

APPLICABLE CODES	DEFERRED SUBMITTALS	PROJECT INFO	SHEET INDEX	PROJECT DIRECTORY
<p>CBC CALIFORNIA BUILDING CODE 2022 CRC CALIFORNIA RESIDENTIAL CODE 2022 CEC CALIFORNIA ELECTRICAL CODE 2022 CPC CALIFORNIA PLUMBING CODE 2022 CMC CALIFORNIA MECHANICAL CODE 2022 CENC CALIFORNIA ENERGY CODE 2022 CALGREEN CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 ASCE 7 MINIMUM DESIGN LOADS FOR BUILDINGS AND 2022 SDPWS SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC 2022</p>		<p>PROJECT DATA:</p> <p>APN: 835-15-050 ADDRESS: 800 LAS ANIMAS AVE. GILROY, CA 95020 NO FLOOD ZONE: R3/U BUILDING OCCUPANCY: VB CONSTRUCTION TYPE: 2 STORIES: NO HISTORIC: A-40A ZONING: A-40A</p> <p>FLOOR AREA SUMMARY:</p> <p>LOT AREA: 4.8 ACRES E. STORAGE: 493 S.F. HOME OFFICE REMODEL 1ST FLOOR: 506 S.F. HOME OFFICE REMODEL 2ND FLOOR: 235 S.F. TOTAL HOME OFFICE REMODEL: 741 S.F. EXISTING HOME: 669 S.F.</p>	<p>A0) COVER SHEET C1) CIVIL SITE PLAN 1 C2) CIVIL SITE PLAN 2 C3) CIVIL SITE PLAN 3 BMP1,2) BMP DETAILS A2) HOME OFFICE ARCH. PLANS S1) STRUCTURAL PLANS D1) FOUNDATION DETAILS D2) ROOF DETAILS MM) MANDATORY MEASURES CG) CALGREENS</p>	<p>OWNER: GURPREET SANGHA 800 LAS ANIMAS AVE. GILROY, CA 95020 GURPREETI.MANN@GMAIL.COM</p> <p>DESIGNER: ALEX VALLES SOUTH BAY DESIGN P.O. BOX 27 HOLLISTER, CA 95024</p>

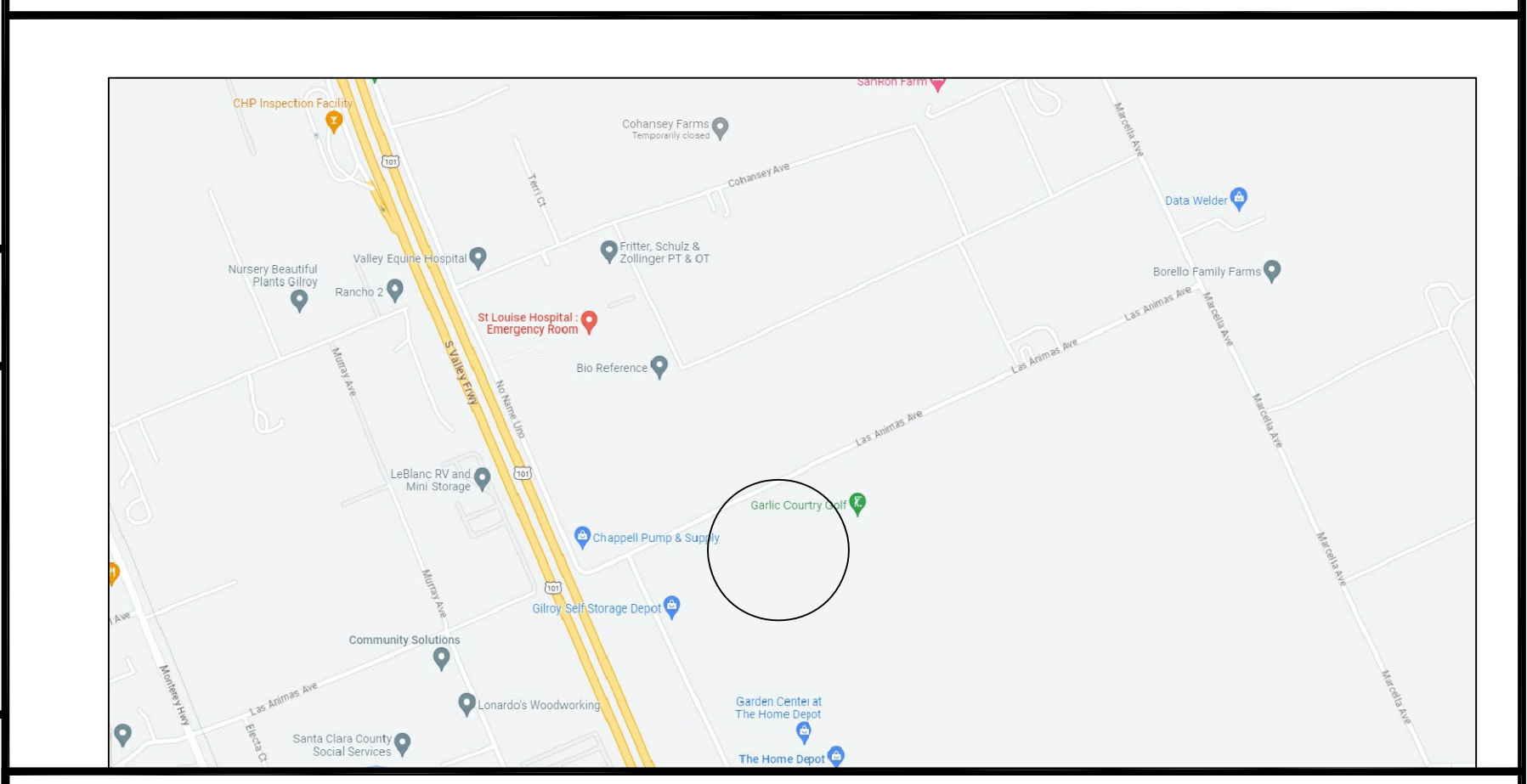
GENERAL PROJECT NOTES
<ol style="list-style-type: none"> IN CASE OF CONFLICT OR DISCREPANCIES IN THE DRAWINGS, CONTRACTOR SHALL NOTIFY THE DESIGNER PRIOR TO PROCEEDING PRIOR TO START OF WORK CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENSURE ALL WORK IS BUILDABLE AS SHOWN. HOUSE SHALL MEET ASHRAE 62.2-2007 STD FOR CONTINUOUS SUPPLY, EXHAUST & BALANCED VENTILATION, WITH OR WITHOUT HEAT RECOVERY. REDUCE FORMALDEHYDE IN INTERIOR FINISH TO MEET CURRENT CARB AIRBORNE TOXIC CONTROL MEASURE (ATCM) FOR COMPOSITE WOOD. FOR PLACEMENT OF SMOKE ALARMS AND CARBON MONOXIDE ALARMS IN ROOMS WITH VARIATIONS IN CEILING HEIGHT (SLOPED, PITCHED, ETC.) REFER TO THE MANUFACTURERS' GUIDELINES FOR PROPER PACEMENT. PRIOR TO FRAMING STAIRS, CONTRACTOR TO VERIFY ALL DIMENSIONS AND ENSURE STAIRS WILL BE BUILDABLE AS SHOWN.

PROJECT CONST. NOTES
<p>*IF APPLICABLE, ALL FILL MUST REACH 90% COMPACTION MINIMUM *VERIFY LAYOUT OF BUILDING PAD W/OWNER OR DESIGNER PRIOR TO TRENCHING/DRILLING *CONTRACTOR/OWNER ASSUMES RESPONSIBILITY OF LOCATING EXISTING UTILITIES PRIOR TO CONSTRUCTION *VERIFY LAYOUT OF SIDEWALKS, PATIOS, & STEPS W/OWNER/CONTRACTOR PRIOR TO SETTING UP & POURING *ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS ADDRESS SHALL BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE MINIMUM FOUR OF 4", 1/2 INCH MIN STROKE WIDTH, AND MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET. WHERE ADDRESS CANNOT BE VIEWED FROM A PUBLIC WAY, A MONUMENT OR POLE SHALL BE USED * CHECK WITH PG&E FOR GAS SERVICE LOCATION * ON AND AFTER JANUARY 1, 2014, RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS, OR IMPROVEMENTS SHALL REPLACE NON-COMPLIANT PLUMBING FIXTURES 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 THE LOCAL BUILDING DEPARTMENT, SEE CIVIL CODE SECTION 1101.1 ET SEQ. FOR THE DEFINITION OF NON COMPLIANT PLUMBING FIXTURE, TYPES OF OTHER RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT ENACTMENT DATES SEE 2016 CALIFORNIA GREEN BUILDING CODE 301.1.1 & CIVIL CODE SECTION 1101.3 IN THE SUPPLEMENTAL BOOK</p> <p>SPECIAL INSPECTIONS PER T24: NONE</p>

SCOPE OF WORK
<p>TO ABATE PORTION OF VIOLATION # VIO23-0216: **REMODEL PERMIT FOR AN EXISTING DETACHED ACCESSORY STRUCTURE WITH A CHANGE OF OCCUPANCY FROM A PUMP HOUSE TO A DETACHED OFFICE. IMPROVEMENTS INCLUDE 1/2 BATHROOM, RE-ROOF, NEW SIDING, WINDOWS, DOORS, ELECTRICAL, MECHANICAL, PLUMBING AND SANITATION. NEW 200 AMP PANEL UPGRADE ** NO SIGNAGE PROPOSED ** ALL STRUCTURES (SPECIFICALLY STRUCTURES #2 & 3 IN QUESTION) ARE LEGAL NON-CONFORMING</p>

PROJECT INFO
<p>DESIGNS PRESENTED BY THESE DRAWINGS ARE THE PROPERTY OF SOUTH BAY DESIGN AND WERE DEVELOPED FOR USE ON THIS PROJECT ONLY. THIS DRAWING AND THE DESIGNS THEY REPRESENT SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR FIRM OUTSIDE THE SCOPE OF THIS PROJECT WITHOUT WRITTEN PERMISSION OF SOUTH BAY DESIGN</p>

VICINITY MAP



**PROPOSED PROJECT:
800 LAS ANIMAS AVE.
GILROY, CA 95020**

REVISIONS	
1	1.31.24
2	
3	
4	
5	
6	
7	
8	

SOUTH BAY DESIGN

SOUTH BAY DESIGN
-DBA-
ALEX VALLES
PRINCIPAL/OWNER
P.O. BOX 27
HOLLISTER, CA 95024
831.207.9677
sdesign27@yahoo.com

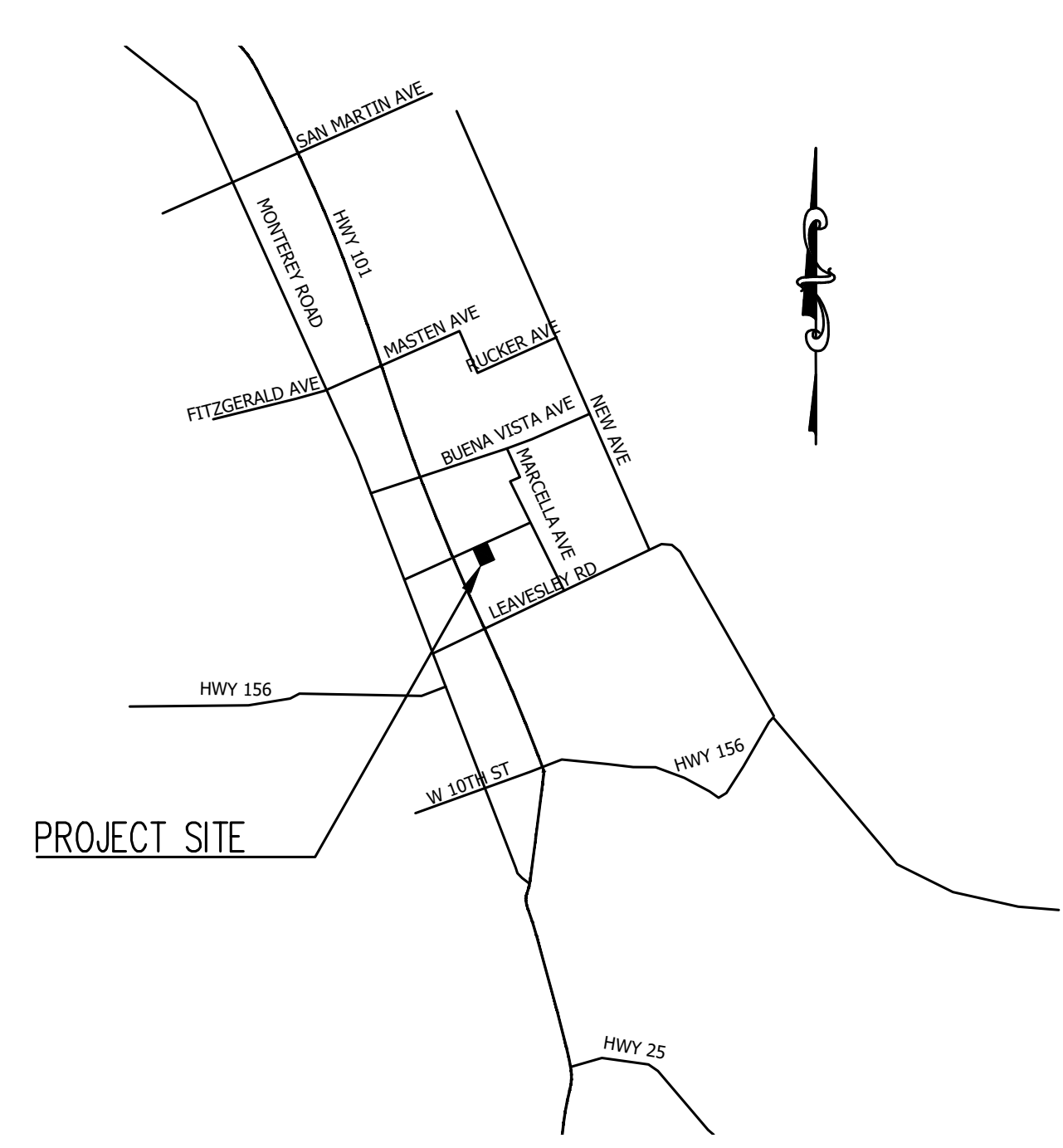
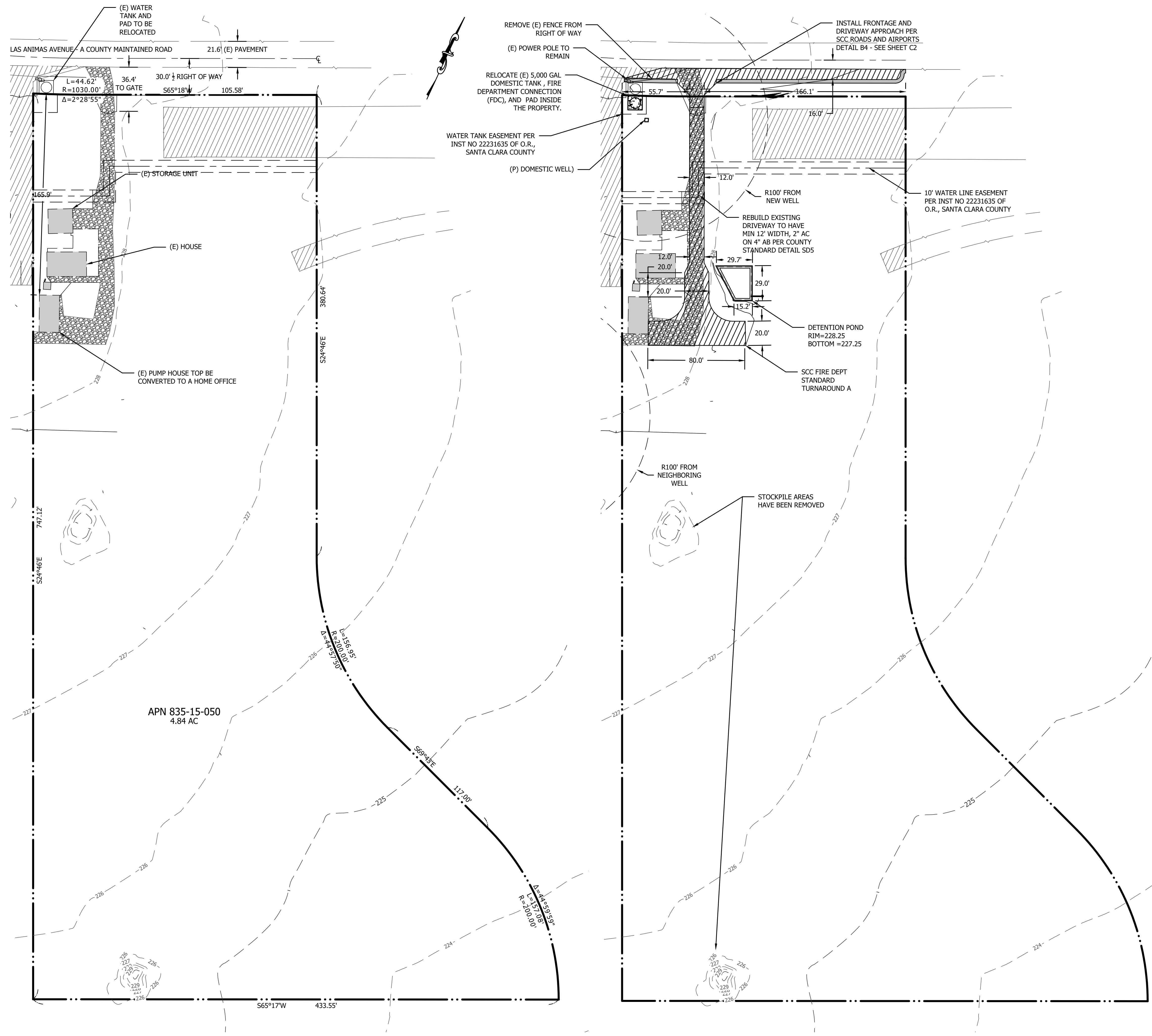
REMODEL DETACHED HOME OFFICE
GURPREET SANGHA
800 LAS ANIMAS AVE.
GILROY, CA 95020

COVER SHEET

STAMP SPACE

DRAWN BY A.V.
CHECKED
DATE 8.23.23
SCALE
JOB NO.
SHEET
A0

FILE NAME: Z:\Projects\2024\123036\123036.dwg
 12/30/2024 10:00 AM
 10 April 2024 of 10:00 AM by ANLL



OWNER: NAVJIT SINGH SANGHA
 2131 CRUDEN BAY WAY
 GILROY, CA 95020

APN: 835-15-050
 PARCEL SIZE: 4.8 ACRES
 ZONING: A-40Ac
 GENERAL PLAN: AGRICULTURE LARGE SCALE
 WATER: WELL
 SEWER: SEPTIC

FIRE RESPONSE AREA: LRA

TOPOGRAPHIC INFORMATION FROM A SURVEY BY SAN BENITO ENGINEERING DATED OCT, 2023.

THE PROJECT IS NOT WITHIN A FLOOD ZONE, ACCORDING TO THE FLOOD INSURANCE MAP 06085C0637H DATED MAY 18, 2009.

THE PROJECT SITE IS NOT WITHIN A FAULT ZONE.

THE PROJECT PROPOSES TO CONVERT AN EXISTING STRUCTURE TO AN OFFICE - SEE FLOOR PLANS.

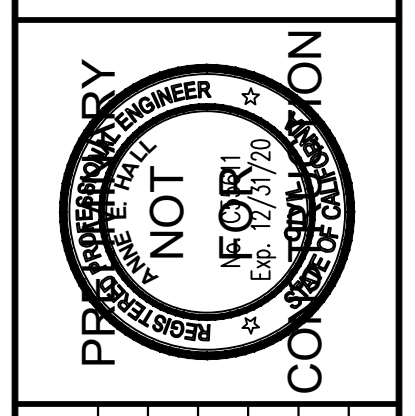
ROAD TO BE MIN 3" ASPHALT W/ 8" 95% COMPACTED AGGREGATE BASE.
 DRIVEWAY TO BE MIN 2" ASPHALT ON 4" AGGREGATE BASE, WITH 2' SHOULDER WHEN IN A FILL SITUATION

- NOTES:
1. DRIVEWAY TO BE CAPABLE OF HOLDING 75,000 LBS
 2. THIS PARCEL IS LOCATED IN THE LOCAL RESPONSE AREA.
 3. ALL DRIVEWAYS TO PROVIDE A MINIMUM 10' WIDE TRAFFIC LANE, AND 14' UNOBSTRUCTED HORIZONTAL CLEARANCE AND 15' UNOBSTRUCTED VERTICAL CLEARANCE.

	(E) ROOF		(P) ROOF
	(E) LANDSCAPING		(P) LANDSCAPING
	(E) COMPACTED SOIL		(P) COMPACTED SOIL
	(E) CONCRETE		(P) CONCRETE
	(E) ASPHALT		(P) ASPHALT

	EXISTING CONTOUR	AC	ASPHALT CONCRETE
	BOUNDARY	AB	AGGREGATE BASE
	CENTERLINE	(E)	EXISTING
	EDGE OF PAVEMENT	(P)	PROPOSED
	EXISTING OVERHEAD	PCC	PORTLAND CEMENT CONCRETE
	EXISTING SEPTIC SYSTEM	SSCO	SANITARY SEWER CLEANOUT
	EXISTING FENCE	TBR	TO BE REMOVED
	EXISTING GRADE	FG	FINISH GRADE
	PROPOSED GRADE		

SAN BENITO ENGINEERING & SURVEYING, INC.
 502 Monterey Street Hollister, California 95023
 (831) 637-2763 email: info@sanbenitoeng.com

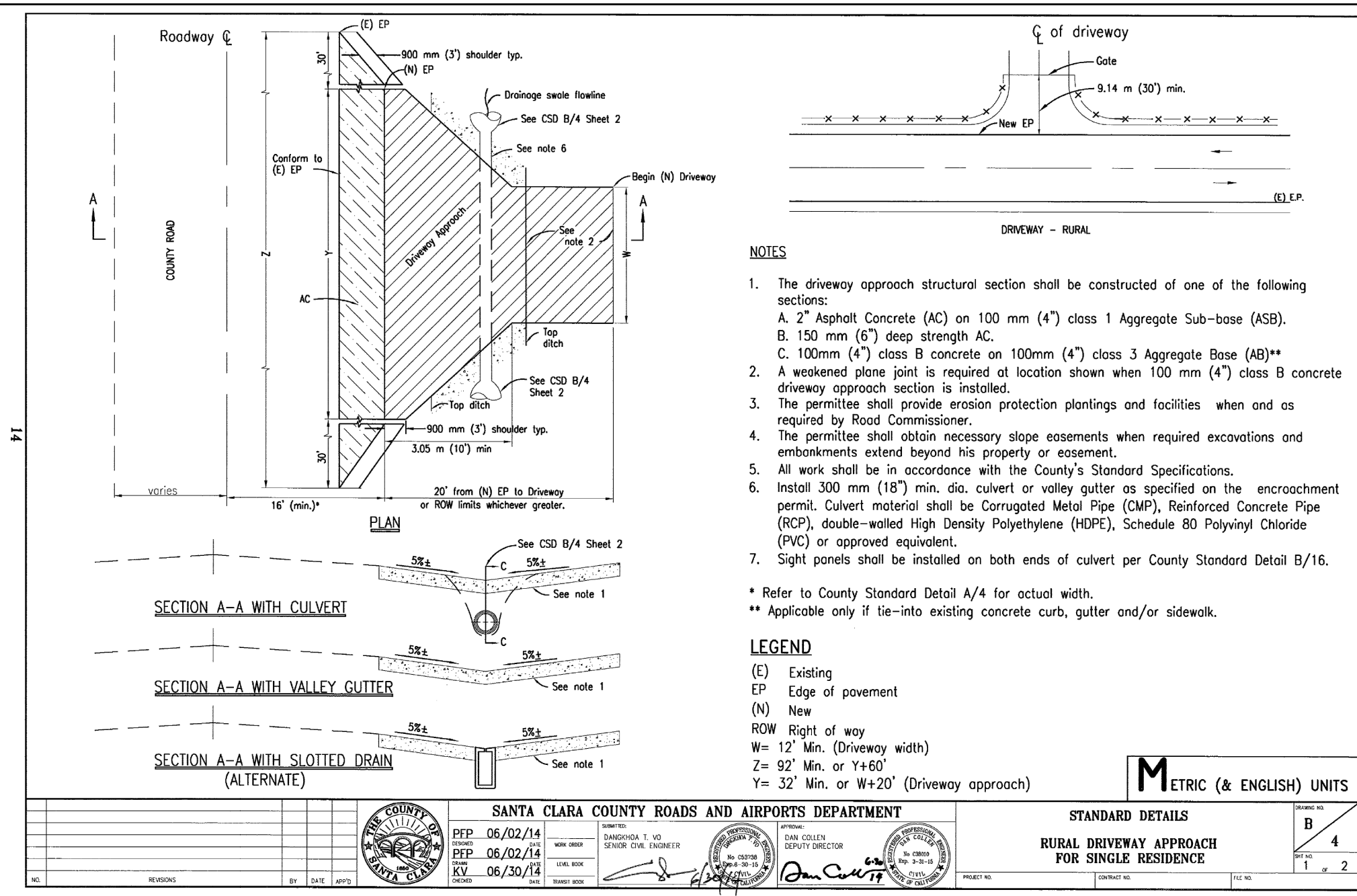


NO.	REVISIONS	DATE

COUNTY OF SANTA CLARA
APN 835-15-050
800 LAS ANIMAS
 STATE OF CALIFORNIA

SITE PLAN
PROPOSED REMODEL OF PUMP HOUSE

SCALE: 1" = 20'
 DATE: 10 April 2024
 JOB #: 123036
 DWG#: 123036 800pump house.dwg

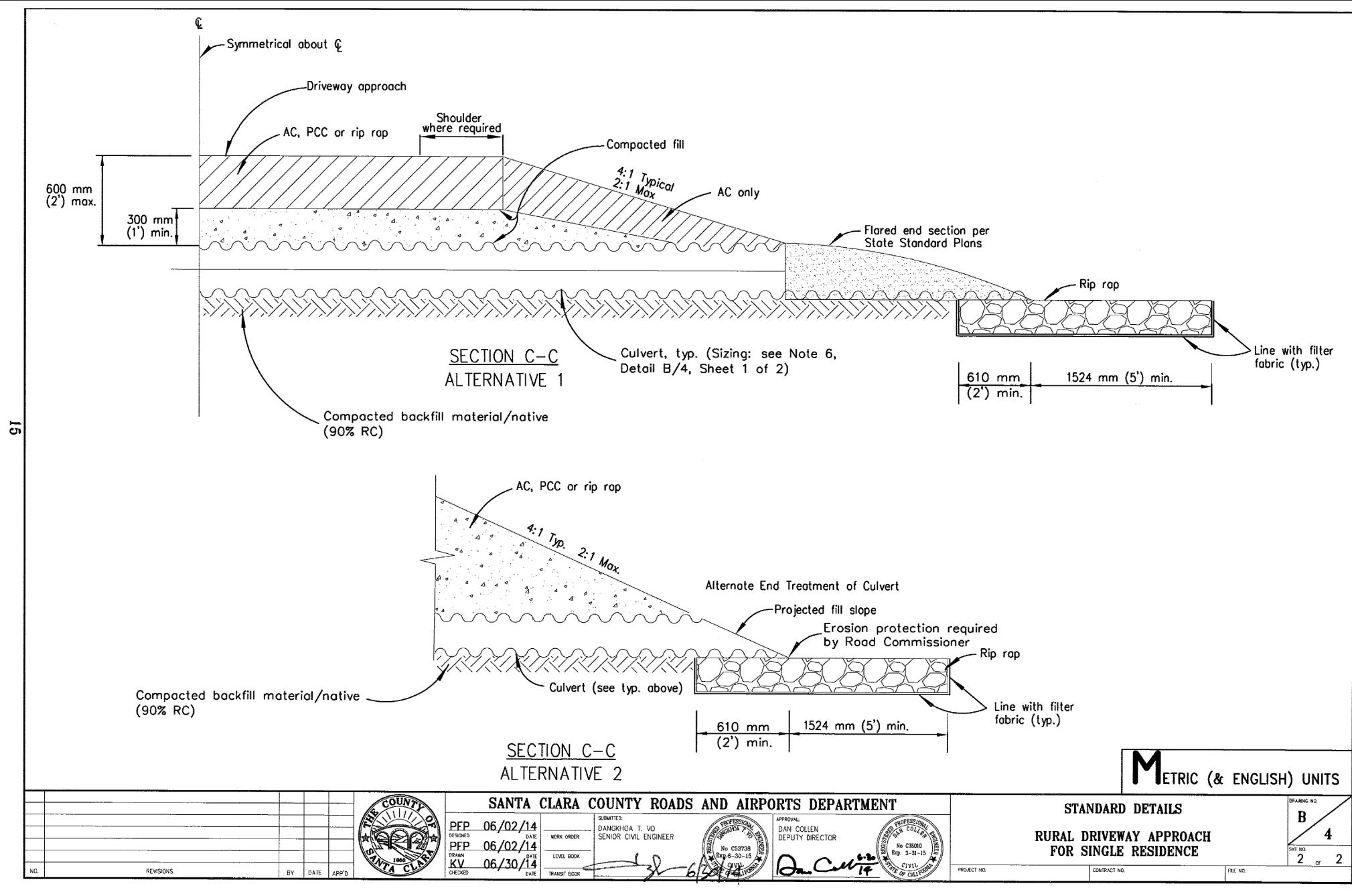


- NOTES**
- The driveway approach structural section shall be constructed of one of the following sections:
 - A. 2" Asphalt Concrete (AC) on 100 mm (4") class 1 Aggregate Sub-base (ASB).
 - B. 150 mm (6") deep strength AC.
 - C. 100mm (4") class B concrete on 100mm (4") class J Aggregate Base (AB)**
 - A weakened plane joint is required at location shown when 100 mm (4") class B concrete driveway approach section is installed.
 - The permittee shall provide erosion protection plantings and facilities when and as required by Road Commissioner.
 - The permittee shall obtain necessary slope easements when required excavations and embankments extend beyond his property or easement.
 - All work shall be in accordance with the County's Standard Specifications.
 - Install 300 mm (18") min. dia. culvert or valley gutter as specified on the encroachment permit. Culvert material shall be Corrugated Metal Pipe (CMP), Reinforced Concrete Pipe (RCP), double-walled High Density Polyethylene (HDPE), Schedule 80 Polyvinyl Chloride (PVC) or approved equivalent.
 - Sight panels shall be installed on both ends of culvert per County Standard Detail B/16.
- * Refer to County Standard Detail A/4 for actual width.
 ** Applicable only if tie-into existing concrete curb, gutter and/or sidewalk.

LEGEND
 (E) Existing
 EP Edge of pavement
 (N) New
 ROW Right of way
 W= 12' Min. (Driveway width)
 Z= 62' Min. or 1:4:60
 Y= 32' Min. or W+20' (Driveway approach)

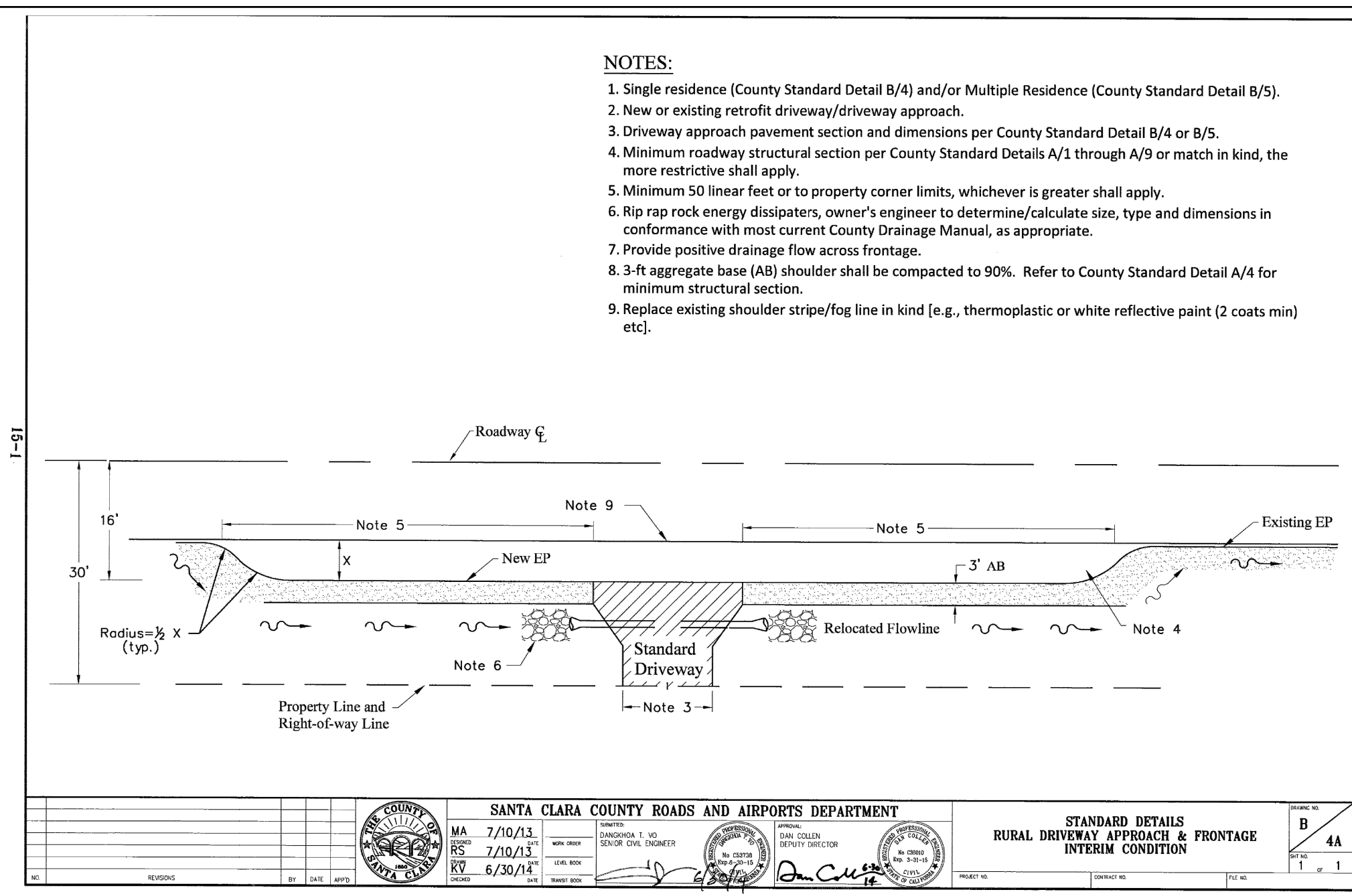
METRIC (& ENGLISH) UNITS

SANTA CLARA COUNTY ROADS AND AIRPORTS DEPARTMENT
 STANDARD DETAILS
 RURAL DRIVEWAY APPROACH FOR SINGLE RESIDENCE
 SHEET B 4
 1 of 2



METRIC (& ENGLISH) UNITS

SANTA CLARA COUNTY ROADS AND AIRPORTS DEPARTMENT
 STANDARD DETAILS
 RURAL DRIVEWAY APPROACH FOR SINGLE RESIDENCE
 SHEET B 4
 2 of 2



- NOTES:**
- Single residence (County Standard Detail B/4) and/or Multiple Residence (County Standard Detail B/5).
 - New or existing retrofit driveway/driveway approach.
 - Driveway approach pavement section and dimensions per County Standard Detail B/4 or B/5.
 - Minimum roadway structural section per County Standard Details A/1 through A/9 or match in kind, the more restrictive shall apply.
 - Minimum 50 linear feet or to property corner limits, whichever is greater shall apply.
 - Rip rap rock energy dissipaters, owner's engineer to determine/calculate size, type and dimensions in conformance with most current County Drainage Manual, as appropriate.
 - Provide positive drainage flow across frontage.
 - 3'-ft aggregate base (AB) shoulder shall be compacted to 90%. Refer to County Standard Detail A/4 for minimum structural section.
 - Replace existing shoulder stripe/fog line in kind (e.g., thermoplastic or white reflective paint (2 coats min) etc).

SANTA CLARA COUNTY ROADS AND AIRPORTS DEPARTMENT
 STANDARD DETAILS
 RURAL DRIVEWAY APPROACH & FRONTAGE INTERIM CONDITION
 SHEET B 4A
 1 of 1

OWNER: NAVJIT SINGH SANGHA
 2131 CRUDEN BAY WAY
 GILROY, CA 95020

APN: 835-15-050
 PARCEL SIZE: 4.8 ACRES
 ZONING: A-40ac
 GENERAL PLAN: AGRICULTURE LARGE SCALE
 WATER: WELL
 SEWER: SEPTIC

FIRE RESPONSE AREA: LRA

TOPOGRAPHIC INFORMATION FROM A SURVEY BY SAN BENITO ENGINEERING DATED OCT, 2023.

THE PROJECT IS NOT WITHIN A FLOOD ZONE, ACCORDING TO THE FLOOD INSURANCE MAP 06085C0637H DATED MAY 18, 2009.

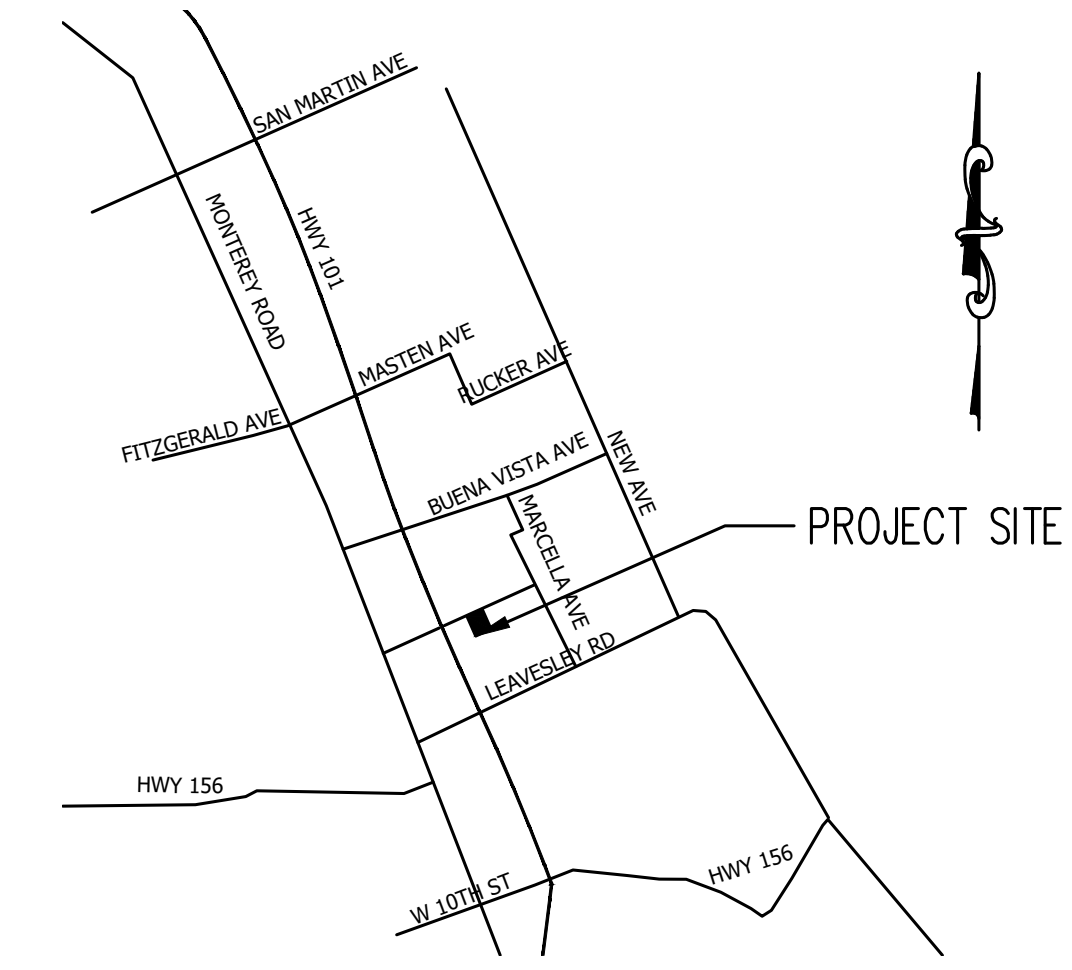
THE PROJECT SITE IS NOT WITHIN A FAULT ZONE.

THE PROJECT PROPOSES TO CONVERT AN EXISTING STRUCTURE TO AN OFFICE - SEE FLOOR PLANS.

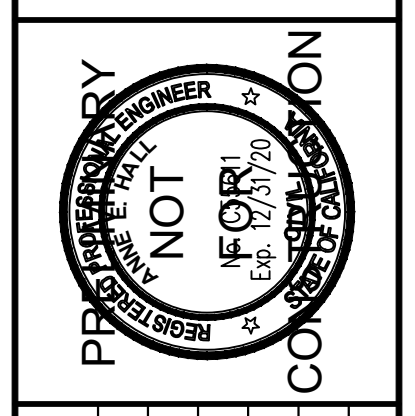
ROAD TO BE MIN 3" ASPHALT W/ 8" 95% COMPACTED AGGREGATE BASE.
 DRIVEWAY TO BE MIN 2" ASPHALT ON 4" AGGREGATE BASE, WITH 2' SHOULDER WHEN IN A FILL SITUATION. NEW IMPERVIOUS SURFACE NUMBERS INCLUDE THE UN-PERMITTED BASE ROCK PLACED PREVIOUSLY. ALL GRADES AND CUT/FILL NUMBERS ARE TO FINISH GRADE.

Use	Cut (CY)	Fill (CY)	Max Vert Depth (ft)
Residence Pad	0	0	0
Driveway	29.7	55.6	1.2'
County Road	41.4	19.2	0.6'

	Impervious Surfaces			
	Existing	Replaced	New	Total After
driveway	0	0	5874	5874
Road	0	0	2939	2939
	0	0	8813	8813



SAN BENITO ENGINEERING & SURVEYING, INC.
 502 Monterey Street Hollister, California 95023
 (831) 637-2763 email: info@sanbenitoeng.com



NO.	REVISIONS	DATE

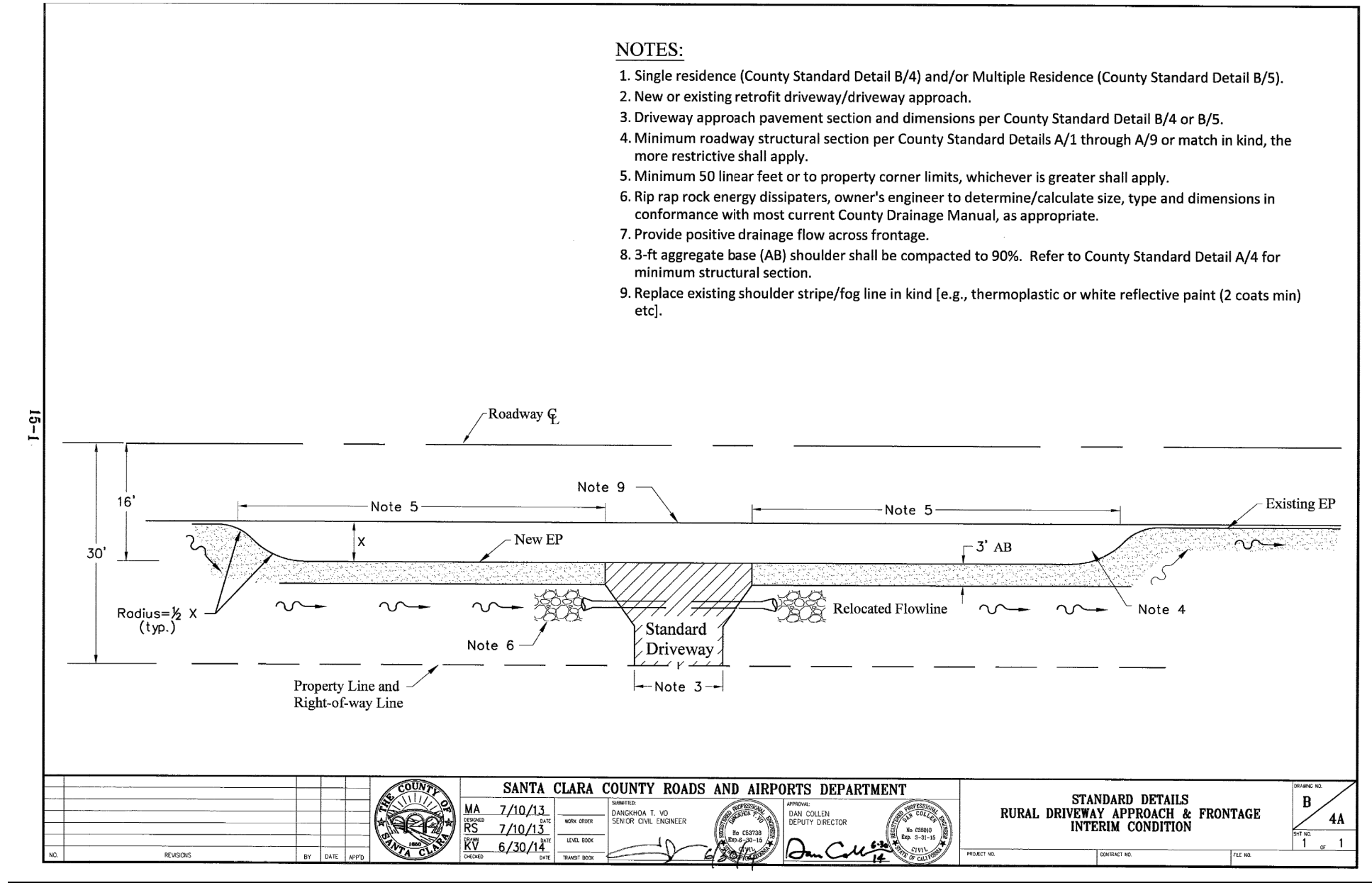
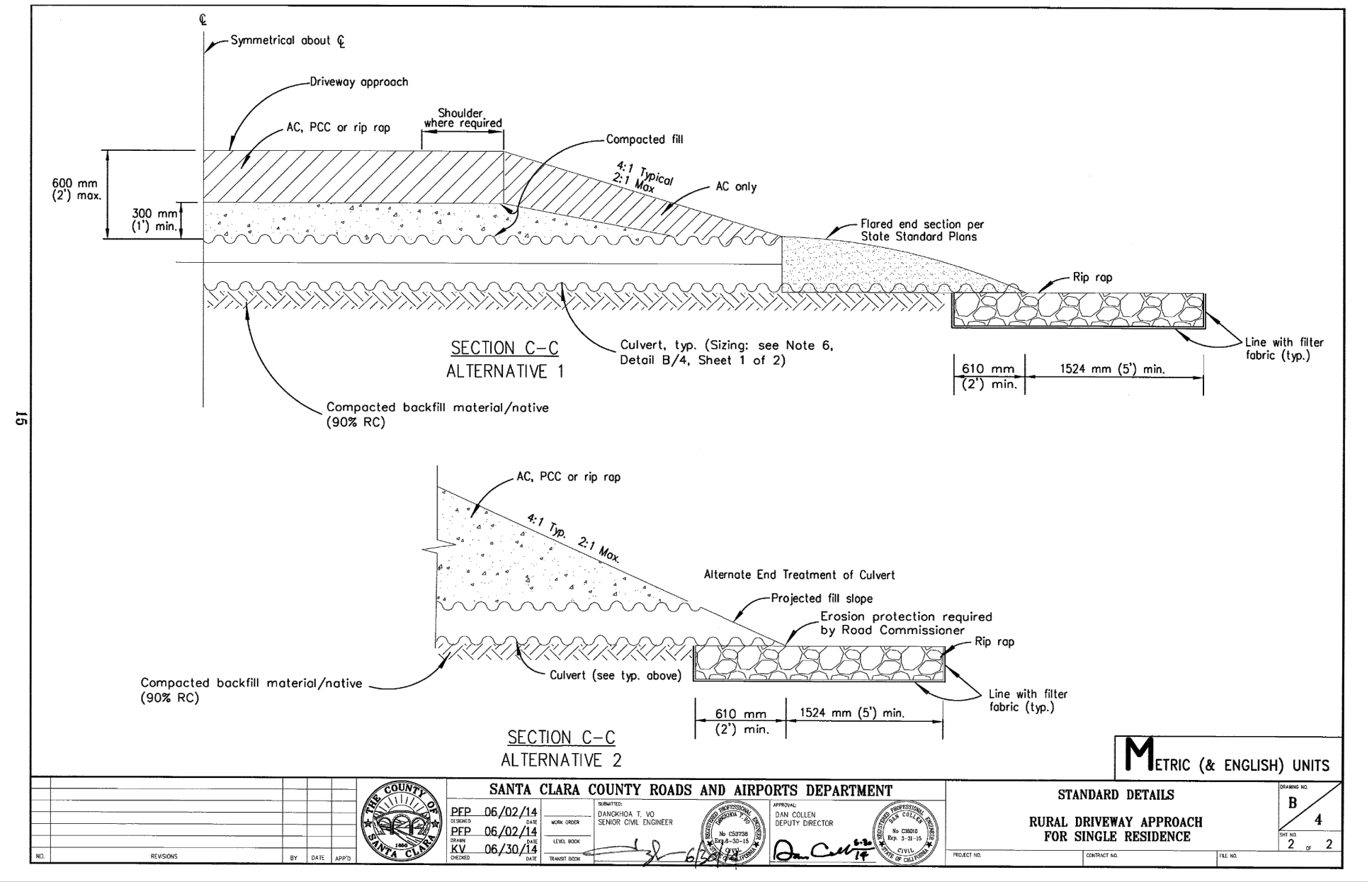
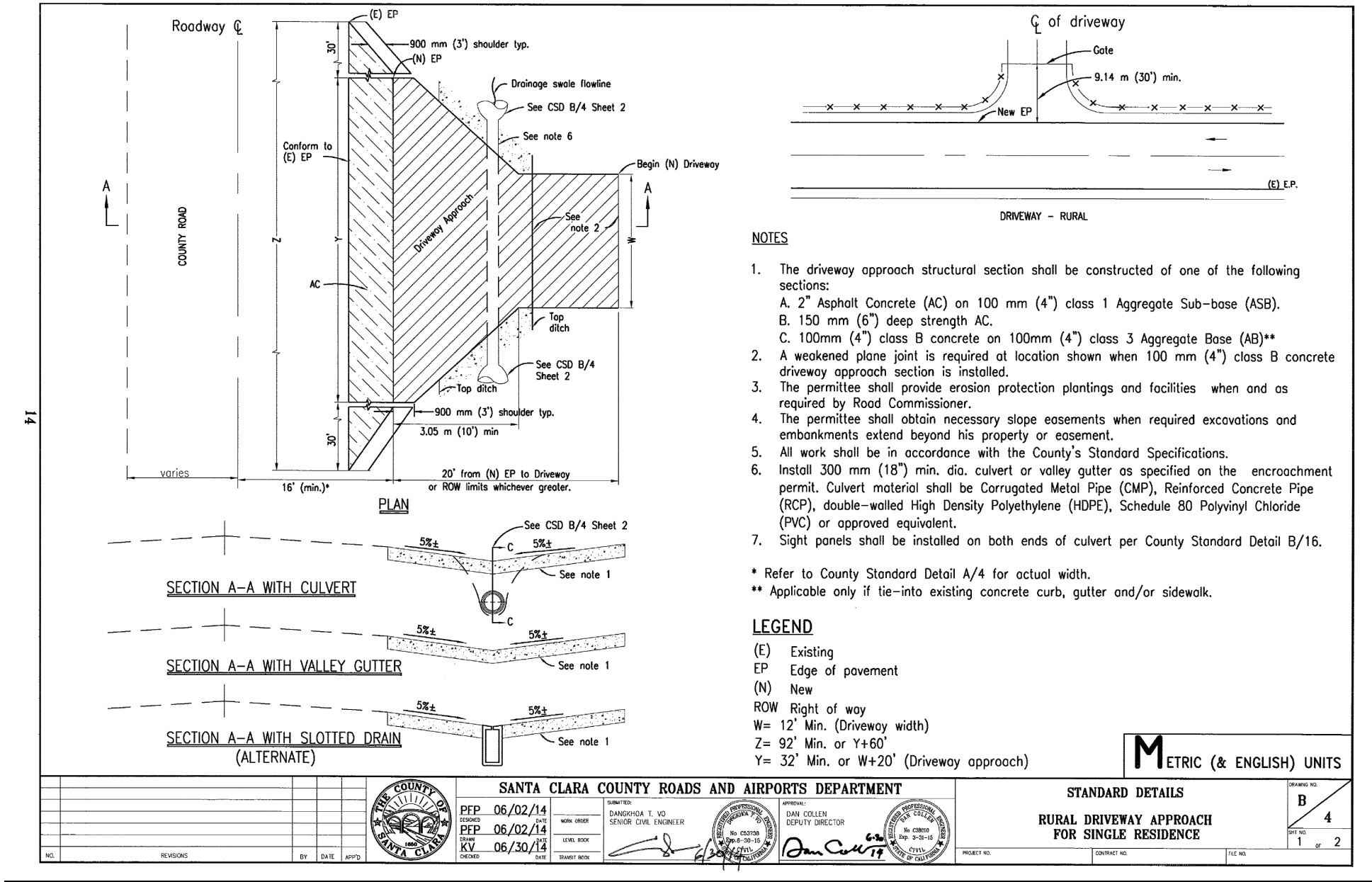
COUNTY OF SANTA CLARA
 APN 835-15-050
 800 LAS ANIMAS
 STATE OF CALIFORNIA

SITE PLAN
PROPOSED REMODEL OF PUMP HOUSE

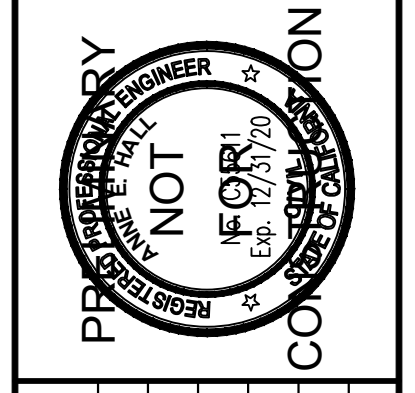
SCALE: 1" = 20'
 DATE: 10 April 2024
 JOB #: 123036
 DWG#: 123036 800pump house.dwg

SHEET: **C2**
 OF SHEETS

• FILE NAME: S:\Projects\123036\123036\123036.dwg • PLOTTED ON: Wednesday, 10 April 2024 at 10:56am by: ANILL •



SAN BENTO ENGINEERING & SURVEYING, INC.
 502 Monterey Street Hollister, California 95023
 (831) 637-2763 email: info@sanbentoeng.com



NO.	REVISIONS	DATE

COUNTY OF SANTA CLARA
 APN 835-15-050
 800 LAS ANIMAS
 STATE OF CALIFORNIA

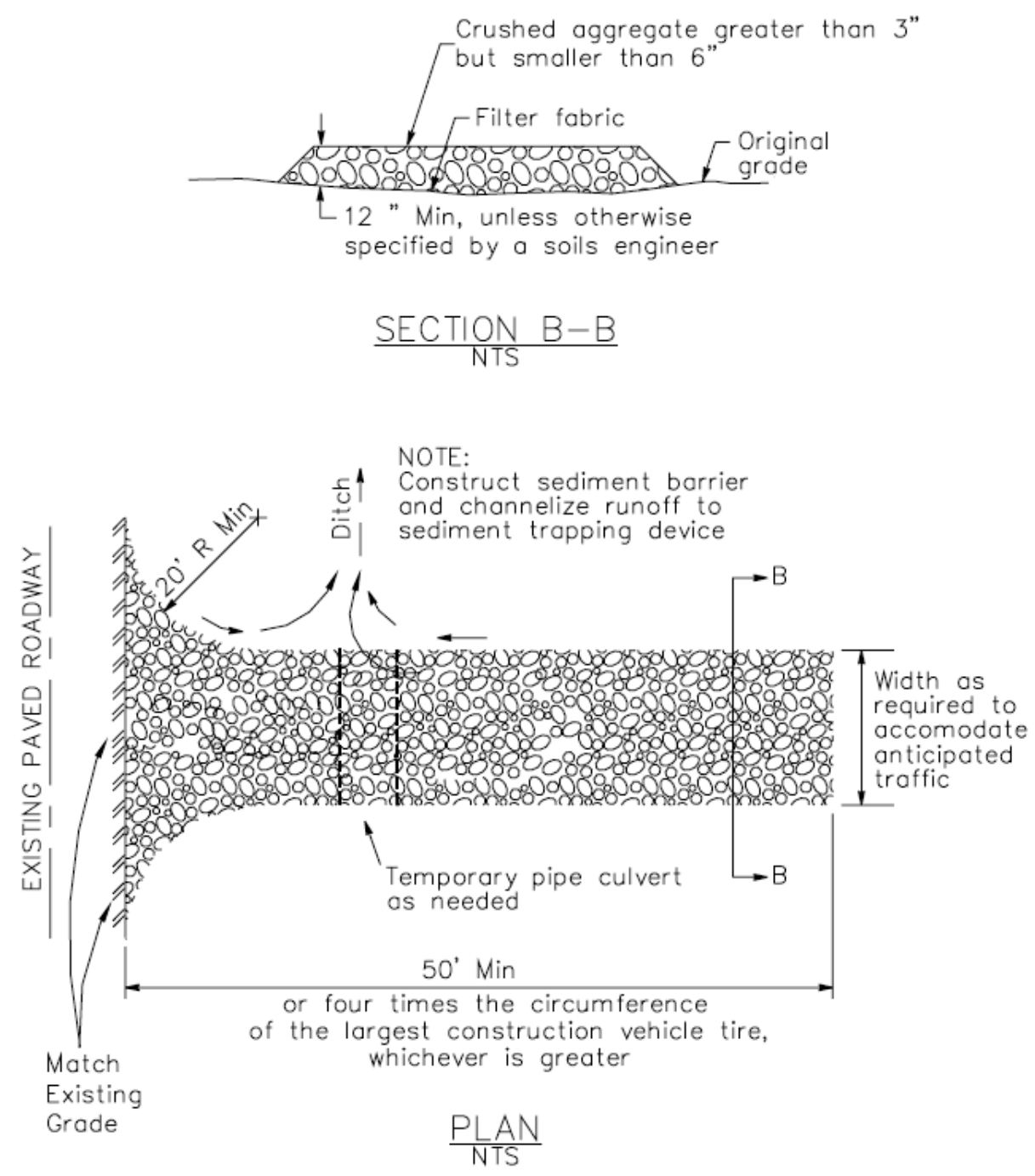
SITE PLAN
 DETAILS

SCALE: 1" = 20'
 DATE: 10 April 2024
 JOB #: 123036
 DWG: 123036 800pump house.dwg

SHEET: **C3**
 OF SHEETS

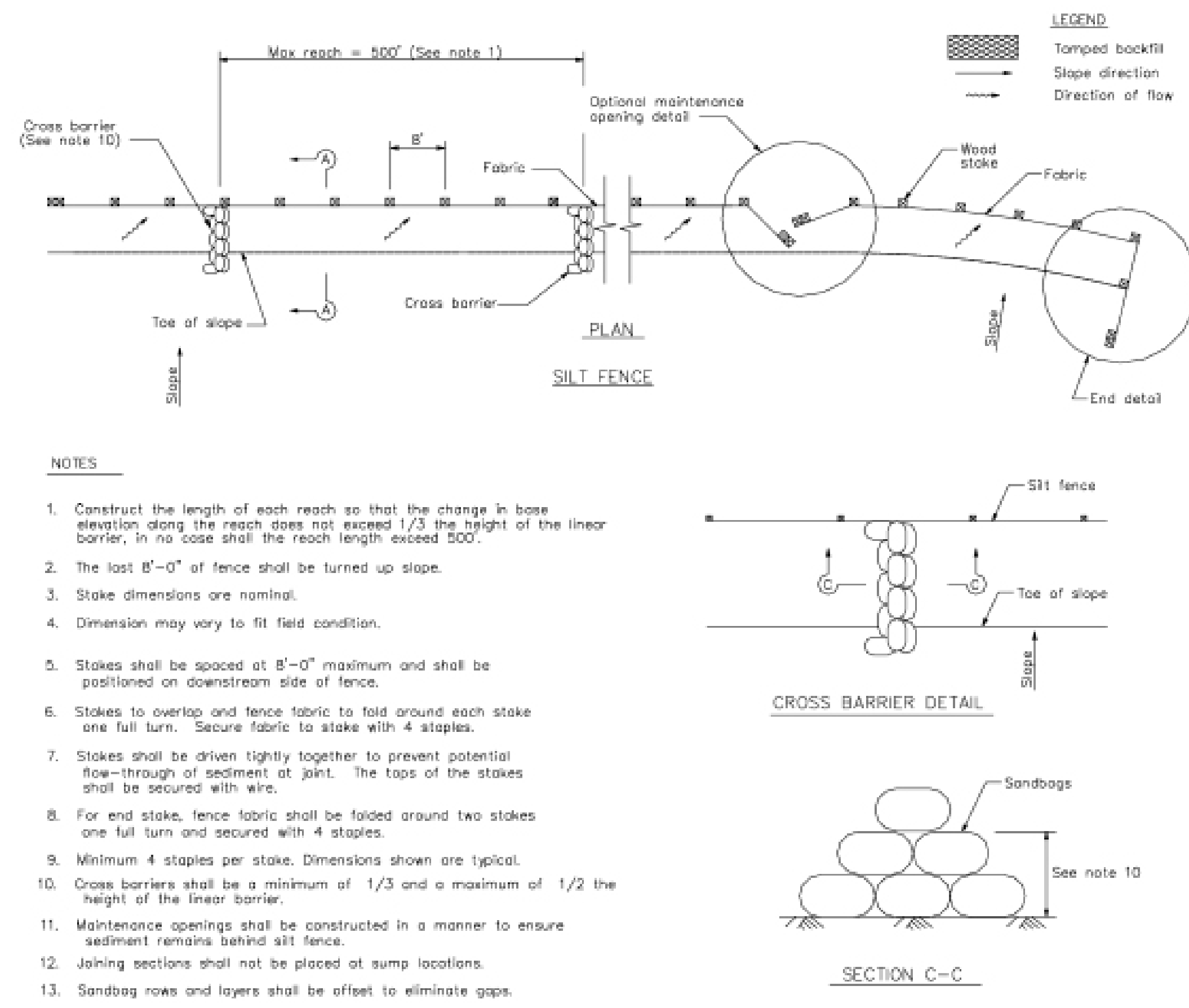
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



1 Silt Fence

CASQA Detail SE-1



- NOTES**
1. Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/3 the height of the linear barrier, in no case shall the reach length exceed 500'.
 2. The last B'-0" of fence shall be turned up slope.
 3. Stake dimensions are nominal.
 4. Dimension may vary to fit field condition.
 5. Stakes shall be spaced at B'-0" maximum and shall be positioned on downstream side of fence.
 6. Stakes to overlap and fence fabric to fold around each stake one full turn. Secure fabric to stake with 4 staples.
 7. Stakes shall be driven tightly together to prevent potential flow-through of sediment at joint. The tops of the stakes shall be secured with wire.
 8. For end stake, fence fabric shall be folded around two stakes one full turn and secured with 4 staples.
 9. Minimum 4 staples per stake. Dimensions shown are typical.
 10. Cross barriers shall be a minimum of 1/3 and a maximum of 1/2 the height of the linear barrier.
 11. Maintenance openings shall be constructed in a manner to ensure sediment remains behind silt fence.
 12. Joining sections shall not be placed at sump locations.
 13. Sandbag rows and layers shall be offset to eliminate gaps.

STANDARD BEST MANAGEMENT PRACTICE NOTES

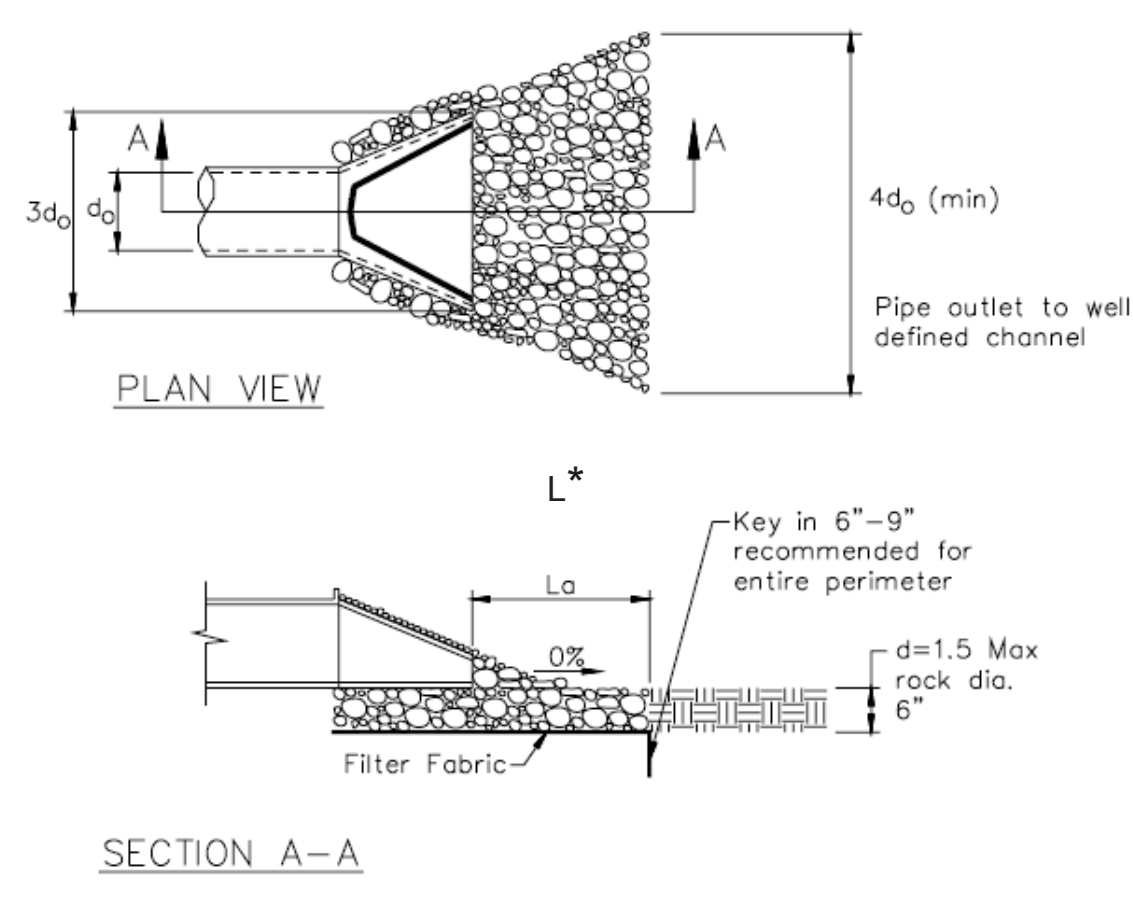
1. **Solid and Demolition Waste Management:** Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C3) or latest.
2. **Hazardous Waste Management:** Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material hauler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
3. **Spill Prevention and Control:** Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
4. **Vehicle and Construction Equipment Service and Storage:** An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of 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.
5. **Material Delivery, Handling and Storage:** In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
6. **Handling and Disposal of Concrete and Cement:** When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where wasted concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
7. **Pavement Construction Management:** Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
8. **Contaminated Soil and Water Management:** Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
9. **Sanitary/Septic Water Management:** Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
10. **Inspection & Maintenance:** Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

STANDARD EROSION CONTROL NOTES

1. **Sediment Control Management:**
 - Tracking Prevention & Clean Up:** Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or, more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.
 - Storm Drain Inlet and Catch Basin Inlet Protection:** All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber 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, etc.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
2. **Erosion Control:** During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
3. **Inspection & Maintenance:** Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.
4. **Project Completion:** Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
5. It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
6. Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

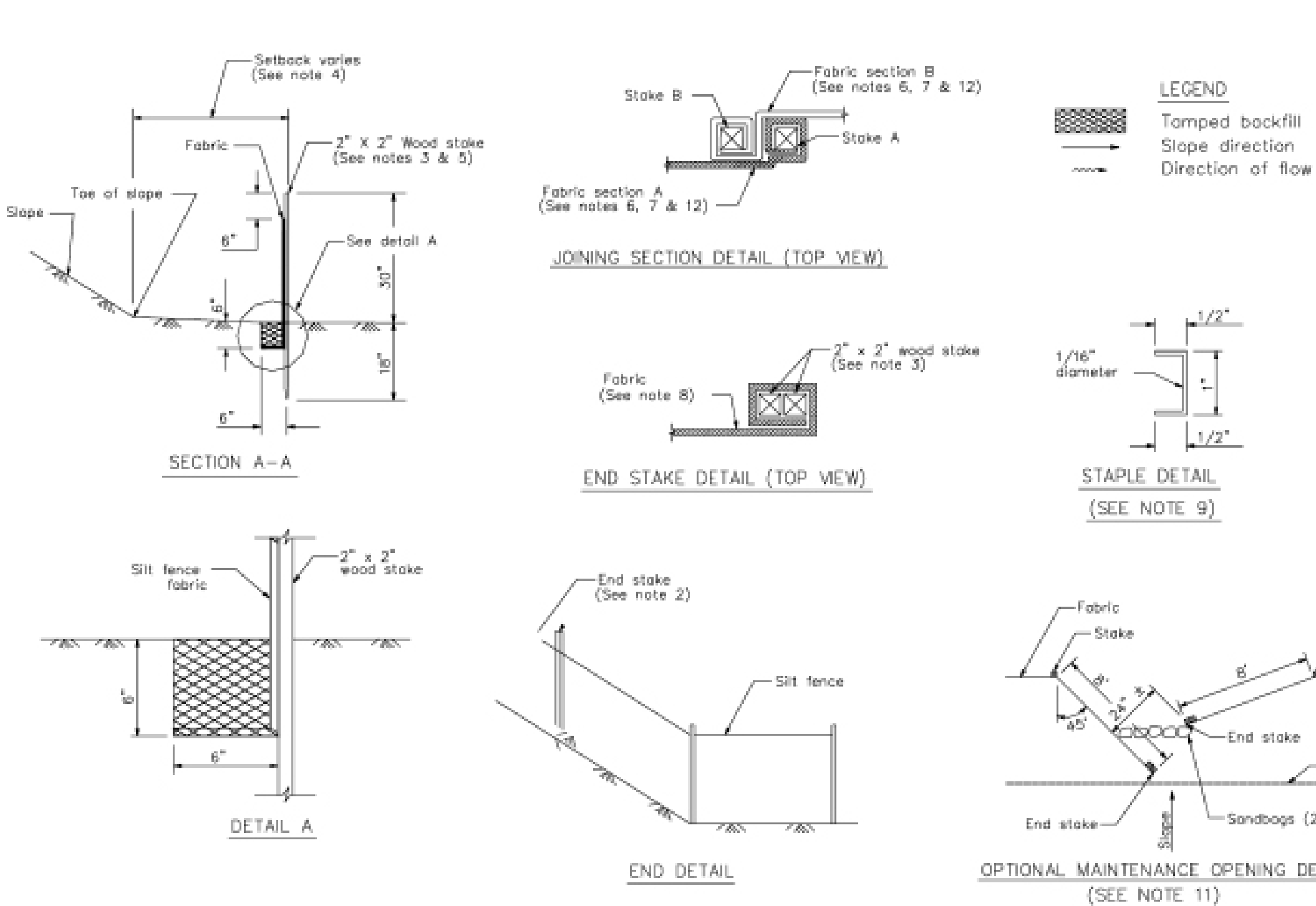
4 Velocity Dissipation Devices

CASQA Detail EC-10



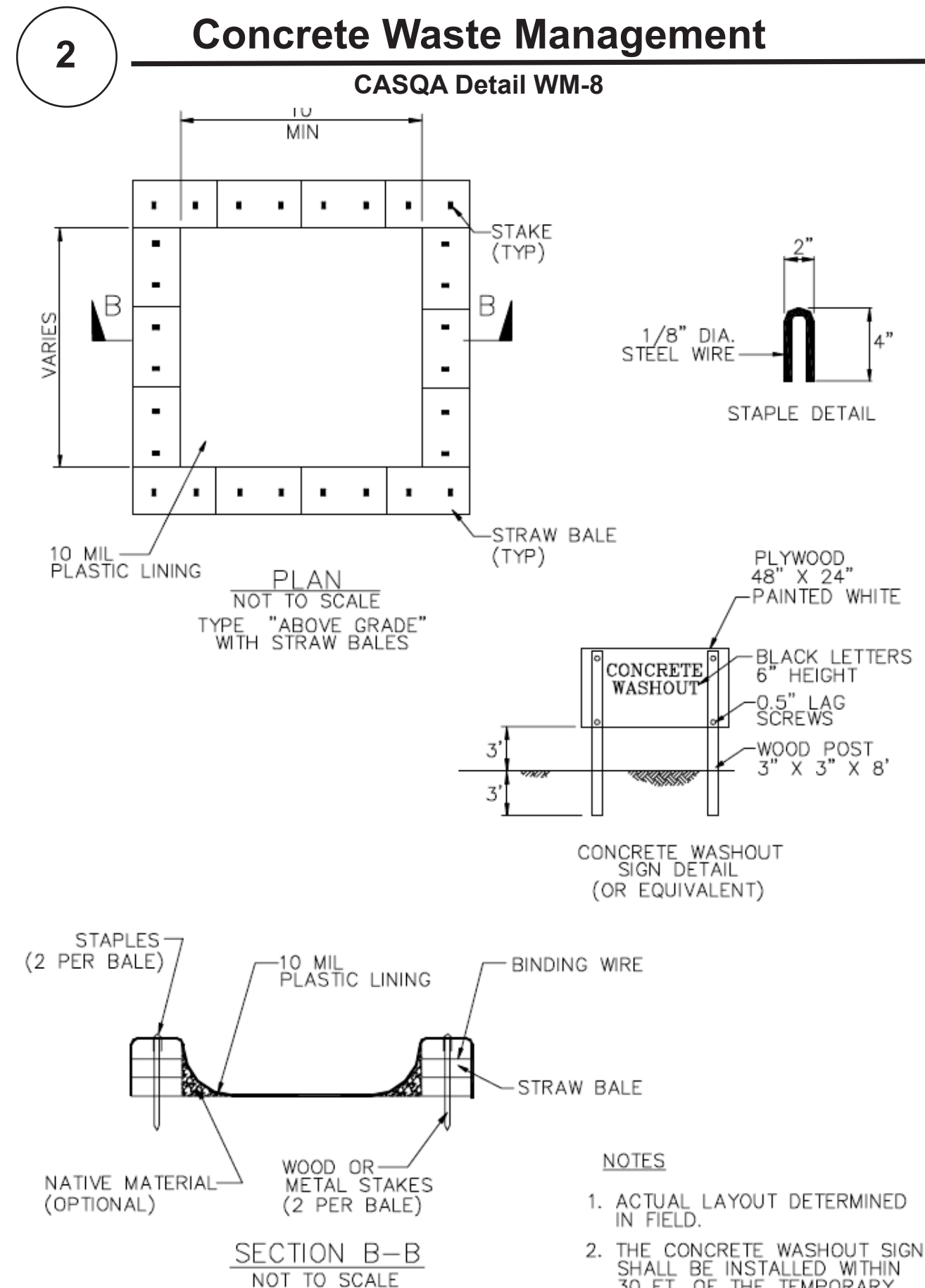
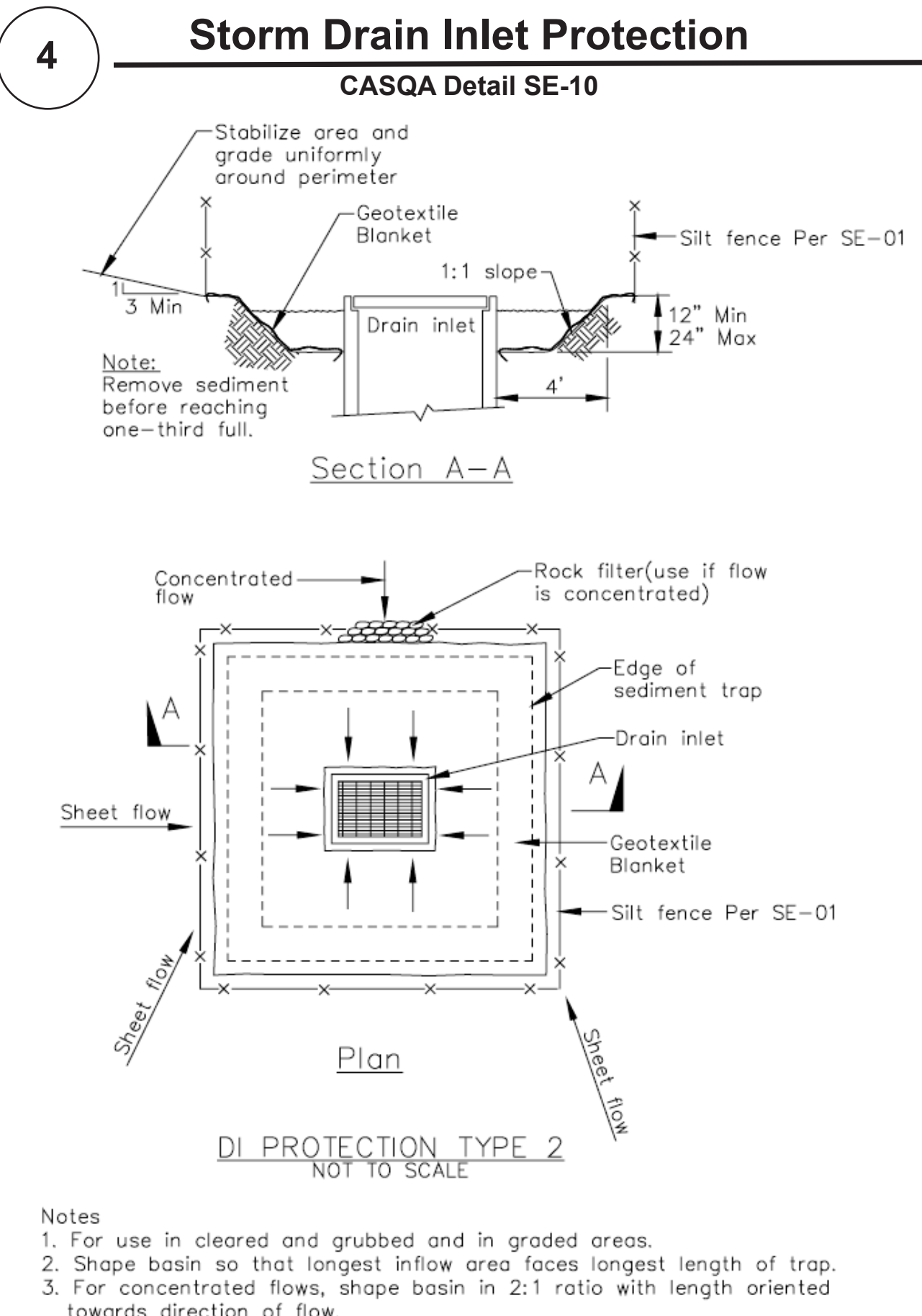
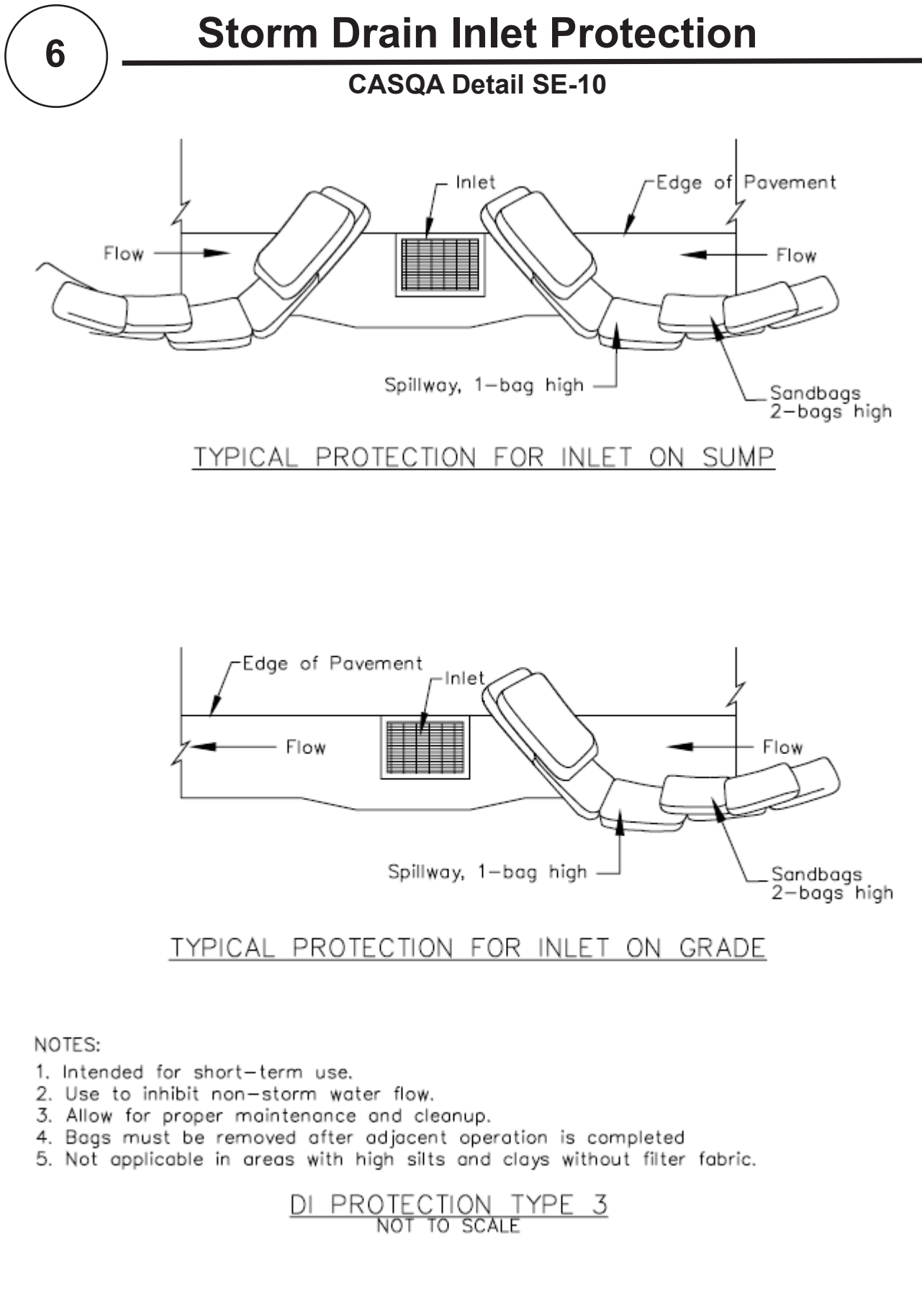
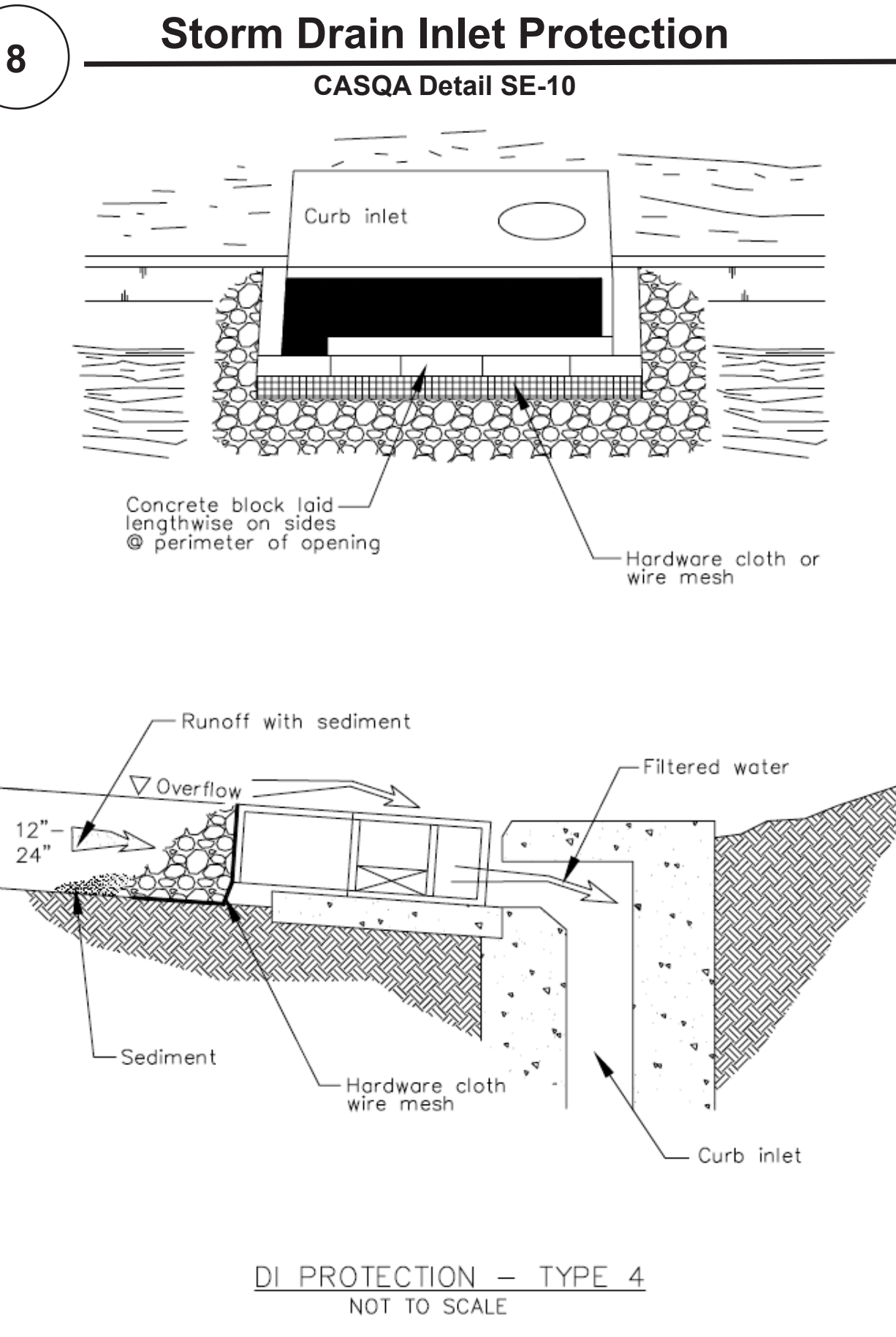
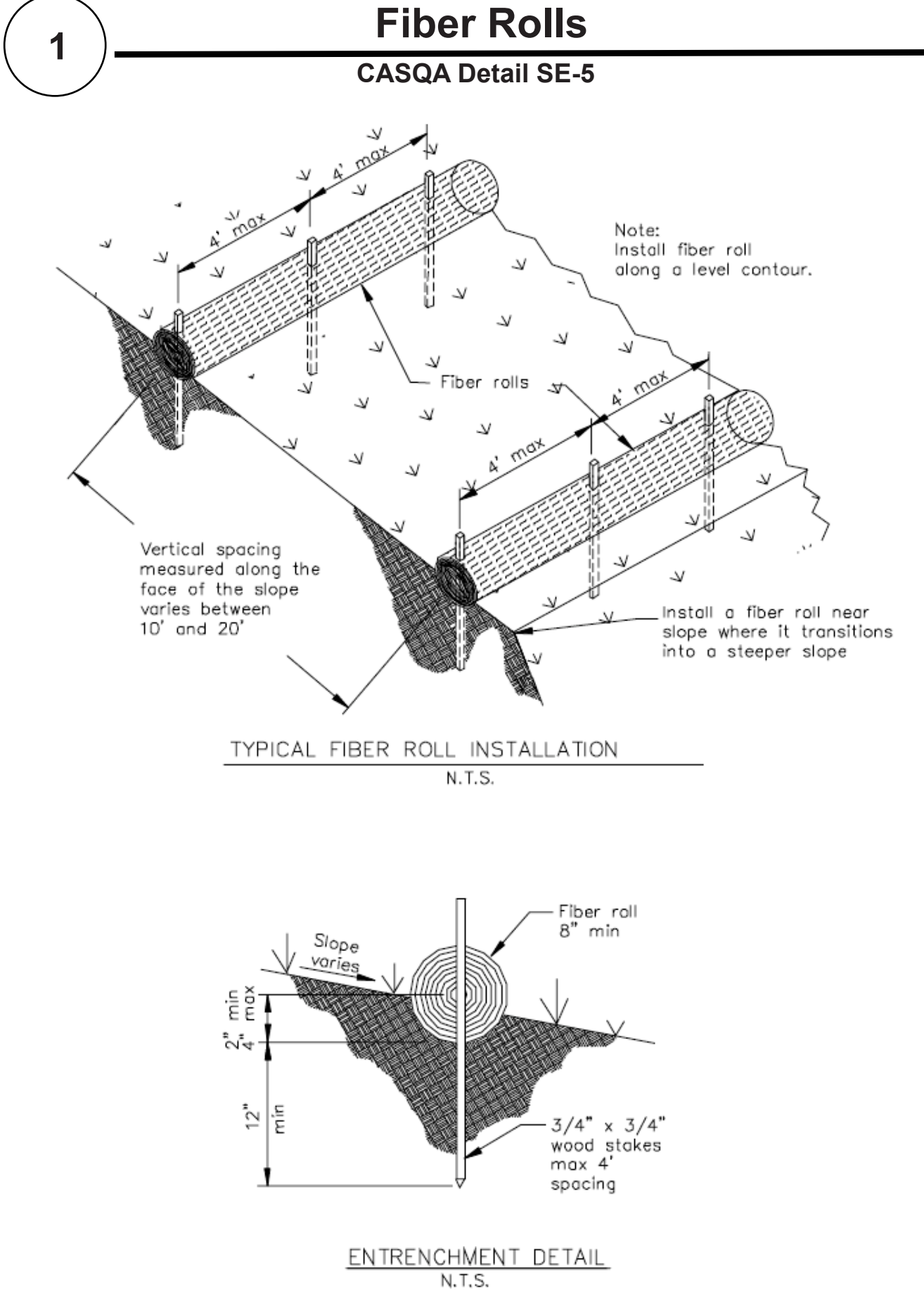
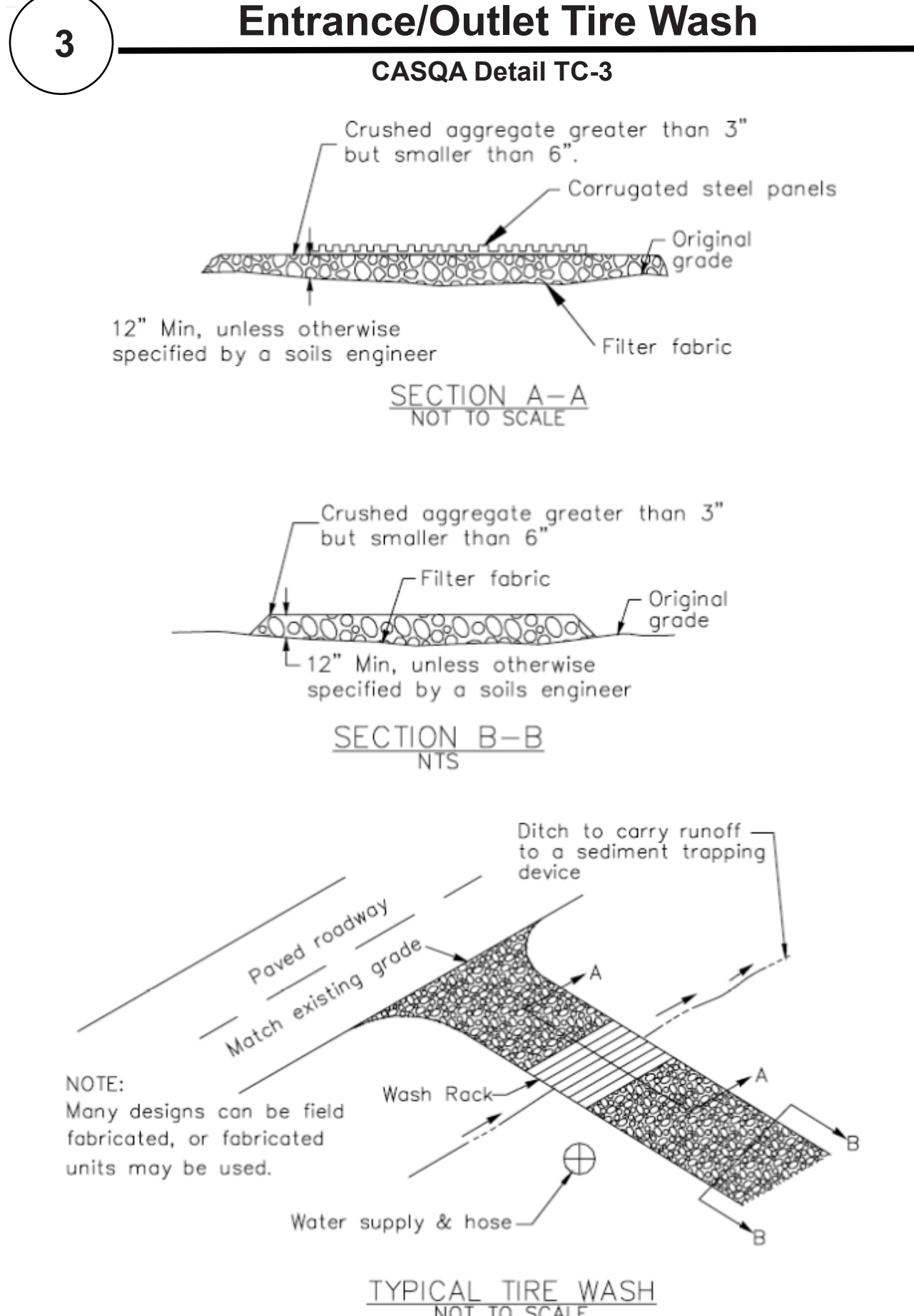
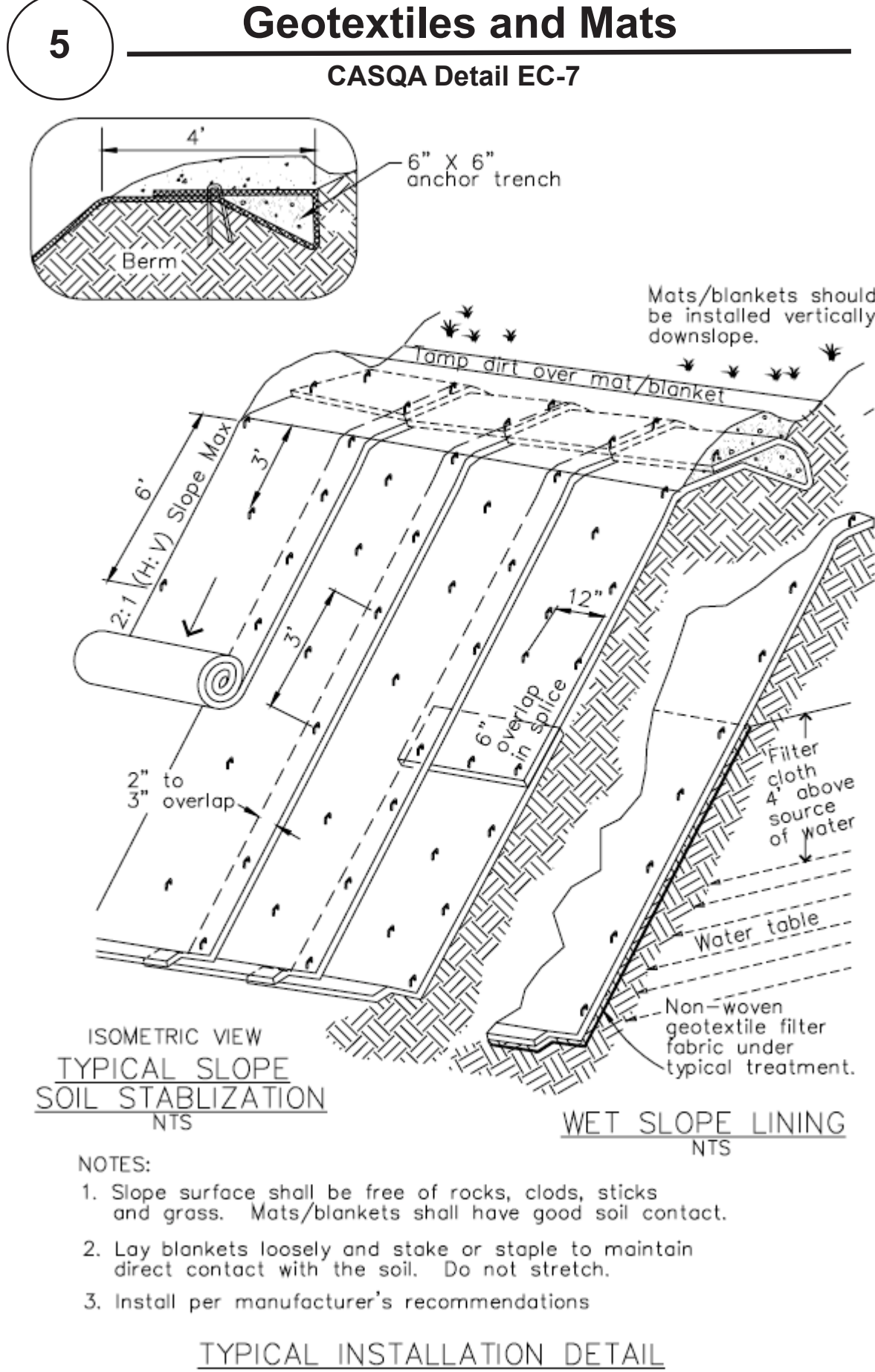
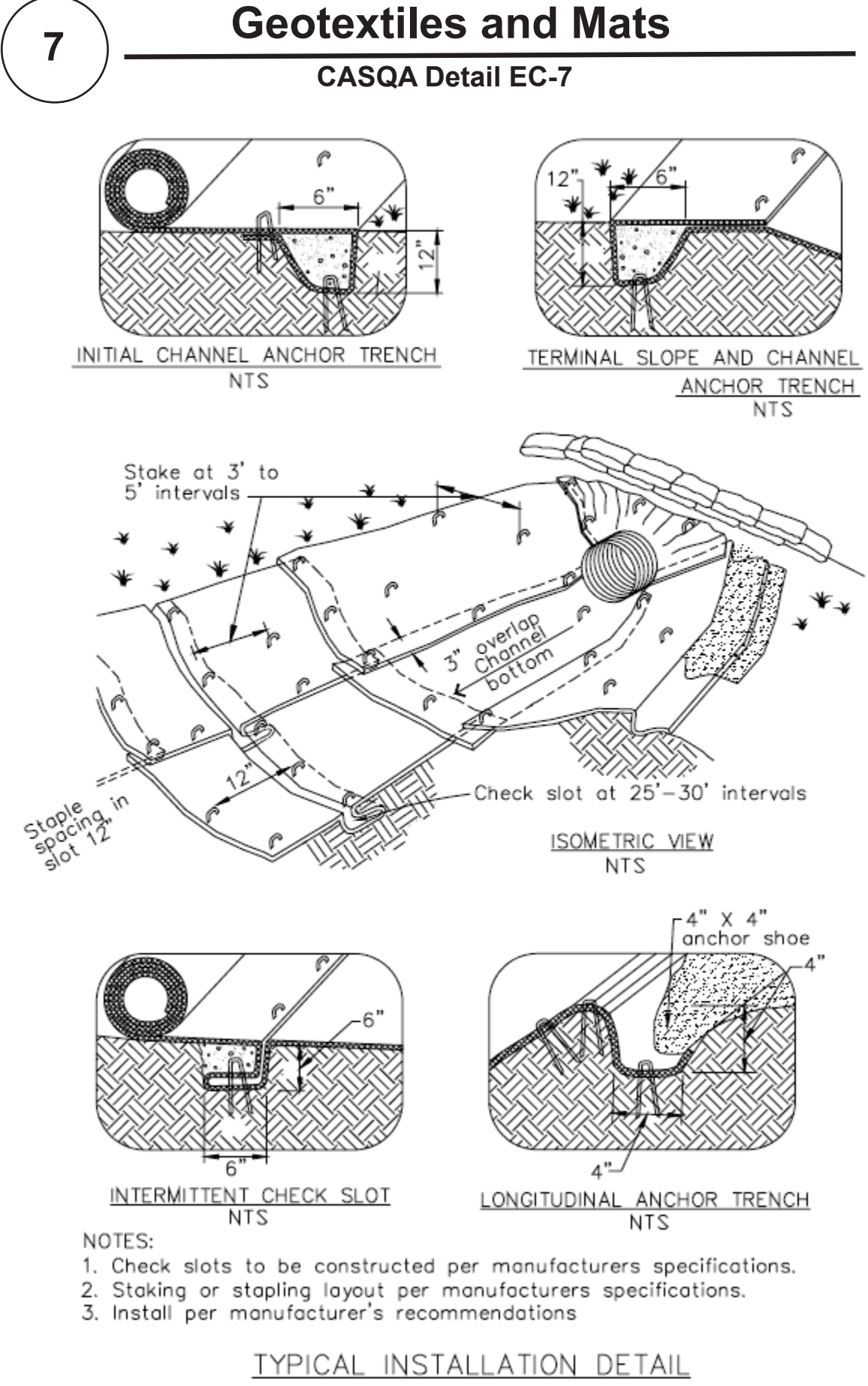
2 Silt Fence

CASQA Detail SE-1



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

Project Information
GURPREET SANGHA
800 LAS ANIMAS AVE.
GILROY, CA 95020



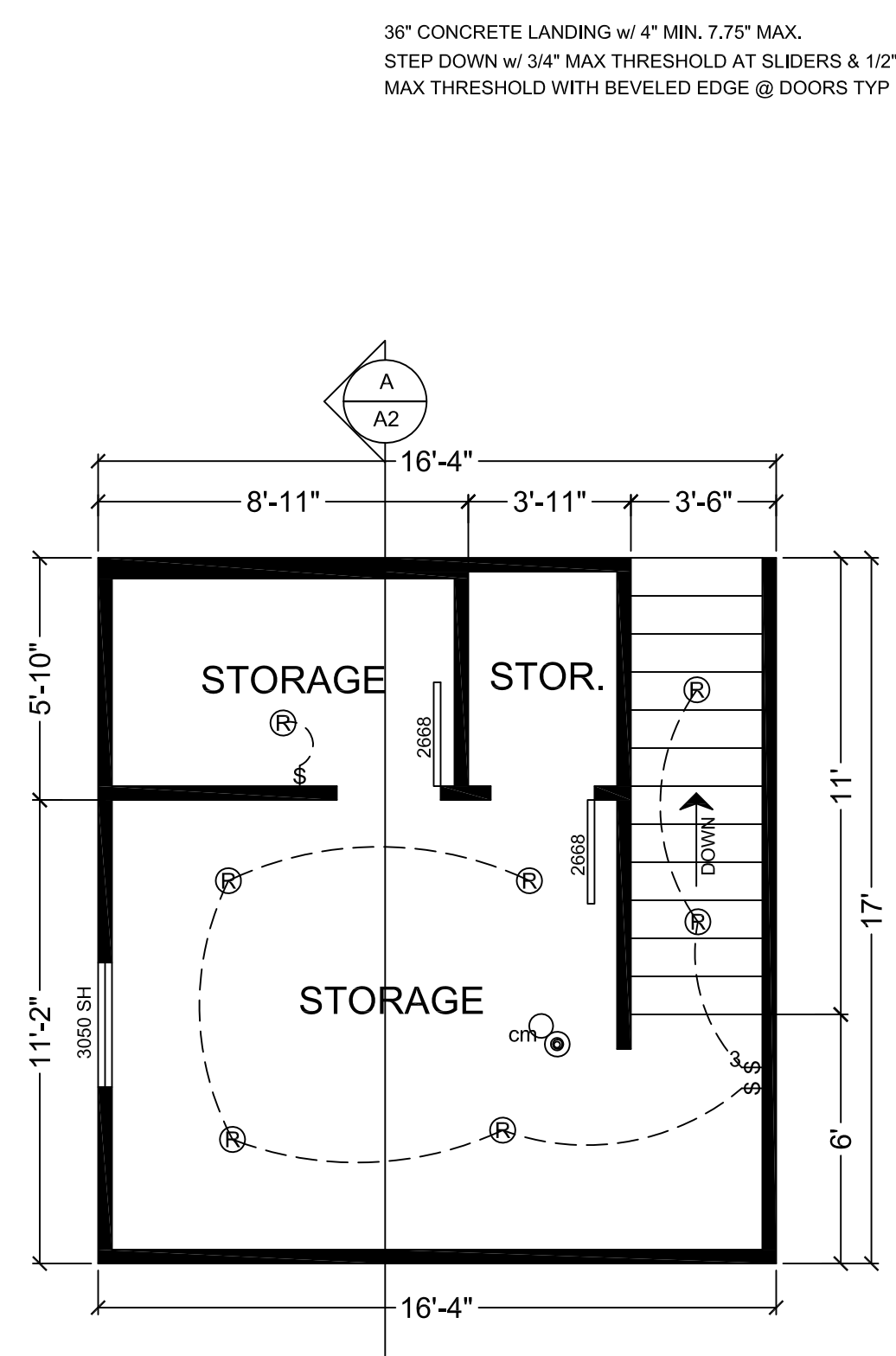
Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003. Available from www.cabmphandbooks.com.

GURPREET SANGHA
800 LAS ANIMAS AVE.
GILROY, CA 95020

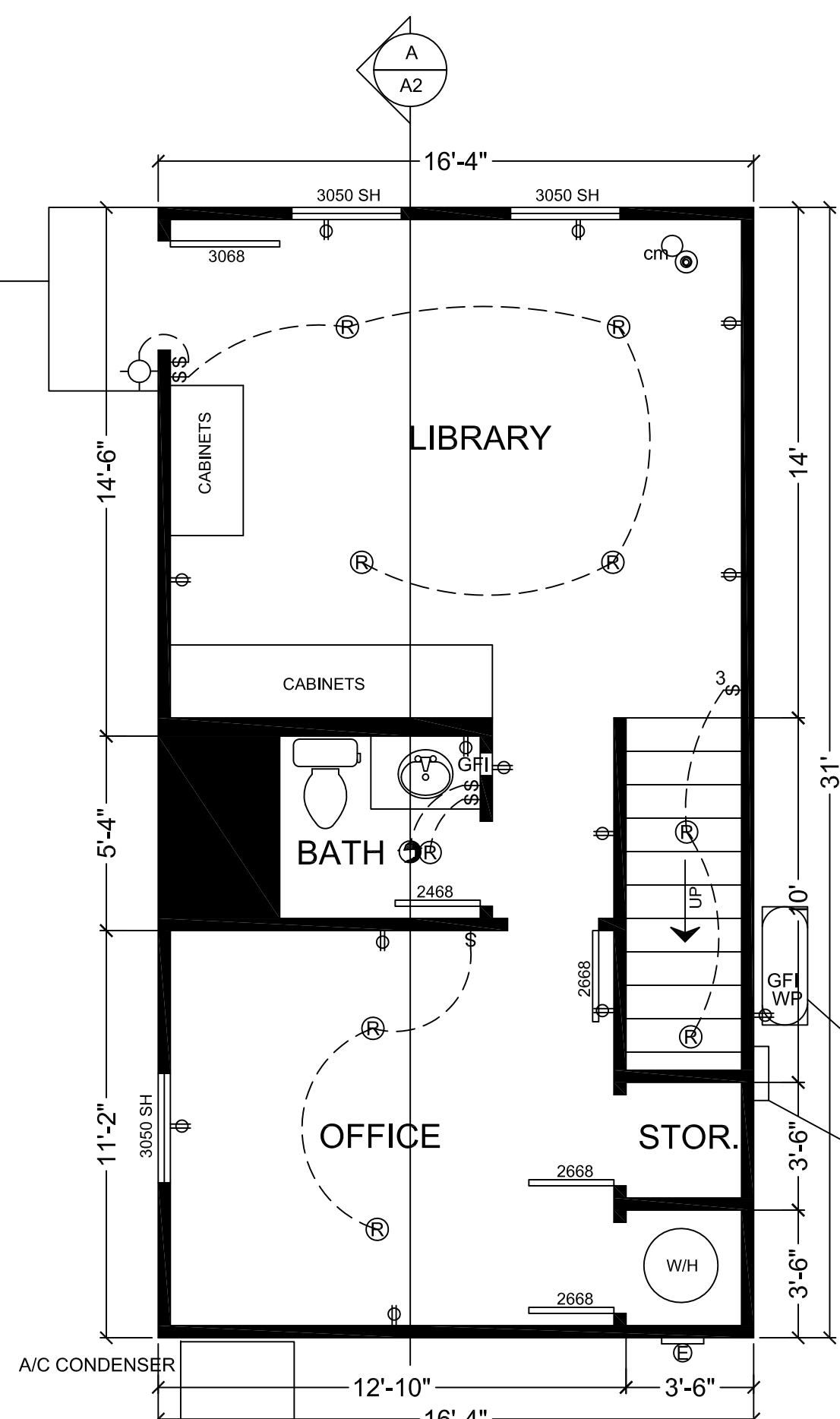
Project Information

ELECTRICAL/PLUMBING

	DUPLEX RECEPTACLE (all outlets AFCI unless noted as GFCI)
	RECESSED FIXTURE
	OUTDOOR LIGHTING FIXTURE
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	SWITCH
	EXHAUST FAN ENERGY STAR RATED
	NEW 200 AMP PANEL UPGRADE FROM 100 AMP
	GROUND FAULT INTERRUPTOR
	WATER PROOF BUBBLE COVER FOR OUTDOOR RECEPTACLES

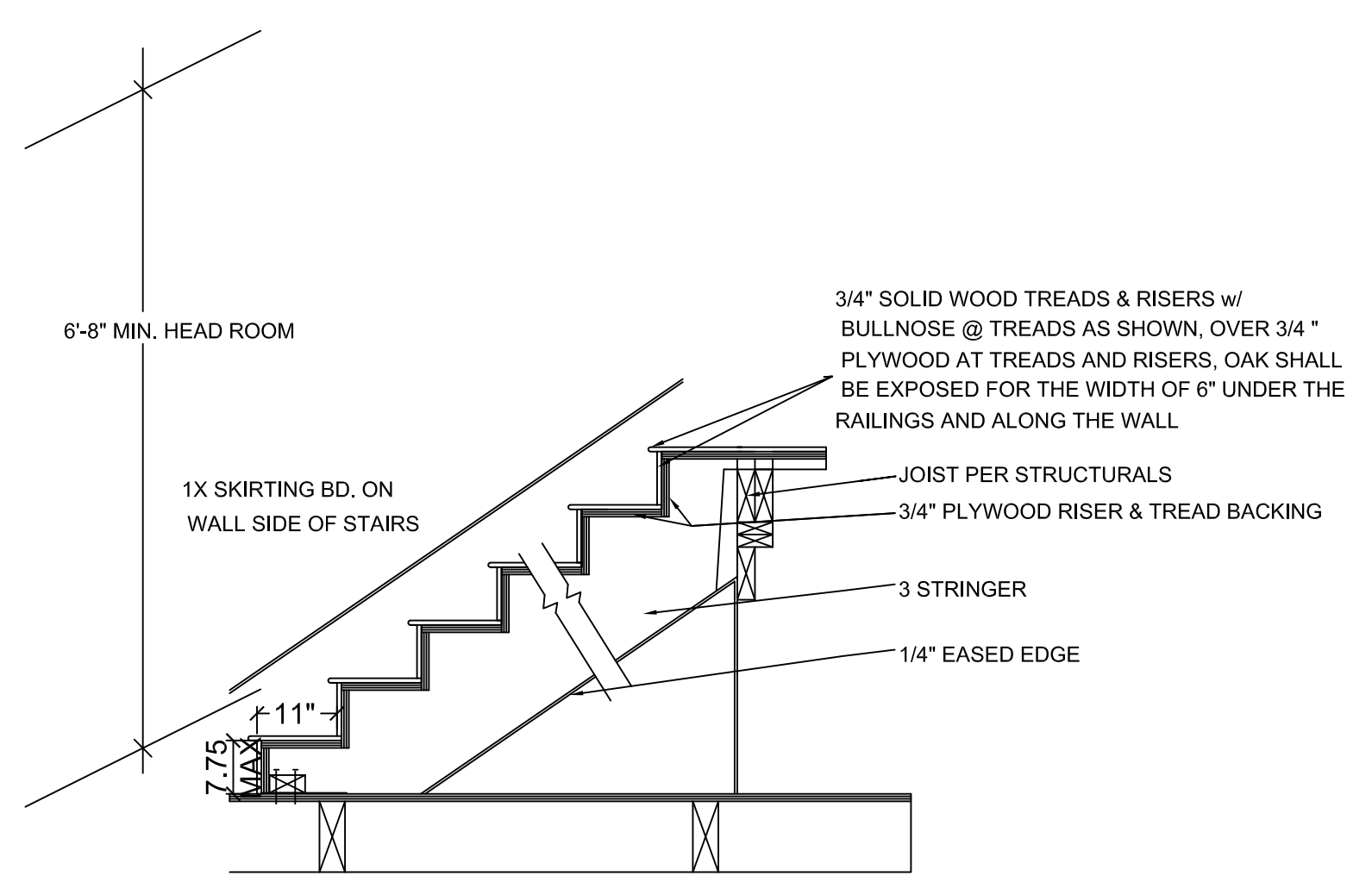
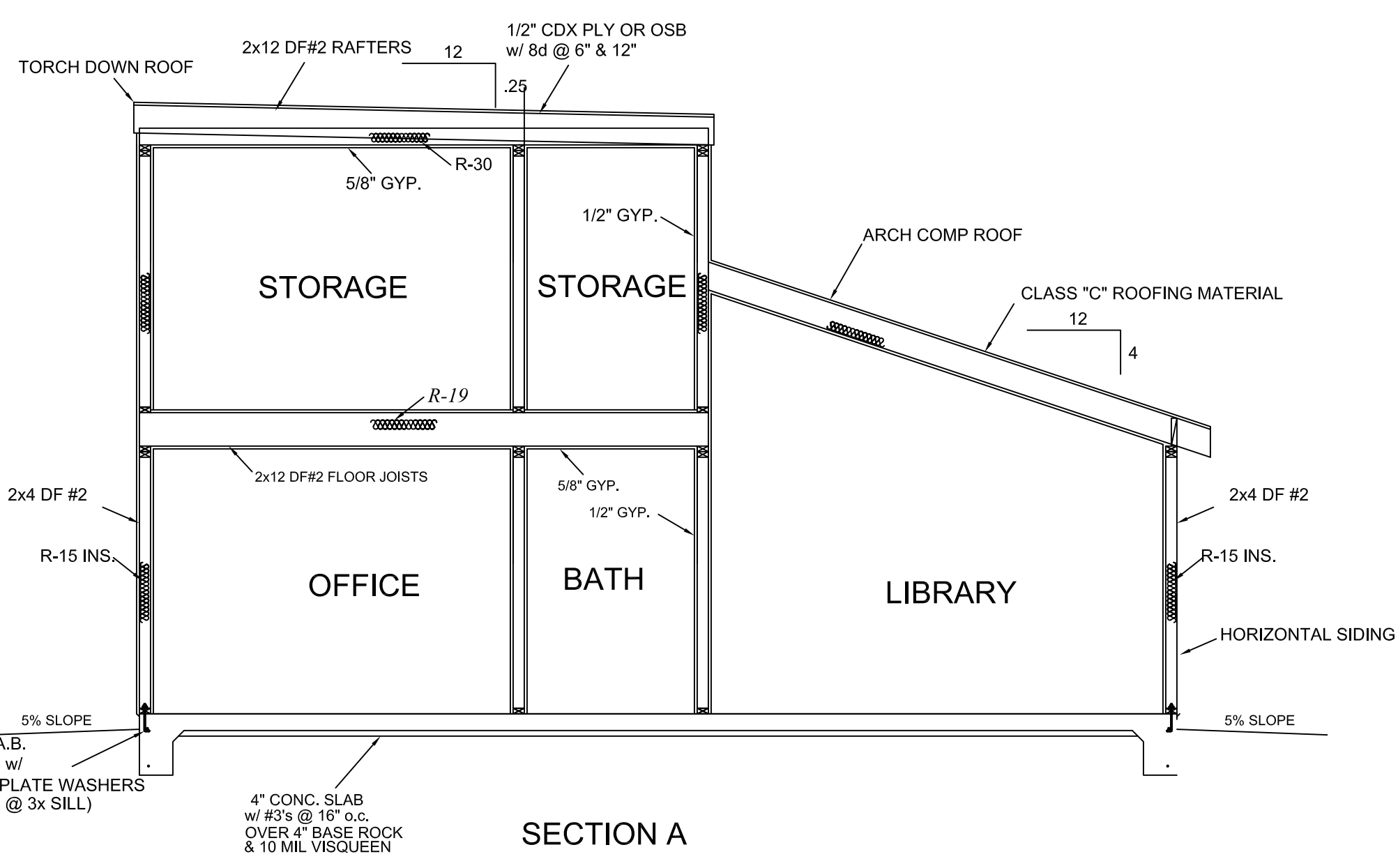
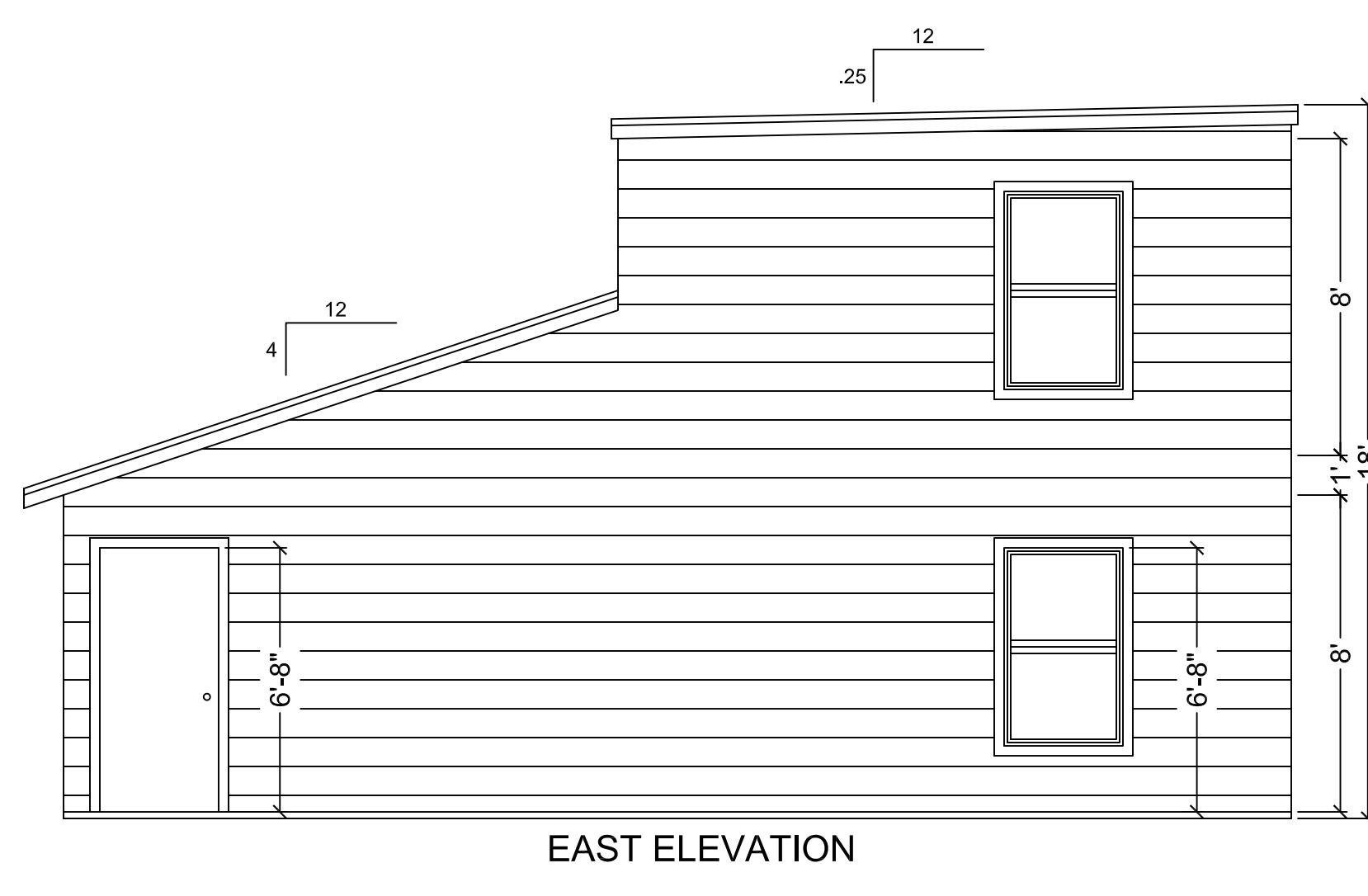
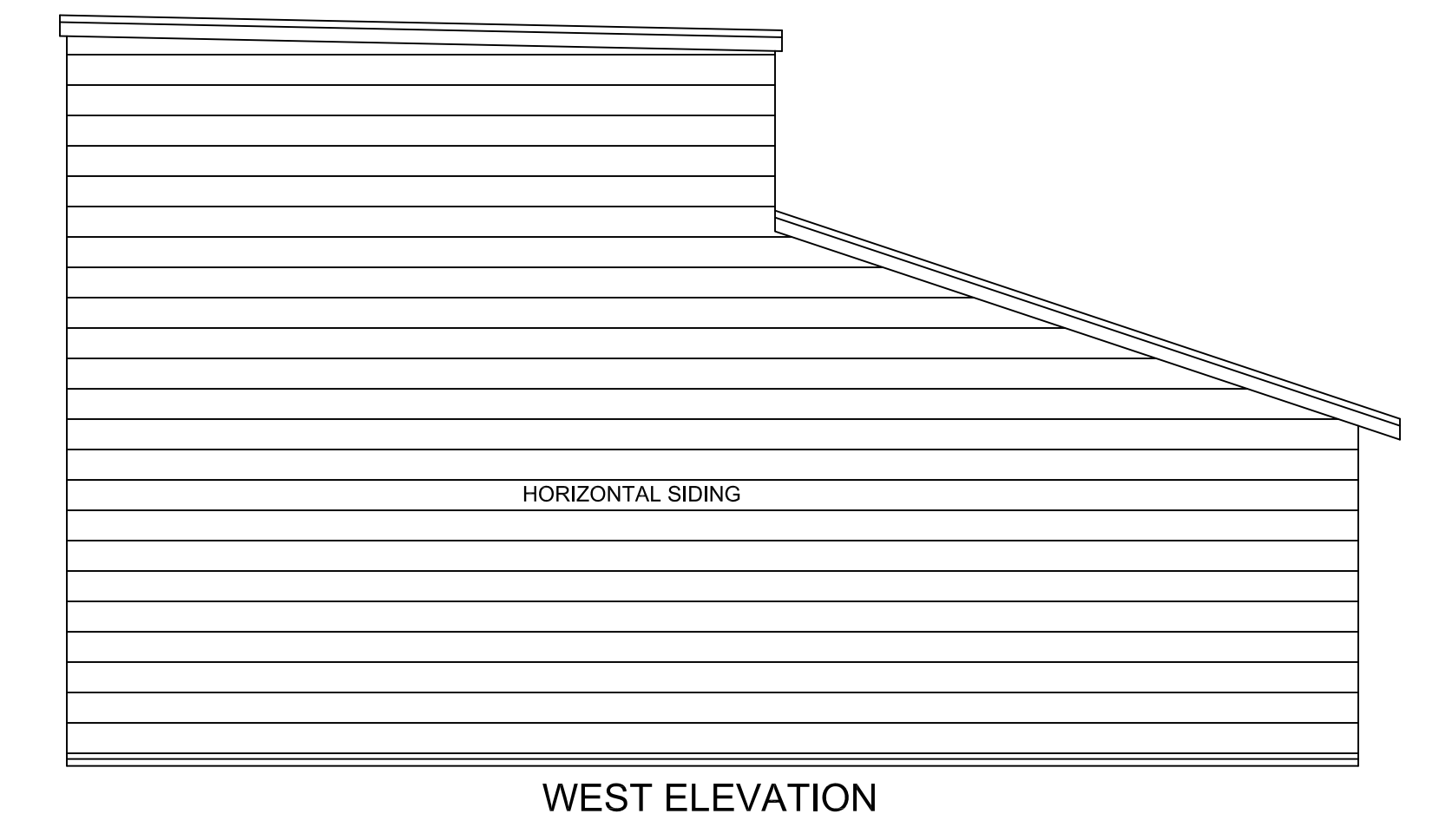
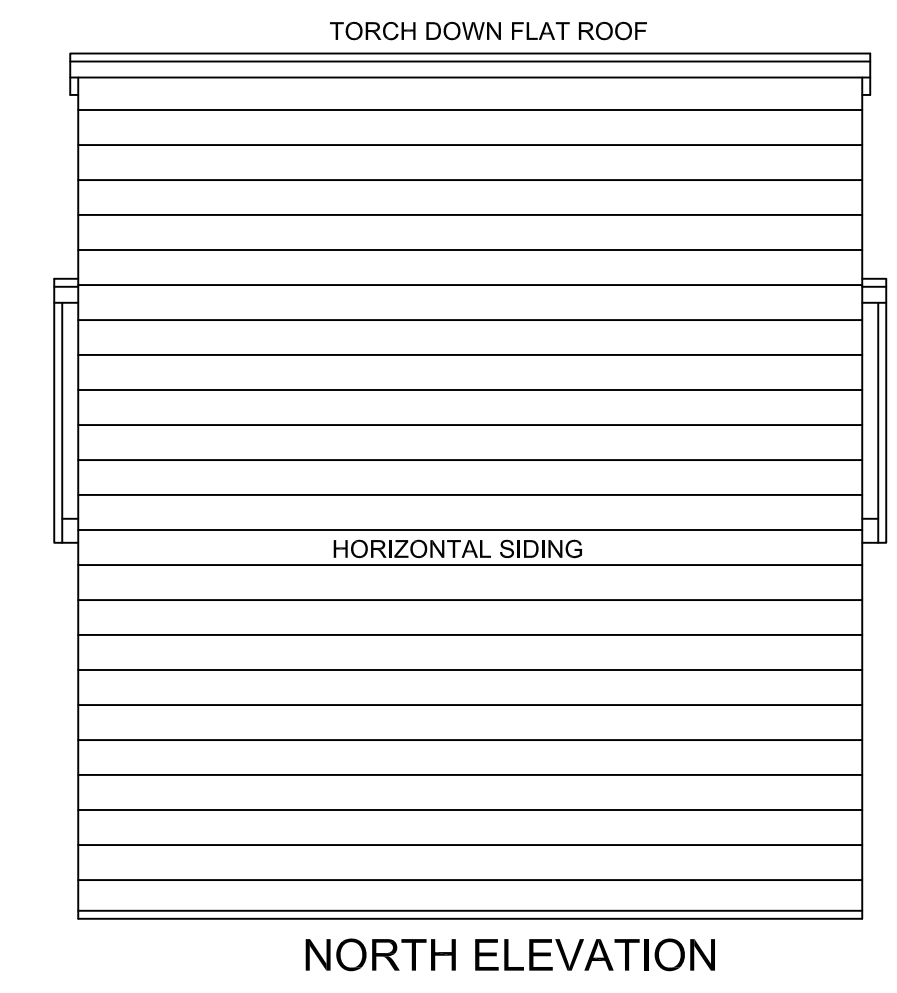
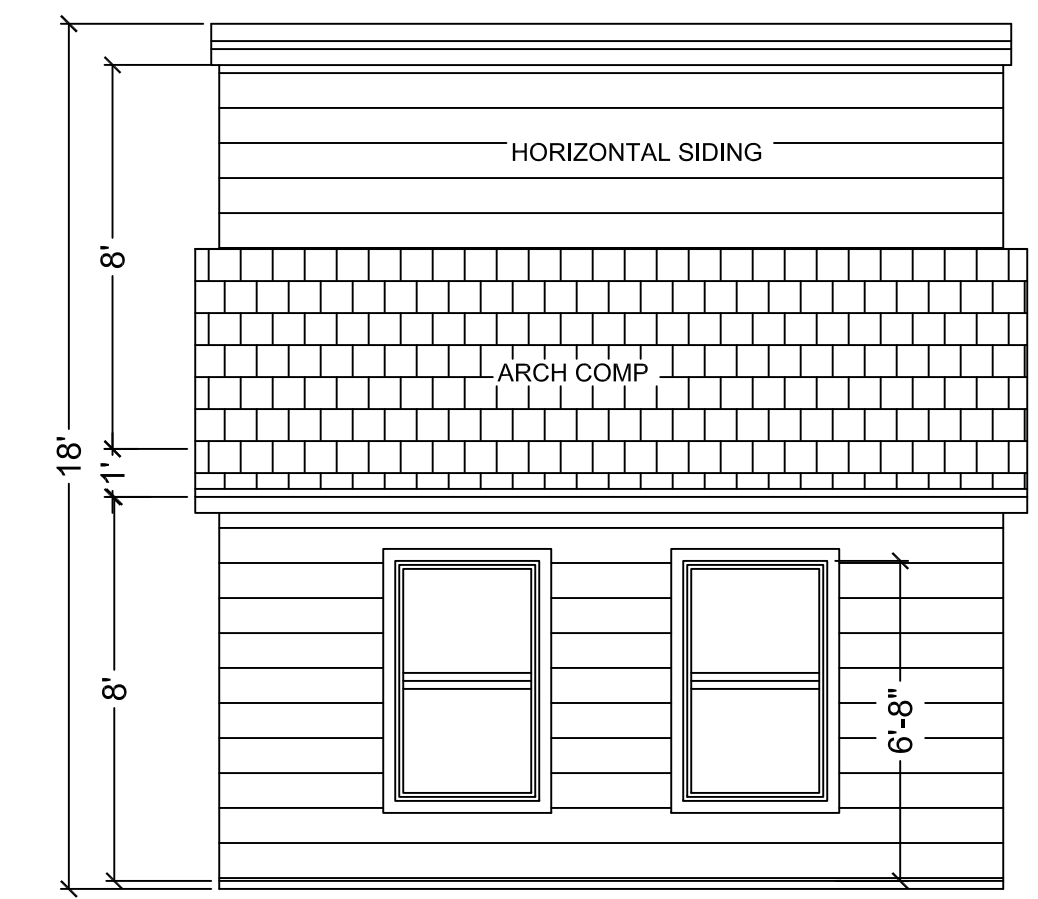


AS-BUILT HOME OFFICE 2ND STORY
1ST FLOOR AREA: 506 S.F.
2ND FLOOR AREA: 235 S.F.
TOTAL AREA: 741 S.F.



AS-BUILT HOME OFFICE 1ST STORY
1ST FLOOR AREA: 506 S.F.
2ND FLOOR AREA: 235 S.F.
TOTAL AREA: 741 S.F.

ATTIC VENT CALCS
506 SQ. FT. / 150 = 3.37
4.46 x 144 = 486 SQ INCHES OF NET FREE VENTILATION AREA
PROVIDE A TOTAL OF (18) 3.5"X22"
WUI APPROVED SCREENED EAVE VENTS w/ 54 SQ FT NFVA
(provides 2 vents added for attic fan)
(maximum of every second rafter/truss bay)
net free area of proposed vents shall be used
adjust calculations as necessary if another wui approved vent is used
provide min 1" airspace @ roof eave vents



STAMP SPACE

[Signature]

REVISIONS

1	
2	
3	
4	
5	
6	
7	
8	

SOUTH BAY DESIGN
SOUTH BAY DESIGN
DBA
ALEX VALLES
PRINCIPAL/OWNER
P.O. BOX 27
HOLLISTER, CA 95024
831.207.9677
sbdesign27@yahoo.com

REMODEL DETACHED HOME OFFICE
GURPREET SANGHA
800 LAS ANIMAS AVE.
GILROY, CA 95020

EXISTING HOME
OFFICE PLAN

DRAWN BY
A.V.
CHECKED

DATE
8.23.23
SCALE
1/4" = 1'-0"
JOB NO.

SHEET
A2

LARGEST ADJACENT OPENING HEIGHT* (INCHES)	MINIMUM LENGTH (INCHES)		
	8-ft Wall	9-ft Wall	10-ft Wall
102	N/A	N/A	40
99	N/A	N/A	38
96	N/A	N/A	37
93	N/A	36	36
90	N/A	34	34
87	N/A	33	33
84	32	32	32
81	30	30	30
78	29	29	30
75	28	28	30
72	27	27	30
69	26	27	30
66	25	27	30
63	24	27	30

For SI: 1 inch = 25.4 mm, 1 foot = 305 mm

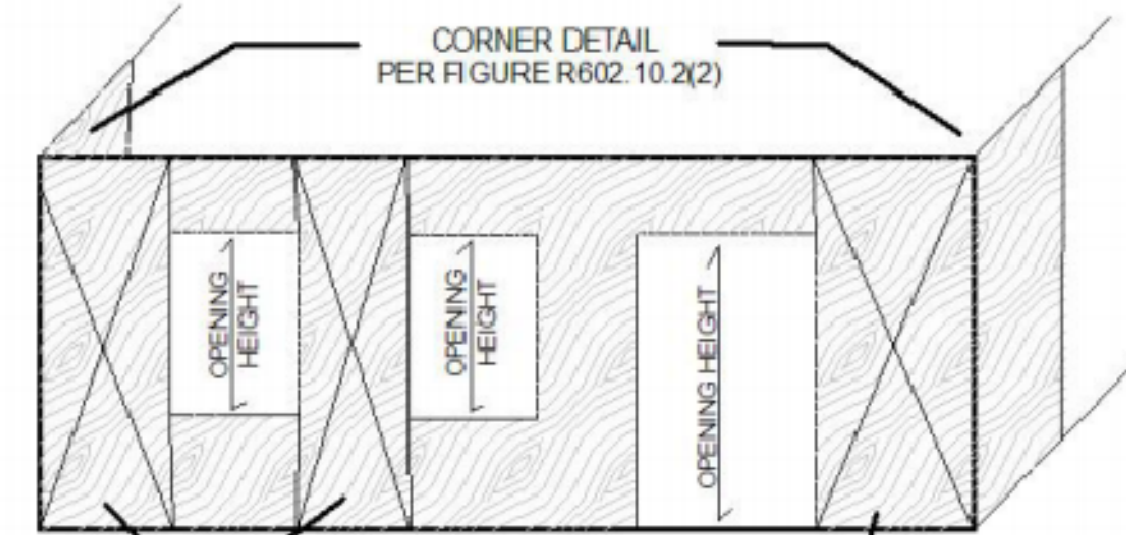


TABLE R602.10.2(1)
MINIMUM LENGTH REQUIREMENTS FOR BRACED WALL PANELS

BRACING METHOD	HEIGHT OF BRACED WALL PANEL		
	8 ft.	9 ft.	10 ft.
2,3A,4,5,6,7,8 and Method 5 when double sided	4'-0"	4'-0"	4'-0"
Method 5, single sided	8'-0"	8'-0"	8'-0"

For SI: 1 inch = 25.4 mm, 1 foot = 305 mm

TABLE R602.10.2(2)
MINIMUM LENGTH REQUIREMENTS FOR METHOD 3B BRACED WALL PANELS
IN A CONTINUOUSLY-SHEATHED BRACED WALL LINE

LARGEST ADJACENT OPENING HEIGHT* (INCHES)	MINIMUM LENGTH (INCHES)		
	8-ft Wall	9-ft Wall	10-ft Wall
102	N/A	N/A	40
99	N/A	N/A	38
96	N/A	N/A	37
93	N/A	36	36
90	N/A	34	34
87	N/A	33	33
84	32	32	32
81	30	30	30
78	29	29	30
75	28	28	30
72	27	27	30
69	26	27	30
66	25	27	30
63	24	27	30

For SI: 1 inch = 25.4 mm, 1 foot = 305 mm

BRACED WALL REQUIREMENTS PER SECTION R602.10

i. FOR BUILDINGS IN SEISMIC DESIGN CATEGORY D2, THERE MUST BE A MINIMUM OF 2.5 FEET OF BRACED WALL FOR EVERY 10 FEET OF THE BRACED WALL LINE (A MINIMUM OF 25% OF THE WALL LINE MUST BE SHEATHED WITH PLYWOOD). SEE TABLE R602.10.3(3).

ii. FOR EACH BRACED WALL LINE, A BRACED WALL MUST BEGIN WITHIN 10 FEET OF THE BEGINNING OF THE BRACED WALL LINE PER SECTION R602.10.2.2.

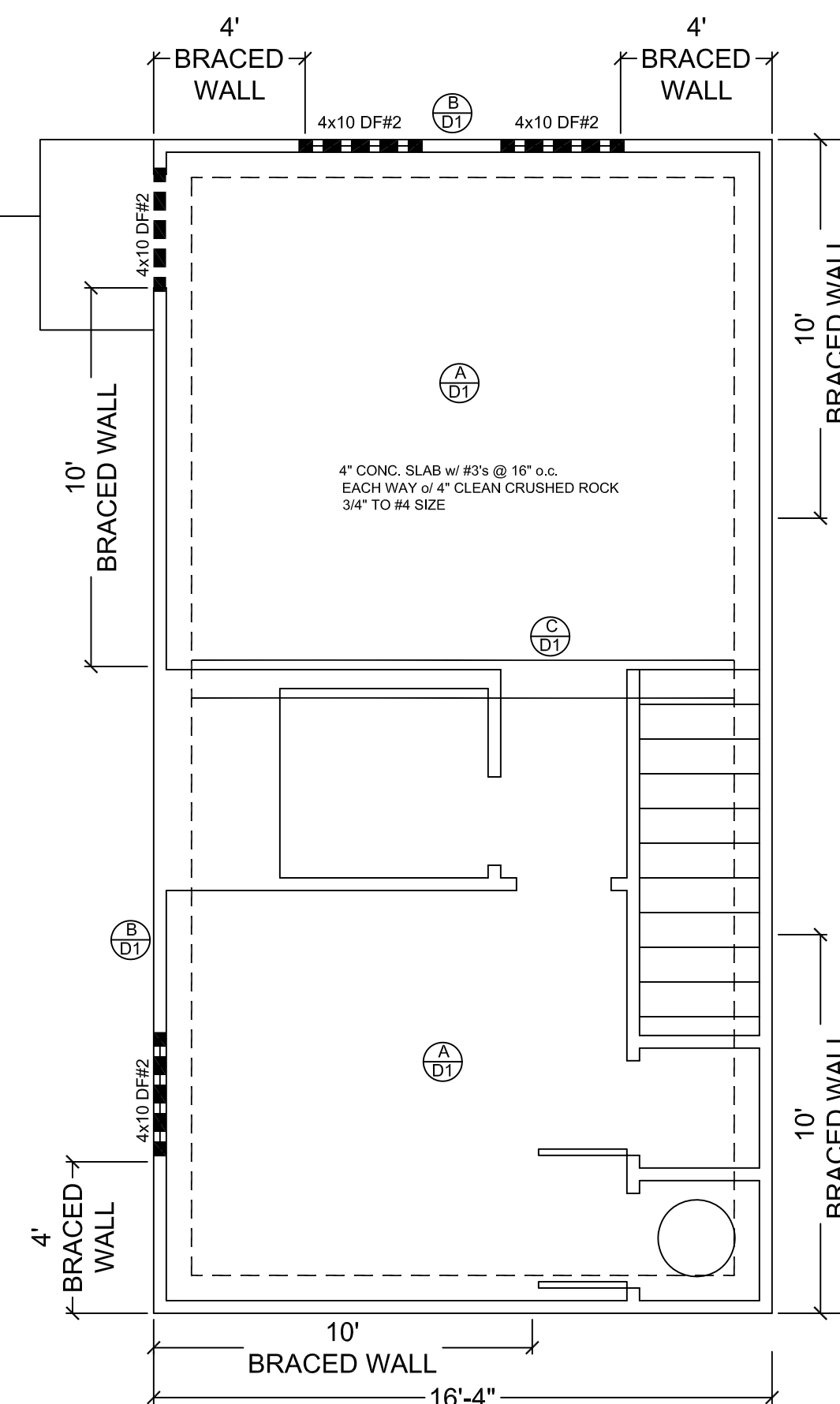
iii. BRACED WALL LINE SPACING IS NOT TO EXCEED 25 FEET ON CENTER IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTION PER TABLE R602.10.1.3. NOTE: AN EXCEPTION ALLOWS A SINGLE ROOM IN THE BUILDING TO HAVE WALL SPACING OF UP TO 35 FEET.

iv. PER SECTION R602.10, BRACED WALLS ARE TO BE A MINIMUM WIDTH OF 4 FEET, WITH MINIMUM 3/8" THICK PLYWOOD ATTACHED WITH 8D NAILS WITH 6 INCH EDGE NAILING AND 12 INCH FIELD NAILING.

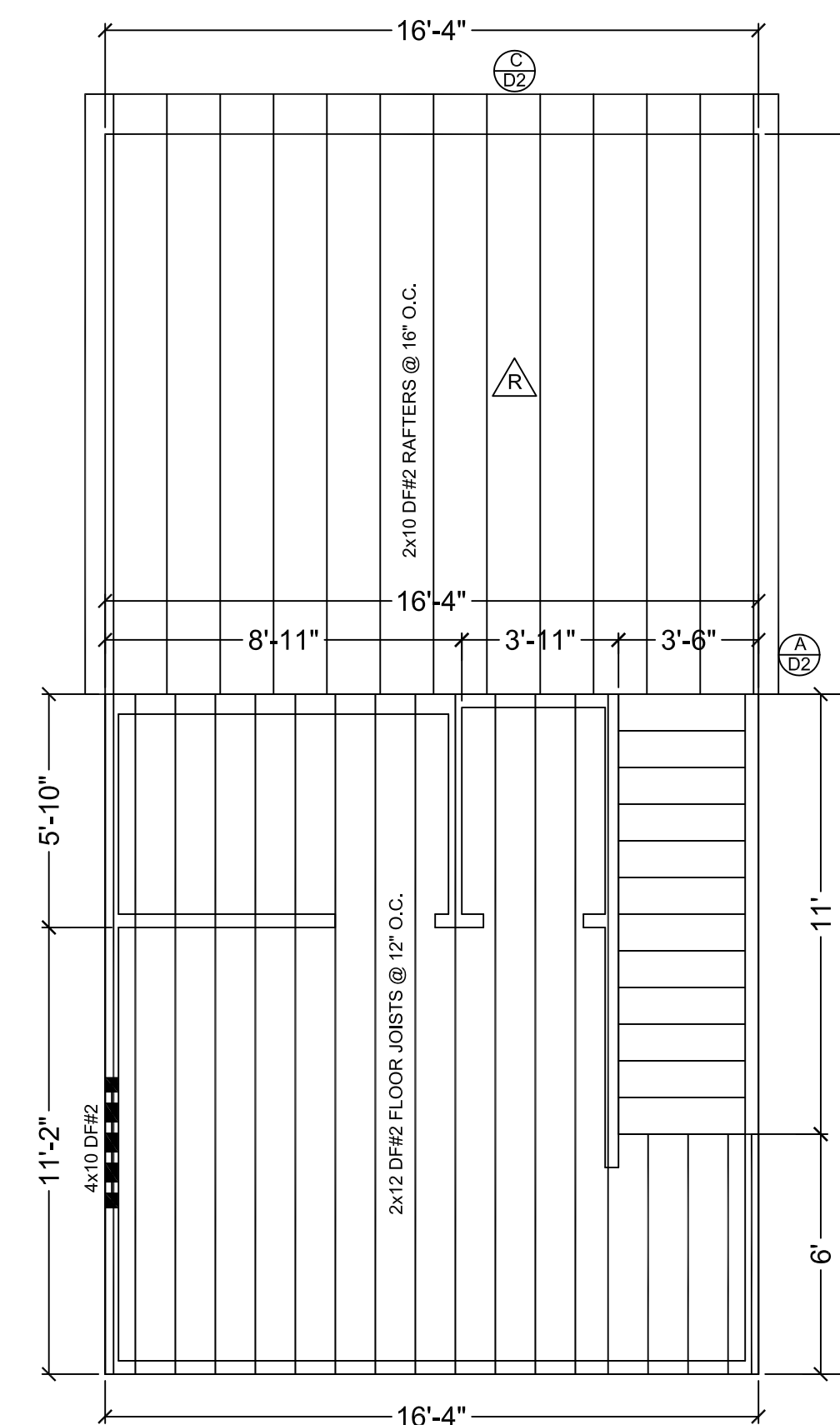
v. THE CRC ALSO ALLOWS A MINIMUM 2'-8" WIDE ALTERNATIVE BRACED WALL WHICH CONFORMS TO THE DESIGN SHOWN IN FIGURE R602.10.6.1 OF THE 2013 CALIFORNIA RESIDENTIAL CODE. THE ALTERNATIVE PANEL WILL REQUIRE MINIMUM 3/8" THICK PLYWOOD WITH 8D NAILS WITH 6 INCH EDGE NAILING AND 12 INCH FIELD NAILING. IN ADDITION THE PANEL WILL REQUIRE HOLDDOWNS AT EACH END CAPABLE OF RESISTING AN UPLIFT FORCE OF 1800 LBS., AND TWO 1/2" DIAMETER ANCHOR BOLTS CONNECTING THE SILL PLATE TO THE FOUNDATION.

SLOPE OF ALL EXTERIOR LANDINGS SHALL BE 2% (MAXIMUM) AWAY FROM THE BUILDING PER CRC R311.3 TO DRAIN AWAY WATER FROM INSIDE OF DWELLING.

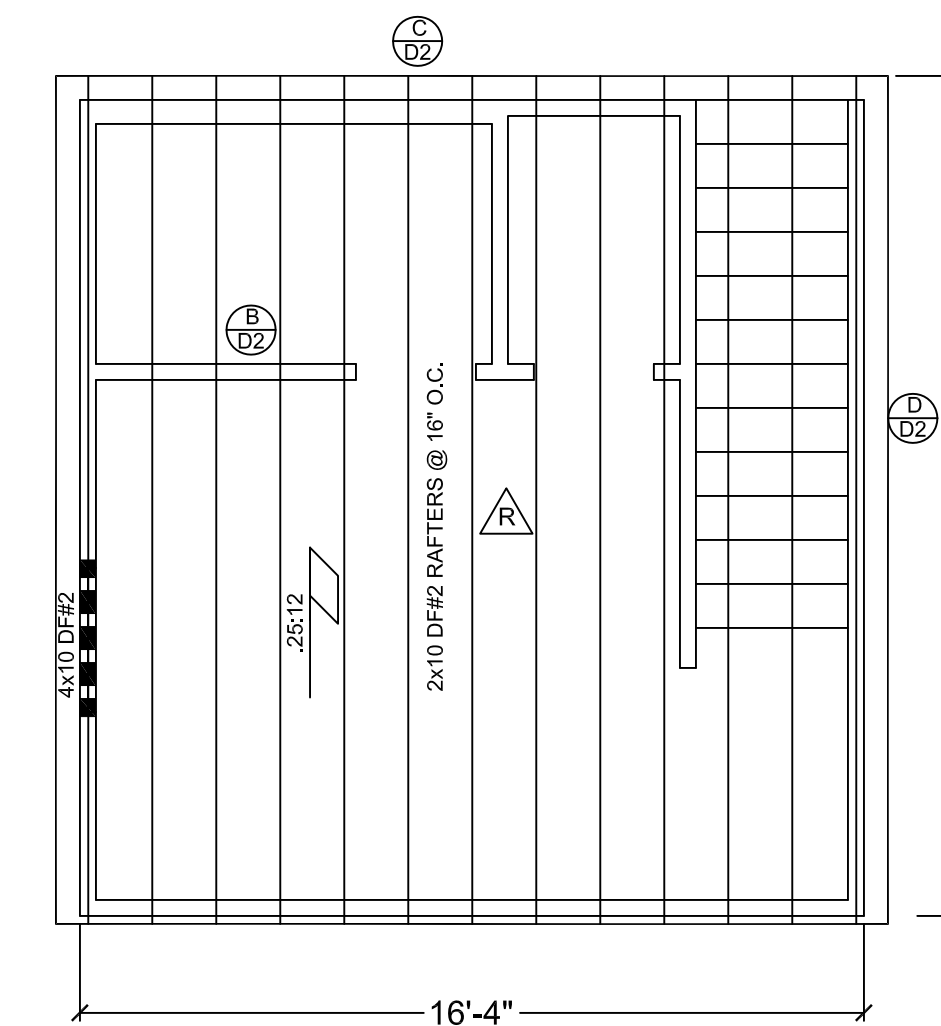
3/8" CONCRETE LANDING W/ 4" MIN. 7.75" MAX. STEP DOWN W/ 3/4" MAX THRESHOLD AT SLIDERS & 1/2" MAX THRESHOLD WITH BEVELED EDGE @ DOORS TYP



EXISTING FOUNDATION PLAN



EXISTING 2ND STORY FLOOR FRAMING



EXISTING 2ND STORY ROOF FRAMING

REVISIONS	
1	
2	
3	
4	
5	
6	
7	
8	

SOUTH BAY DESIGN

SOUTH BAY DESIGN
— DBA —
ALEX VALLES
PRINCIPAL/OWNER
P.O. BOX 27
HOLLISTER, CA 95024
831.207.9677
sbdesign27@yahoo.com

REMODEL DETACHED HOME OFFICE
GURPREET SANGHA
800 LAS ANIMAS AVE.
GILROY, CA 95020

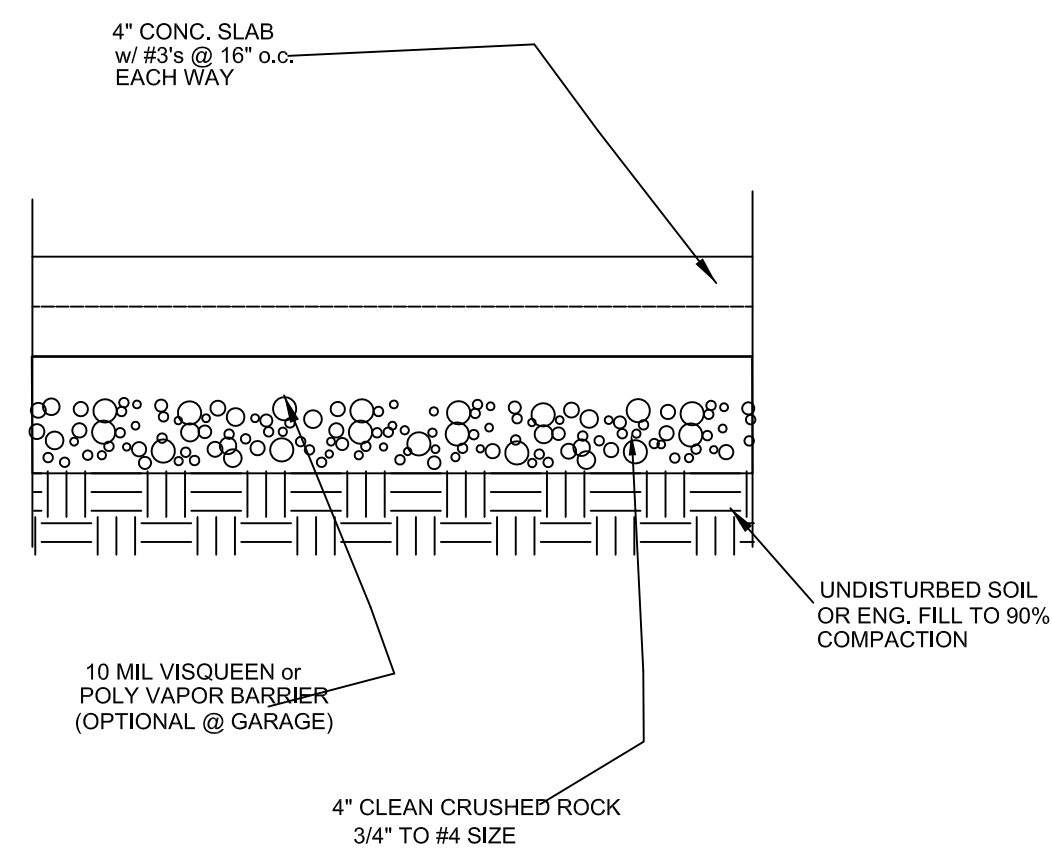
EXISTING HOME
OFFICE STRUCTURAL PLAN

DRAWN BY A.V.
CHECKED
DATE 8.23.23
SCALE 1/4" = 1'-0"
JOB NO.
SHEET 51

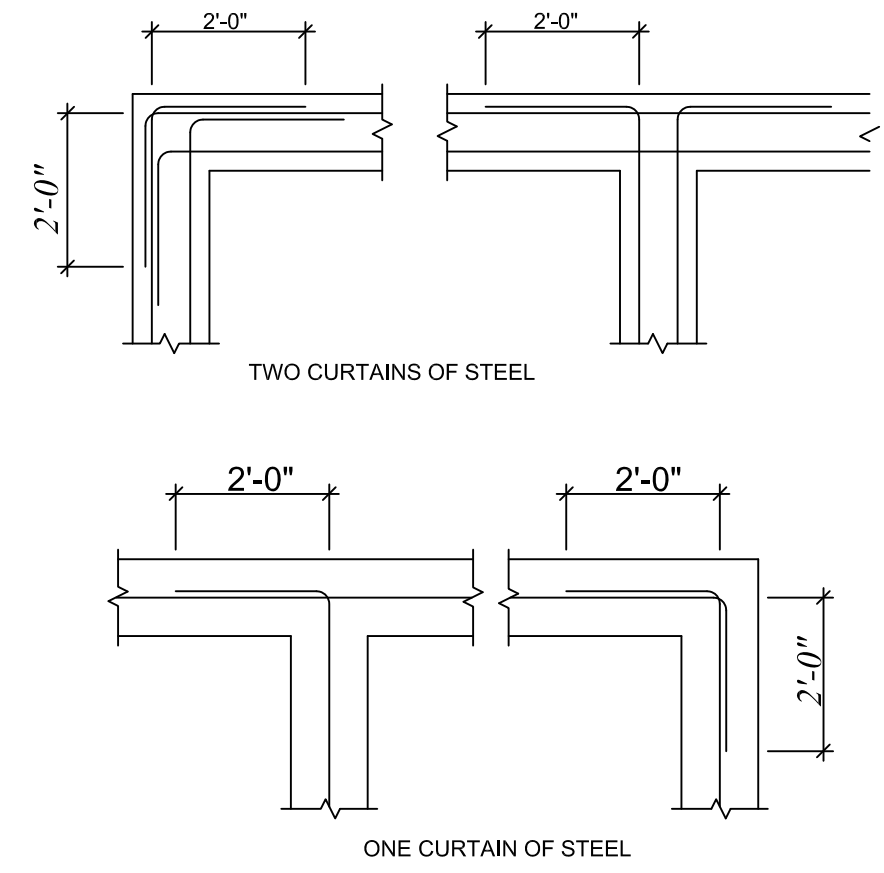
STAMP SPACE

CDX MAYBE SUBSTITUTED FOR OSB STRUCTURAL GRADE

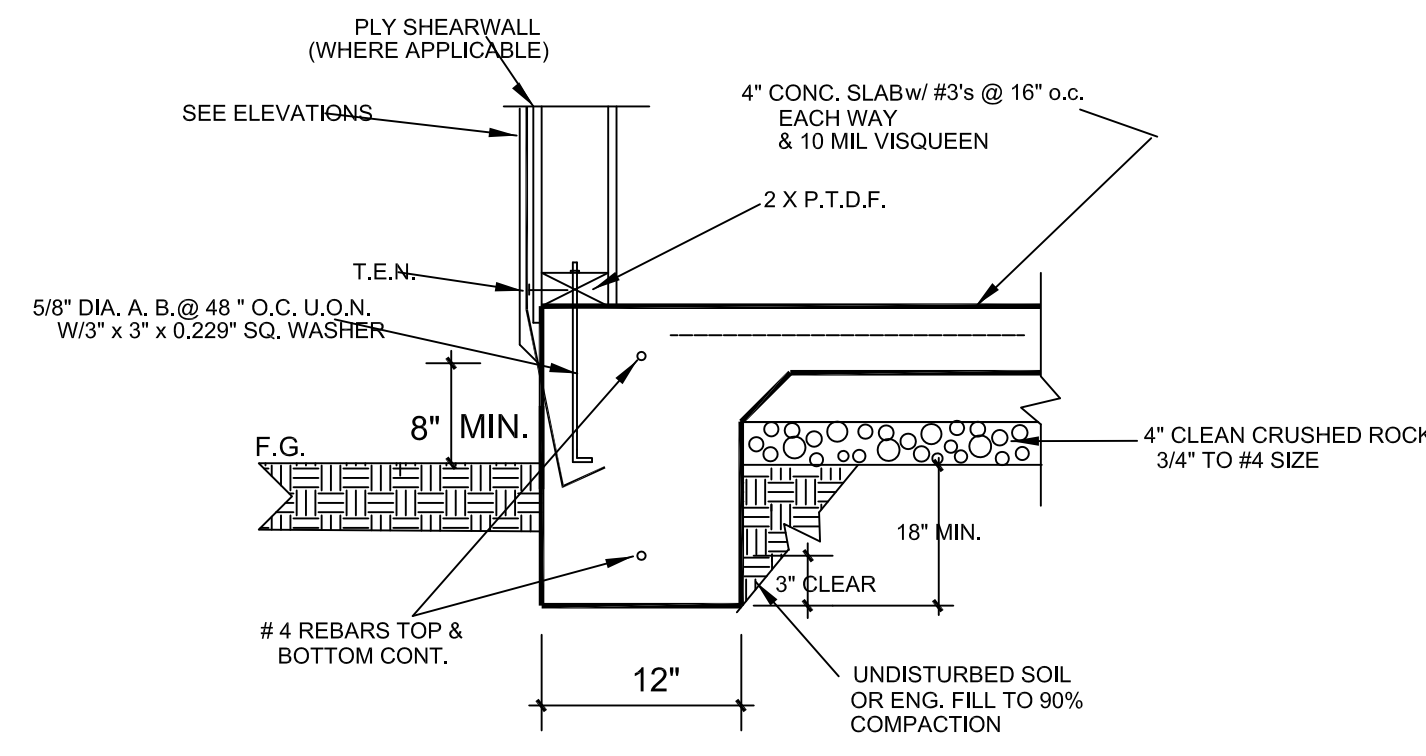
MARK	THICKNESS	GRADE	NAIL SIZE	TYPICAL EDGE NAILING	TYPICAL BOUNDARY NAILING	FIELD NAILING	SILL PLATE		PLATE CLIPS A35 OR LTP4	PLATES TO FLOOR 1/2" LAG	EDGE BLOCKING	PLATES AND EDGES	REMARKS	SHEAR LOAD PLF
							NAILING	BOLTING						
A	1/2"	CDX	8d	6"	6"	12"	—	—	—	—	NO	—	ROOF PLYWOOD	—



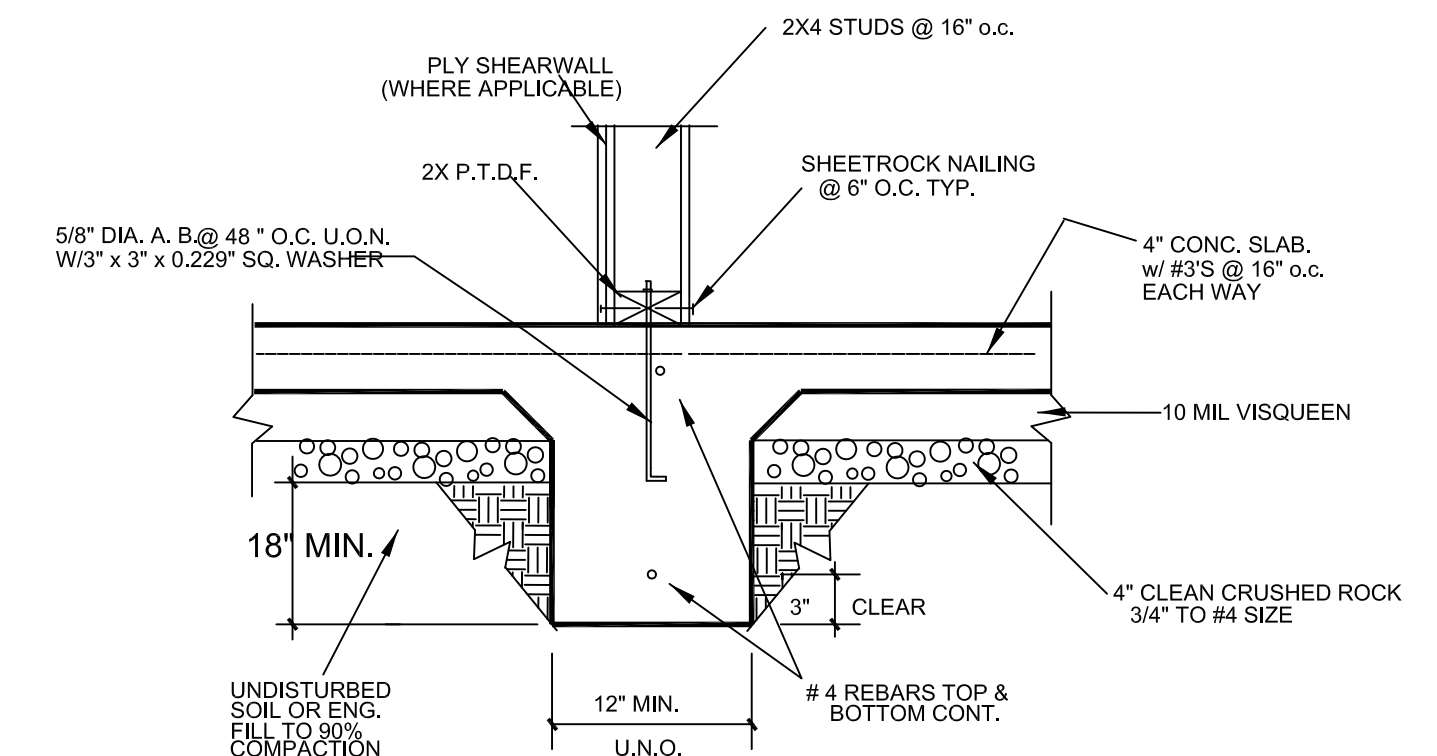
TYP. CONCRETE SLAB (A)



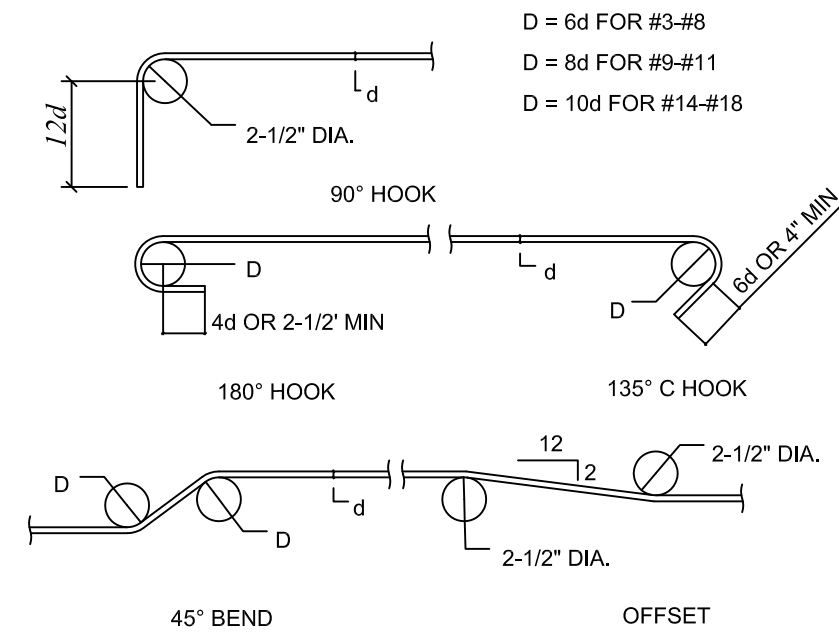
FOOTING INTERSECTION
PLAN VIEW



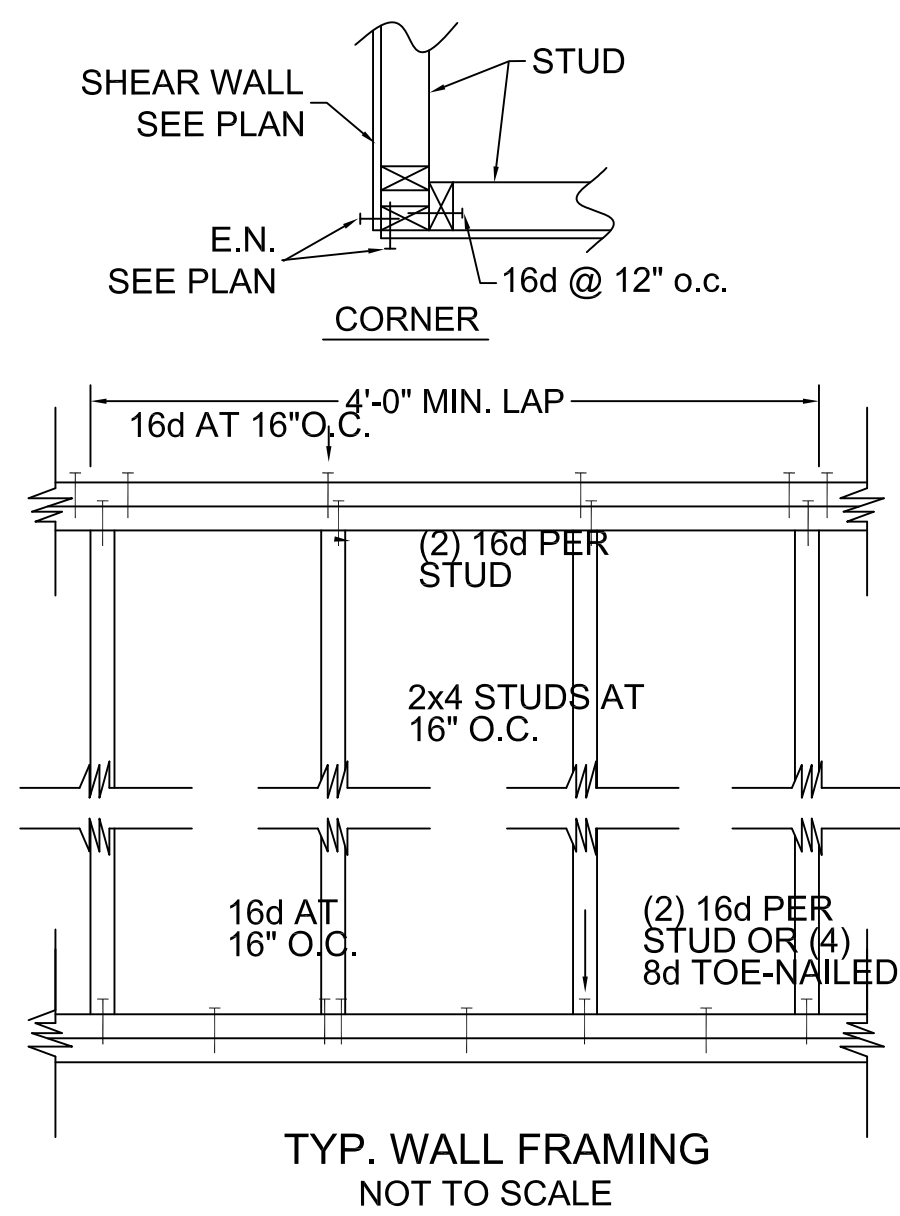
CONT. PERIMETER FOOTING (B)



INT. FOOTING CONT. (C)



REINF, BENDS, HOOKS & OFFSET TYP



TYP. WALL FRAMING
NOT TO SCALE

STAMP SPACE

Stamp space containing a signature.

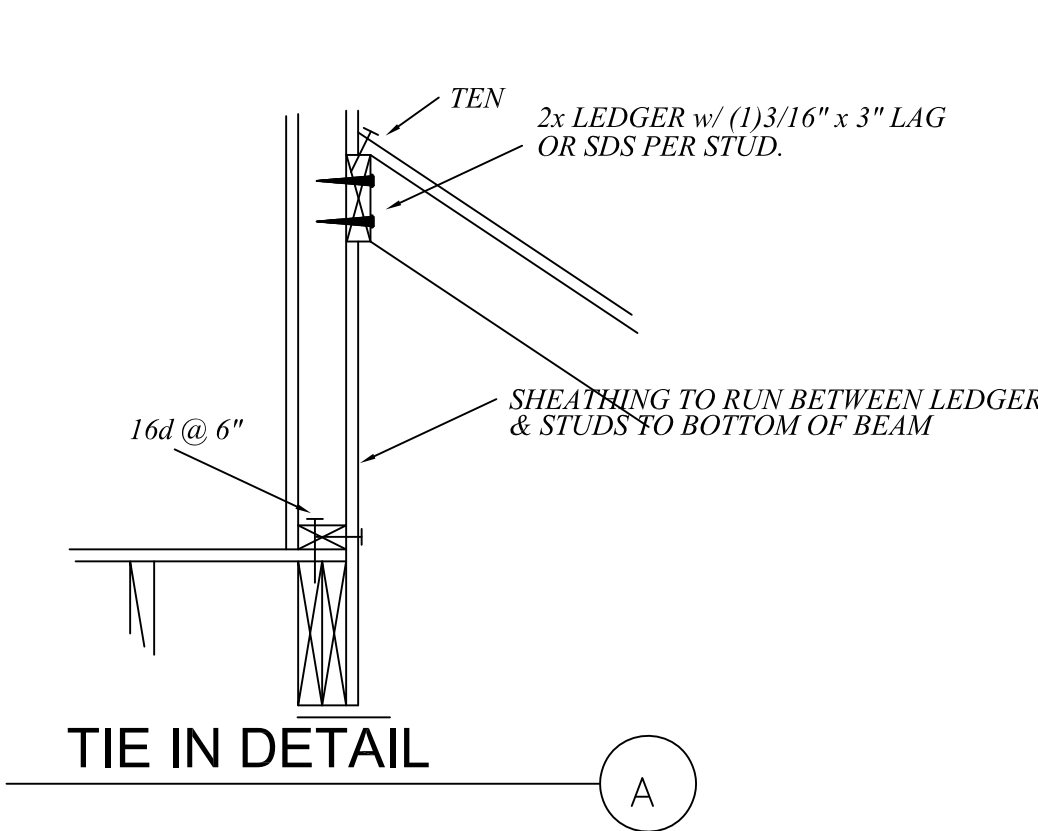
REVISIONS	
1	
2	
3	
4	
5	
6	
7	
8	


SOUTH BAY DESIGN
 DBA
 ALEX VALLES
 PRINCIPAL/OWNER
 P.O. BOX 27
 HOLISTER, CA 95024
 831.207.9677
 sbdesign27@yahoo.com

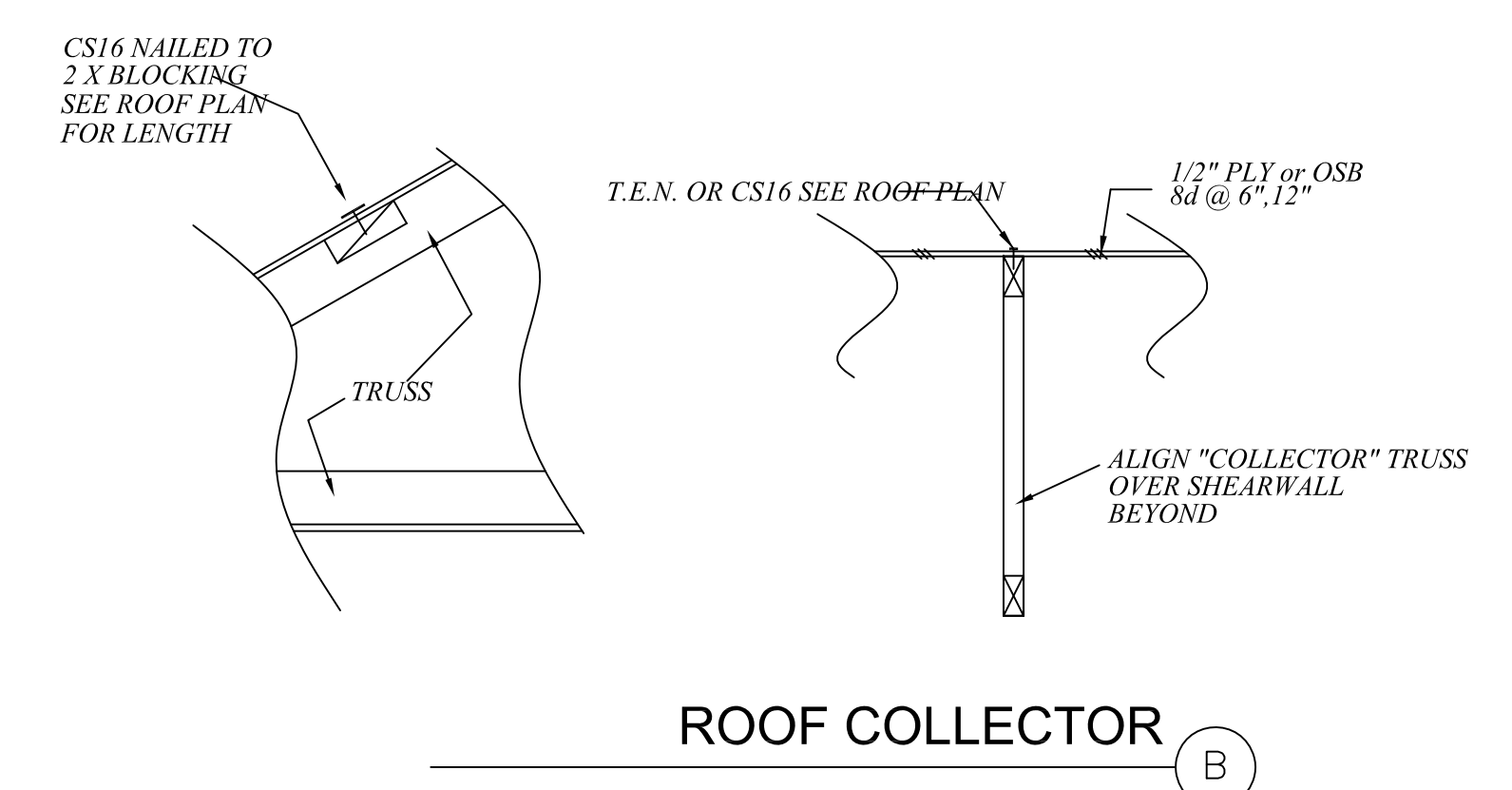
REMODEL DETACHED HOME OFFICE
 GURPREET SANGHA
 800 LAS ANIMAS AVE.
 GILROY, CA 95020

FOUNDATION DETAILS

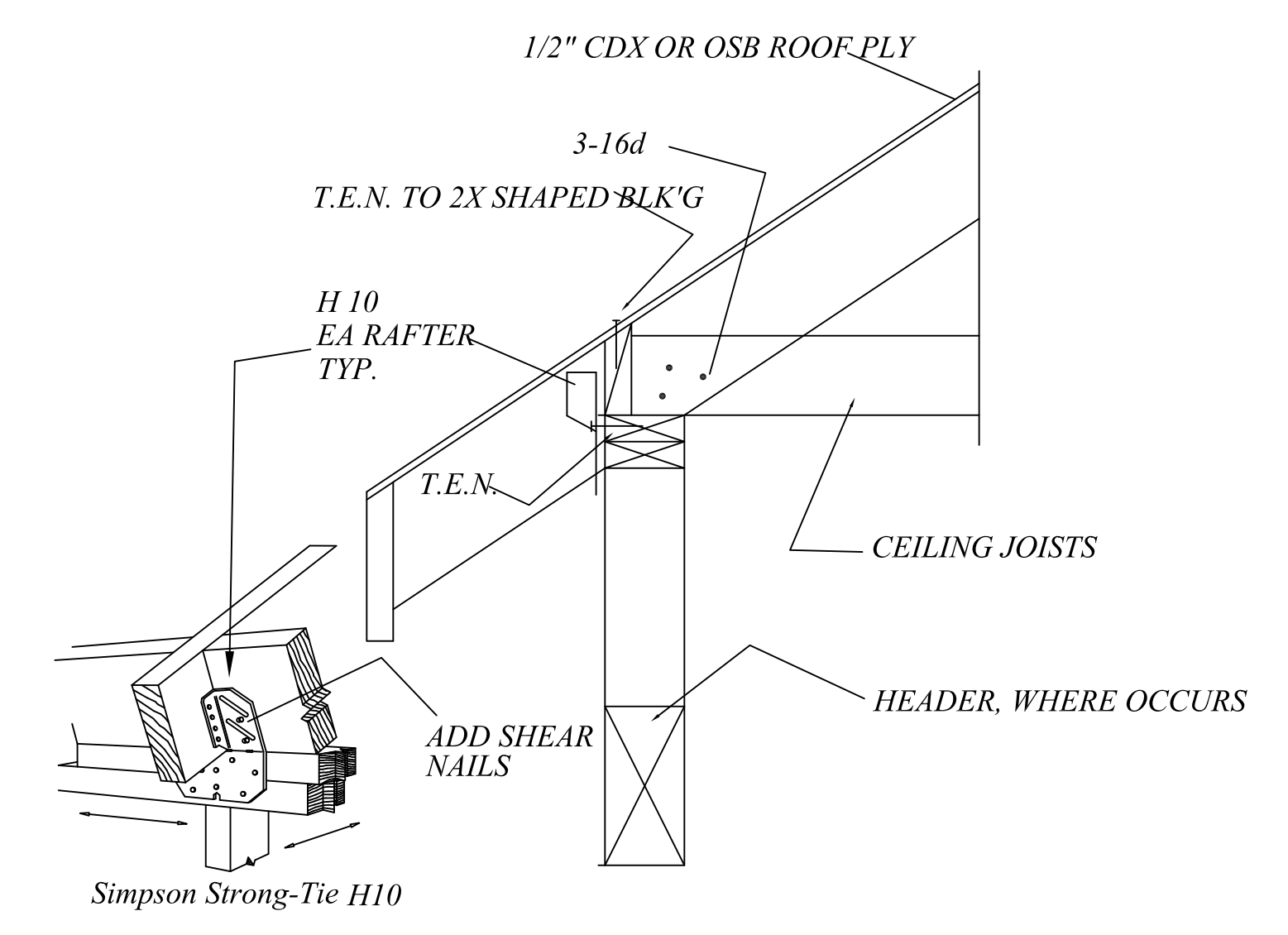
DRAWN BY A.V.
CHECKED
DATE 8.23.23
SCALE 1/4" = 1'-0"
JOB NO.
SHEET
D 1



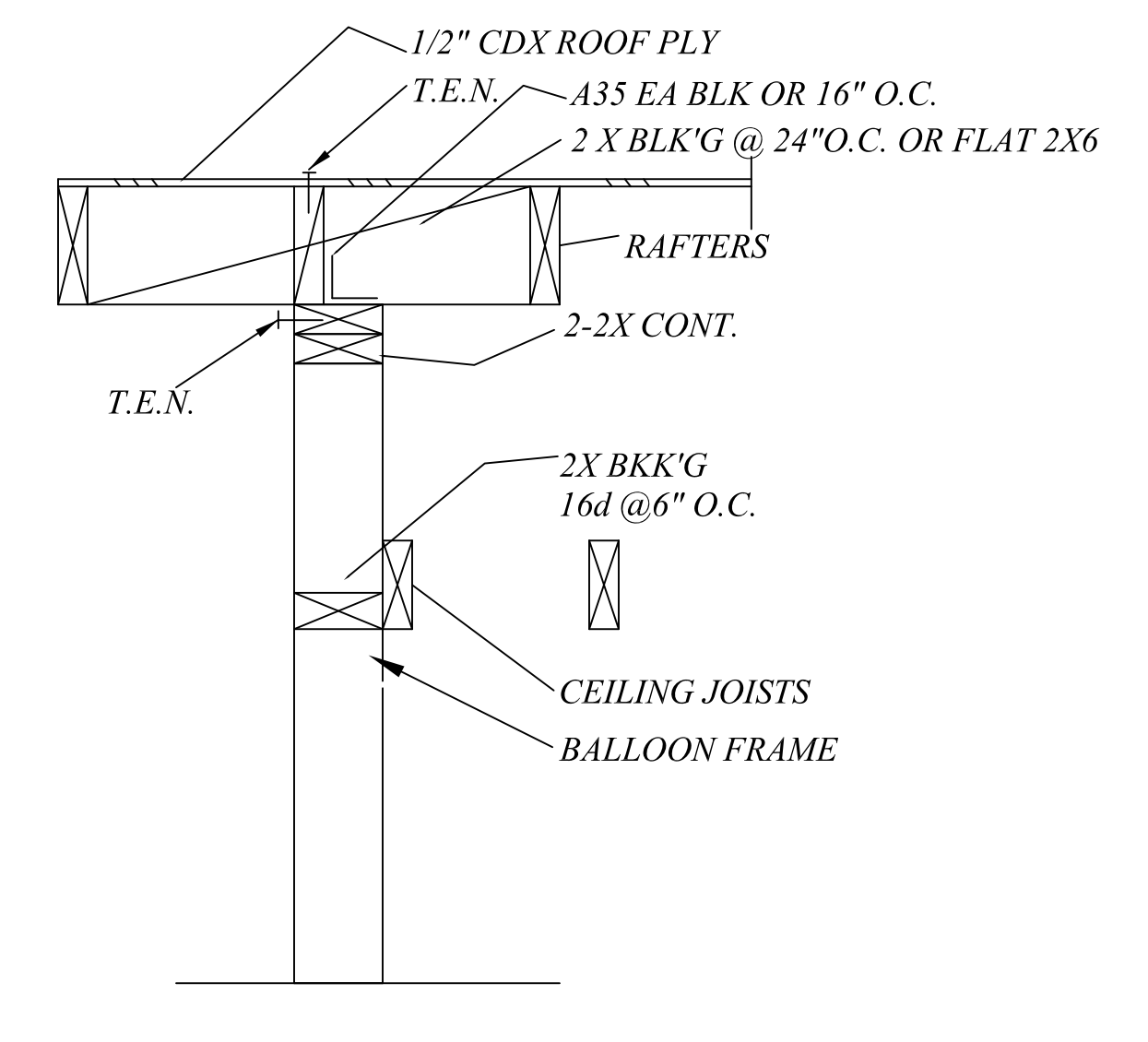
TIE IN DETAIL (A)



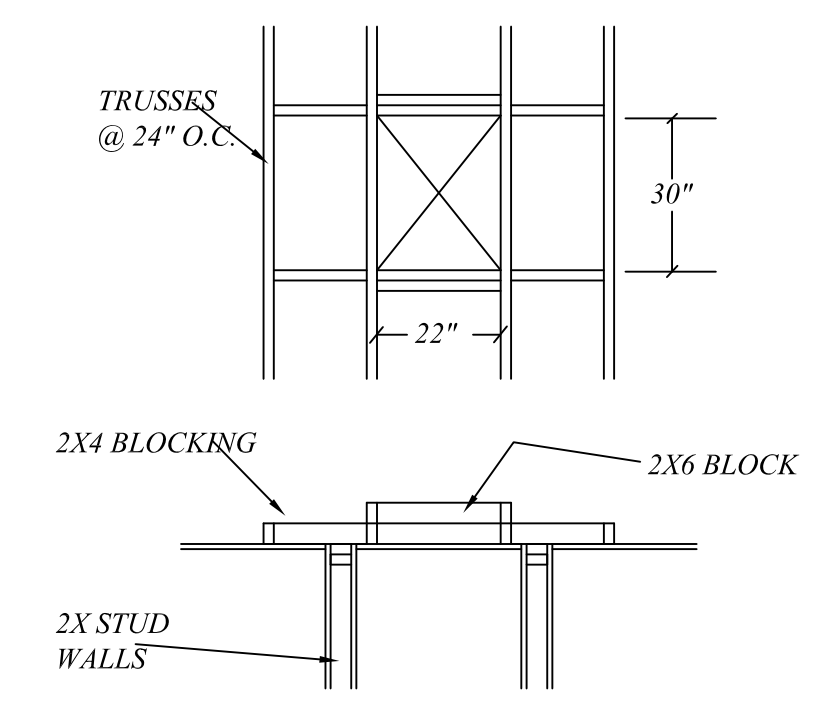
ROOF COLLECTOR (B)



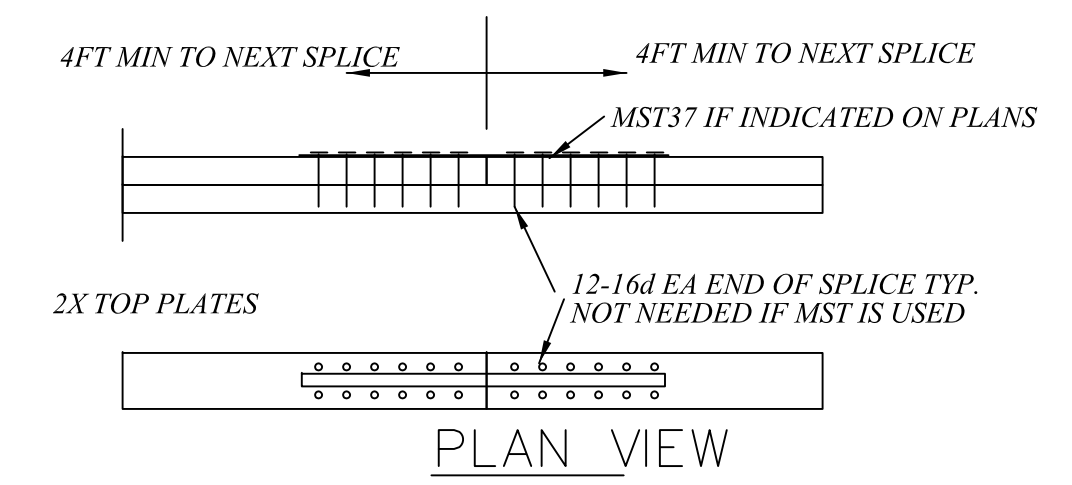
ROOF EXT. TRANSFER (C)



GABLE END (D)



TYPICAL ATTIC ACCESS



TYPICAL TOP PLATE SPLICE

*MINIMUM 5/8" O x 10" A.B. EMBEDDED AT LEAST 7" INTO CONCRETE AND SPACED NOT MORE THAN 48" APART W/2 BOLTS PER PIECE - ONE NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS (4 - 3/8") FROM END. PROVIDE 3"x3"x0.229" SQ PLATE WASHERS PER CBC ANCHOR BOLTS TO BE A307 GRADE 2
 *USE 3/4" T&G PLY GLUED AND NAILED W/10d @ 6" & 10"
 *MIN. 12" CLEARANCE FROM GIRDER TO INSIDE GRADE/18" FROM FLOOR JOIST TO INSIDE GRADE
 *PATIOS/PORCHES TO BE 1"-2" BELOW FINISH FLOOR OF HOUSE MINIMUM
 *PROVIDE 18"x24" CRAWL HOLE WITHIN 20" MAXIMUM OF UNDERFLOOR CLEANOUTS PER CBC
 *PROVIDE 6"x14" FOUNDATION VENTS 1 SQ. FOOT PER 150 SQ. FOOT UNDERFLOOR AREA PER CBC
 *ALL FILL (IF APPLICABLE) TO BE COMPACTED ENGINEERED FILL (90% COMPACTION MIN.)
 *ALL LANDINGS SHALL HAVE A LENGTH IN THE DIRECTION OF TRAVEL OF AT LEAST 36" PER CBC
 *COPPER TUBING USED FOR WATER PIPING SHALL BE A MINIMUM OF TYPE "L"
 *DOUBLE JOIST UNDER ALL INTERIOR WALLS
 *REINFORCING STEEL SHALL CONFORM W/ASTM A-615, GRADE 40 or GRADE 60
 *ALL PONY WALLS (IF APPLICABLE) TO BE SHEARED ON EXTERIOR SIDE W/3/8" PLY 8d @ 4" & 12"
 *ANY INTERIOR POSTS (IF APPLICABLE) OVER 30" TO BE BRACED WITH 2X6 @ 48" o.c. W/ 3-16d @ EACH SIDE
 *DO NOT SCALE HOLDDOWNS @ FOUNDATION PAGE - VERIFY EXACT LOCATION WITH HOLDDOWN & SHEAR PLAN
 *PROVIDE ONE VENT PER CAR @ GARAGE AREA
 *ALL PLUMBING WALLS TO BE 2X6
 *ALL CONCRETE SHALL BE PORTLAND CEMENT CONCRETE CONFORMING TO ASTM C-150 AND ASTM C-33 MINIMUM COMPRESSIVE STRENGTH SHALL BE 2500 PSI @ 28 DAYS
 *CONCRETE FOUNDATION, DESIGN AND PLACEMENT SHALL BE IN ACCORDANCE WITH CBC
 *REINFORCING STEEL TO BE 40 or 60 KSI DEFORMED BARS. MIN. SPLICE LAP SHALL BE 40 or 60 BAR DIAMETERS.
 *IF CRIPPLE WALLS OCCUR OVER HOLDDOWNS THEN ADD MST37 STRAP OR FTA5 ACROSS FLOOR VERTICAL (OVERLAP 12" MIN.) SEE HOLDDOWN OR FOUNDATION PLAN FOR HOLDDOWN LOCATIONS UNLESS NOTED OTHERWISE ON PLANS
 *FRAMING SHALL BE IN ACCORDANCE WITH CBC
 *ALL METAL CONNECTORS SHALL BE SIMPSON OR EQUIVALENT
 *ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2, UNO
 *GIRDER HANGERS SHALL BE TYPE "GH" U.N.O.

*CRIPPLE WALLS TO BE BRACED IN ACCORDANCE W/ CBC MIN. 4" WIDE BRACING PER 25 LIN. FT. OF WALL, OR PER CBC CRIPPLE WALLS 14" TALL AND UNDER SHALL BE SOLID BLOCKED. CRIPPLE WALLS 4" TALL AND OVER SHALL BE FRAMED WITH STUDS AS REQUIRED FOR AN ADDITIONAL STORY. FIRST FLOOR PLYWOOD SHEARWALLS SHALL RUN CONTINUOUS TO THE FOUNDATION.
 *FLOOR JOISTS SHALL BE SELECTED IN ACCORDANCE WITH CBC, UNO
 *VERIFY ALL FOOTING DEPTHS & WIDTHS WITH SOILS REPORT (IF APPLICABLE)
 *ALL LUMBER COMING INTO CONTACT W/ CONCRETE TO BE PRESSURE TREATED
 *ALL HOLDDOWNS TO BE ATTACHED TO A 4x POST or (2) STUDS NAILED TOGETHER W/ 16d @ 12" o.c.
 *SEE SIMPSON SPECIFICATION BOOKLET FOR INSTALLATION OF ALL HOLDDOWNS
 *UFER GROUNDING, CONCRETE-ENCASED ELECTRODE IS REQUIRED NEC
 *PROVIDE 5/8" DIA. x 12" ANCHOR BOLTS @ ALL 3x SILLS

STAMP SPACE

[Handwritten Signature]

REVISIONS	
1	
2	
3	
4	
5	
6	
7	
8	


SOUTH BAY DESIGN
 DBA
 ALEX VALLES
 PRINCIPAL/OWNER
 P.O. BOX 27
 HOLLISTER, GA 30504
 831.207.9677
 sbdesign27@yahoo.com

REMODEL DETACHED HOME OFFICE
 GURPREET SANGHA
 800 LAS ANIMAS AVE.
 GILROY, CA 95020

FRAMING DETAILS

DRAWN BY A.V.
CHECKED
DATE 8.23.23
SCALE
JOB NO.
SHEET D2



2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. (04/2022)

Building Envelope:

- § 110.6(a)1: Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AIAA/IRMA/CSA 1011 or 2944/AC-2011.
§ 110.6(a)5: Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b): Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA.4.5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7: Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a): Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHSGS).
§ 110.8(g): Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i): Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CFIR.
§ 110.8(j): Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a): Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling, or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(b): Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c): Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.
§ 150.0(d): Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.
§ 150.0(f): Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm perm inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g): Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(g).
§ 150.0(g): Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(h): Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45, or area-weighted average U-factor of all fenestration must not exceed 0.45.

Fireplaces, Decorative Gas Appliances, and Gas Log:

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

Space Conditioning, Water Heating, and Plumbing System:

- § 110.0-§ 110.3: Certification. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a): HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N.
§ 110.2(b): Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone, and in which the cut on temperature for compression heating is higher than the cut on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c): Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.
§ 110.3(c)1: Insulation. Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)3: Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

- § 110.5: Pilot Lights. Continuously burning pilot lights are prohibited for natural gas, fan-type central furnaces, household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour), and pool and spa heaters.
§ 150.0(h)1: Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume, the SMACNA Residential Comfort System Installation Standards Manual, or the ACCA Manual, using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A: Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B: Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j): Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 809.11 of the California Plumbing Code.
§ 150.0(j)2: Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1: Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2'5" x 2'5" x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location, and a condensate drain no more than 2' higher than the base of the water heater.
§ 150.0(n)3: Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

- § 110.8(d)3: Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-4.0 or higher, ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than 1/4". If mastic or tape is used, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts, ducts installed in these spaces must not be compressed.
§ 150.0(m)1: Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3: Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7: Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8: Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9: Protection of insulation. Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10: Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11: Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA.3.1.
§ 150.0(m)12: Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter.

5/6/22

STAMP SPACE

Handwritten signature



2022 Single-Family Residential Mandatory Requirements Summary

- § 150.0(m)13: Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≥ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≥ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.

Ventilation and Indoor Air Quality:

- § 150.0(o)1: Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1B: Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1B&K&V. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C: Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1C-ii.
§ 150.0(o)1G: Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Gii enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-v. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi.
§ 150.0(o)1H&I: Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow gnd, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rates required by §150.0(o)1C.
§ 150.0(o)2: Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV or ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVJ or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G.

Pool and Spa Systems and Equipment:

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

Lighting:

- § 110.9: Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.
§ 150.0(k)1A: Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers, navigation lighting less than 5 watts, and lighting integral to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B: Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JAB.
§ 150.0(k)1C: Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 412.116 must also be met.
§ 150.0(k)1D: Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JAB elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E: Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F: Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

- § 150.0(k)1G: Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JAB.
§ 150.0(k)1H: Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JAB elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I: Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinet or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A: Interior Switches and Controls. All forward phase out dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B: Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.
§ 150.0(k)2C: Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.
§ 150.0(k)2D: Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer sensor is installed to comply with § 150.0(k).
§ 150.0(k)2E: Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2F: Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2G: Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2H: Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase out dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2I: Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A: Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4: Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5: Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

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

Electric and Energy Storage Ready:

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

- § 150.0(e): Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 80 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(e); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet, main panelboard must have a minimum busbar rating of 225 amps, sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(f): Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(g): Electric Clothes Dryer Ready. Systems using gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

5/6/22

REVISIONS table with 8 rows and 2 columns for tracking changes.

SOUTH BAY DESIGN logo and contact information for Alex Valles, Principal/Owner, including address and phone number.

REMODEL OF HOME & DETACHED HOME OFFICE GURPREET SANGHA 800 LAS ANIMAS AVE. GILROY, CA 95020

MANDATORY MEASURES

DRAWN BY A.V. CHECKED DATE 8.23.23 SCALE JOB NO. SHEET MM

CALGREEN 2022 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. FOR ANY NEW DWELLING UNITS WITH ATTACHED GARAGES AND FOR REBUILDS OF EXISTING DWELLING UNITS THAT INCLUDE A PANEL UPGRADE OR CONSTRUCTION BETWEEN THE PANEL AND PARKING AREA, INSTALL A LEVEL 2 EV READY SPACE AND LEVEL 1 EV READY SPACE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "LEVEL 2 EV-READY."

EXCEPTION: FOR EACH DWELLING UNIT WITH ONLY ONE PARKING SPACE, INSTALL A LEVEL 2 EV READY SPACE.

LEVEL 1 EV READY SPACE IS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH A MINIMUM OF 110/120 VOLT, 20-AMPERE CAPACITY, INCLUDING ELECTRICAL PANEL CAPACITY; AN OVERPROTECTION DEVICE; A MINIMUM 1" DIAMETER RACEWAY THAT MAY INCLUDE MULTIPLE CIRCUITS AS ALLOWED BY THE COUNTY ELECTRICAL CODE; PROPERLY SIZED CONDUCTORS; GROUNDING AND BONDING; AND EITHER (A) A RECEPTACLE LABELLED "ELECTRIC VEHICLE OUTLET" WITH AT LEAST A ½" FONT ADJACENT TO THE PARKING SPACE, OR (B) LABELED ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).

LEVEL 2 EV READY SPACE IS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH A MINIMUM OF 208/240 VOLT, 40-AMPERE CAPACITY, INCLUDING THE REQUIRED ELECTRICAL PANEL CAPACITY; AN OVERCURRENT PROTECTION DEVICE; A MINIMUM 1" DIAMETER RACEWAY THAT MAY INCLUDE MULTIPLE CIRCUITS AS ALLOWED BY THE COUNTY ELECTRICAL CODE; PROPERLY SIZED CONDUCTORS; GROUNDING AND BONDING; AND EITHER (A) A RECEPTACLE LABELED "ELECTRIC VEHICLE OUTLET" WITH A MINIMUM ½" FONT, ADJACENT TO THE PARKING SPACE, OR (B) A BLANK LABELED ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) WITH A MINIMUM OUTPUT OF 40 AMPERES.

4. ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNITS (JADU) WITHOUT ADDITIONAL PARKING SPACES AND WITHOUT ELECTRICAL PANEL UPGRADE OR NEW PANEL INSTALLATION ARE EXEMPT FROM REQUIREMENTS ON NOTE 3. ADUS AND JADUS WITHOUT ADDITIONAL PARKING BUT WITH ELECTRICAL PANEL UPGRADES OR NEW PANELS MUST HAVE RESERVED BREAKERS AND ELECTRICAL CAPACITY ACCORDING TO THE REQUIREMENTS OF NOTE 3.

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 COUNTY OF SANTA CLARA WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEL0), WHICHEVER IS MORE STRINGENT.

8. Not used.

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.

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 AND CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350)

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 MEET THE REQUIREMENTS OF 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 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA 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:

AS-BUILT HOME OFFICE & AS
BUILT DETACHED ADU
GURPREET SANGHA
APN:835-15-050

