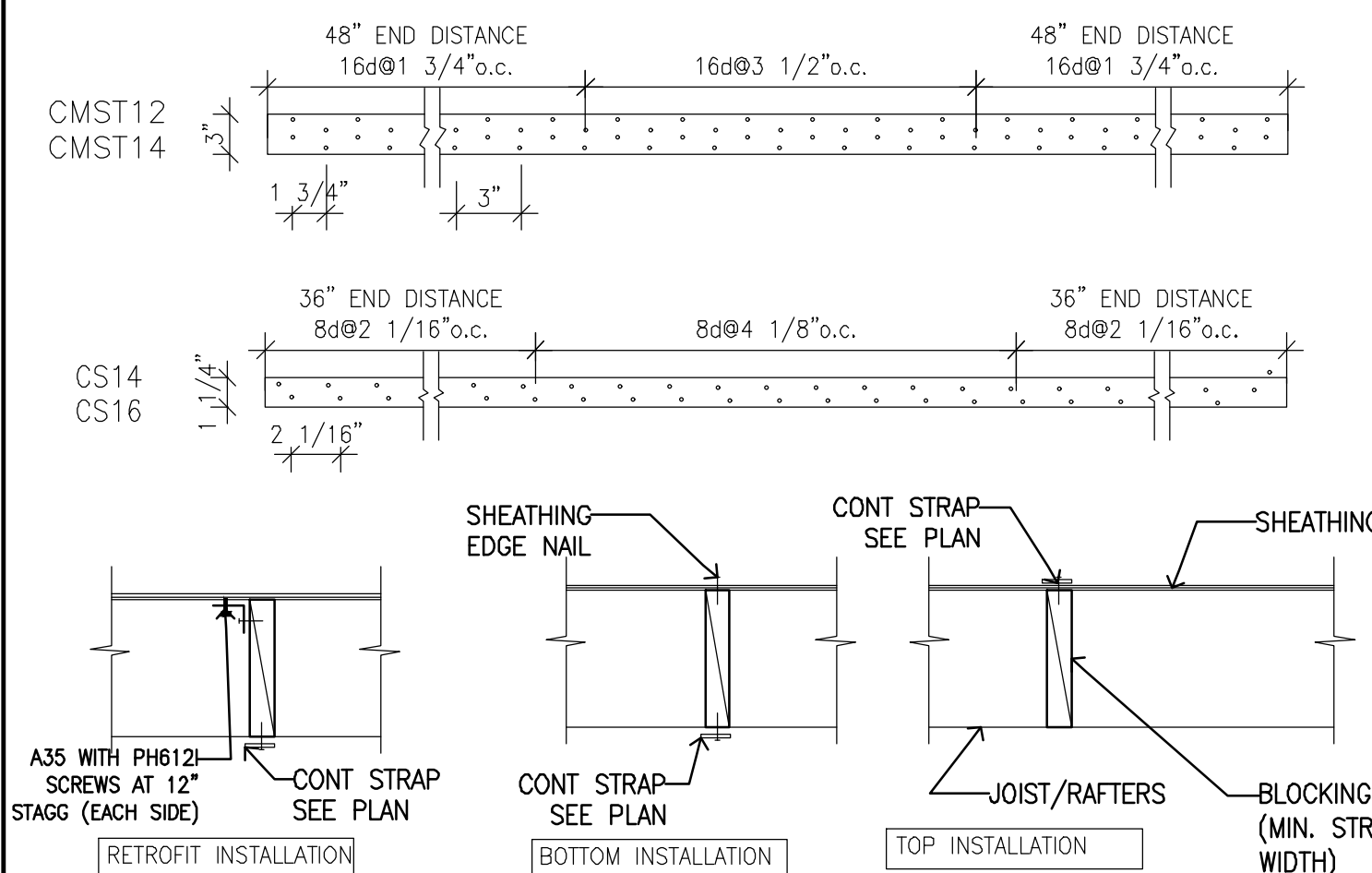
6



INTERIOR SHEAR WALLS AT FLOOR/ROOF

N.T.S.

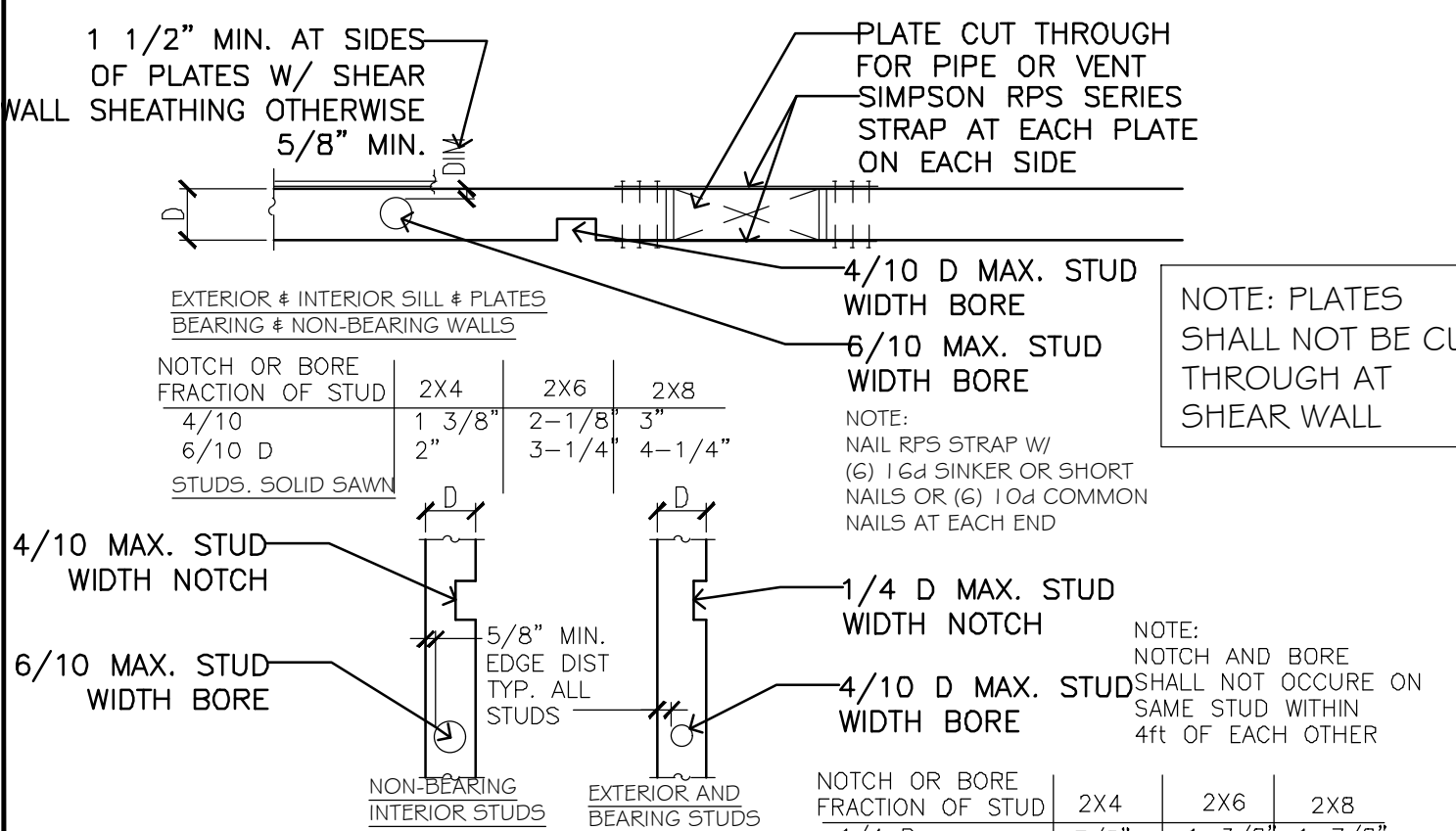
2



DRAG TIE STRAP

N.T.S.

15



STUD CUTS

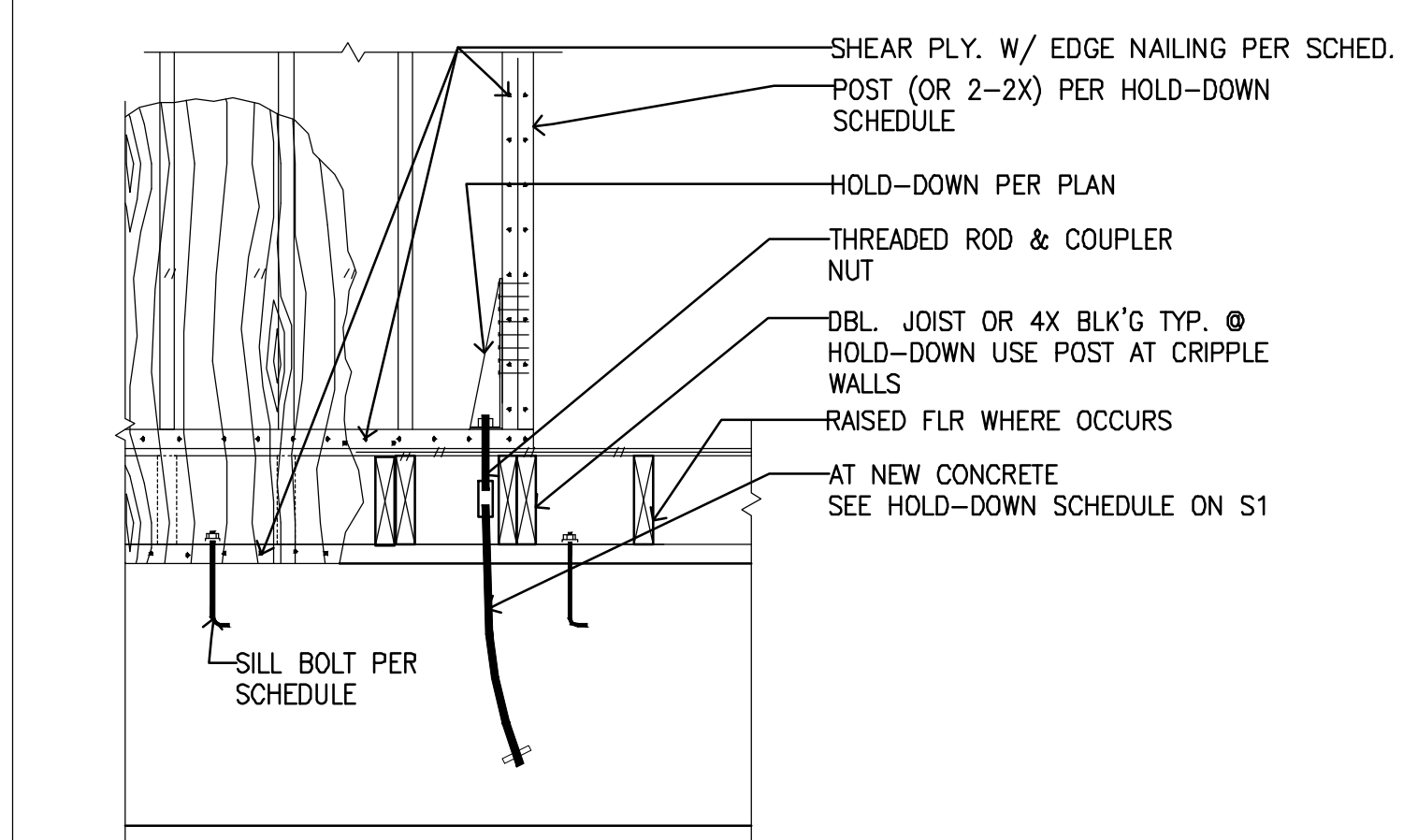
N.T.S.

16

TYPICAL SHEAR WALL

N.T.S.

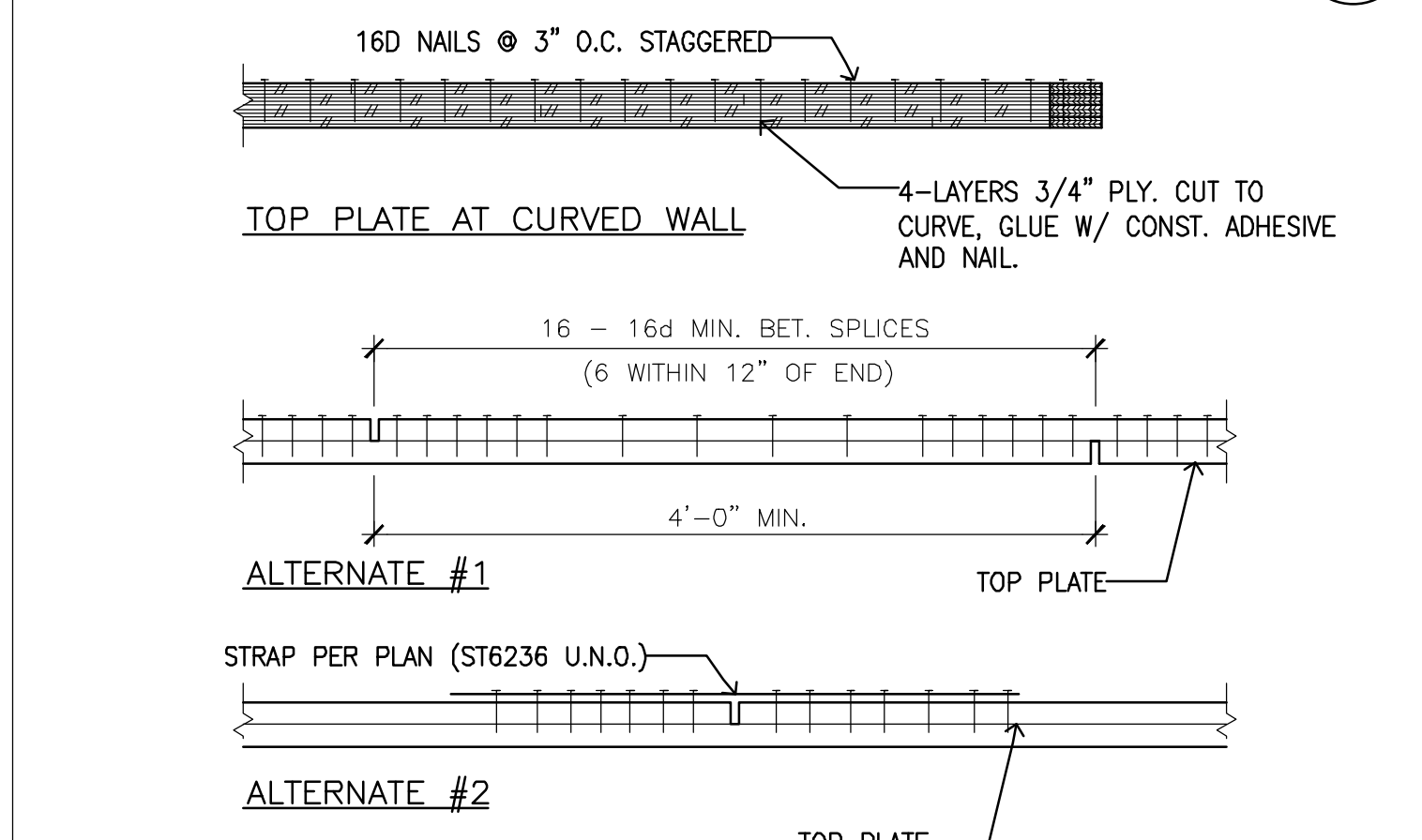
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HOLDOWN AT FOUNDATION

N.T.S.

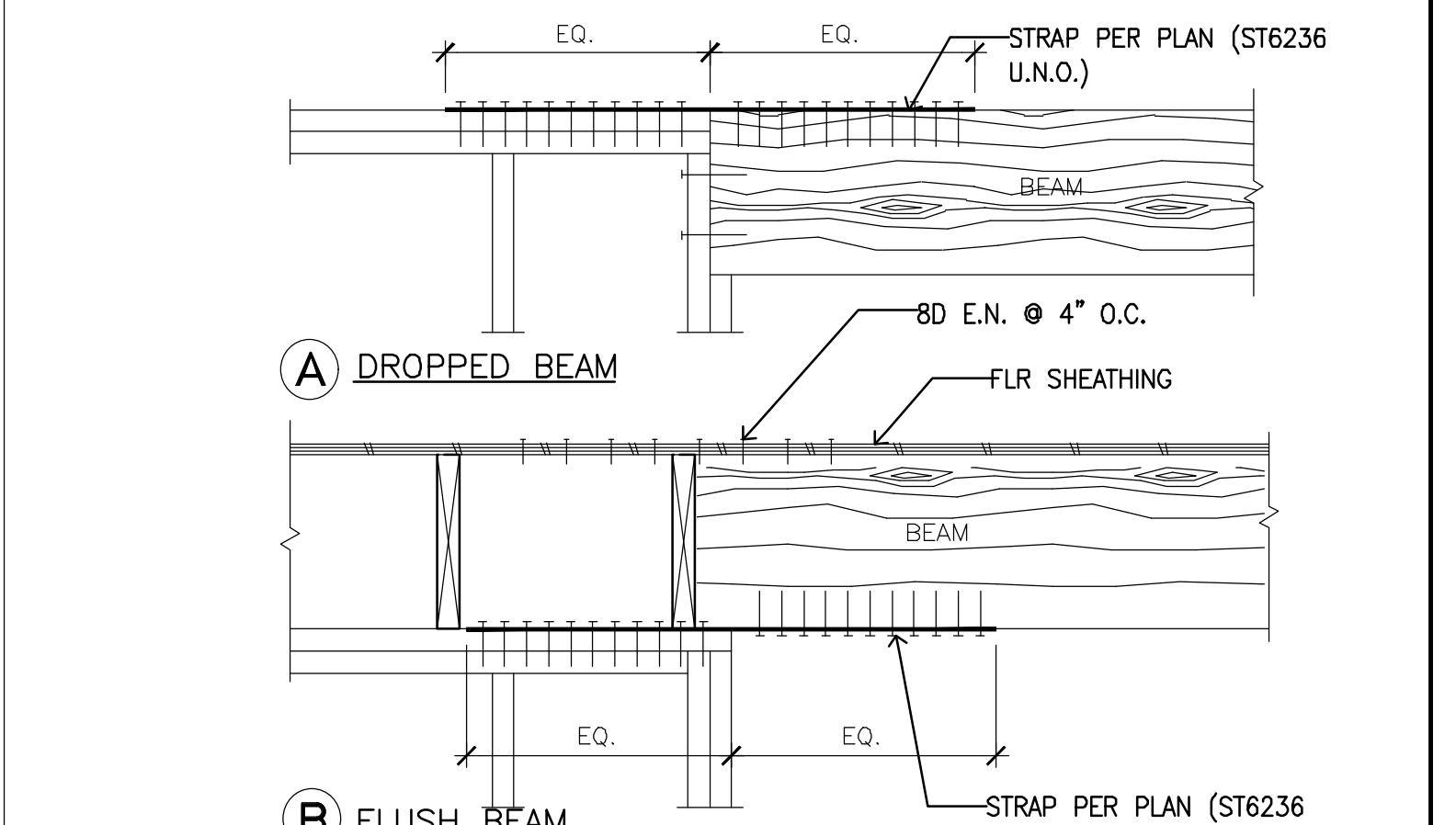
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TOP PLATE SPLICE

N.T.S.

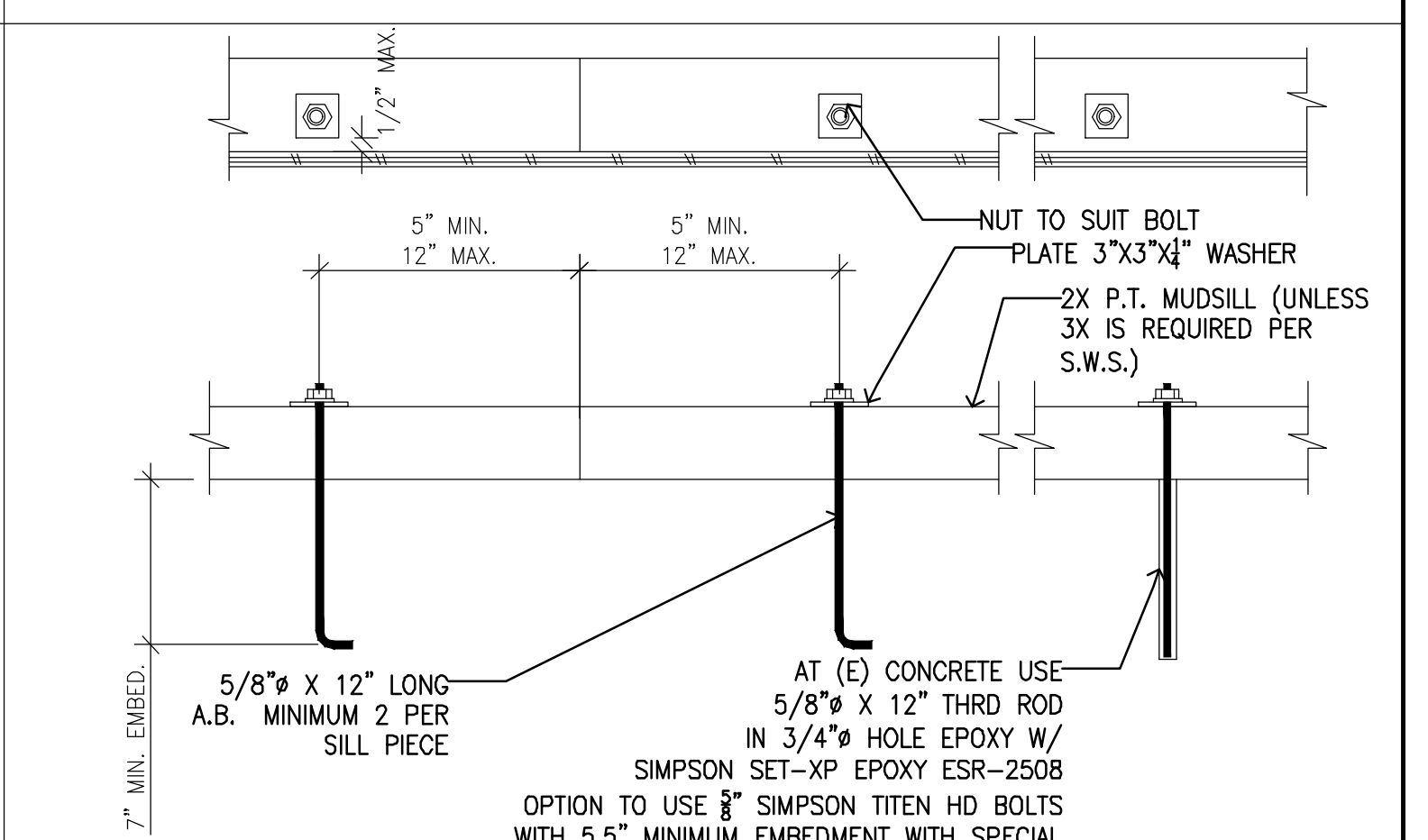
8



BEAM AT SHEAR WALL

N.T.S.

3



ANCHOR BOLTS & SILL PLATE

N.T.S.

4

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REVISION HISTORY	DATE

PROJECT

AT

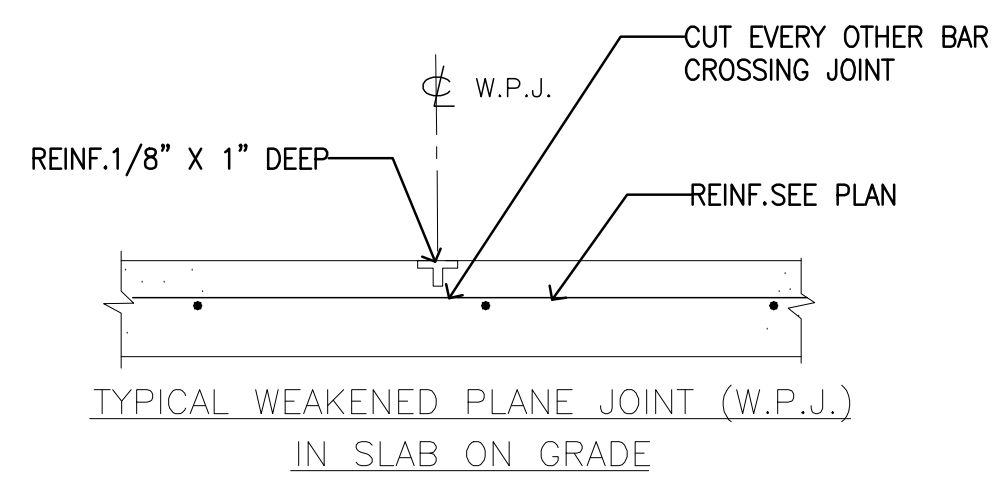
13685 SYCAMORE AVE.,
 SAN MARTIN, CA



2-18-2022

**STRUCTURAL
 DETAILS**

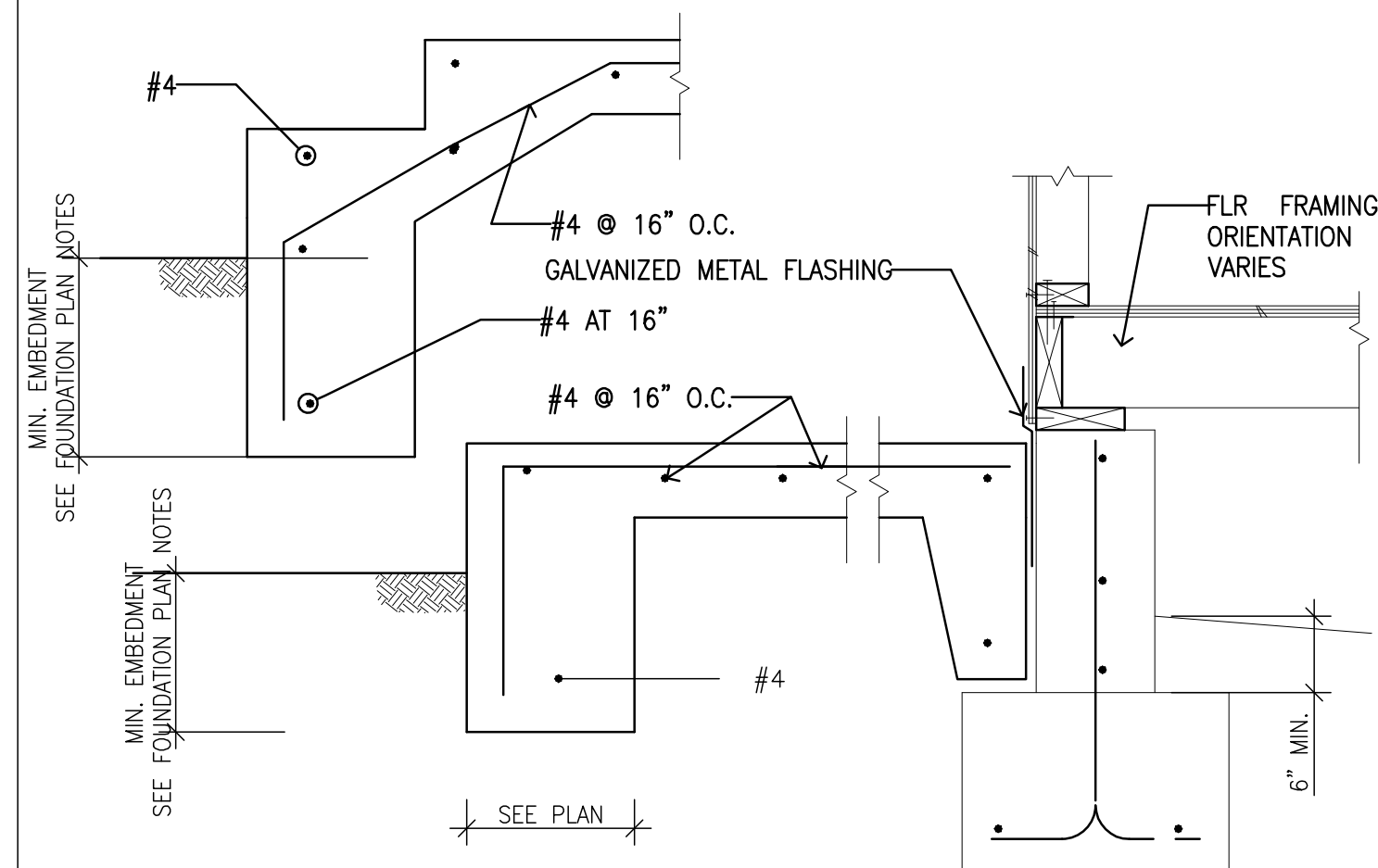
Drawn by: EH Drawing Number: **SD2**
 Checked by: MG
 Project Number: 22-225 SHEET 8 OF 10



JOINTS IN CONCRETE

N.T.S.

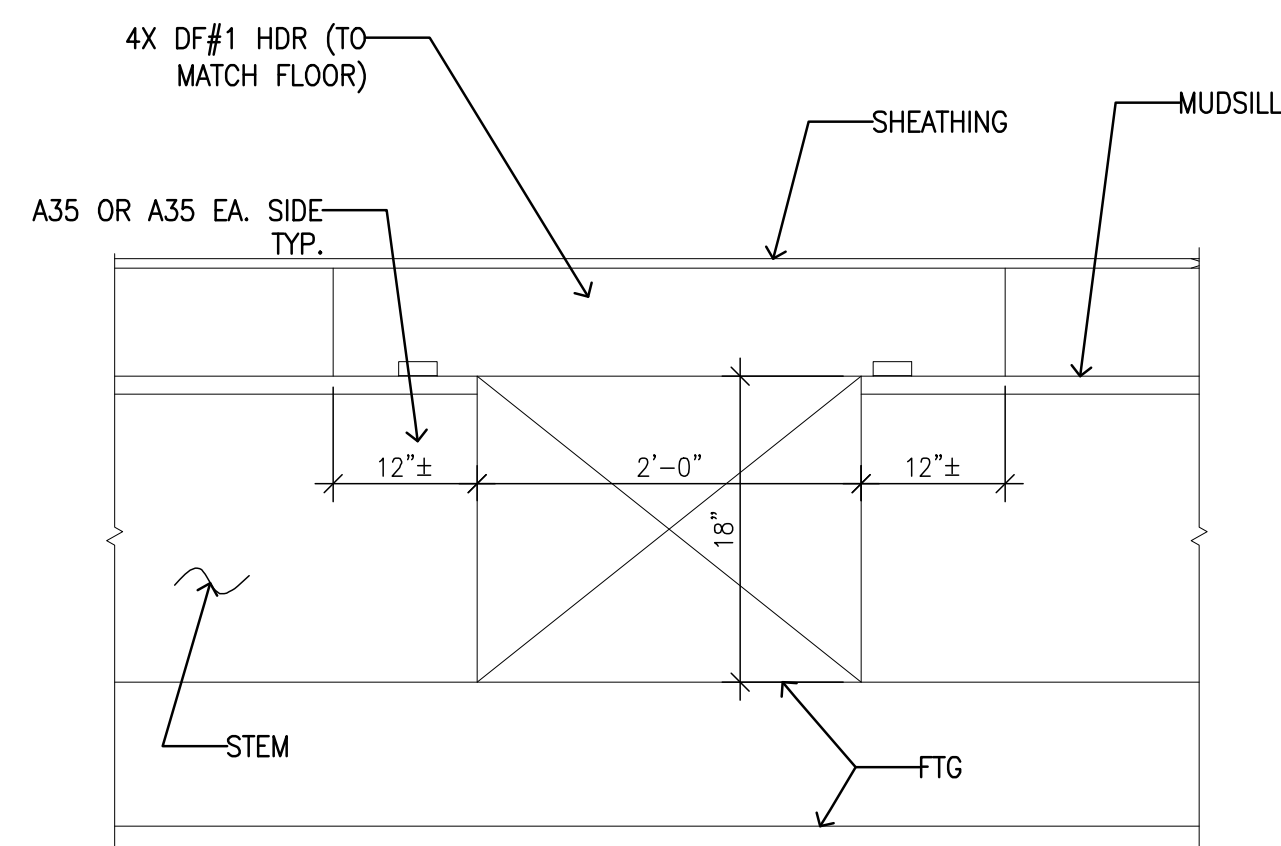
13



EXTERIOR STEPS + FOOTING + ENTRY

N.T.S.

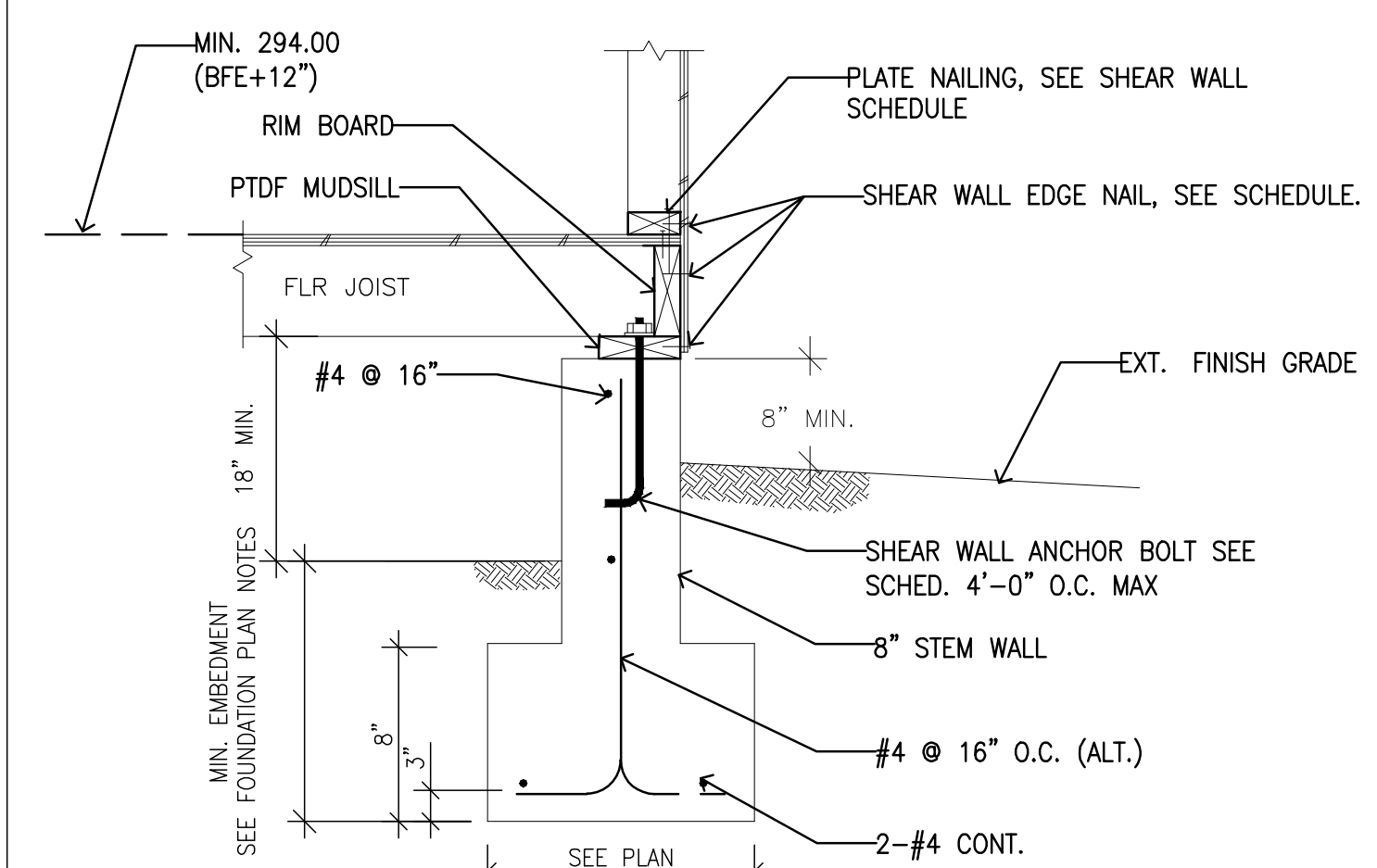
9



ACCESS OPENING IN STEM WALL

N.T.S.

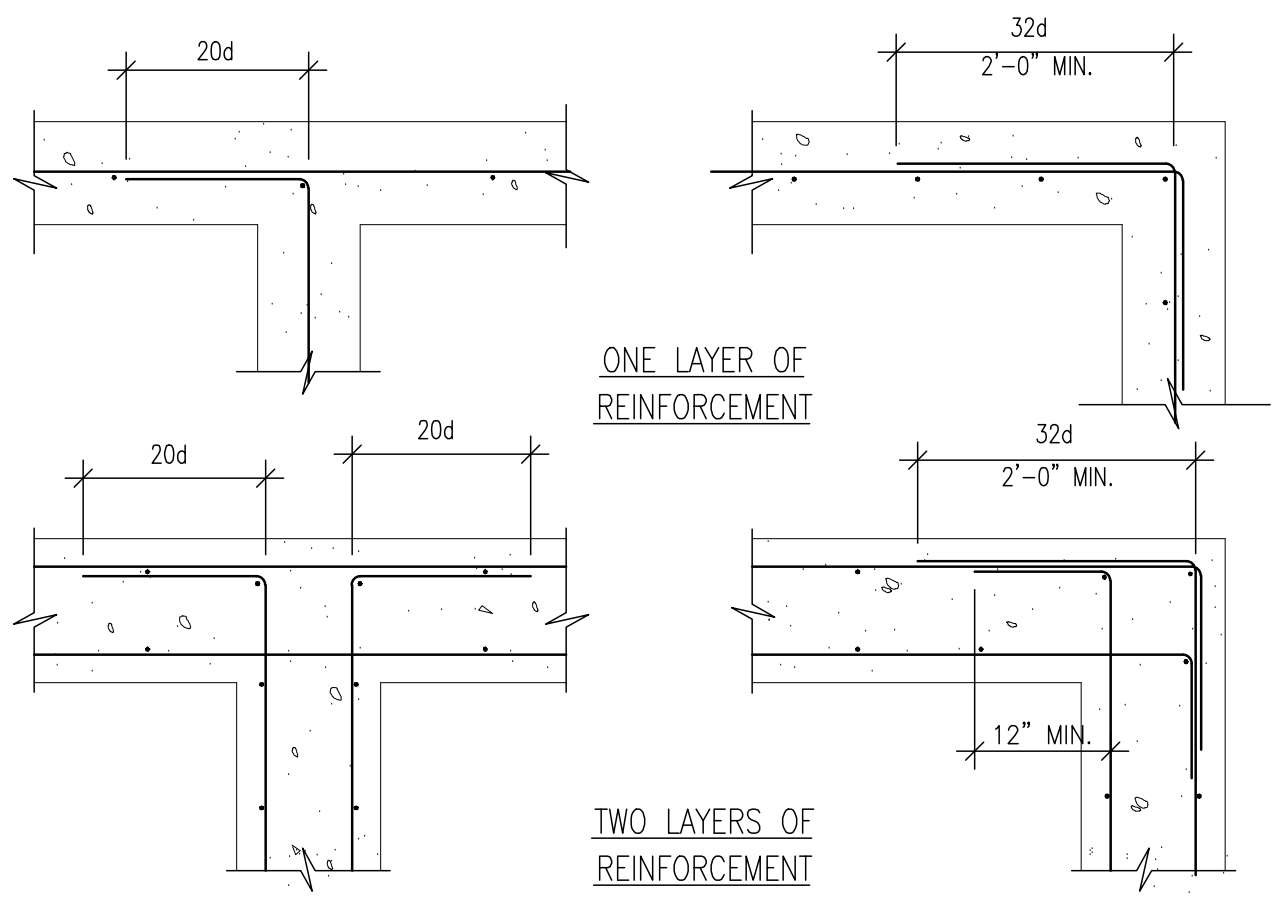
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FLOOR AT FOOTING

N.T.S.

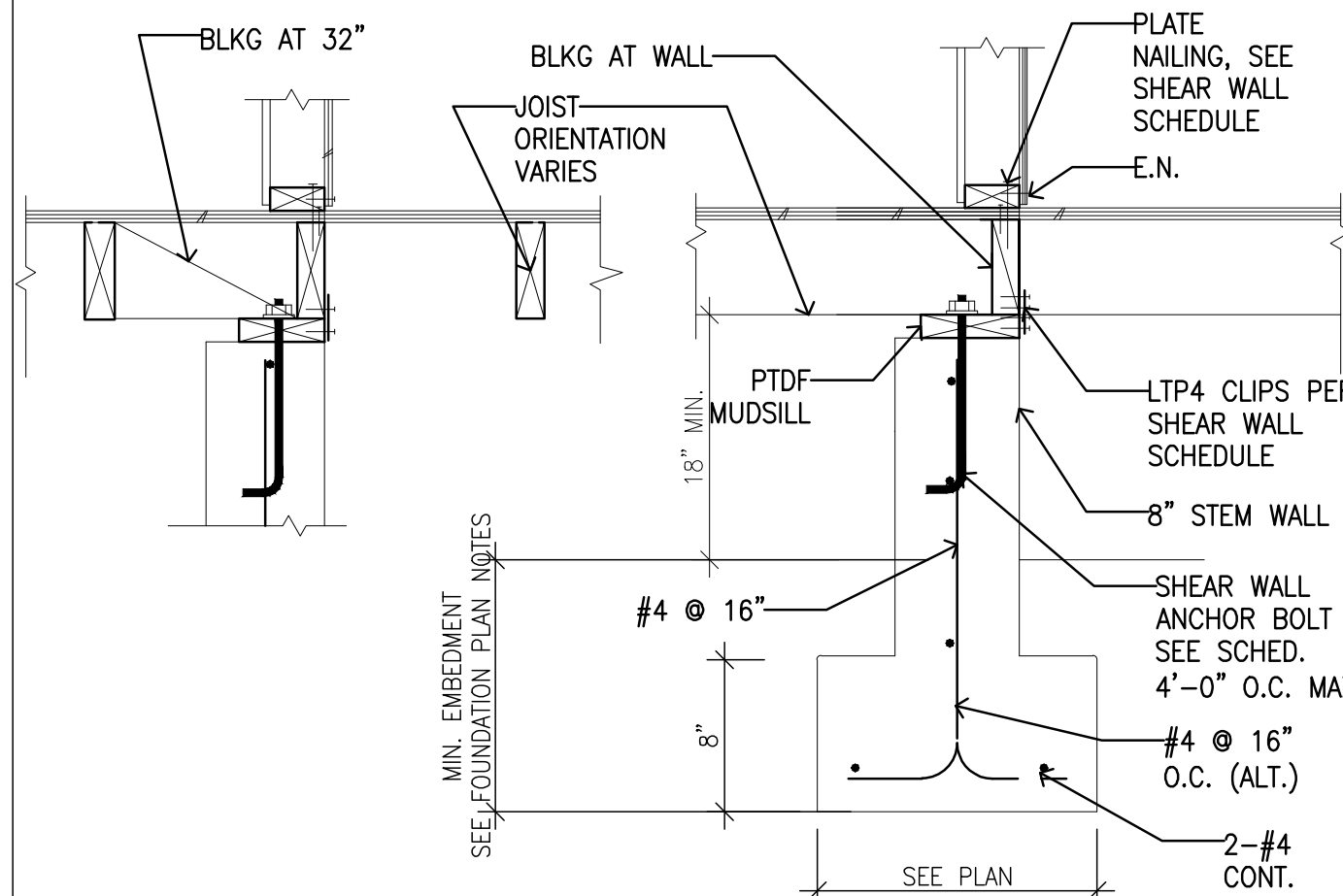
1



TYPICAL LAP SPLICES - CONC.

N.T.S.

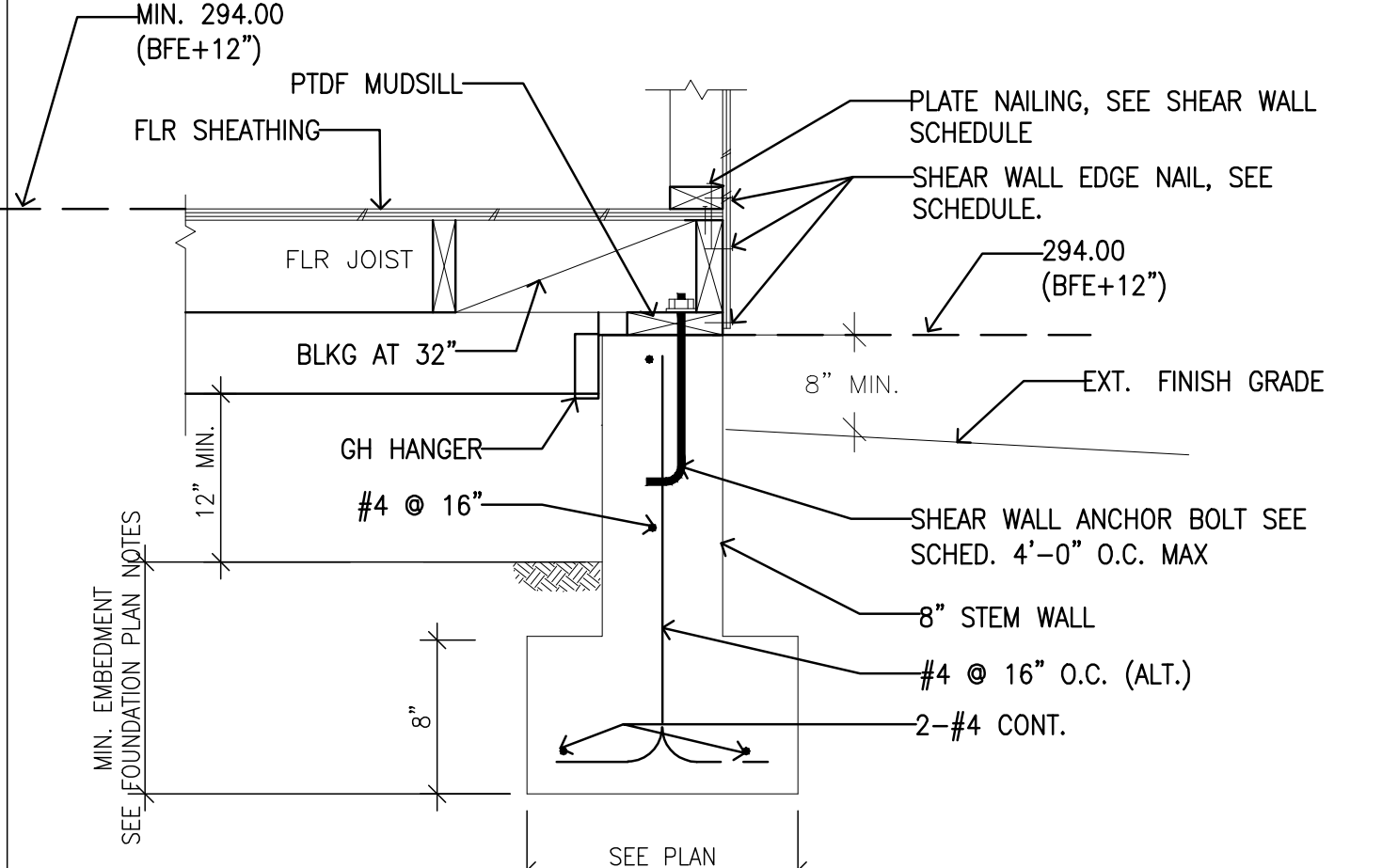
14



INTERIOR SHEAR WALL + FLOOR

N.T.S.

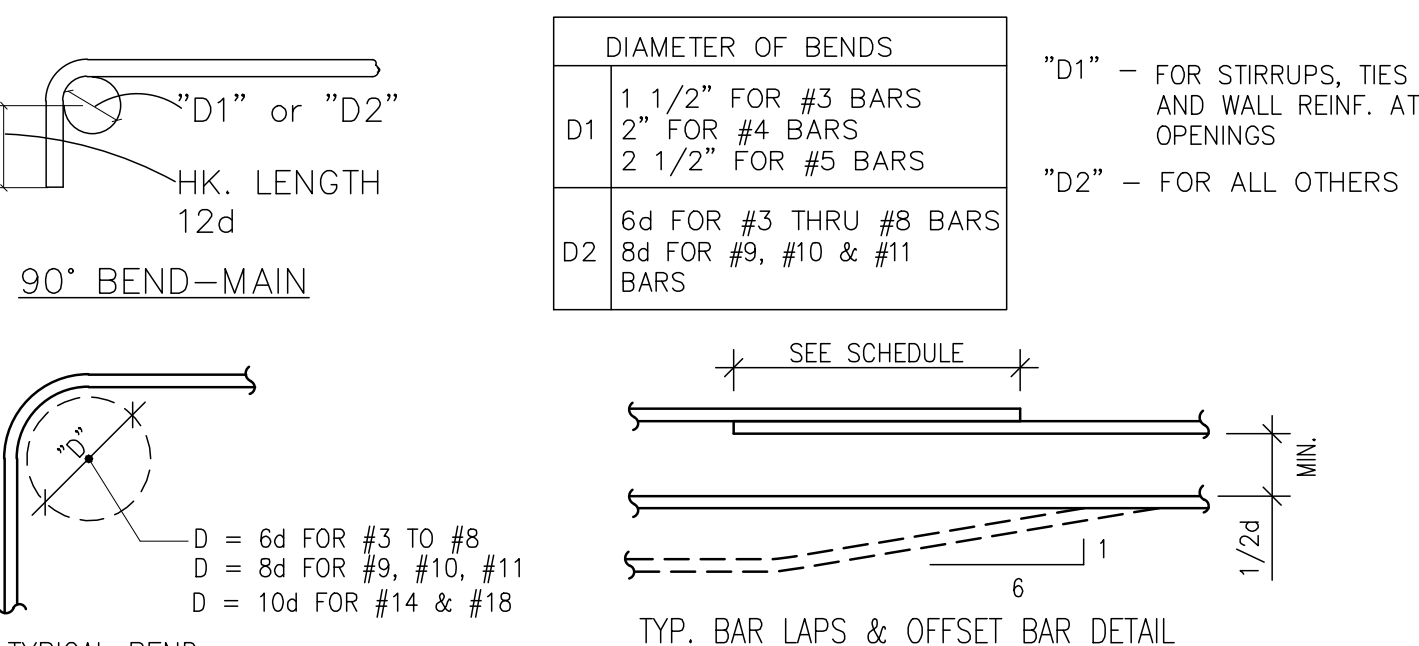
6



FLOOR AT FOOTING

N.T.S.

2



CONCRETE STRENGTH	F'c = 2500 & 3000 PSI				F'c = 4000 PSI			
	CLASS "A"		CLASS "B"		CLASS "A"		CLASS "B"	
BAR CASE SIZE	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	1'-10"	1'-5"	2'-4"	1'-10"	1'-7"	1'-3"	2'-0"	1'-7"
#4	2'-5"	1'-10"	3'-1"	2'-5"	2'-1"	1'-7"	2'-8"	2'-1"
#5	3'-0"	2'-4"	3'-11"	3'-0"	2'-7"	2'-0"	3'-4"	2'-7"
#6	3'-7"	2'-9"	4'-8"	3'-7"	3'-1"	2'-5"	4'-0"	3'-1"
#7	5'-3"	4'-0"	6'-9"	5'-2"	4'-8"	3'-6"	5'-11"	4'-6"
#8	6'-0"	4'-7"	7'-9"	5'-11"	5'-2"	4'-0"	6'-9"	5'-2"
#9	6'-9"	5'-2"	8'-9"	6'-9"	5'-10"	4'-6"	7'-7"	5'-10"

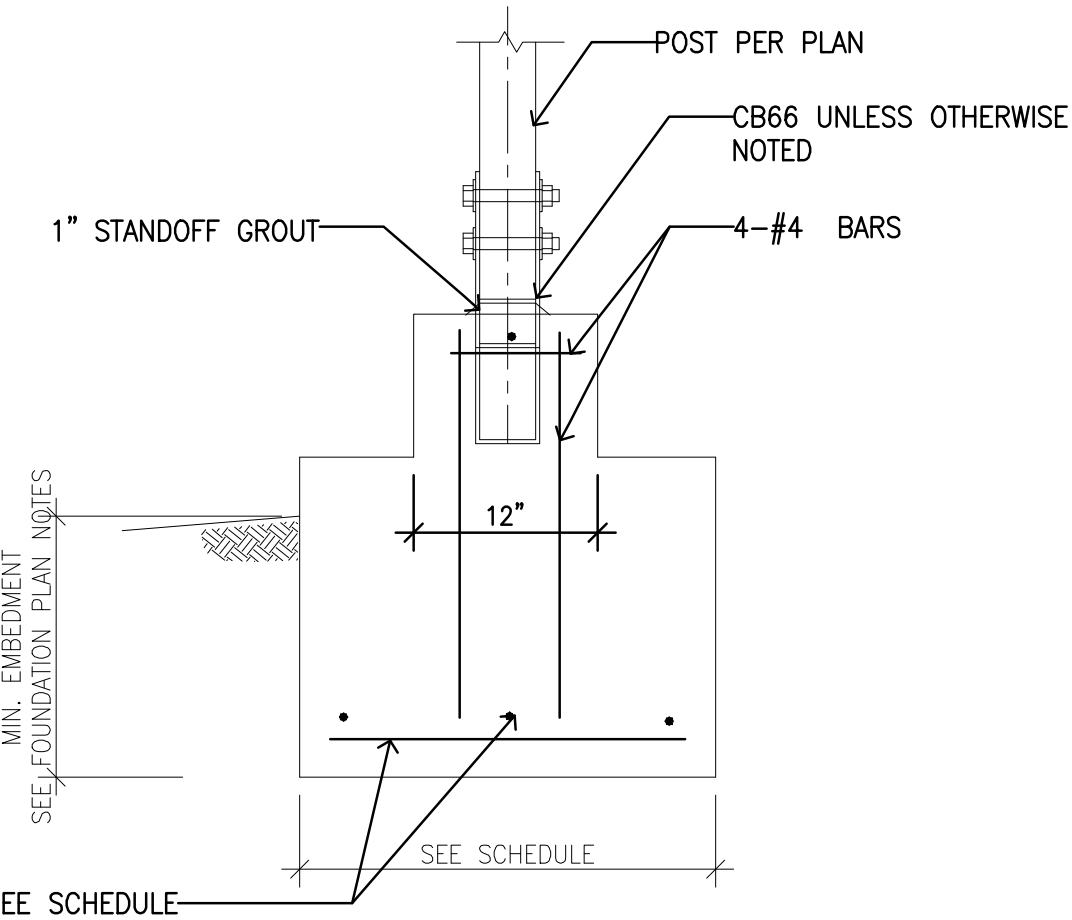
NOTES:

- UNLESS INDICATED OTHERWISE, USE THE CLASS "B" LAP SPlice LENGTHS, MULTIPLIED BY THE APPLICABLE FACTOR(S) LISTED BELOW.
- WHERE CLEAR SPACE BETWEEN BARS LAP SPliced AT ANY SECTION IS LESS THAN 2 BAR DIAMETERS, OR WHERE THE BAR COVER IS LESS THAN OR EQUAL TO THE BAR DIAMETER, INCREASE THE LAP LENGTH BY 50%.
- A CLASS "A" SPlice MAY BE USED ONLY WHERE NOTED ON THE DRAWINGS.
- WHERE LIGHTWEIGHT AGGREGATE CONCRETE IS USED, INCREASE LAP SPlice LENGTH BY 30%.
- TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.
- SPLICES OF HORIZONTAL REINFORCEMENT IN WALLS SHALL BE STAGGERED.
- SPLICES IN WALLS CONTAINING TWO CURTAINS OF REINFORCEMENT SHALL NOT OCCUR IN THE SAME LOCATION.
- IN SHOTCRETE WALLS SPLICES IN REINFORCING BARS SHALL BE BY THE NON-CONTACT LAP SPlice METHOD WITH AT LEAST 2 INCHES CLEARANCE BETWEEN BARS. THE BUILDING OFFICIAL MAY PERMIT THE USE OF CONTACT LAP SPLICES WHEN NECESSARY FOR THE SUPPORT OF THE REINFORCING PROVIDED IT CAN BE DEMONSTRATED BY MEANS OF PRE-CONSTRUCTION TESTING, THAT ADEQUATE ENCASEMENT OF THE BARS AT THE SPlice CAN BE ACHIEVED, AND PROVIDED THAT THE SPLICES ARE PLACED SO THAT A LINE THROUGH THE CENTER OF THE TWO SPliced BARS IS PERPENDICULAR TO THE SURFACE OF THE SHOTCRETE WORK.

REBAR OFFSET AND LAP SPlice

N.T.S.

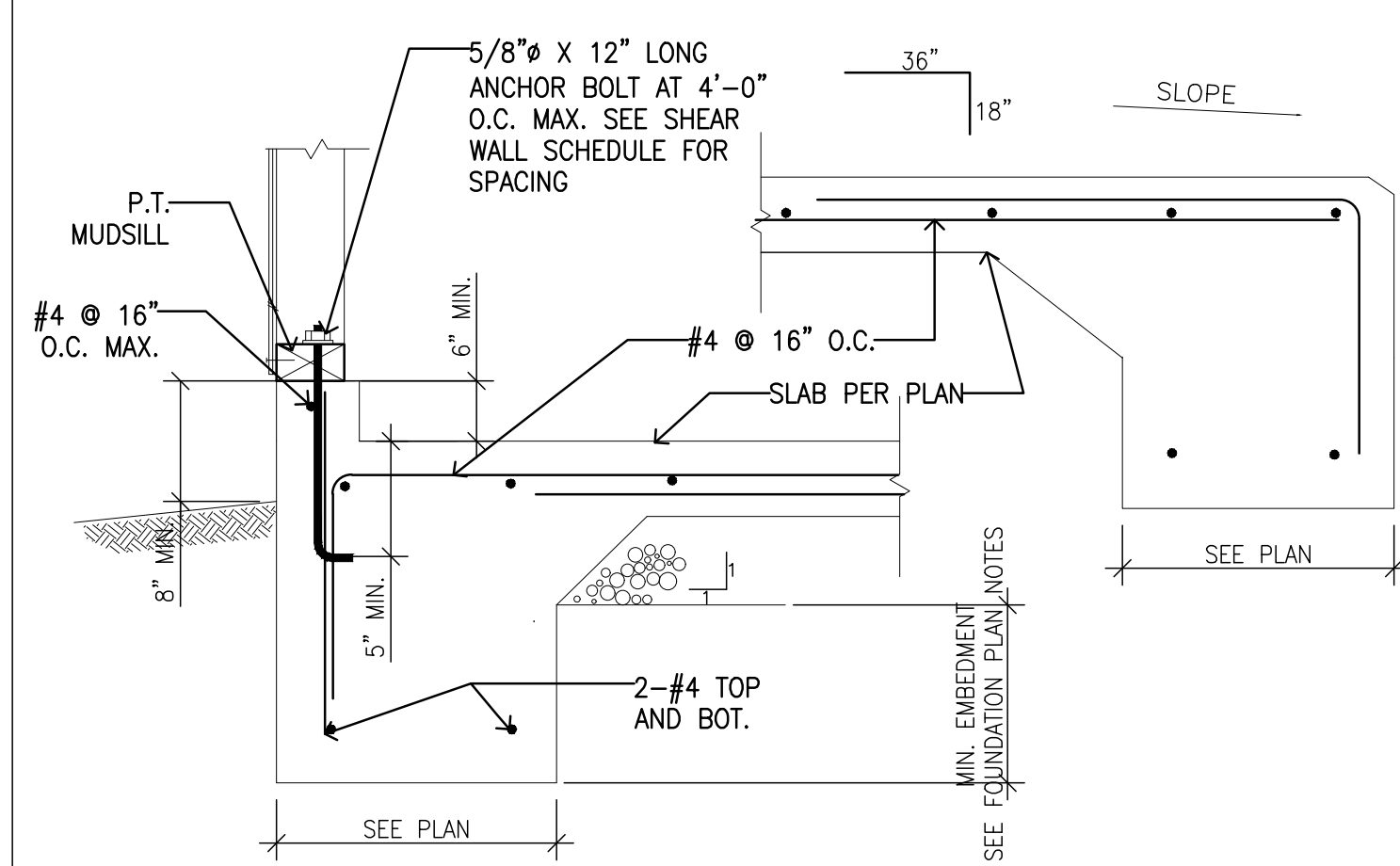
16



EXTERIOR POST FTG

N.T.S.

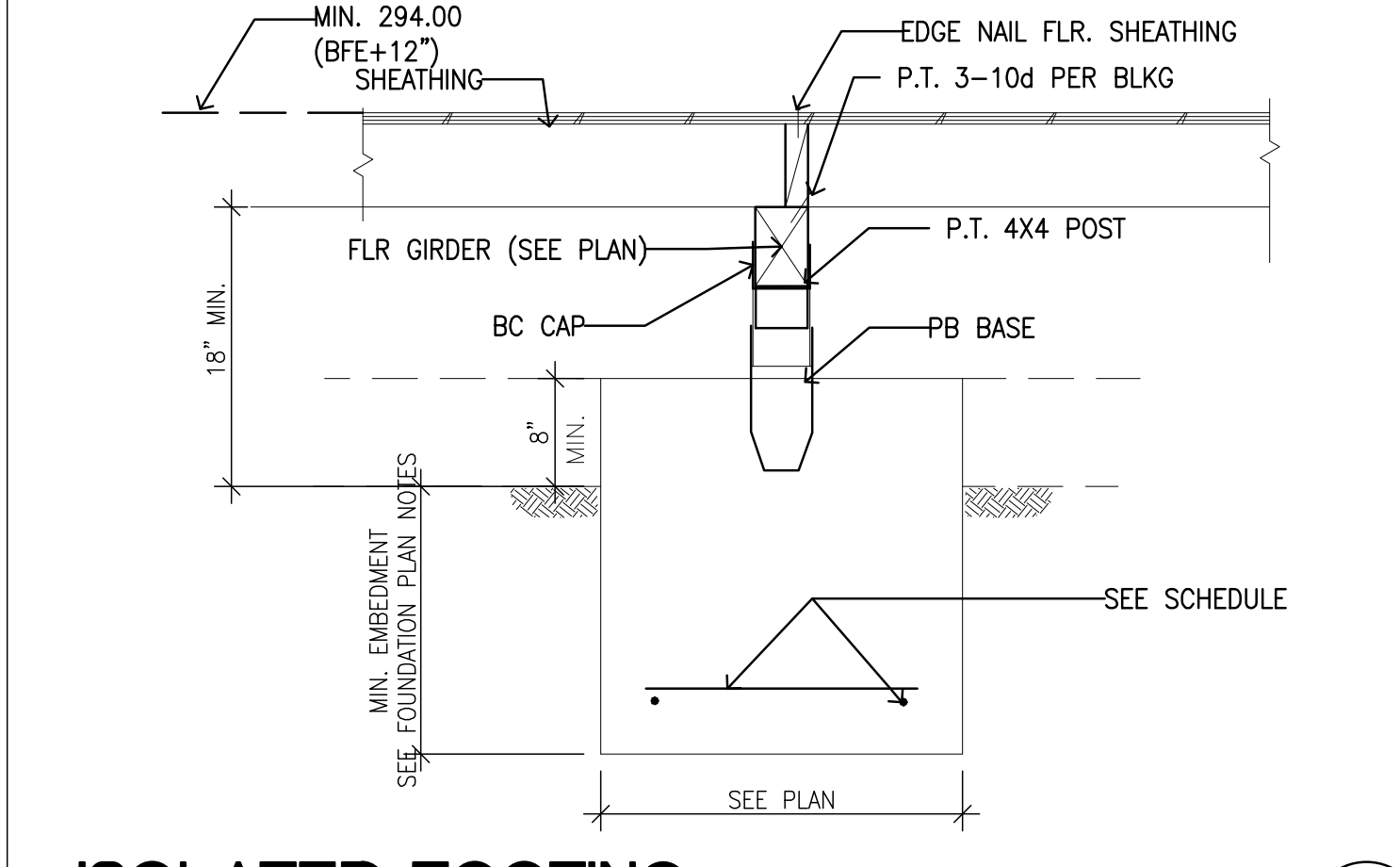
11



FTG + GARAGE

N.T.S.

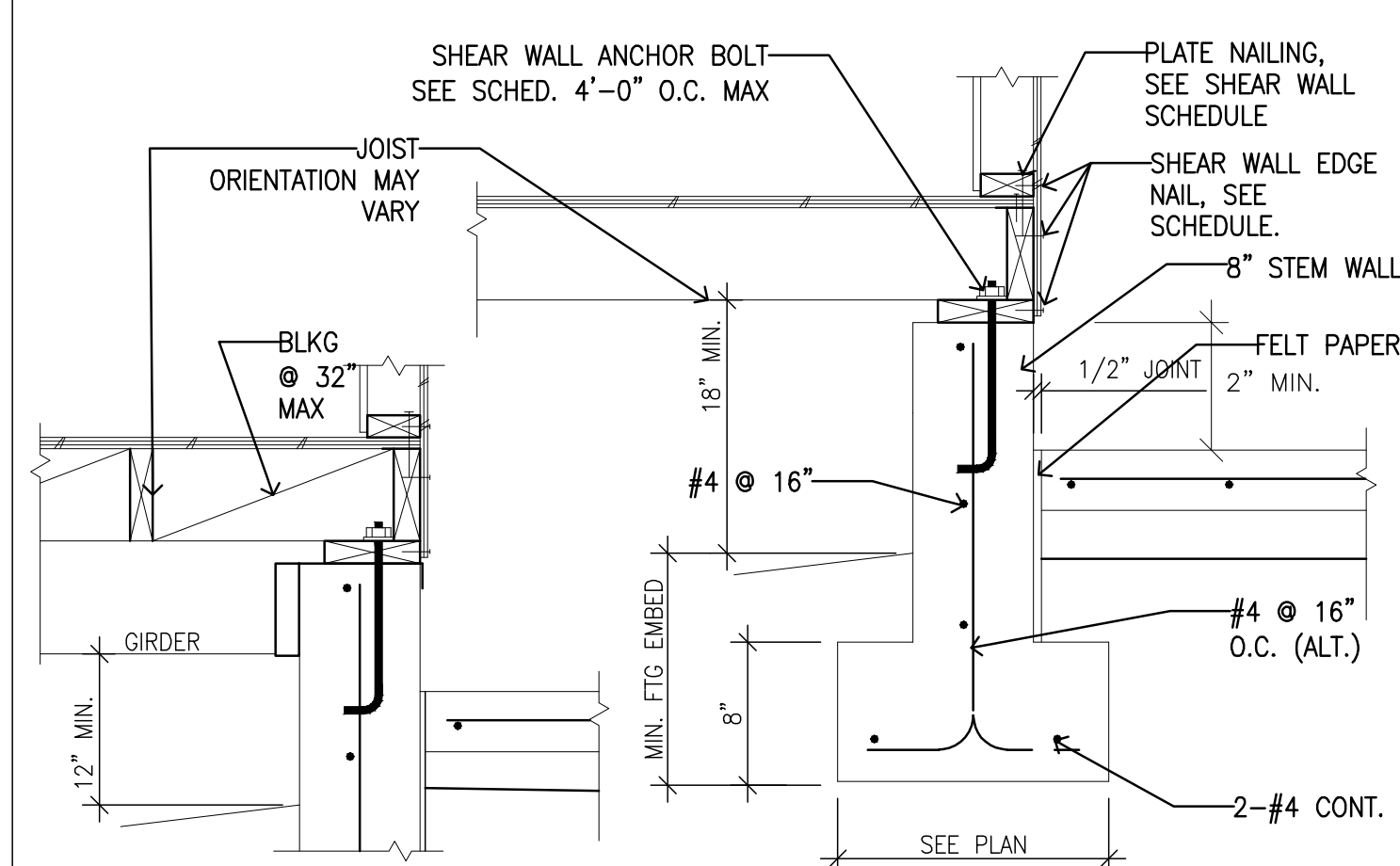
7



ISOLATED FOOTING

N.T.S.

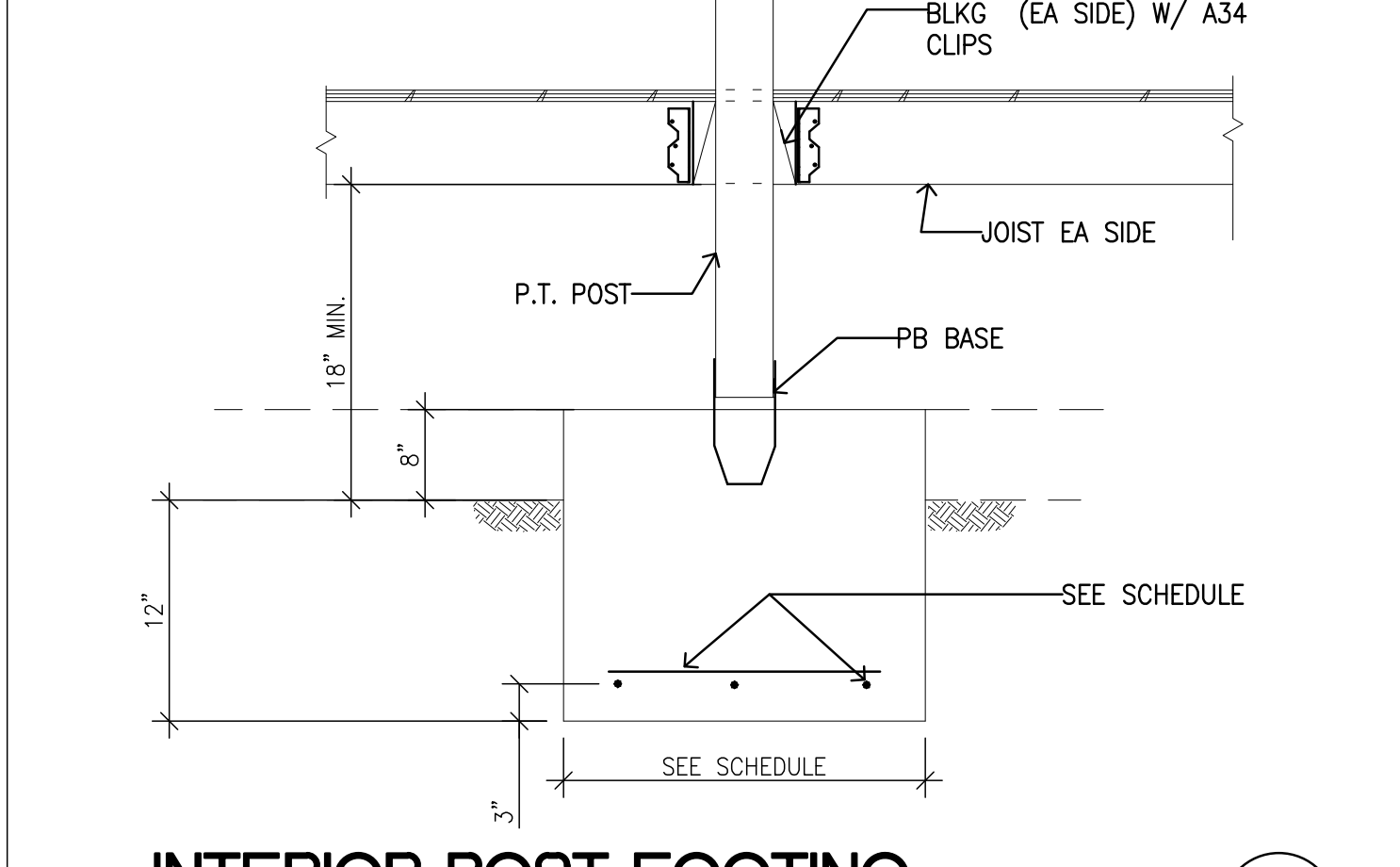
3



FLOOR AT FOOTING

N.T.S.

8



INTERIOR POST FOOTING

N.T.S.

4

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DRAWING HISTORY	DATE

PROJECT

AT

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 SAN MARTIN, CA



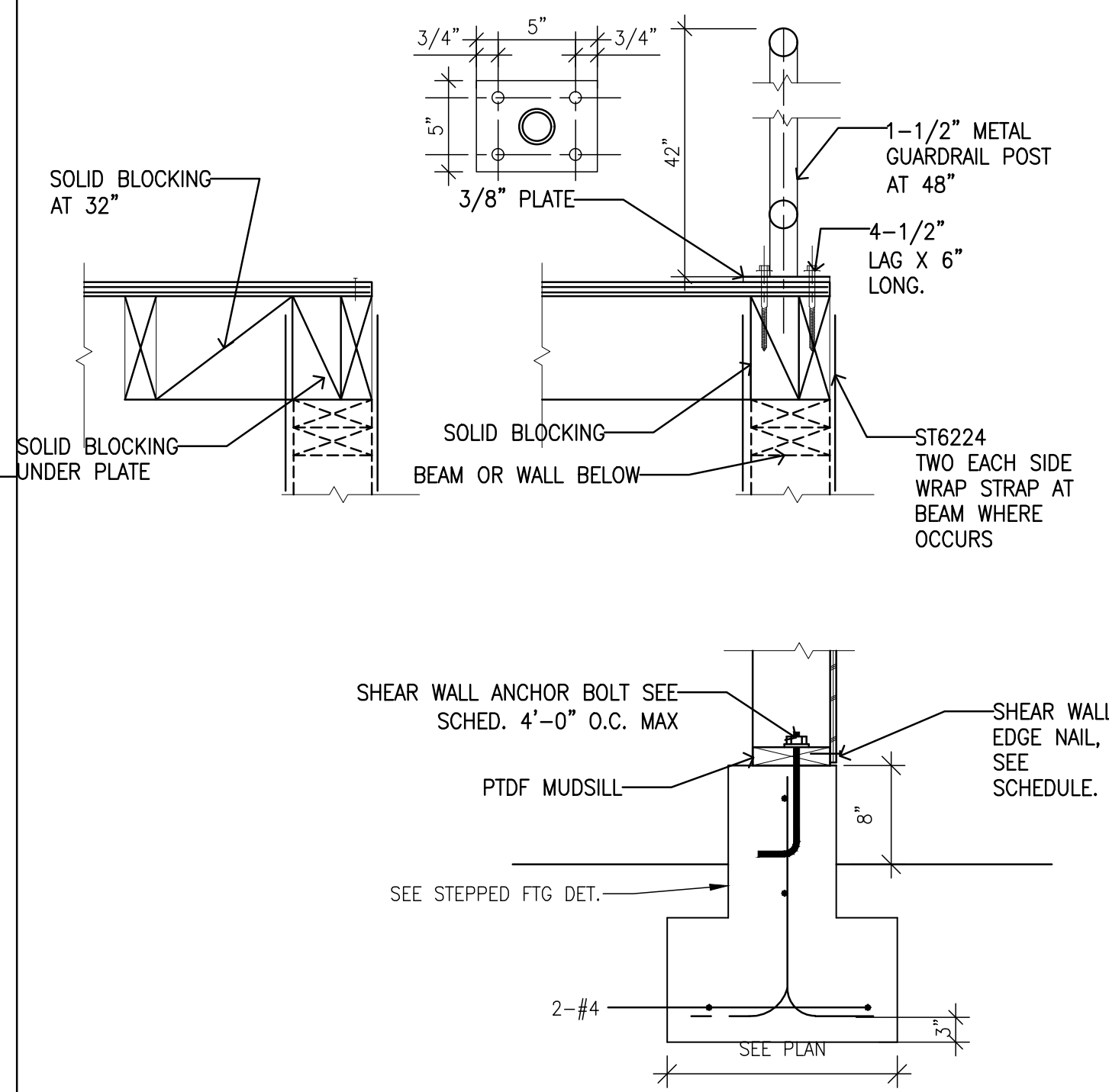
2-18-2022

**STRUCTURAL
 DETAILS**

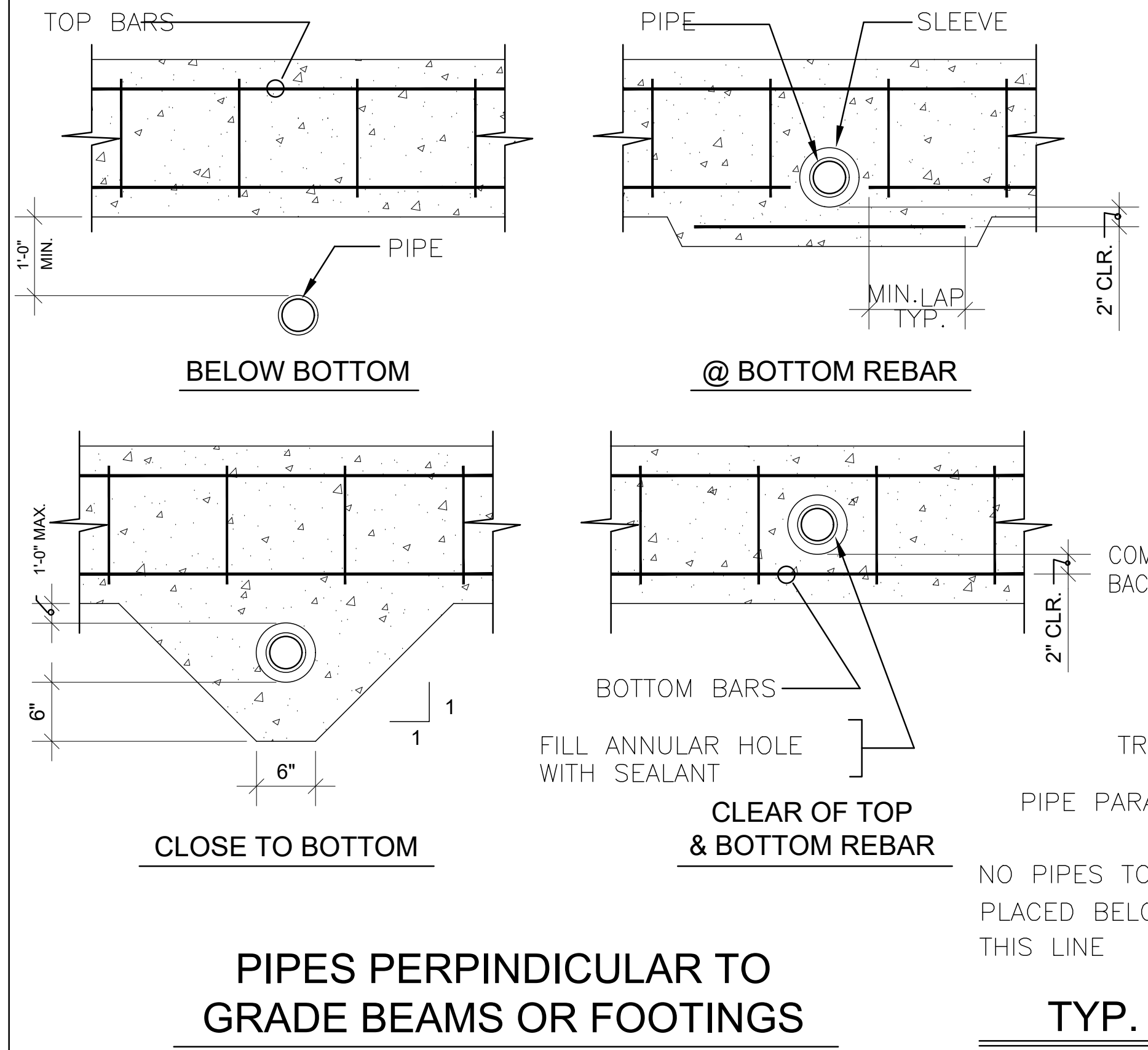
Drawn by: EH Drawing Number:

Checked by: **SD3**

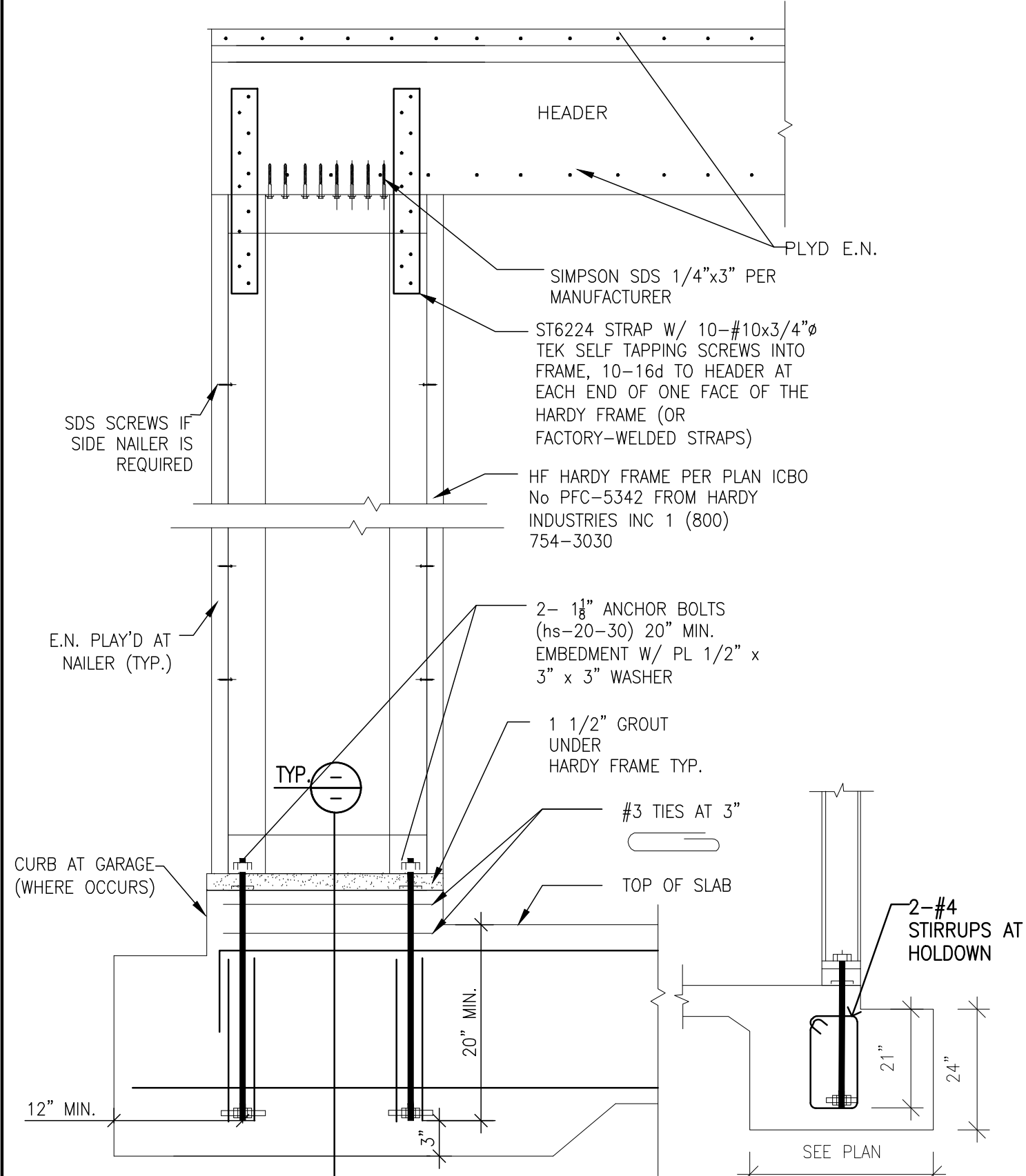
Project Number: 22-225 SHEET 9 OF 10



DECK AND GUARDRAIL
 N.T.S. 10

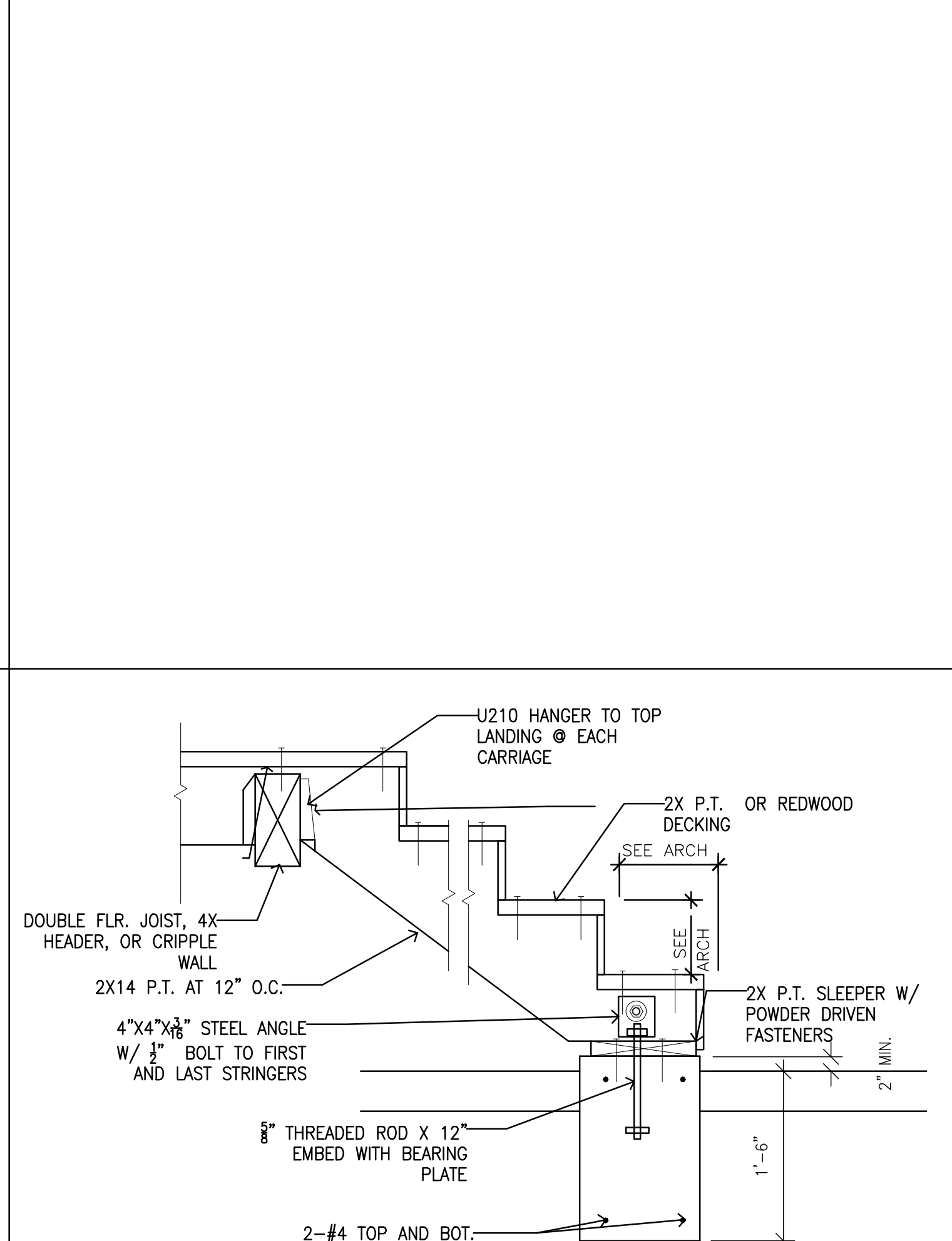
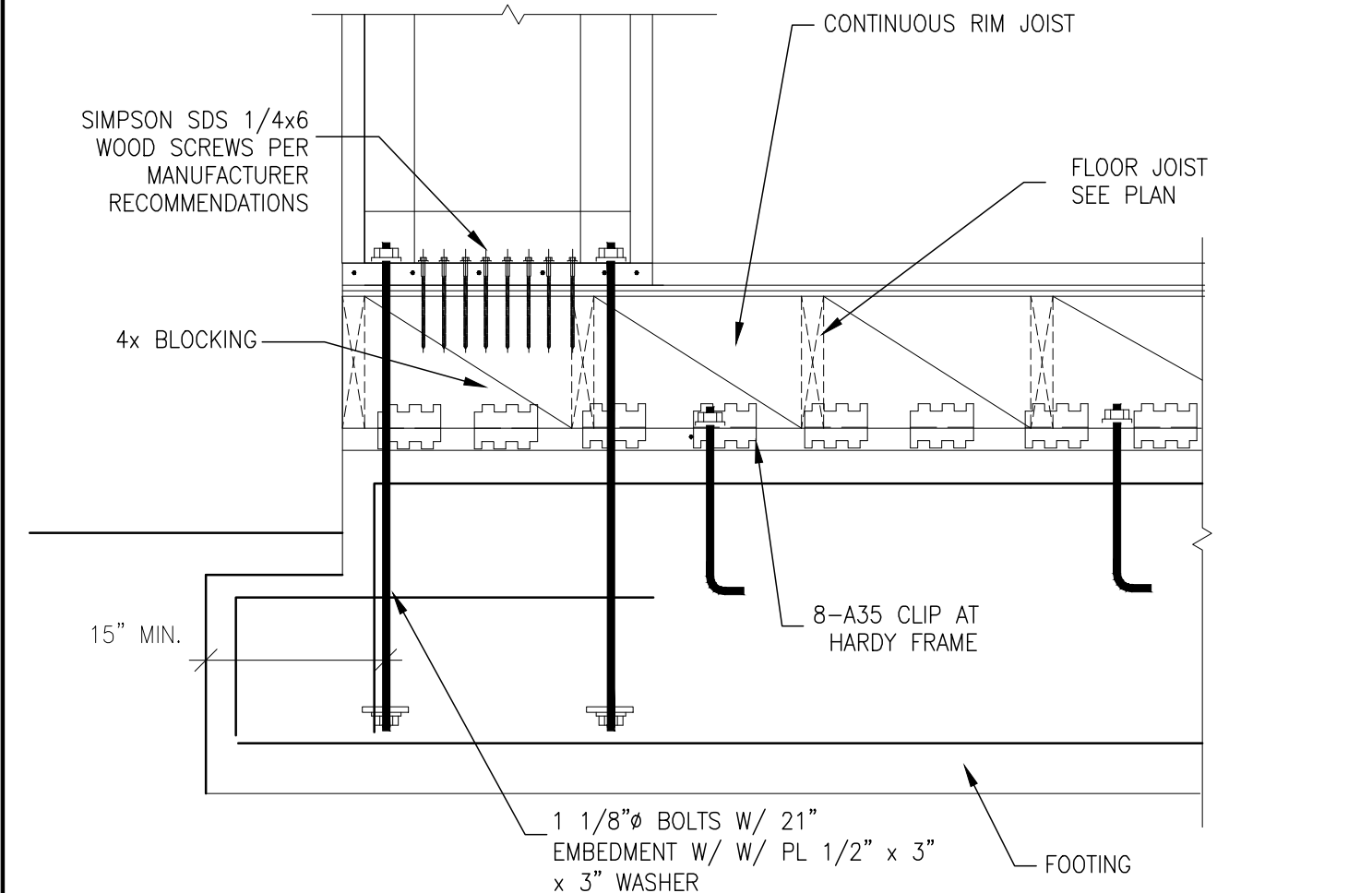


DETAIL PIPES AT FOOTINGS
 N.T.S. 2

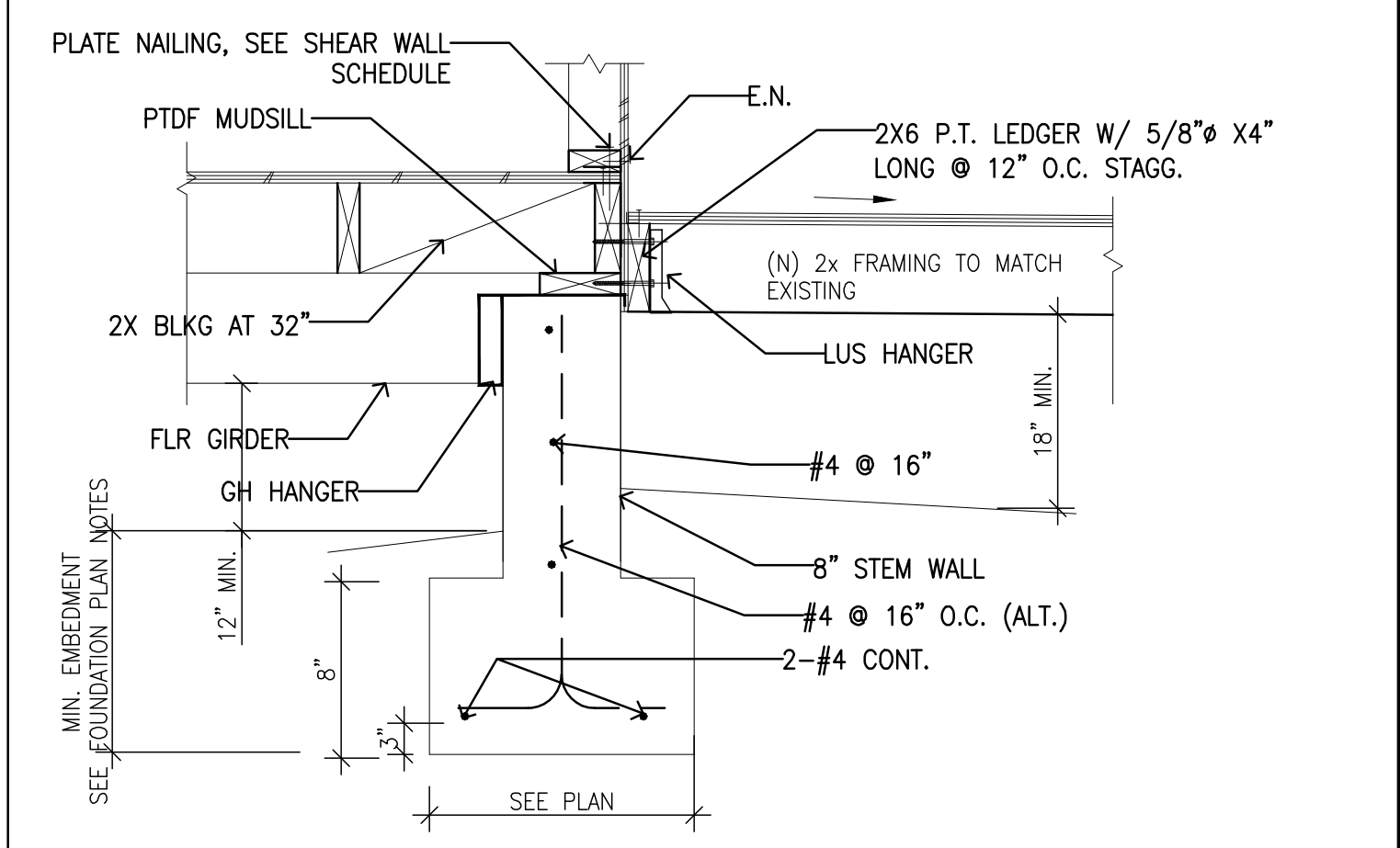


VERIFY HEIGHT OF HARDY FRAME AND OPENING CLEARANCE BEFORE ORDERING. REPORT TO ENGINEER IF DIFFERENT HEIGHT IS REQUIRED. DEEPEN FOOTING AS REQUIRED TO INSTALL HOLD-DOWNS WITH 3" MIN. COVER. USE THICKER GROUT LAYER IF REQUIRED FOR HEIGHT ADJUSTMENT (NOT TO EXCEED 4" IN TOTAL THICKNESS)

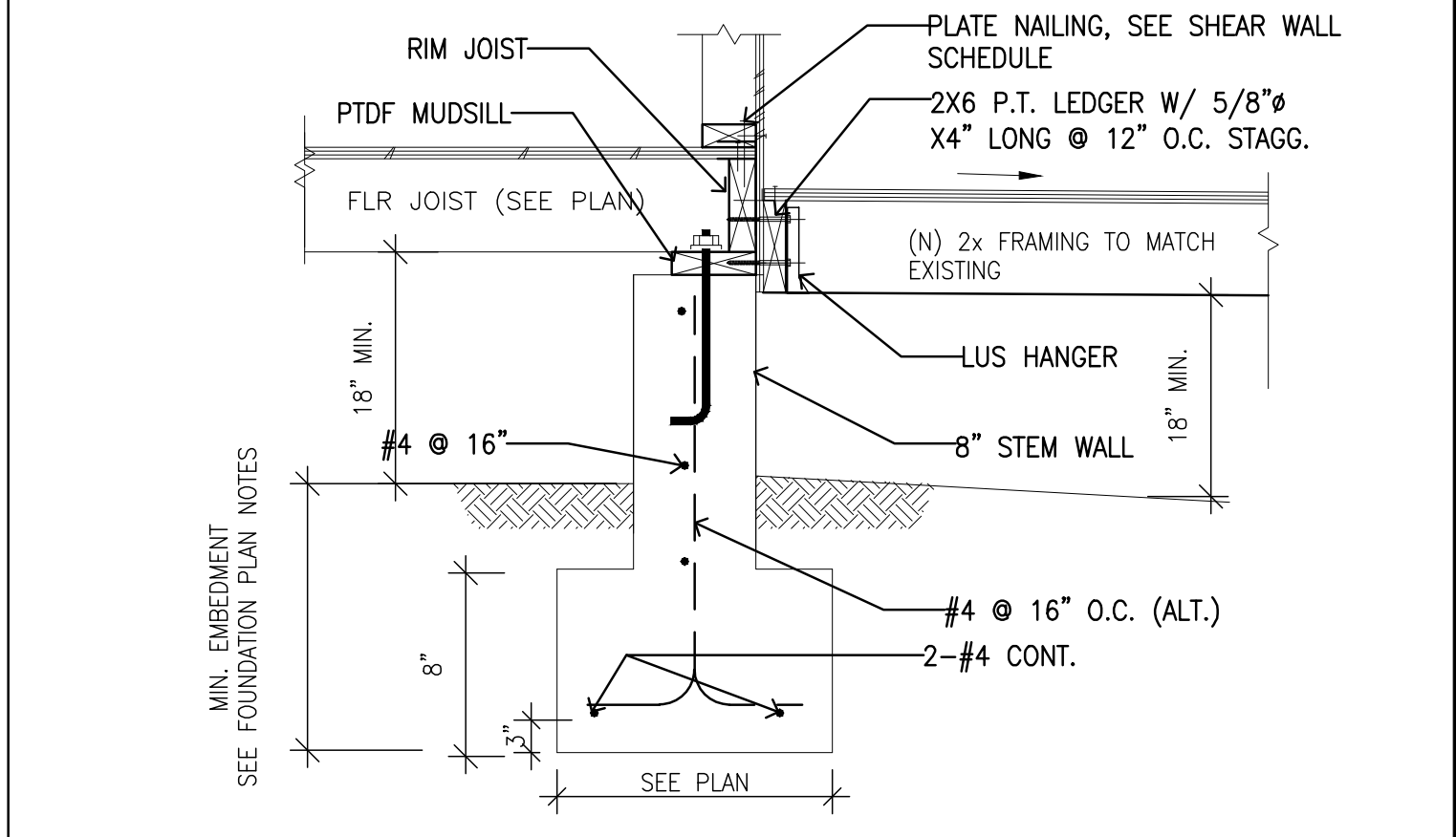
HARDY FRAME DETAIL
 N.T.S. 16



EXTERIOR STAIR FRAMING
 N.T.S. 8



DECK AT FLOOR
 N.T.S. 3



DECK AT FLOOR
 N.T.S. 4

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REVISION HISTORY	DATE

PROJECT

AT

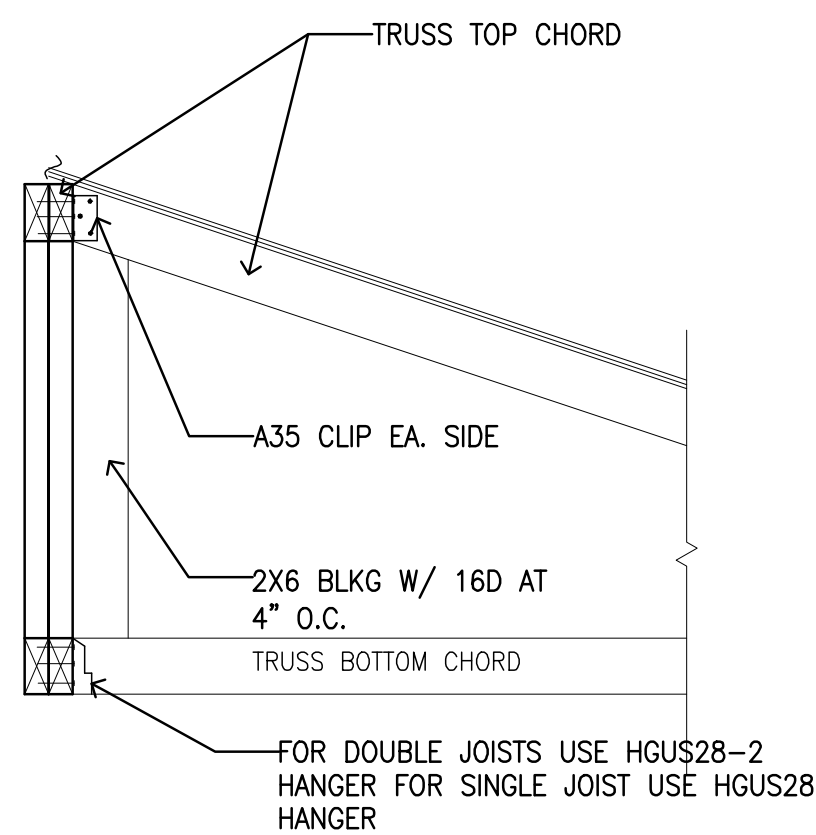
13685 SYCAMORE AVE.,
 SAN MARTIN, CA



2-18-2022

**STRUCTURAL
 DETAILS**

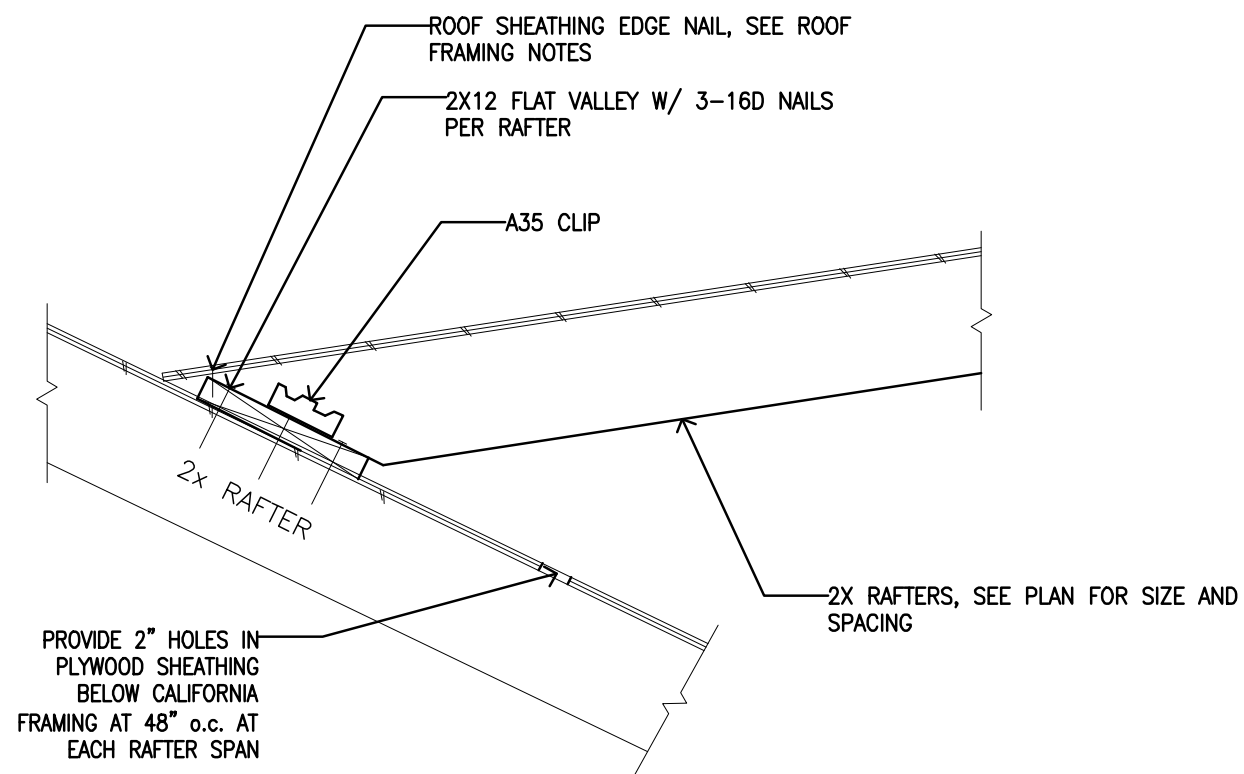
Drawn by: EH Drawing Number: **SD4**
 Checked by: MG
 Project Number: 22-225 SHEET 10 OF 10



GIRDER TO GIRDER CONN.

N.T.S.

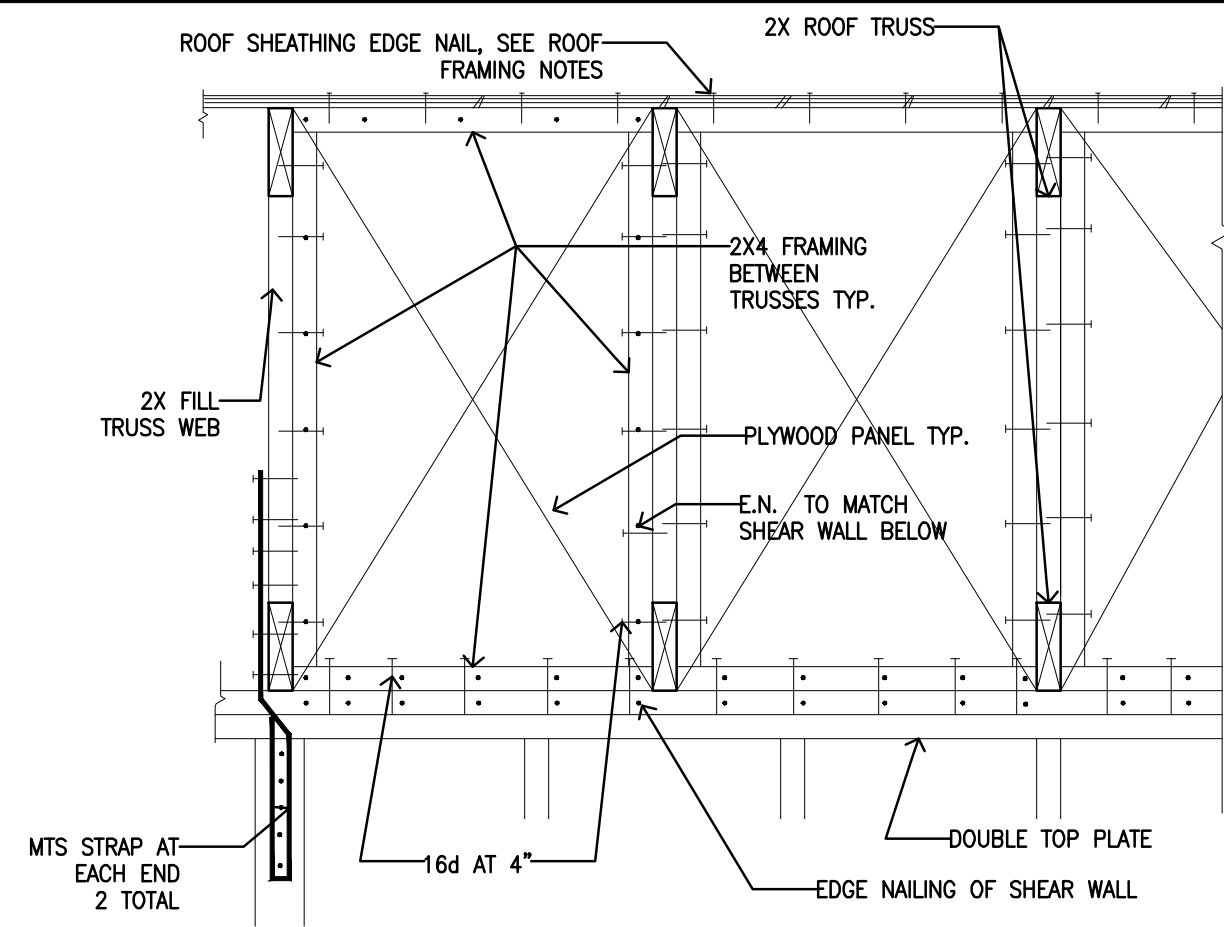
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CALIFORNIA FRAMING

N.T.S.

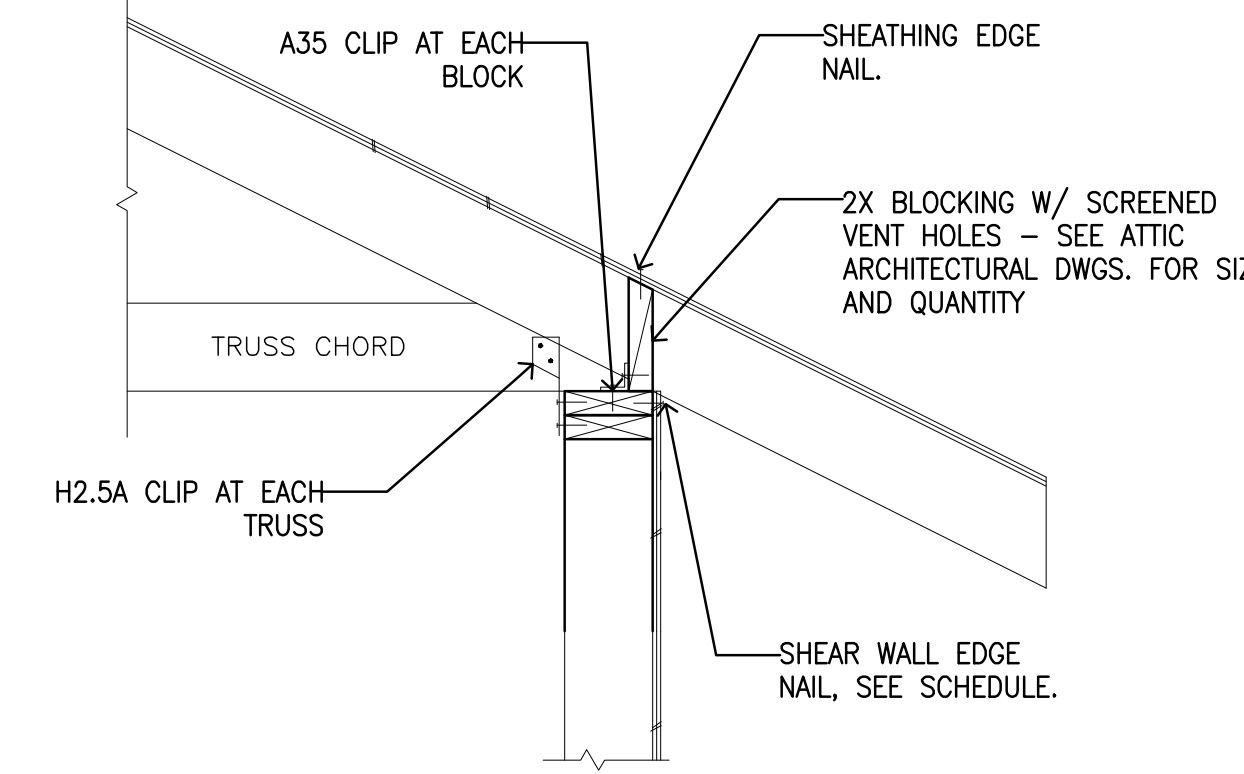
9



INT. SHEAR WALL AT ROOF

N.T.S.

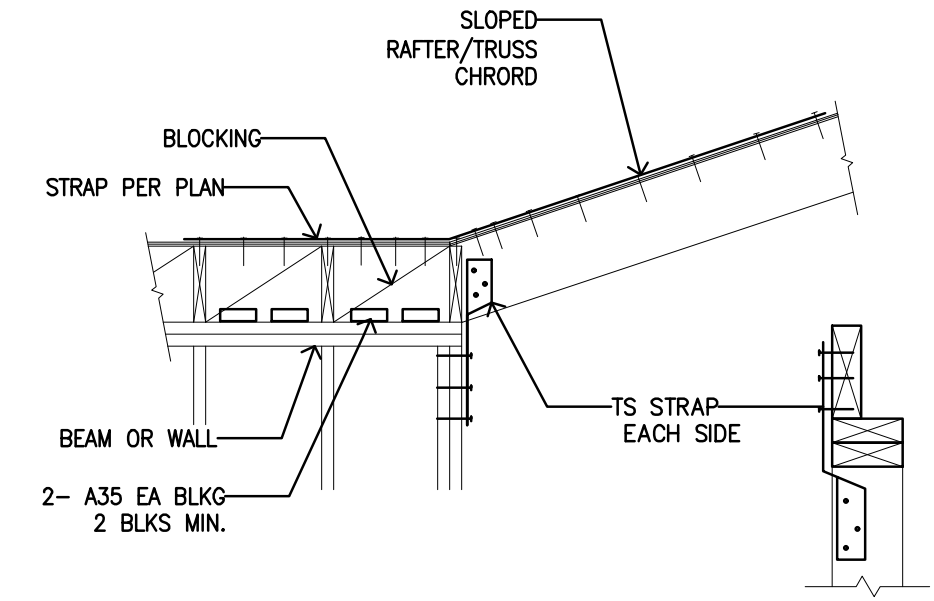
5



TRUSS AT EAVE

N.T.S.

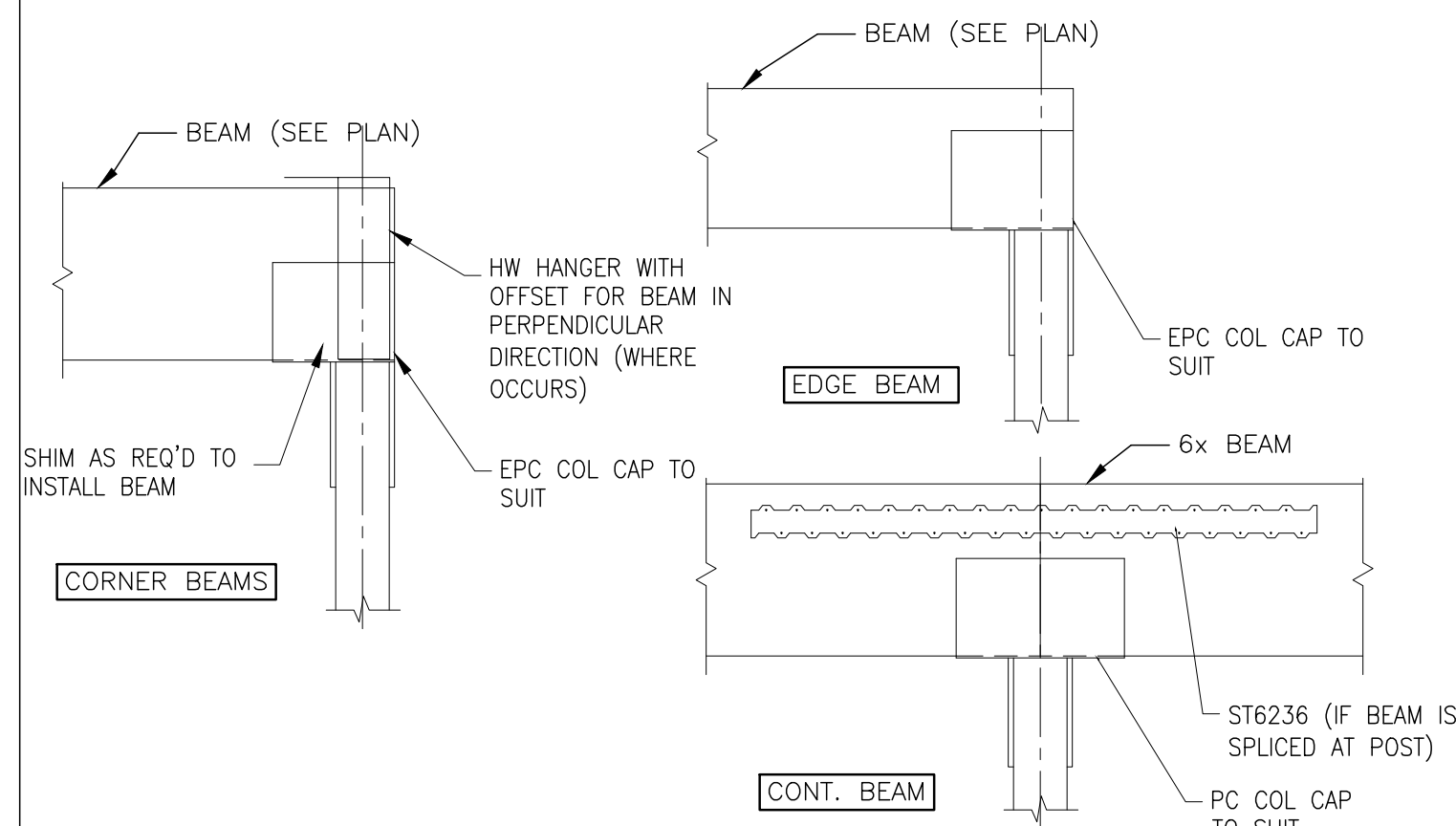
1



DRAG STRAP

N.T.S.

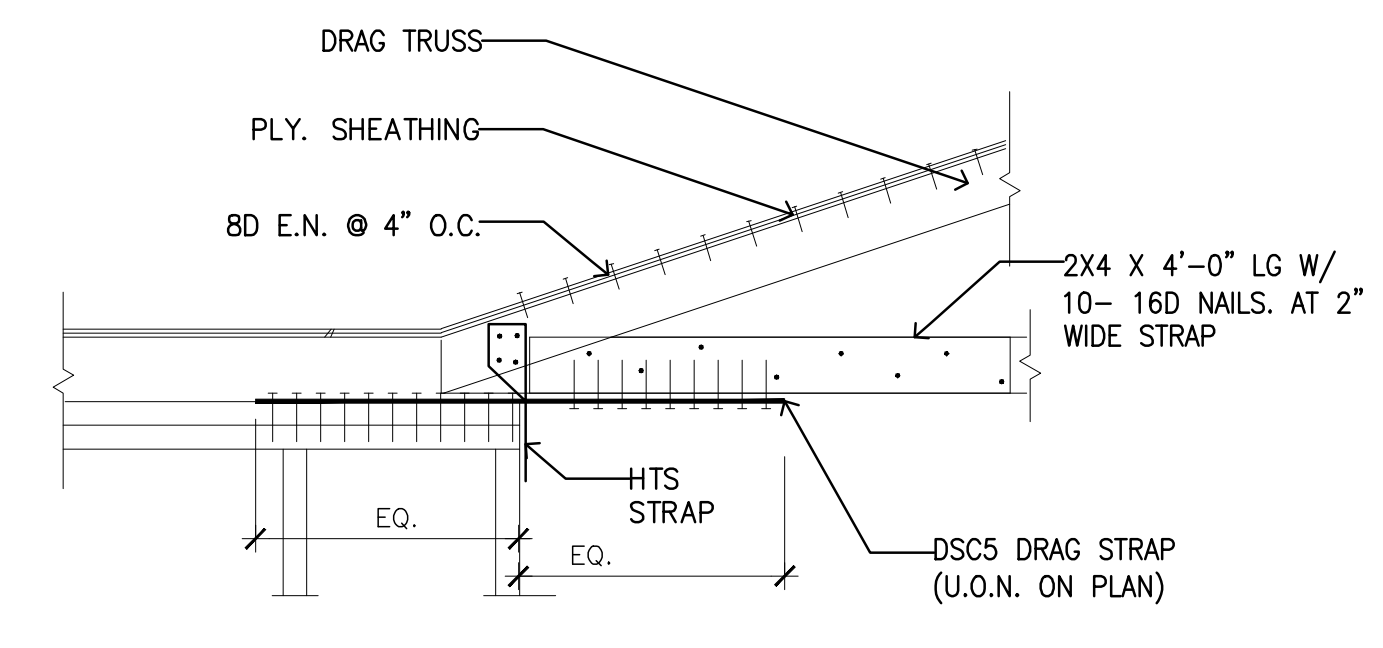
14



BEAM @ POST (DIFFERENT CONDITIONS)

N.T.S.

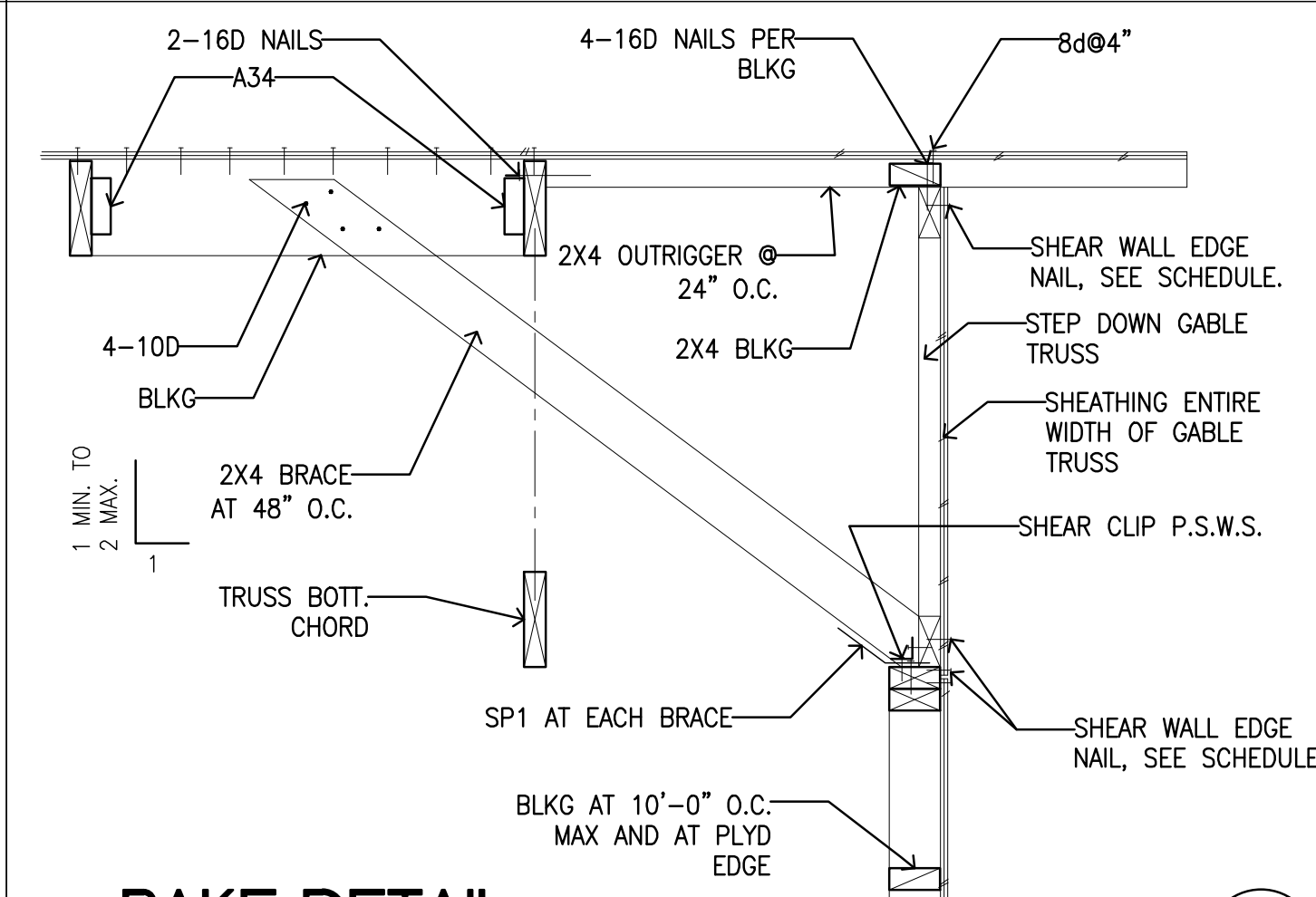
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DRAG TRUSS DETAIL

N.T.S.

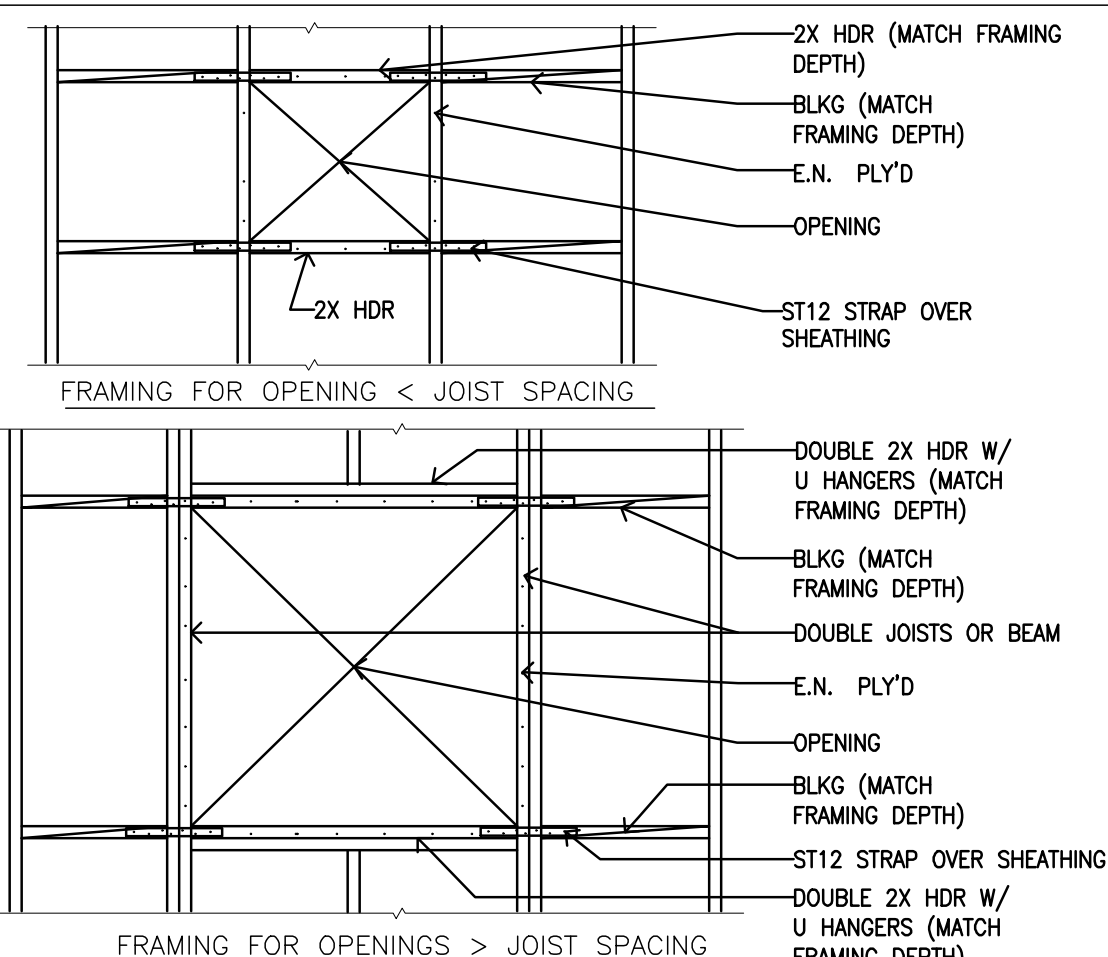
6



RAKE DETAIL

N.T.S.

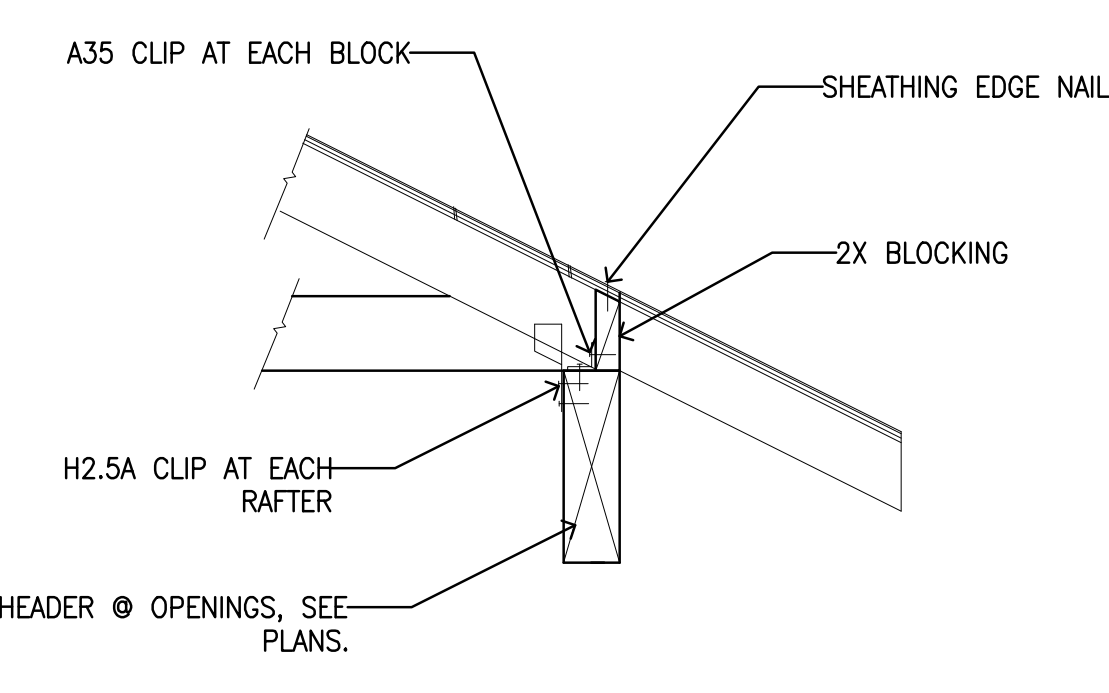
2



OPENING IN FRAMING

N.T.S.

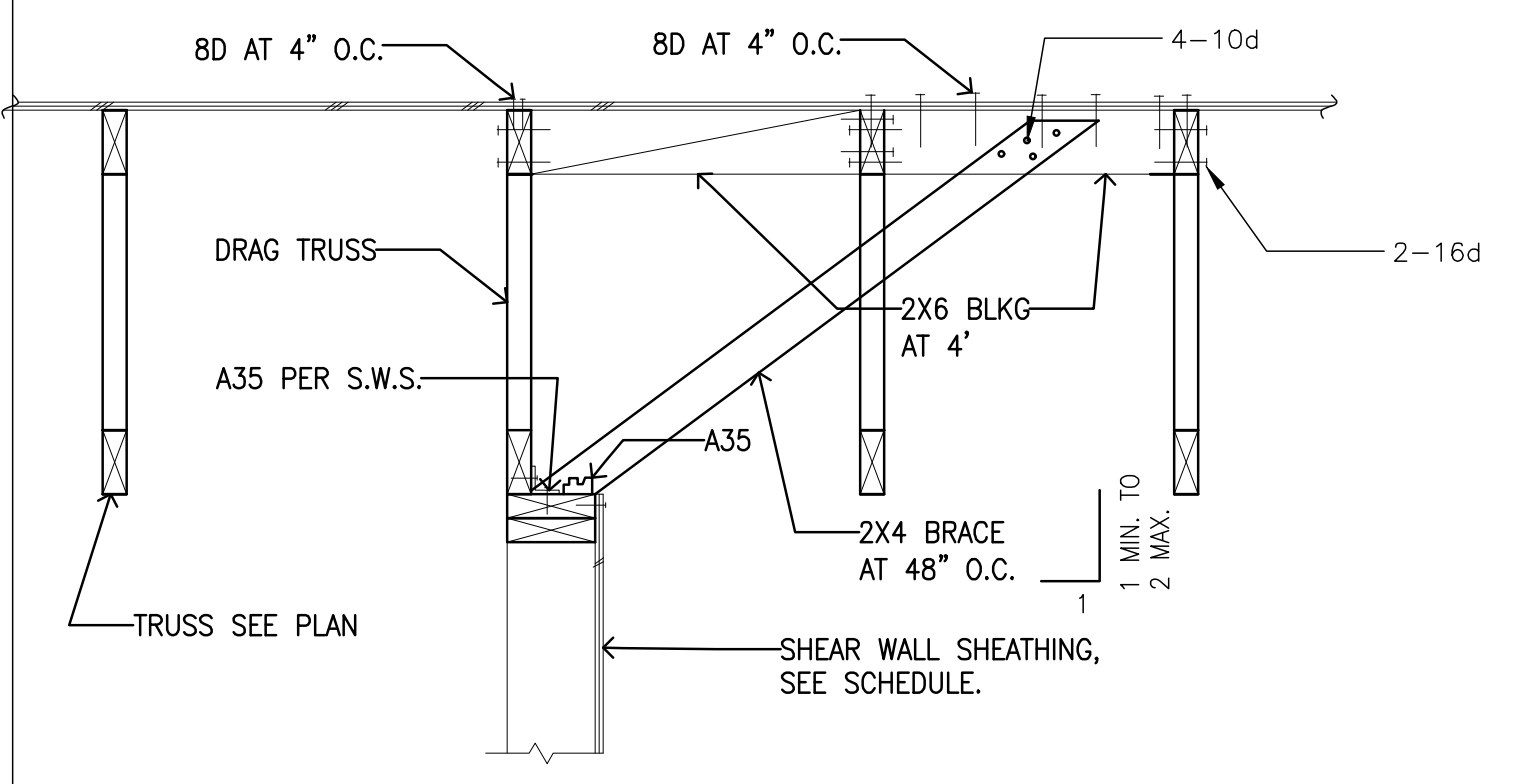
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EAVE DET.

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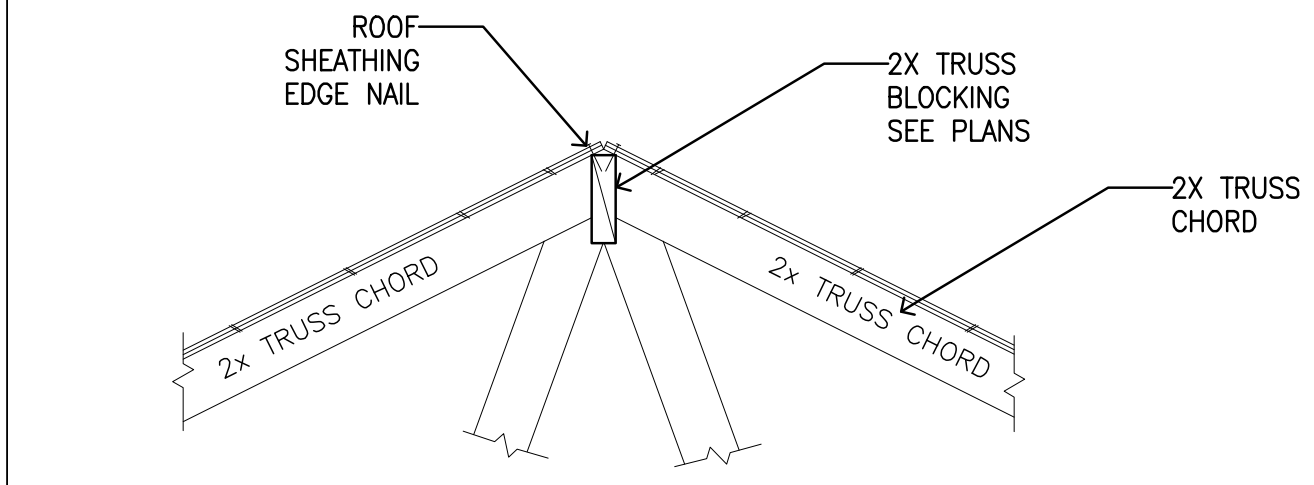
11



INT. SHEAR WALL AT DRAG TRUSS

N.T.S.

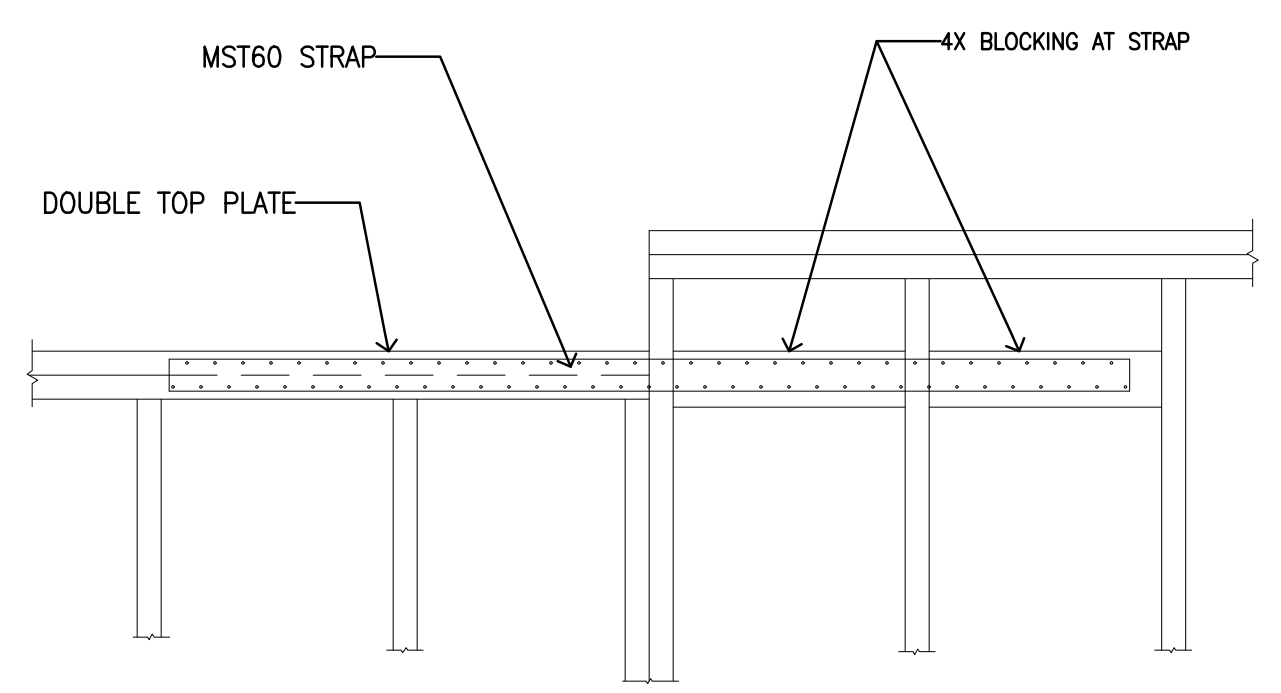
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TRUSS BLOCKING

N.T.S.

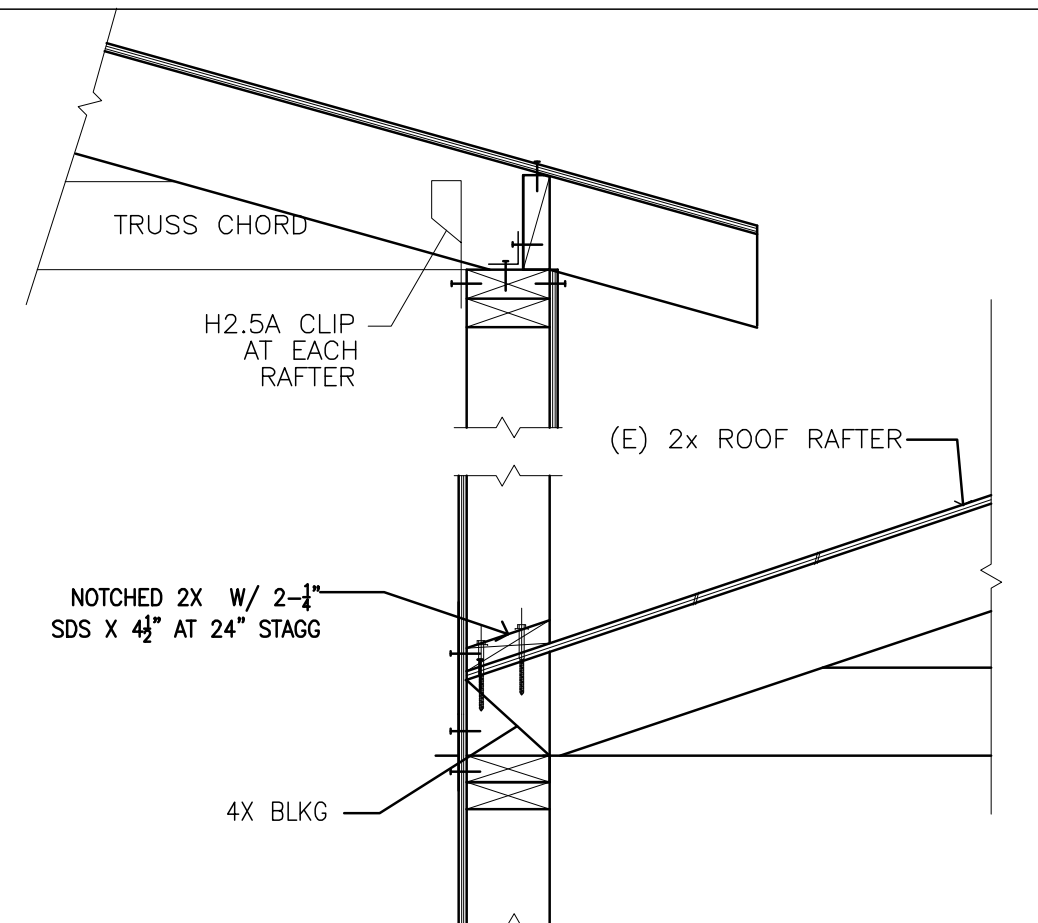
3



WALL SPLICE AT STEP IN WALL

N.T.S.

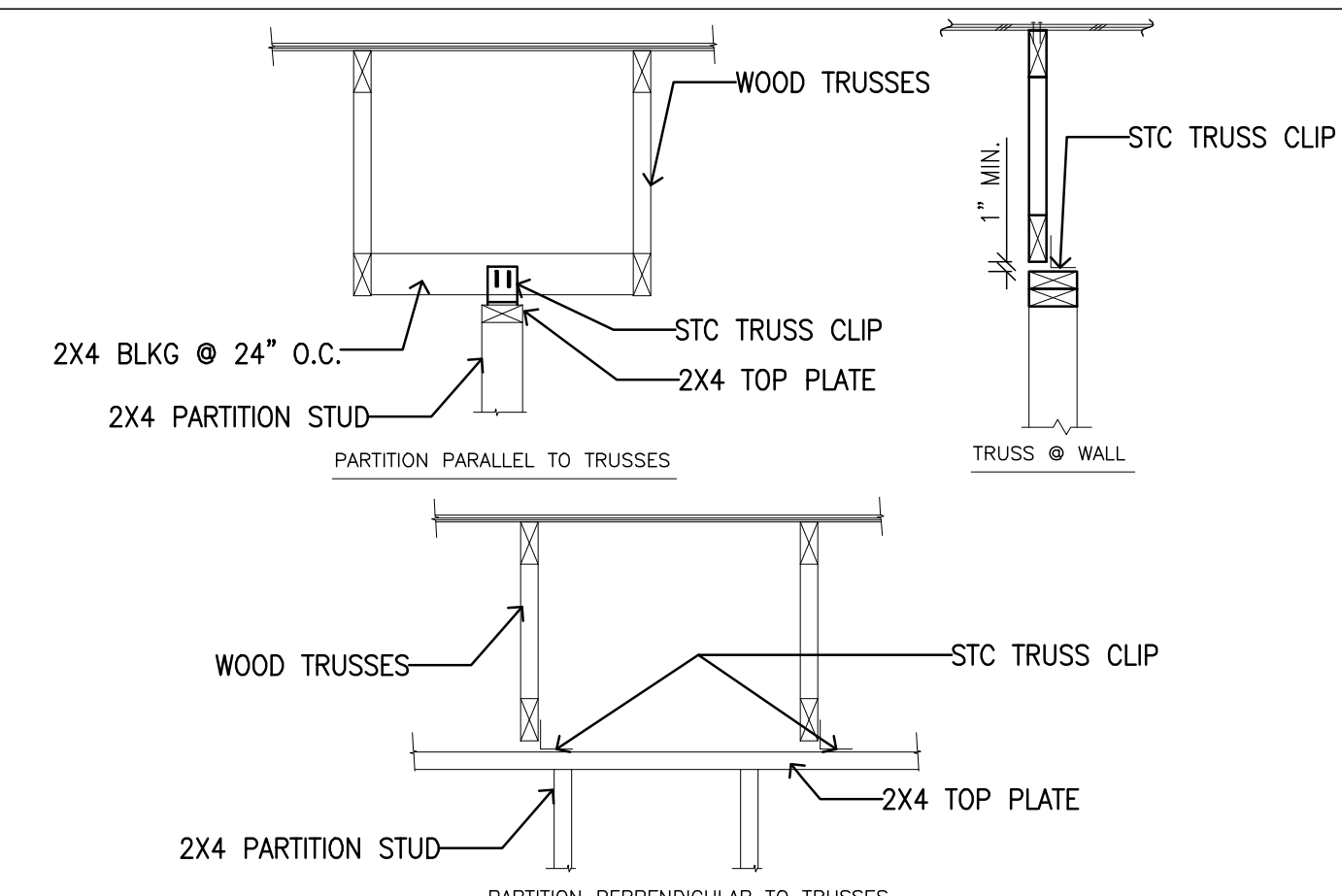
12



ROOF STEP

N.T.S.

8



INTERIOR PARTITIONS @ TRUSSES

N.T.S.

4

CERTIFICATE OF COMPLIANCE
Project Name: Alvarado ADU
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2022-02-09T10:17:55-08:00
Input File Name: Alvarado ADU (Sycamore Ave).rbd19x

CF1R-PRF-01E
(Page 1 of 11)

01	02	03	04	05	06	07	08	09	10	11	12	
01	Project Name	Alvarado ADU										
02	Run Title	Title 24 Analysis										
03	Project Location	13685 Sycamore Ave										
04	City	San Martin	05	Standards Version	2019							
06	Zip code	95046	07	Software Version	EnergyPro 8.3							
08	Climate Zone	4	09	Front Orientation (deg/ Cardinal)	45							
10	Building Type	Single Family	11	Number of Dwelling Units	1							
12	Project Scope	NewConstruction	13	Number of Bedrooms	1							
14	Addition Cond. Floor Area (ft ²)	0	15	Number of Stories	1							
16	Existing Cond. Floor Area (ft ²)	n/a	17	Fenestration Average U-factor	0.3							
18	Total Cond. Floor Area (ft ²)	2400	19	Glazing Percentage (%)	9.04%							
20	ADU Bedroom Count	1	21	ADU Conditioned Floor Area	n/a							
22	Is Natural Gas Available?	Yes										

COMPLIANCE RESULTS

01	Building Complies with Computer Performance	Yes
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.	Yes
03	This building incorporates one or more special features shown below	Yes

Registration Number: 222-P010028432A-000-000-0000000-0000
 Registration Date/Time: 2022-02-09 11:38:18
 CA Building Energy Efficiency Standards - 2019 Residential Compliance
 Report Version: 2019.2.000
 Schema Version: rev 20200901

HERS Provider: CalCERTS Inc.
 Report Generated: 2022-02-09 10:18:47

CERTIFICATE OF COMPLIANCE
Project Name: Alvarado ADU
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2022-02-09T10:17:55-08:00
Input File Name: Alvarado ADU (Sycamore Ave).rbd19x

CF1R-PRF-01E
(Page 2 of 11)

Energy Design Rating	Energy Design Ratings		Compliance Margins	
	Efficiency' (EDR)	Total' (EDR)	Efficiency' (EDR)	Total' (EDR)
Standard Design	45.9	23.2		
Proposed Design	44.5	21.8	1.4	1.4

RESULT: COMPLIES

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

Standard Design PV Capacity: 2.72 kWdc
 Proposed PV With output exceeds proposed electricity use by 0.87% which may violate NEM rules. Contact local utility.
 PV System resized to 2.72 kWdc (a factor of 2.720) to achieve 'Standard Design PV' PV scaling.

Energy Use (kWh/ft ² -yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	13.34	16.83	-4.47	-36.3
Space Cooling	7.24	1.38	5.86	80.9
IAQ Ventilation	3.54	3.54	0	0
Water Heating	10.89	9.77	1.12	10.3
Self Utilization/Recyclability Credit	n/a	0	0	n/a
Compliance Energy Total	34.01	31.5	2.51	7.4

REQUIRED PV SYSTEMS - SIMPLIFIED

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt (x in 12)	Inverter Eff (%)	Annual Solar Access (%)
2.72	NA	Standard	Fixed	none	true	150-270	n/a	<+7.12	96	98	

Registration Number: 222-P010028432A-000-000-0000000-0000
 Registration Date/Time: 2022-02-09 11:38:18
 CA Building Energy Efficiency Standards - 2019 Residential Compliance
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REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Cool roof
- Insulation below roof deck
- Non-standard duct location (any location other than attic)

HERS FEATURES SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2s and CF3s are required to be completed in the HERS Registry

Building Level Verifications:
 • Indoor air quality ventilation
 • Kitchen range hood
 Cooling System Verifications:
 • Minimum Airflow
 • Fan Efficiency Watts/CFM
 Heating System Verifications:
 • - None -
 HVAC Distribution System Verifications:
 • Duct leakage testing
 • Ducts located entirely in conditioned space confirmed by duct leakage testing (Domestic Hot Water System Verifications)
 • - None -

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Alvarado ADU	2400	1	3	1	0	1

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Living Area	Conditioned	HVAC System1	2400	8	DHW Sys 1	N/A

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Living Area	Conditioned	HVAC System1	2400	8	DHW Sys 1	N/A

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01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)
Front Wall	Living Area	R-21 Wall	45	Front	384	115	90
Left Wall	Living Area	R-21 Wall	135	Left	400	20.6	90
Rear Wall	Living Area	R-21 Wall	225	Back	264	54.6	90
Right Wall	Living Area	R-21 Wall	315	Right	400	47.7	90
Interior Surface	Living Area - Garage	R-21 Wall	n/a	n/a	120	0	n/a
Roof 2	Living Area	R-38 HP Attic	n/a	n/a	2400	n/a	n/a
Raised Floor	Living Area	R-19 Floor Crawlspace	n/a	n/a	2400	n/a	n/a
Front Wall 2	Garage	R-0 Wall	45	Front	160	0	90
Left Wall 2	Garage	R-0 Wall	135	Left	168	0	90
Rear Wall 2	Garage	R-0 Wall	225	Back	160	0	90
Right Wall 2	Garage	R-0 Wall	315	Right	168	0	90

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft ²)	Slant Height (ft)	Roof Rise (x in 12)	Roof Reflection	Roof Emittance	Cool Roof
Roof	Garage	R-0 Roof No Attic	180	n/a	440	0	4	0.1	0.85	No

ATTIC

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflection	Roof Emittance	Radiant Barrier	Cool Roof
Attic Living Area	Attic Roof/Living Area	Ventilated	4	0.63	0.85	No	Yes

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01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC Source	SHGC Source	Exterior Siding
Window	Window	Front Wall	Front	45			1	32	0.3	NFRC	0.23	NFRC	Bug Screen
Window 2	Window	Front Wall	Front	45			1	16	0.3	NFRC	0.23	NFRC	Bug Screen
Window 3	Window	Front Wall	Front	45			1	16	0.3	NFRC	0.23	NFRC	Bug Screen
Window 4	Window	Front Wall	Front	45			1	7	0.3	NFRC	0.23	NFRC	Bug Screen
Window 5	Window	Front Wall	Front	45			1	7	0.3	NFRC	0.23	NFRC	Bug Screen
Window 6	Window	Front Wall	Front	45			1	16	0.3	NFRC	0.23	NFRC	Bug Screen
Window 7	Window	Left Wall	Left	135			1	12.6	0.3	NFRC	0.23	NFRC	Bug Screen
Window 8	Window	Left Wall	Left	135			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
Window 9	Window	Rear Wall	Back	225			1	11.3	0.3	NFRC	0.23	NFRC	Bug Screen
Window 10	Window	Rear Wall	Back	225			1	11.3	0.3	NFRC	0.23	NFRC	Bug Screen
Window 11	Window	Rear Wall	Back	325			1	12	0.3	NFRC	0.23	NFRC	Bug Screen
Window 12	Window	Right Wall	Right	315			1	42	0.3	NFRC	0.23	NFRC	Bug Screen
Sliding Glass Door	Window	Right Wall	Right	315			1	5.7	0.3	NFRC	0.23	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft ²)	U-factor
Door	Front Wall	21	0.2

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab	Garage	440	82	none	0	0%	No

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01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Condensate R-value	U-factor	Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-21 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-0 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O.C.	R-0	None / None	0.484	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board
R-21 Wall	Interior Walls	Wood Framed Wall	2x6 @ 16 in. D.C.	R-21	None / None	0.054	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board
Attic Roof/Living Area	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-19	None / None	0.059	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-19 / 2x4 Around Roof Joists: R-6.0 Insul.
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x10 @ 16 in. O.C.	R-19	None / None	0.046	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-19 / 2x10
R-38 HP Attic	Ceilings (Below Attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-38	None / None	0.023	Over Ceiling Joist: R-28.9 Insul. Cavity / Frame: R-19 / 2x4 Inside Finish: Gypsum Board

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

WATER HEATING SYSTEMS

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

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Efficiency	Input Rating or Pilot (kW/Btu)	Trunk Insulation R-value (ft ² /ft)	Standby Loss or Recovery Eff (%)	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition
DHW Heater 1	Gas	Consumer Instantaneous	1	0	0.93 UEf	<= 200 kbtu/yr	0	n/a	n/a	n/a	n/a

WATER HEATING - HERS VERIFICATION

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

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01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
HVAC System1	Heating and cooling system other	Heating Component 3	Cooling Component 3	HVAC Fan 1	Air Distribution System 1	Setback	New	NA	1	1

HVAC - HEATING UNIT TYPES



2019 Low-Rise Residential Mandatory Measures Summary

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

Table with 2 columns: Measure ID and Description. Includes sections for Building Envelope Measures, Space Conditioning, Water Heating, and Plumbing System Measures, and Fireplaces, Decorative Gas Appliances, and Gas Log Measures.



2019 Low-Rise Residential Mandatory Measures Summary

Table with 2 columns: Measure ID and Description. Includes sections for Requirements for Ventilation and Indoor Air Quality, Pool and Spa Systems and Equipment Measures, and Lighting Measures.



2019 Low-Rise Residential Mandatory Measures Summary

Table with 2 columns: Measure ID and Description. Includes sections for Clearances, Storage Tank Insulation, Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation, Insulation Protection, Gas or Propane Water Heating Systems, Recirculating Loops, Solar Water-heating Systems, Ducts and Fans Measures, and Solar Ready Buildings.



2019 Low-Rise Residential Mandatory Measures Summary

Table with 2 columns: Measure ID and Description. Includes sections for Interior Switches and Controls, Residential Outdoor Lighting, Residential Common Areas of Low-rise Multifamily Residential Buildings, and Solar Ready Buildings.

ROOM LOAD SUMMARY

Summary table for room load. Includes project name (Alvarado ADU), date (2/9/2022), floor area (2,400), and a detailed table of room cooling and heating loads. Includes a total summary row at the bottom.